

4641-4645 Leap Court
Hilliard, OH 43026

For Sale



OWNER / USER MEDICAL or GENERAL OFFICE PROPERTY

3 medical - office use condos

2 units are currently combined and all can be combined for total of 3,461 SF

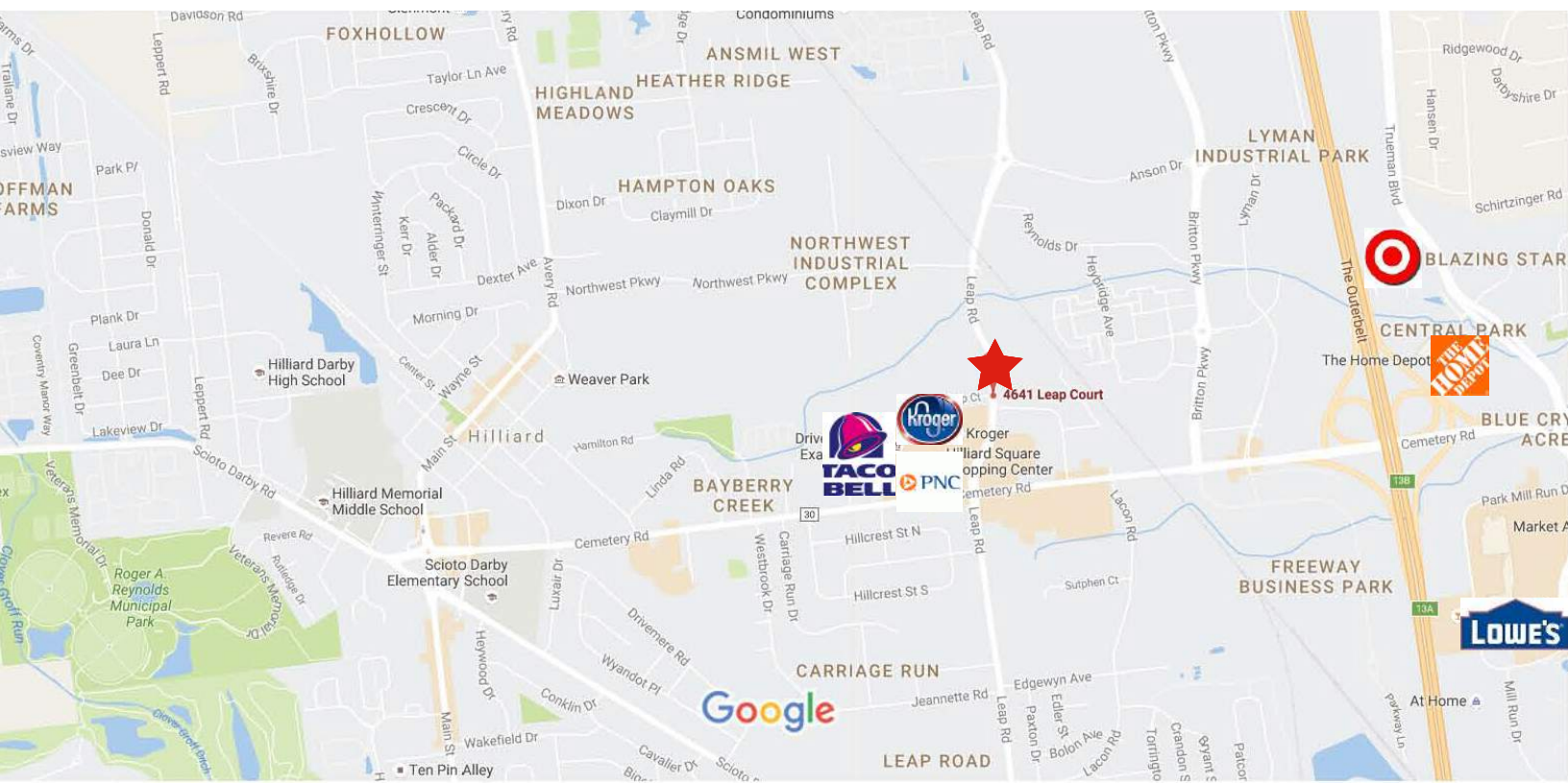
Sales price for the 3 units is \$395,000 or
\$200,000 (4641 Leap Ct - 1,541 sf)
\$250,000 (4643-4645 Leap Ct - 1,920 sf)

- Attractive brick office/ medical condo with great access to I-270
- Centrally located in Hilliard, Ohio within well maintained, professionally managed office park
- Flexible floor plan; space can be demised to meet user needs
- Ample parking at suite door for clients and staff



