

WESTERVILLE

OFFICE FOR LEASE

575 CHARRING CROSS DRIVE, WESTERVILLE, OH 43081



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PROPERTY HIGHLIGHTS

- +/- 2,800 SF available (Suite A): first floor space built out as medical office
- +/- 1,290 SF available (Suite B)
- Near St. Ann's Hospital
- Close proximity to I-270
- Walking distance to shopping and dining
- Monument signage
- Lease rate: \$19.00 psf full service gross
- Available now

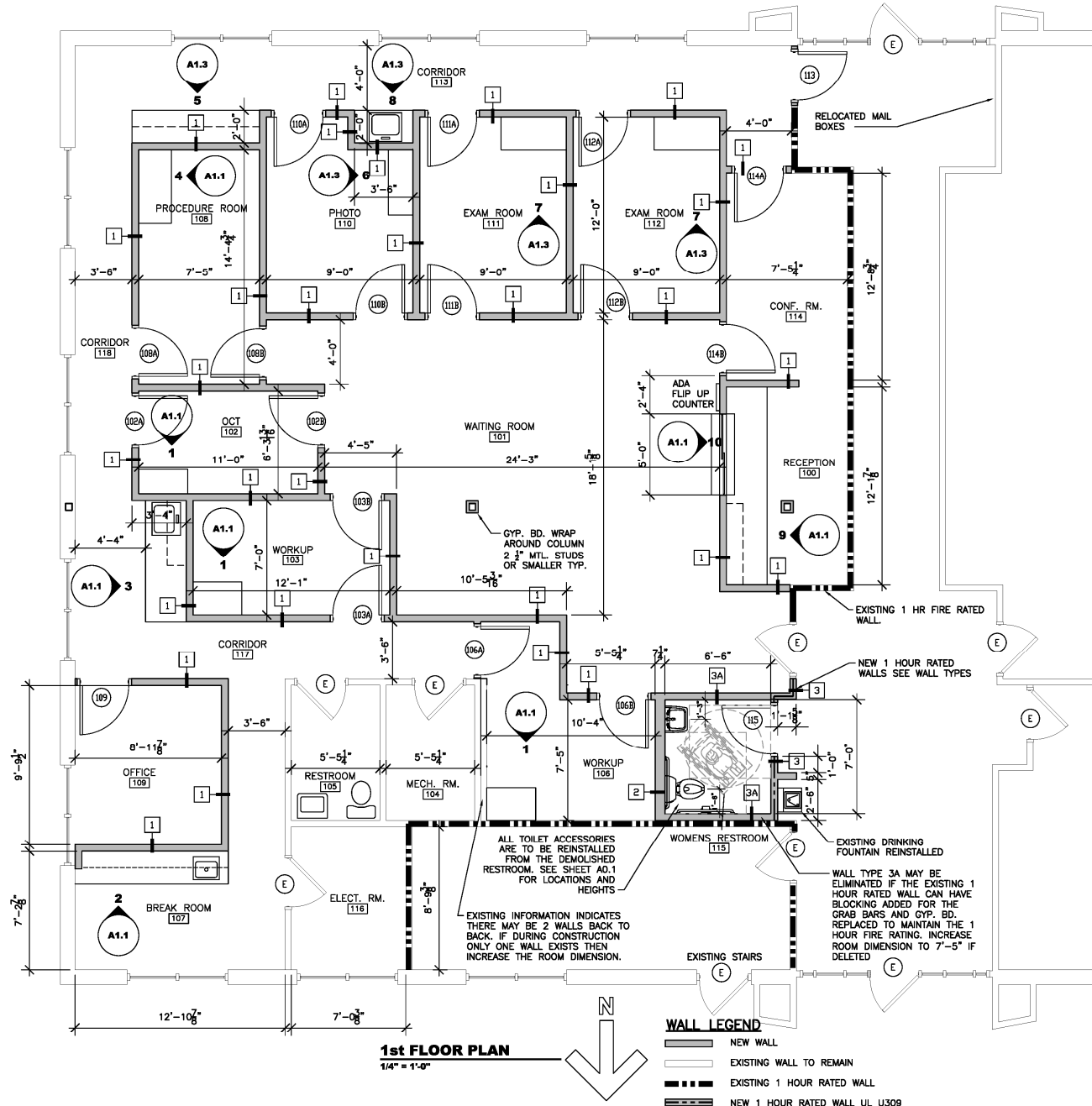
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SPACE PLAN (SUITE A)



