

4488 W Broad Street
Columbus, OH 43228

For Lease



MEDICAL-OFFICE & DENTAL SPACE AVAILABLE IMMEDIATELY

Lease Rate: \$19.95 psf Gross

Tenant pays in suite janitorial & electric

2 Suites Available Immediately:

1,550 SF

4,500 SF - built out dental

Can be combined for 6,050 SF

- Great visibility from W Broad Street
- First building off of the I-270/Broad St exit
- Located 2 minutes from OhioHealth Doctor's Hospital
- Plenty of parking for clients and employees
- 24/7 building access; security system
- Signage available



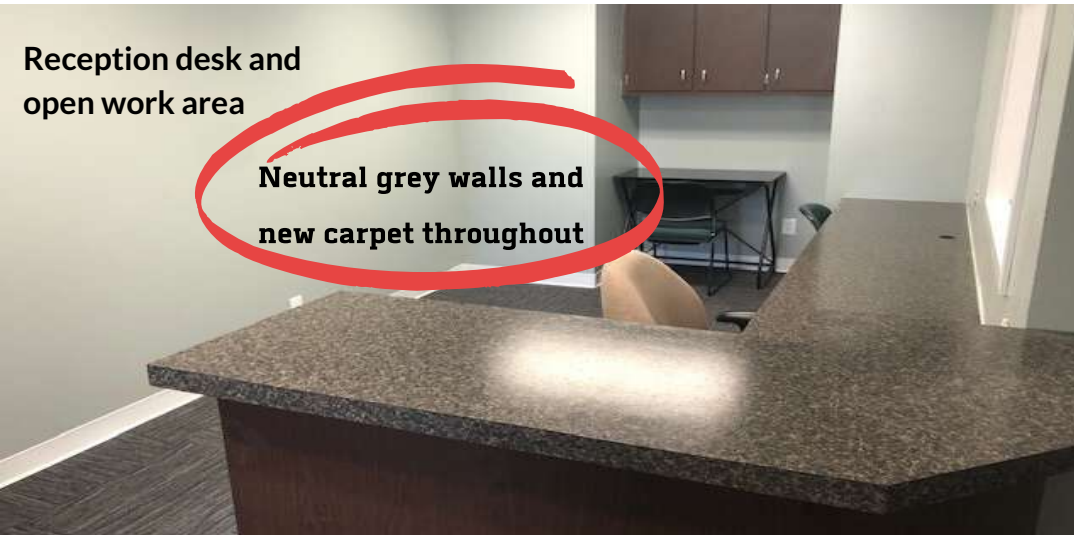
Wes Bishop
614.545.2161
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Alterra Real Estate
614.365.9000
www.AltterraRE.com

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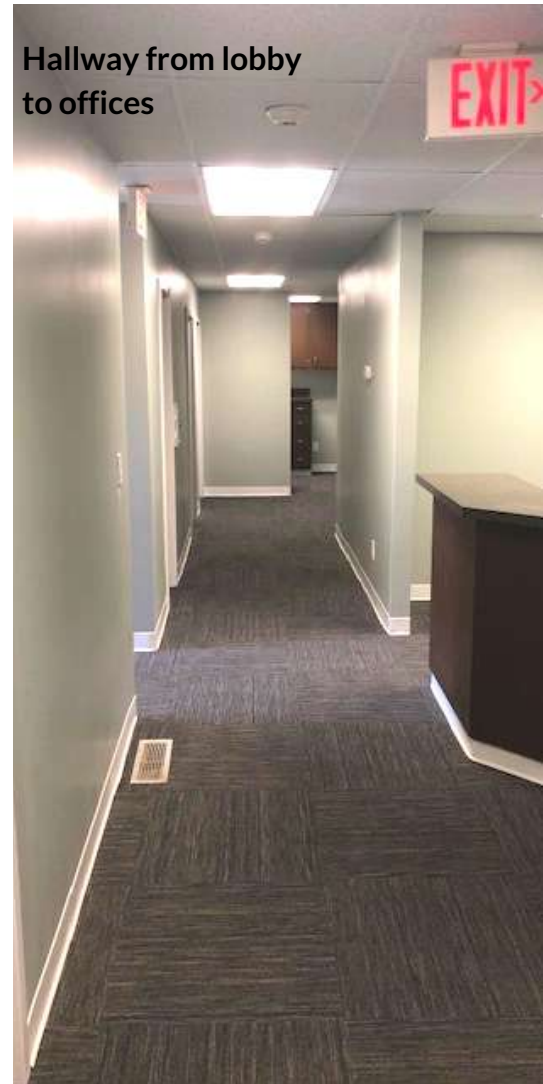
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1,550 SF OFFICE - MEDICAL SPACE



