



# MEDICAL CONDOS FOR SALE OR LEASE

945 Hamilton Road · Gahanna, Ohio



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Project developed by:



## **New, Class A Medical/Professional Office Space Available to Lease or Purchase**

Available Suites:     • Up to 13,754+/- square feet  
                                  • 6,877 square feet per floor

Location:               Prime Gahanna location, high-traffic  
                                  area at Hamilton & Johnstown Roads

Purchase Price:       \$175.00 per square foot

Net Lease Rate:       \$20.00 per square foot

### Amenities:

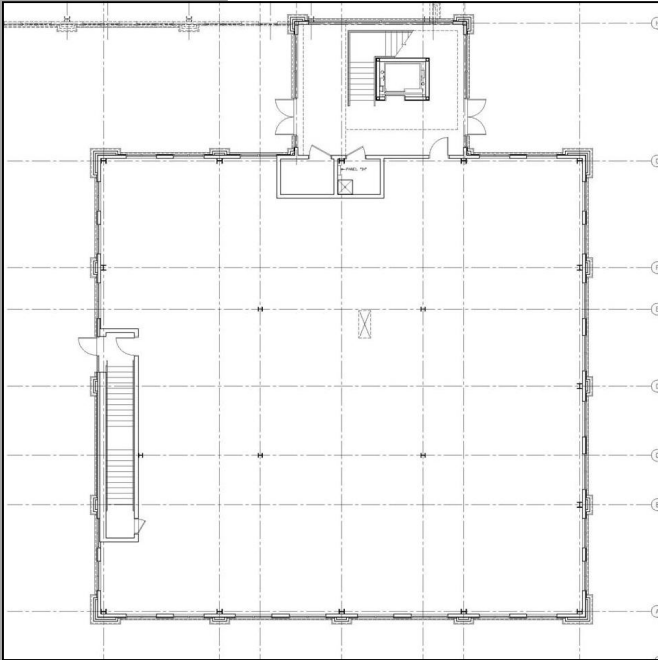
- Park-like setting with plenty of available parking.
- Building currently under construction with flexible office layouts available. Units provided in shell condition.
- Ideal for medical office users. StoneRidge Dental Care and the Northeast Dermatology & Cosmetic Surgery Center are on-site in the existing phase I building.