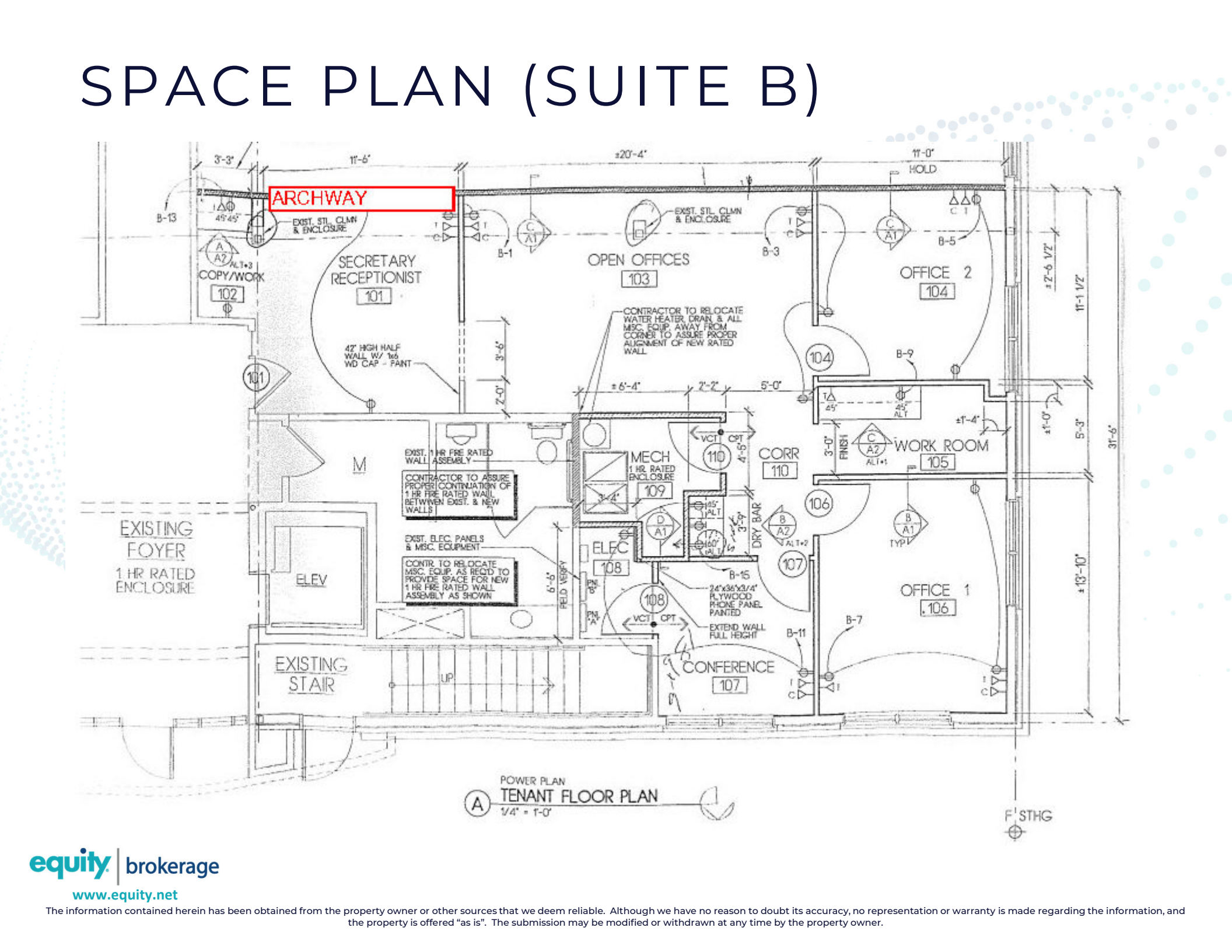
PHOTOS (SUITE A)