Reception desk and open work area

Neutral grey walls and new carpet throughout



Hallway from lobby to offices



Sink and cabinets next to storage/file closet



Office



Office



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1,550 SF OFFICE - MEDICAL SPACE

- 5 private offices (2 larger, 3 average size)
- 2 in suite restrooms
- Reception with built in desk and open work area; small lobby off entrance door
- Kitchenette
- Built in cabinets with sink in hallway nook
- Storage/closet room; laundry hookup
- New neutral carpet and grey paint throughout suite



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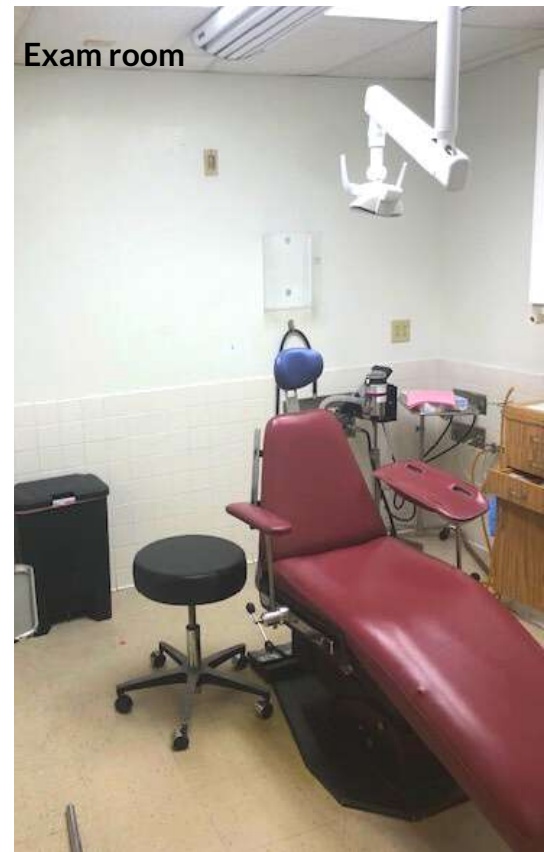
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4,500 SF OFFICE - DENTAL/MEDICAL SPACE

- 6 Exam Rooms
- 4 Private Offices
- 3 Restrooms
- 2 Entrances w/ lobbies - Main entrance & side entrance for staff/patient pickup
- 1 Conference Room
- 5 Work Stations - 2 large at main lobby & 3 others throughout suite
- Storage - 2 closets, locker room and storage room by break area
- 1 Kitchenette/Break Room