Brad L. Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

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HILLIARD SQUARE OFFICE CONDOMINIUM, PHASE TWO

COND. PLAT BOOK 41 PAGE 5

NORTHWEST INDUSTRIAL COMPLEX SECTION 1 P. 45, PG. 44

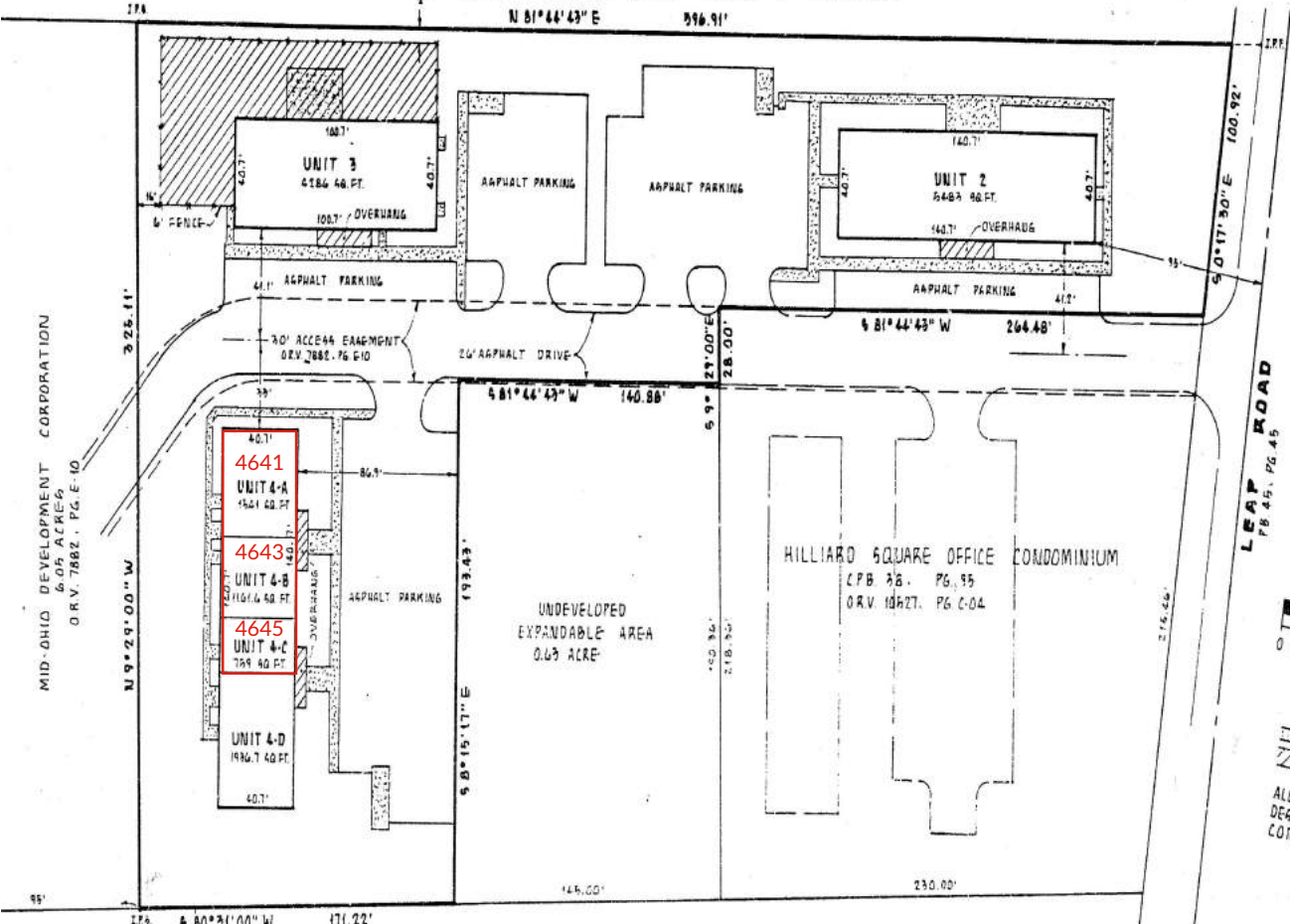
N 81°44'43" E 296.91'

4:10 P.
RECORDED FRANKLIN CO. OHIO
APR 29 1988
JOSEPH W. TERRY REGISTERED
RECORDERS, P.C. # 974.68



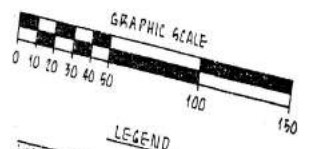
INSCH 40422

FOR REFERENCE PLEASE SEE
O.R. VOL. 11510 PAGE E15



LEAP ROAD
P.B. 45, PG. 45

NORTH
1" = 40'



LEGEND

CONCRETE WALKS
LIMITED COMMON AREA
ALL AREAS OUTSIDE OF THE BUILDINGS NOT
DEGIATED AS LIMITED COMMON AREAS ARE
COMMON AREAS.

