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FOR LEASE MEDICAL/OFFICE BUILDING

7420 Gooding Blvd. – Delaware, OH 43015



PROPERTY DESCRIPTION

- 7,800 SF FREESTANDING MEDICAL / OFFICE BUILDING
- SUITE 200 - 1,907 SF AVAILABLE FOR LEASE
- SHELL CONDITION
- TI ALLOWANCE NEGOTIABLE
- LOCATED NEXT TO NEW ORANGE TWP LIBRARY
- PERFECT FOR PHYSICAL THERAPIST, DENTIST, CHIROPRACTOR, LAB OR OTHER MEDICAL USER
- PEDIATRIC ASSOCIATES IN SUITE 100

LEASE RATE \$17.50/SF NNN

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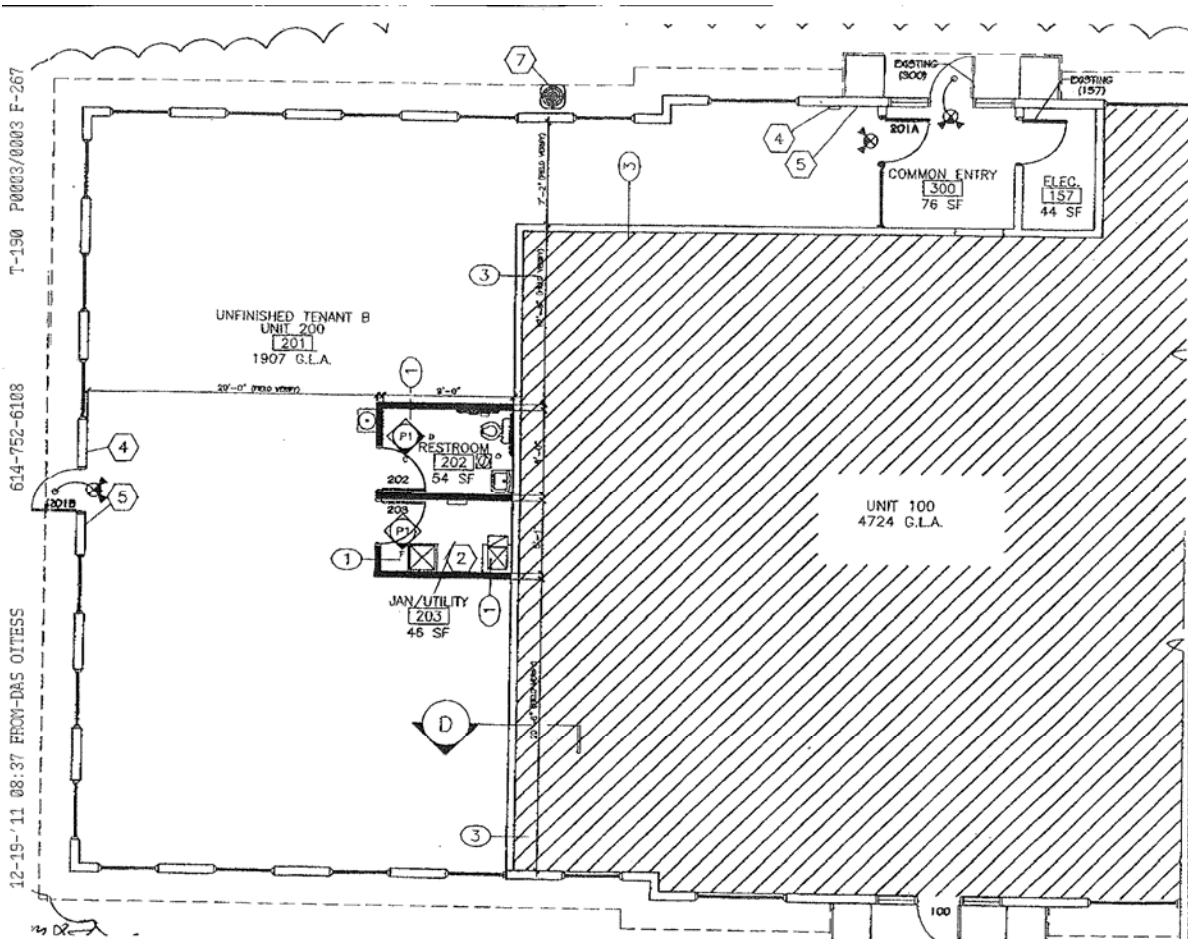
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Main Office

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FLOORPLAN

7420 Gooding Blvd. – Delaware, OH 43015



PLATMAP

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AERIAL IMAGERY – OVERHEAD/FRONT VIEWS

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OVERHEAD VIEW



FRONT VIEW

AERIAL IMAGERY FACING NORTH

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AERIAL IMAGERY FACING SOUTH

7420 Gooding Blvd. – Delaware, OH 43015



OPERATING EXPENSES

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Operating Expense Summary

Property Address:	7420 Gooding Blvd Suite 200
Prepared By:	Matt Gregory
Total Suite Size (SF):	1,907

	Operating Expenses	Annual	PSF
1	Real Estate Taxes	\$ 7,811.00	\$ 4.10
2	North Orange Association	\$ 980.00	\$ 0.51
3	Electric	\$ 420.00	\$ 0.22
4	Water	\$ 173.00	\$ 0.09
5	Insurance	\$ 374.00	\$ 0.20
6	Trash Removal	\$ 260.00	\$ 0.14
7	Landscaping & Snow Removal	\$ 3,100.00	\$ 1.63
8	Management Fee	\$ 950.00	\$ 0.50
Total Expense		\$ 14,068.00	\$ 7.38