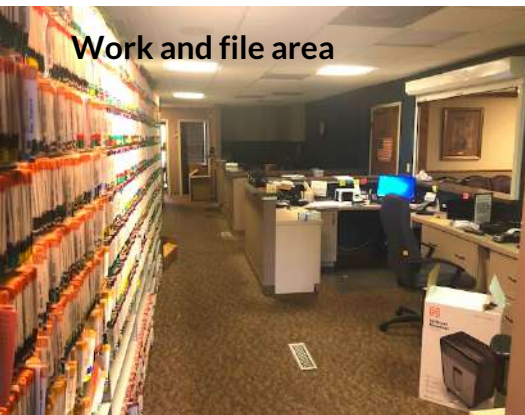
Lobby



Exam room



Kitchenette



Work and file area



Work area

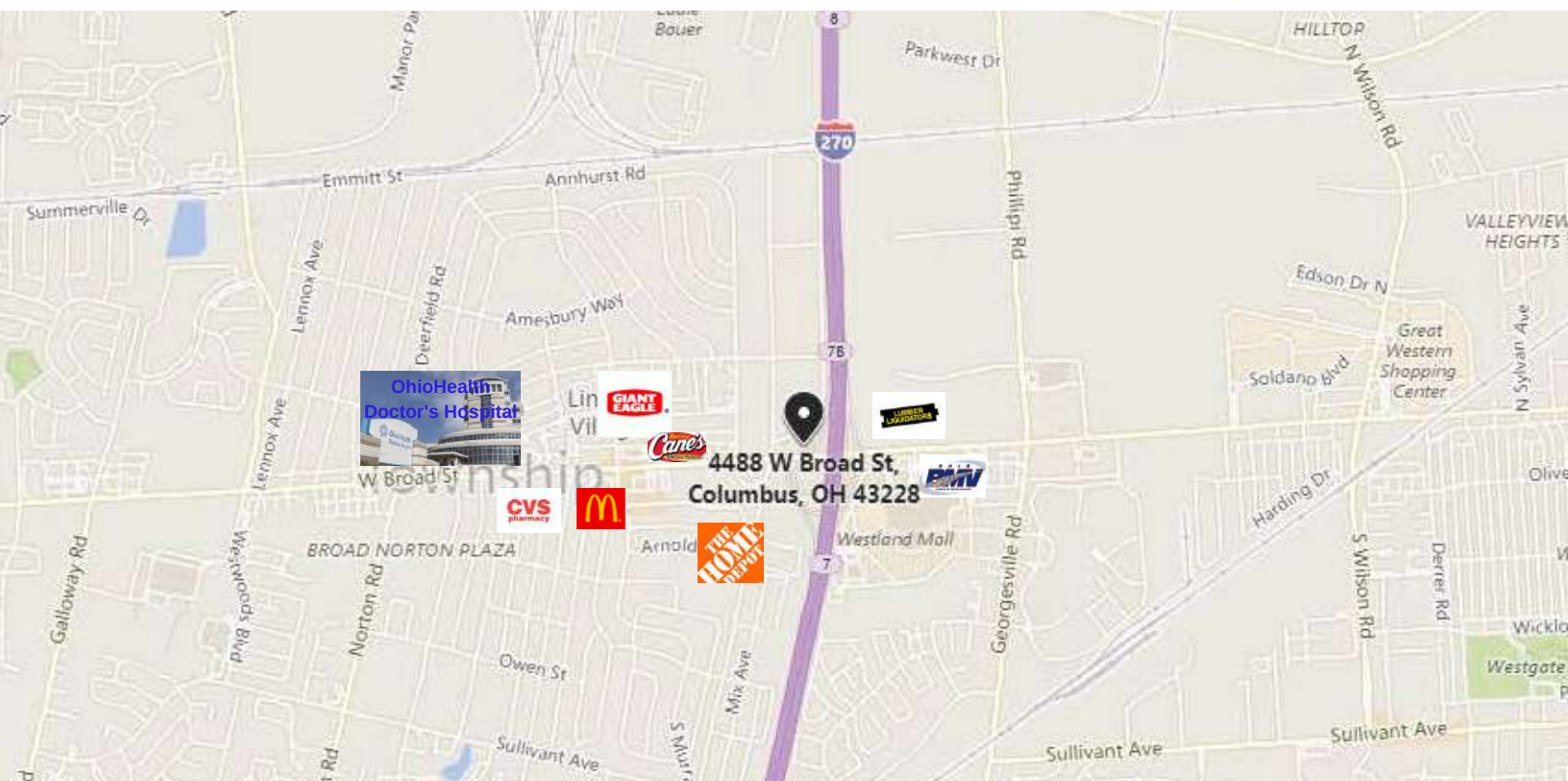
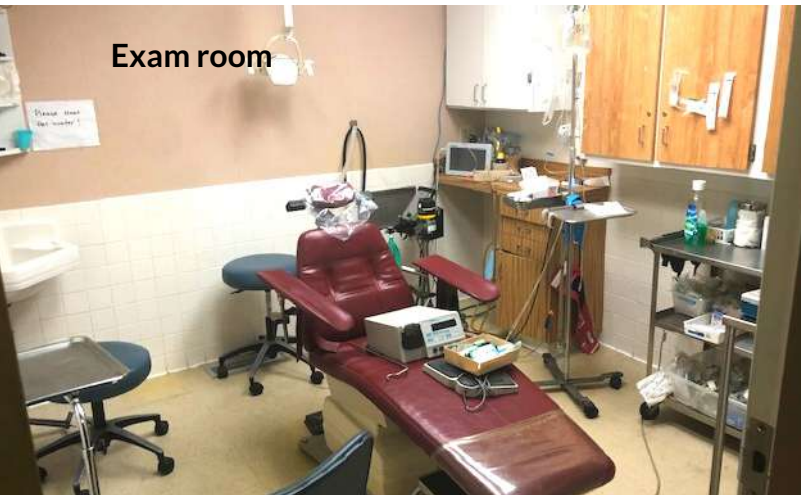


Filing and hall sink

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4,500 SF OFFICE - DENTAL/MEDICAL SPACE



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