DEVELOPMENT CORPORATION
4 ACRES
168, PG. J-16

THE KROGER CO
737 ACRES
O.R.V. 1864, PG. I-18

HILLIARD SQUARE OFFICE CONDOMINIUM, PHASE TWO

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

2.33 ACRES

D.B. 2940, PG. 225 PARCEL 1

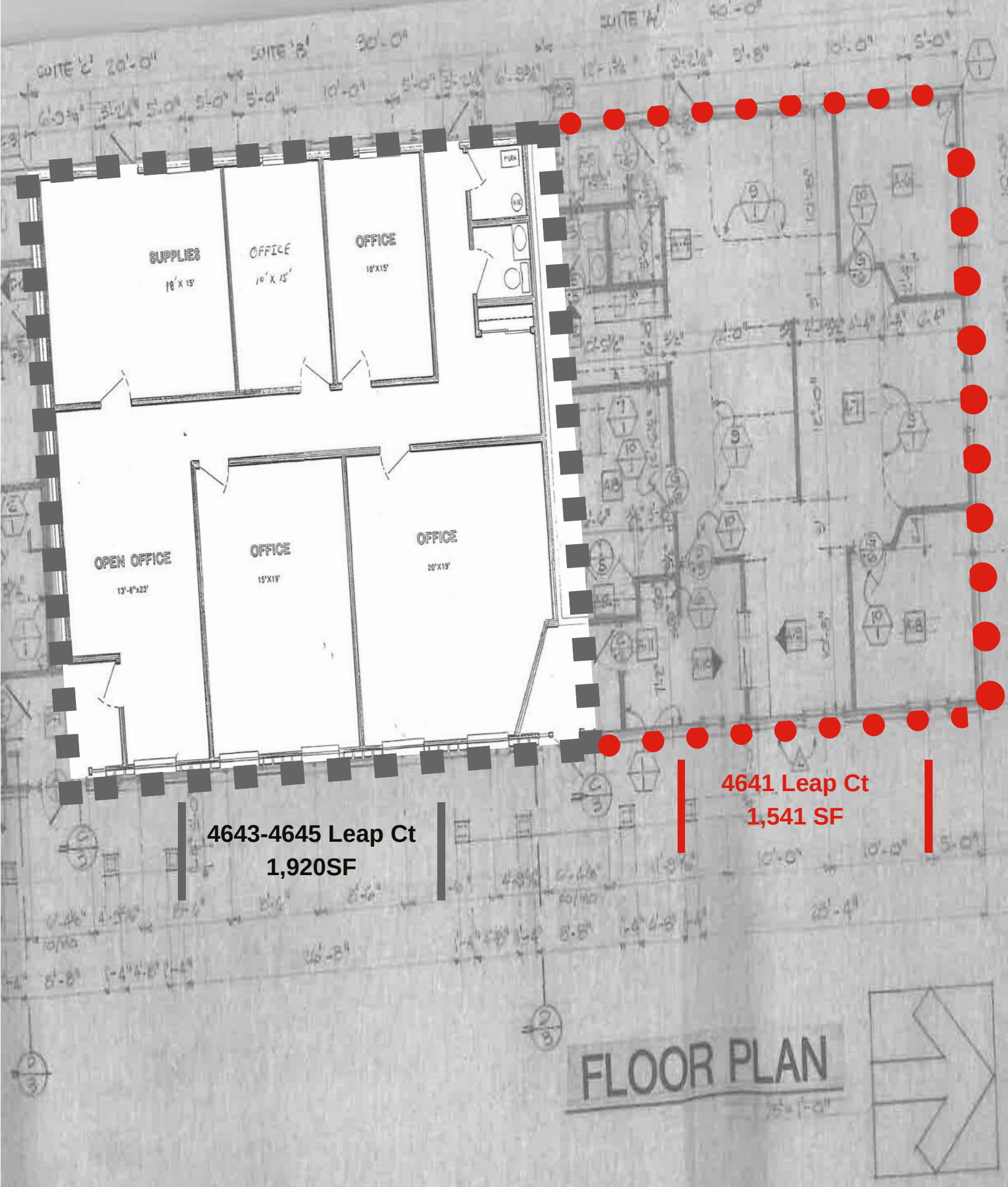
WE HEREBY CERTIFY THAT THIS PLAT ACCURATELY
SHOWS THE BUILDINGS, DRIVES AND WALKS AS CONSTRUCTED
AT "HILLIARD SQUARE OFFICE CONDOMINIUM, PHASE TWO."



DESIGNED R&W DRAWN R&W	HILLIARD SQUARE OFFICE CONDOMINIUM PHASE TWO		M-E BUILDING CONSULTANTS, INC. CIVIL ENGINEERING DIVISION 1015 EAST BROAD STREET COLUMBUS, OHIO 43205		REVISIONS						
	MID-OHIO DEVELOPMENT CORPORATION		Robert A. Wick REGISTERED SURVEYOR NO. 6872 Richard A. Sicker REGISTERED ENGINEER NO. 41808		<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4-22-88</td> <td>R&W</td> <td>ADJOINERS</td> </tr> </tbody> </table>		DATE	BY	DESCRIPTION	4-22-88	R&W
DATE	BY	DESCRIPTION									
4-22-88	R&W	ADJOINERS									
SCALE HORIZ. 1" = 40' VERT. 1" = 40'	JOB ASBOLTS	DATE APRIL, 1988	SHEET NO.	DATE 4-18-88	DATE 4-18-88	DATE					

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