



For sale or lease

Established medical office condo
6482 E Main Street, Reynoldsburg

Property overview

An investment or owner-occupant opportunity with flexible general office or medical configuration and multiple occupancy paths. The medical office condominium located in the Stonegate Business Center, directly on East Main Street (US-40) in Reynoldsburg offers the opportunity to co-locate alongside a long-tenured OB/GYN practice occupying the balance of the building which is ideal for a complementary healthcare or professional services user near an established patient base.

Alternatively, the entire building could be made available to a single user for full-building occupancy.

Specifications

- Suite Unit #D ±1,183 SF available for lease
- Entire building could be made available for owner-occupant
- Strong medical demand throughout the office park
- Single-story masonry building, ample surface parking
- Zoned BMD (Brice and Main District)



For Sale - \$1,100,000

For Lease – 1,183 SF Suite D
\$16.50/sf NNN
\$7.67/sf CAM

76.9% occupied by Associates in Central Ohio Obstetrics & Gynecology, Inc. (Units A, B & C, totaling 3,939 SF). Lease term through December 31, 2031.

OPEX Breakout:

Whole building, 5,857 SF

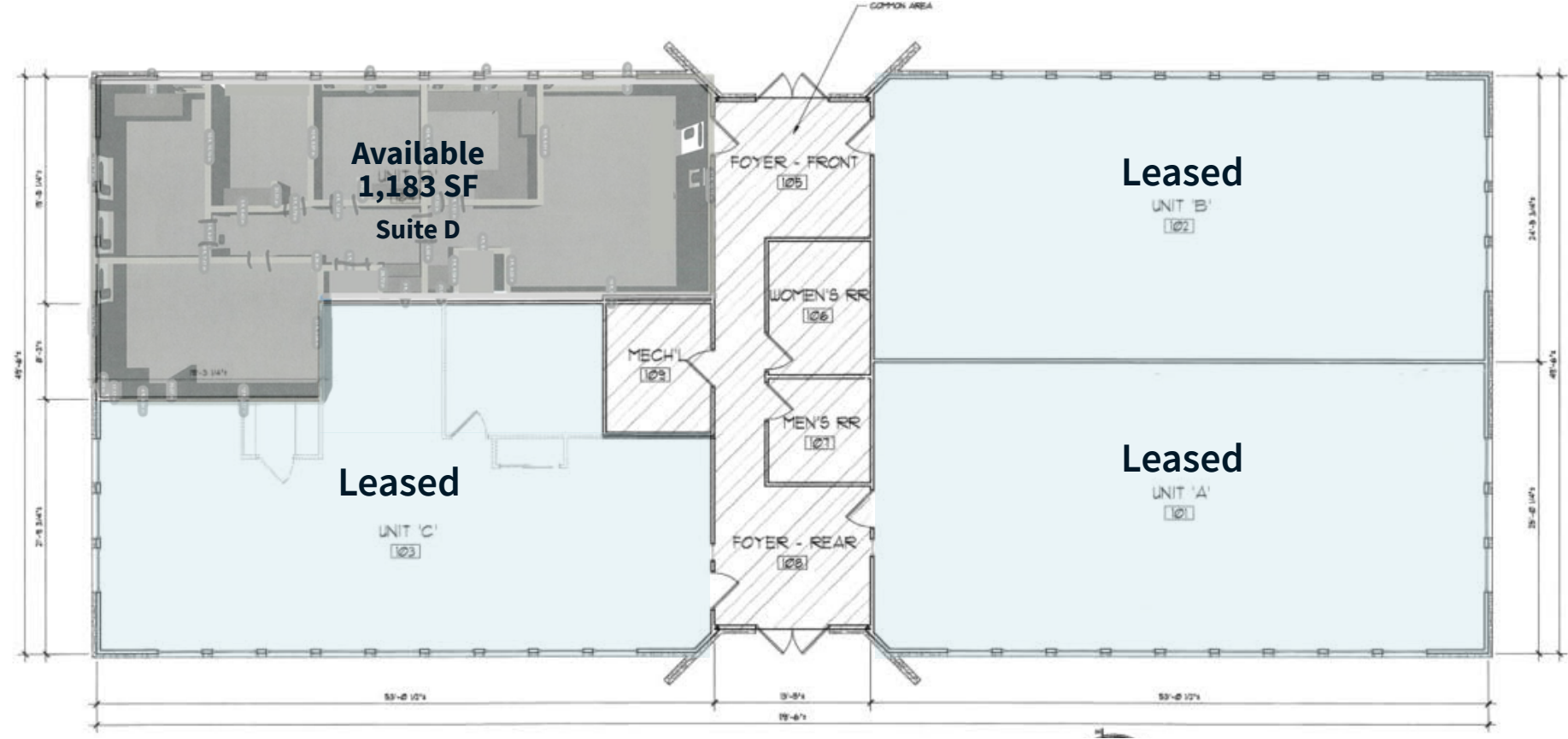
Total OpEx:

Annual \$7,601

PSF \$7.67

Expense	Annual	\$SF
Real Estate Taxes	17,329	\$2.95
Building Insurance	\$0 (bundled in condo fee)	\$0.00
Repairs & Maintenance	\$7,028	\$1.20
Utilities	\$7,614	\$1.30
Cleaning and Janitorial	\$0 (tenant-direct)	\$0.00
Management (3% of rent)	\$3,032	\$0.52
General & Administrative fee	\$3,514	\$0.60
Condominium Association fee	\$5,900	\$1.00
Reserve for replacement	\$512	\$0.10

Floorplan



Location

Reynoldsburg offers an affordable cost of living, strong public schools, and a family-friendly atmosphere with parks and recreational amenities.

Access to Columbus's higher education institutions and training centers ensures a steady flow of skilled graduates and workforce upskilling opportunities.

Average household income
\$68,000



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