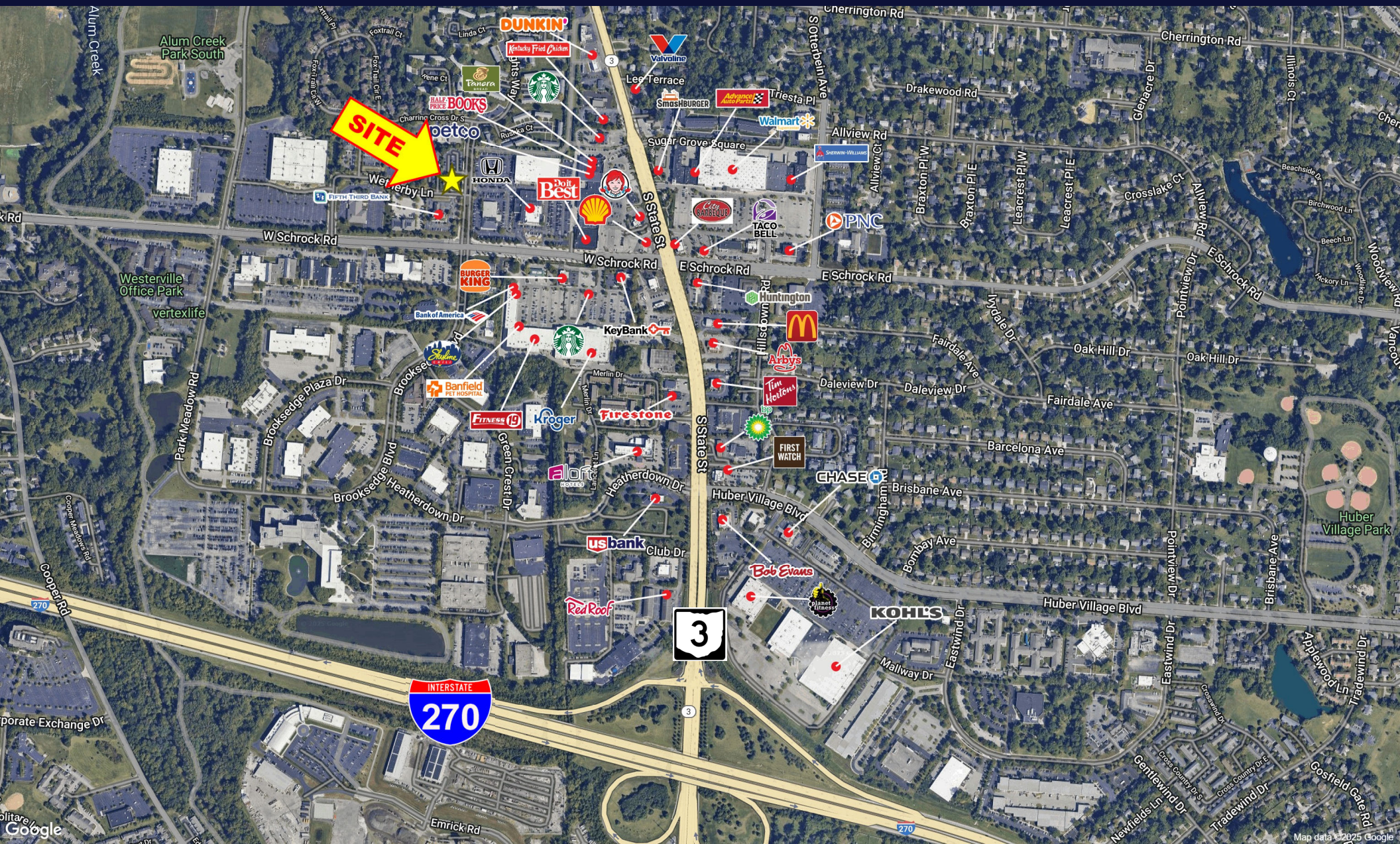
SPACE PLAN (SUITE B)

The architectural floor plan for Suite B includes the following details:

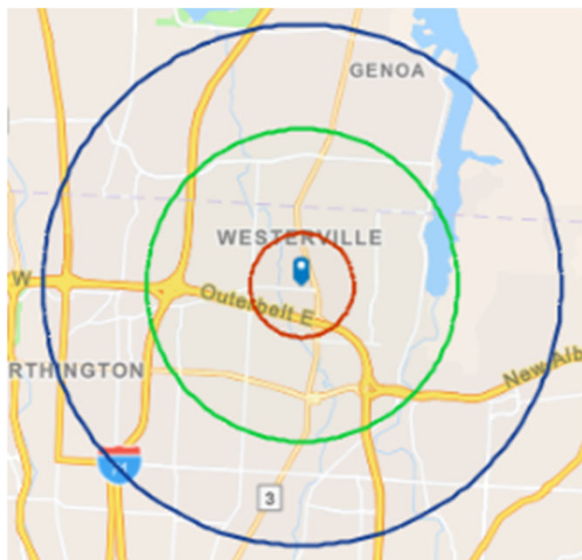
- Rooms and Areas:** SECRETARY RECEPTIONIST (101), COPY/WORK (102), OPEN OFFICES (103), OFFICE 2 (104), WORK ROOM (105), MECH (109), ELEC (108), CONFERENCE (107), OFFICE 1 (106), CORR (110).
- Dimensions:** Overall dimensions include 11'-6", 20'-4", 11'-0", 11'-1 VZ, 11'-6 VZ, 3'-6", 2'-0", 5'-0", 3'-0", 5'-3", 3'-6", 13'-10", and 3'-6".
- Notes and Callouts:**
 - ARCHWAY (highlighted in red)
 - EXIST. STL CLMN & ENCLOSURE
 - CONTRACTOR TO RELOCATE WATER HEATER DRAIN & ALL MSC. EQUIP. AWAY FROM CORNER TO ASSURE PROPER ALIGNMENT OF NEW RATED WALL
 - 42" HIGH HALF WALL W/ 1/2 WD CAP - FANT
 - EXIST. 1 HR FIRE RATED WALL ASSEMBLY
 - CONTRACTOR TO ASSURE PROPER CONTRIBUTION OF 1 HR FIRE RATED WALL BETWEEN EXIST. & NEW WALLS
 - EXIST. ELEC. PANELS & MSC. EQUIPMENT
 - CONTR. TO RELOCATE MSC. EQUIP. AS REQ'D TO PROVIDE SPACE FOR NEW 1 HR FIRE RATED WALL ASSEMBLY AS SHOWN
 - FIELD VERIFY
 - 24"x36"x3/4" PLYWOOD PHONE PANEL PAINTED
 - EXTEND WALL FULL HEIGHT
- Other Features:** EXISTING FOYER 1 HR RATED ENCLOSURE, ELEV, EXISTING STAIR, UP, POWER PLAN, TENANT FLOOR PLAN, 1/4" = 1'-0", F' STHG.