**Commercial Real Estate Brokerage & Management**

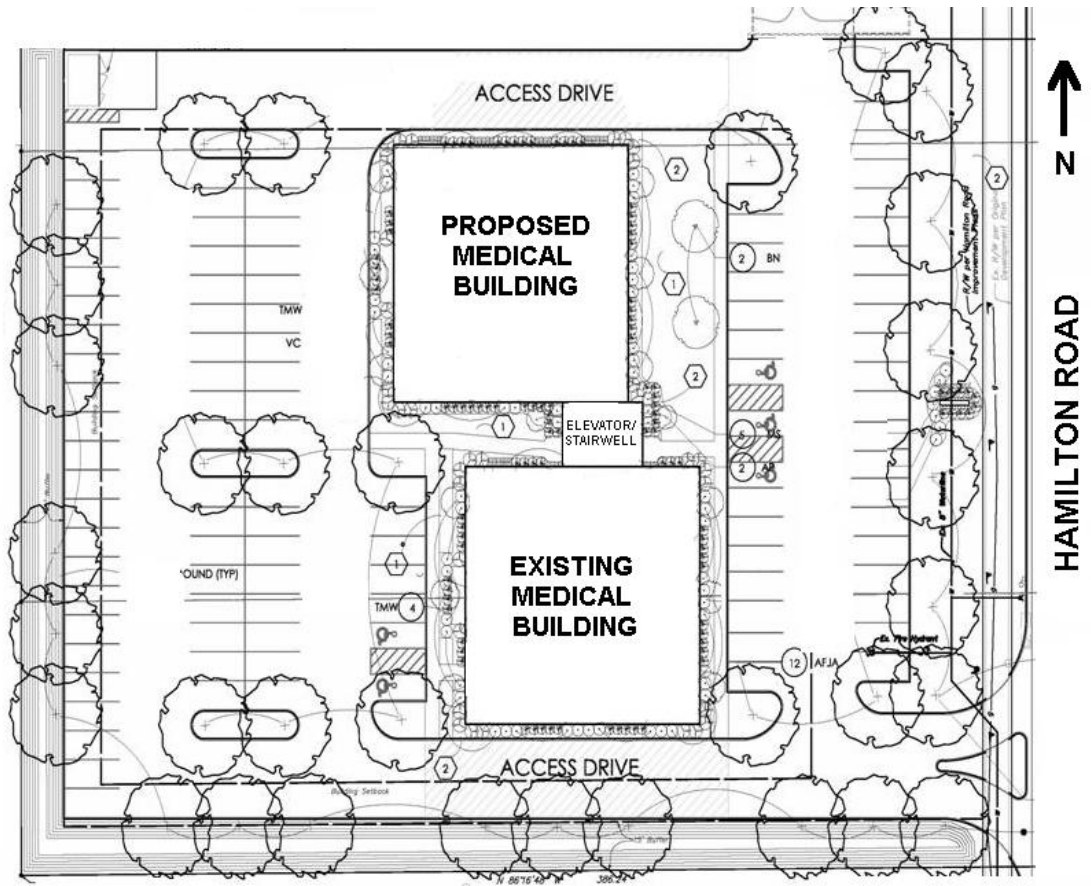


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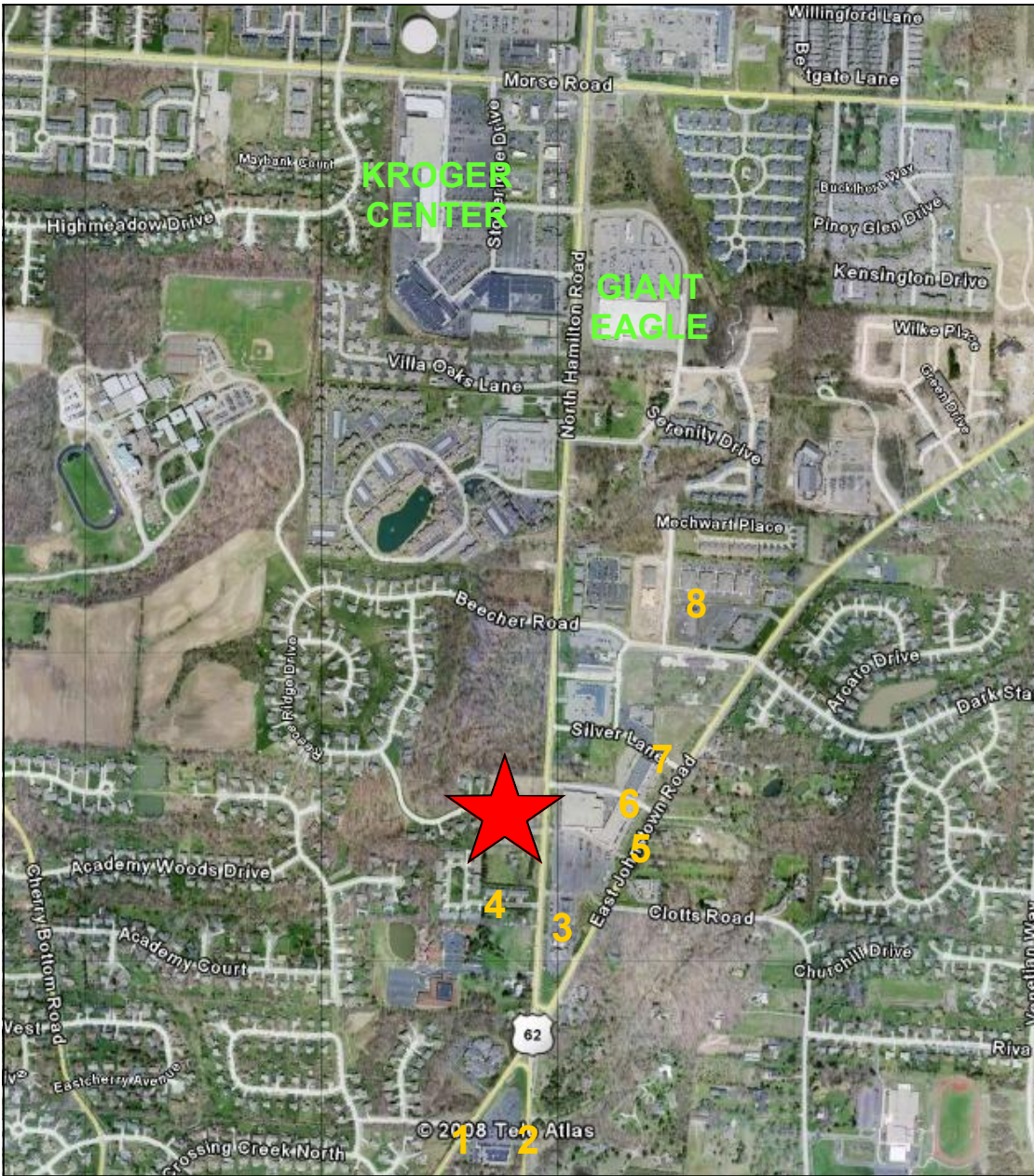
FIRST FLOOR PLAN





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**ON-SITE PRACTICES INCLUDE:**

- STONERIDGE DENTAL CARE
- NORTHEAST DERMATOLOGY AND COSMETIC SURGERY CENTER

**NEIGHBORING PRACTICES AND SERVICES INCLUDE:**

1. GRANT MEDICAL CENTER
2. GAHANNA HEALTHCARE CENTER
3. SUNRISE RETIREMENT CENTER
4. CVS PHARMACY
5. GAHANNA MEDICAL MASSAGE
6. ABILITY CHIROPRACTIC
7. LABCORP
8. SKIN CENTER MEDICAL SPA
9. PROSCAN IMAGING