



## 2150 Marble Cliff Office Park

Columbus, Ohio 43215

### Property Features

- Prime Medical Office Building in Grandview
- 2,213 SF Suite Available
- 7 Exam Rooms
- Conference Room
- Direct Entrance from Parking Lot
- 4.9/1,000 SF Parking Ratio
- Numerous Amenities Nearby
- Easy Access to I-670

**Lease Rate: \$16.50 SF/Yr (NNN)**

**OpEx: \$7.59/SF**

**[Www.MarbleCliffMedical.Com](http://www.MarbleCliffMedical.Com)**



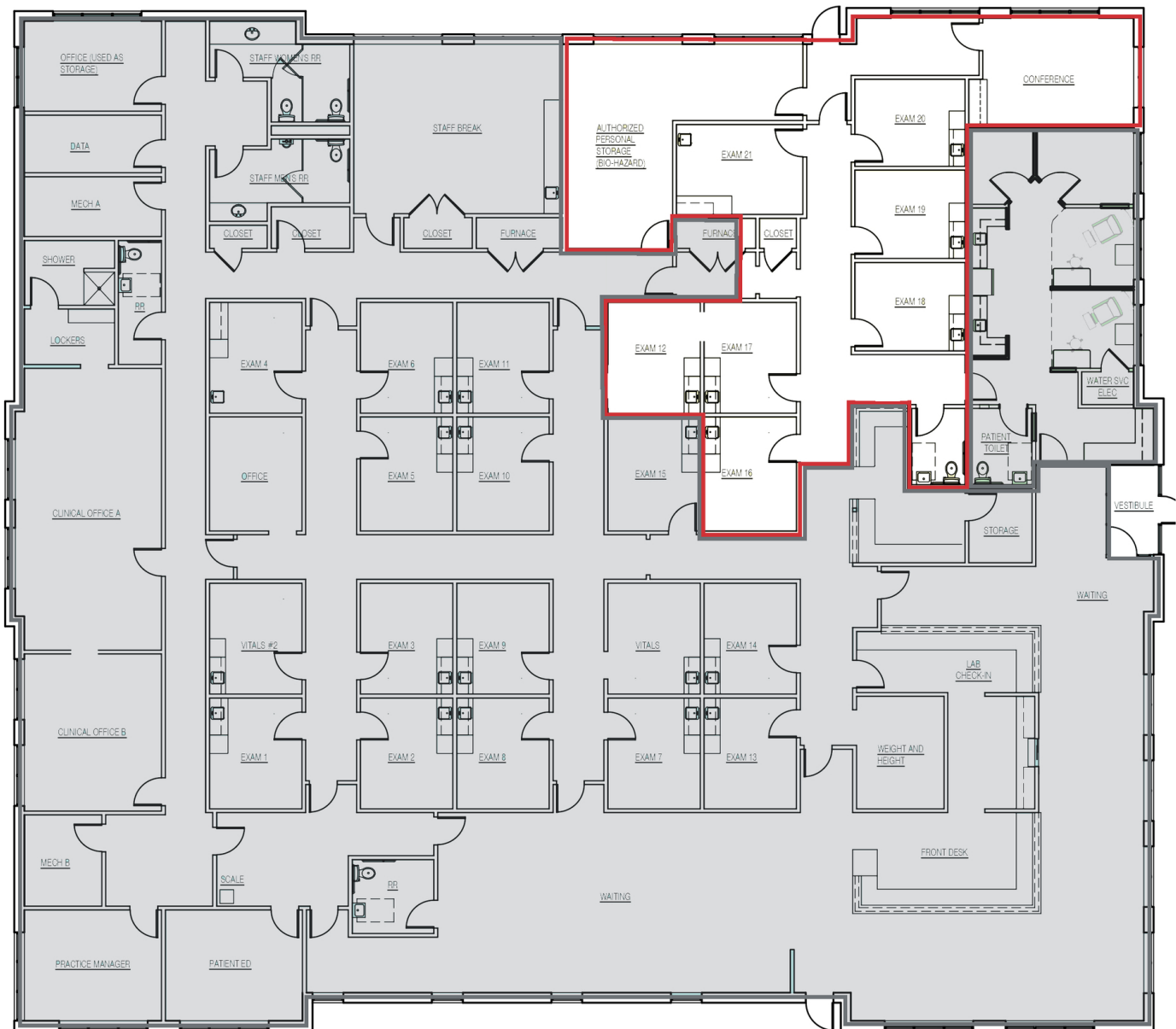
For more information:

**Philip Bird, SIOR**

614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Matt Gregory, SIOR, CCIM**

614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

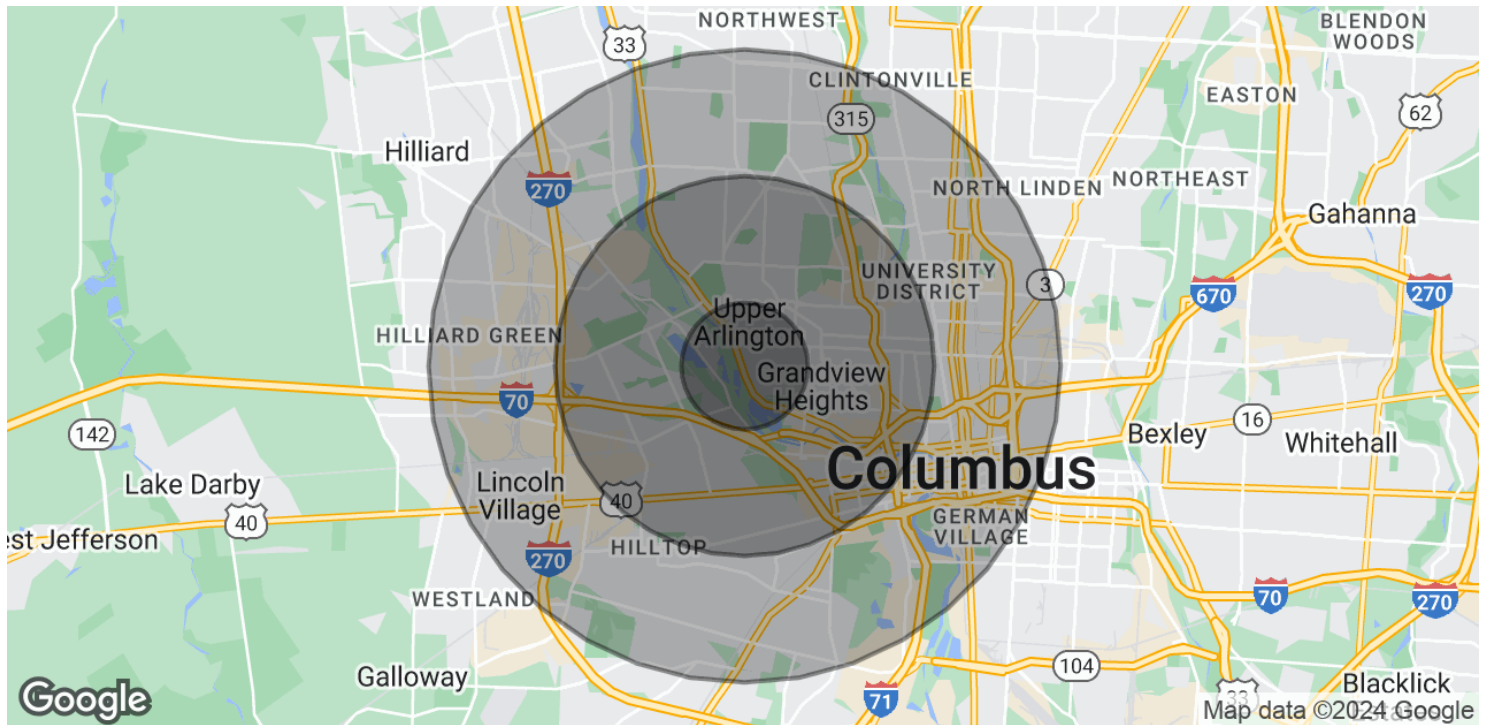












### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 12,121 | 111,080 | 319,702 |
| Average Age          | 39.6   | 33.4    | 33.5    |
| Average Age (Male)   | 40.8   | 33.0    | 32.9    |
| Average Age (Female) | 37.6   | 34.4    | 34.5    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,177     | 49,752    | 142,279   |
| # of Persons per HH | 2.0       | 2.2       | 2.2       |
| Average HH Income   | \$124,619 | \$83,934  | \$75,885  |
| Average House Value | \$403,705 | \$247,933 | \$206,655 |

2020 American Community Survey (ACS)