MERCHANT AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

8,569

Population



2.3

Average
Household Size



38.0

Median Age

\$77,302

Median Household Income

BUSINESS



969

Total Businesses



11,853

Total Employees

EDUCATION



3%

No High School
Diploma



23%

High School
Graduate



29%

Some
College



45%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,399

Per Capita
Income



\$77,302

Median
Household
Income



\$101,515

Average
Household
Income

EMPLOYMENT



72.0

White
Collar %



12.5

Blue
Collar %



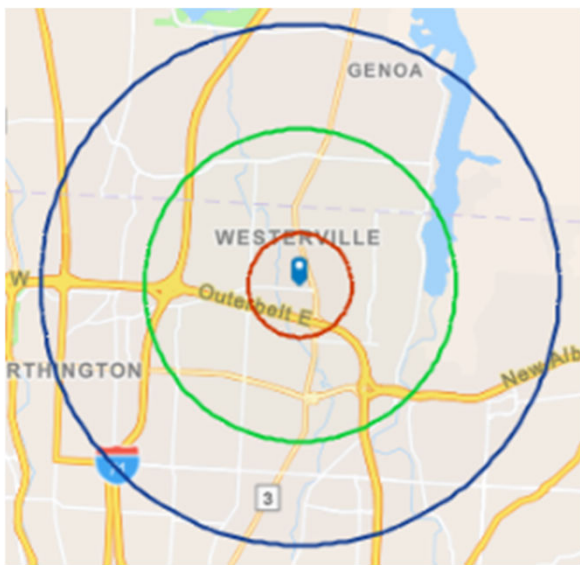
15.5

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

105,707
Population

2.5
Average
Household Size

37.2
Median Age

\$79,078
Median Household Income

BUSINESS

4,386

Total Businesses

58,835

Total Employees

EDUCATION

5%

No High School
Diploma

23%

High School
Graduate

25%

Some
College

47%

Bachelor's/Grad/Prof
Degree

INCOME

\$41,943
Per Capita
Income

\$79,078
Median
Household
Income

\$105,436
Average
Household
Income

EMPLOYMENT

67.7
White
Collar %

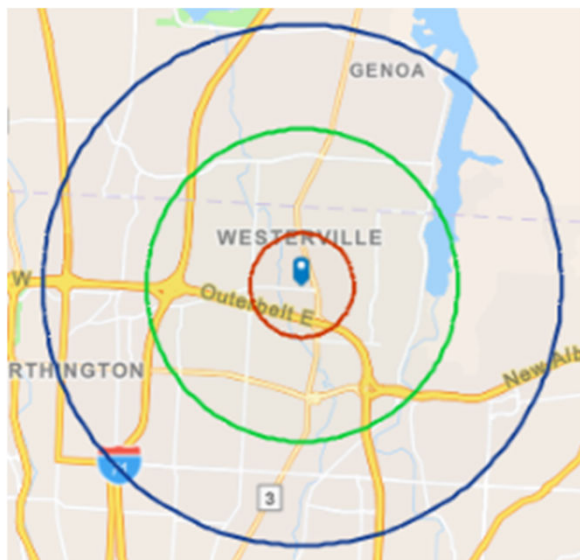
15.9
Blue
Collar %

16.3
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

266,267

Population



2.5

Average
Household Size



36.5

Median Age

\$80,677

Median Household Income

BUSINESS



10,533

Total Businesses



156,620

Total Employees

EDUCATION



6%

No High School
Diploma



21%

High School
Graduate



24%

Some
College



49%

Bachelor's/Grad/Prof
Degree

INCOME



\$44,563

Per Capita
Income



\$80,677

Median
Household
Income



\$110,337

Average
Household
Income

EMPLOYMENT



69.3

White
Collar %



15.8

Blue
Collar %



14.9

Services
%

equity | brokerage

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