

# PENTAGON MEDICAL BUILDING

99 BRICE ROAD N, Columbus, Ohio 43213



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# Building Overview

99 Brice Road N is a Class "A" 62,877-square-foot, three-story medical office building located in the East Medical Corridor near Mount Carmel East Hospital. Tenants and patients have excellent convenience and accessibility with an above-average parking ratio of 5.2 per 1,000 square feet and drop-off area. The Property features a synergistic mix of medical specialties including a 3-OR ambulatory surgery center, on-site laboratory, research, gastroenterology, OB/GYN, sleep specialist and primary care.

## ADDRESS

99 Brice Road N,  
Columbus, OH 43213

## BUILDING SIZE

62,877 SF

## FLOORS

Three (3)

## AVAILABLE SF:

2,520 - 6,519 SF

## PARKING:

5.2:1,000 SF Ratio

## YEAR BUILT / RENOVATED

2005 / 2019-2021

## PROPERTY FEATURES

- Class "A" Medical Office Building
- Close Proximity to Mount Carmel East Hospital
- Updated Lobby and Common Areas
- Two Passenger Elevators
- Common Area Conference Room Available
- Convenient Access to I-270 and E. Broad Street
- Monument Signage Opportunities

LEASE RATE: \$14.95 NNN

OPEX: \$11.22/SF

WWW.PENTAGON-MEDICAL.COM

## KEY TENANTS



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# AVAILABLE SPACE

## 99 BRICE ROAD N

| SUITE   | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|---------|------------|------------|-----------|--------------|
| 100     | \$14.95    | NNN        | 4,134     | NOW          |
| 110     | \$14.95    | NNN        | 2,520     | NOW          |
| 240     | \$14.95    | NNN        | 2,435     | NOW          |
| 300     | \$14.95    | NNN        | 3,169     | NOW          |
| 320     | \$14.95    | NNN        | 3,350     | NOW          |
| 300+320 | \$14.95    | NNN        | 6,519     |              |
| 360     | \$14.95    | NNN        | 3,734     | 60 DAYS      |



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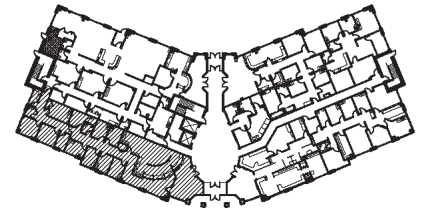
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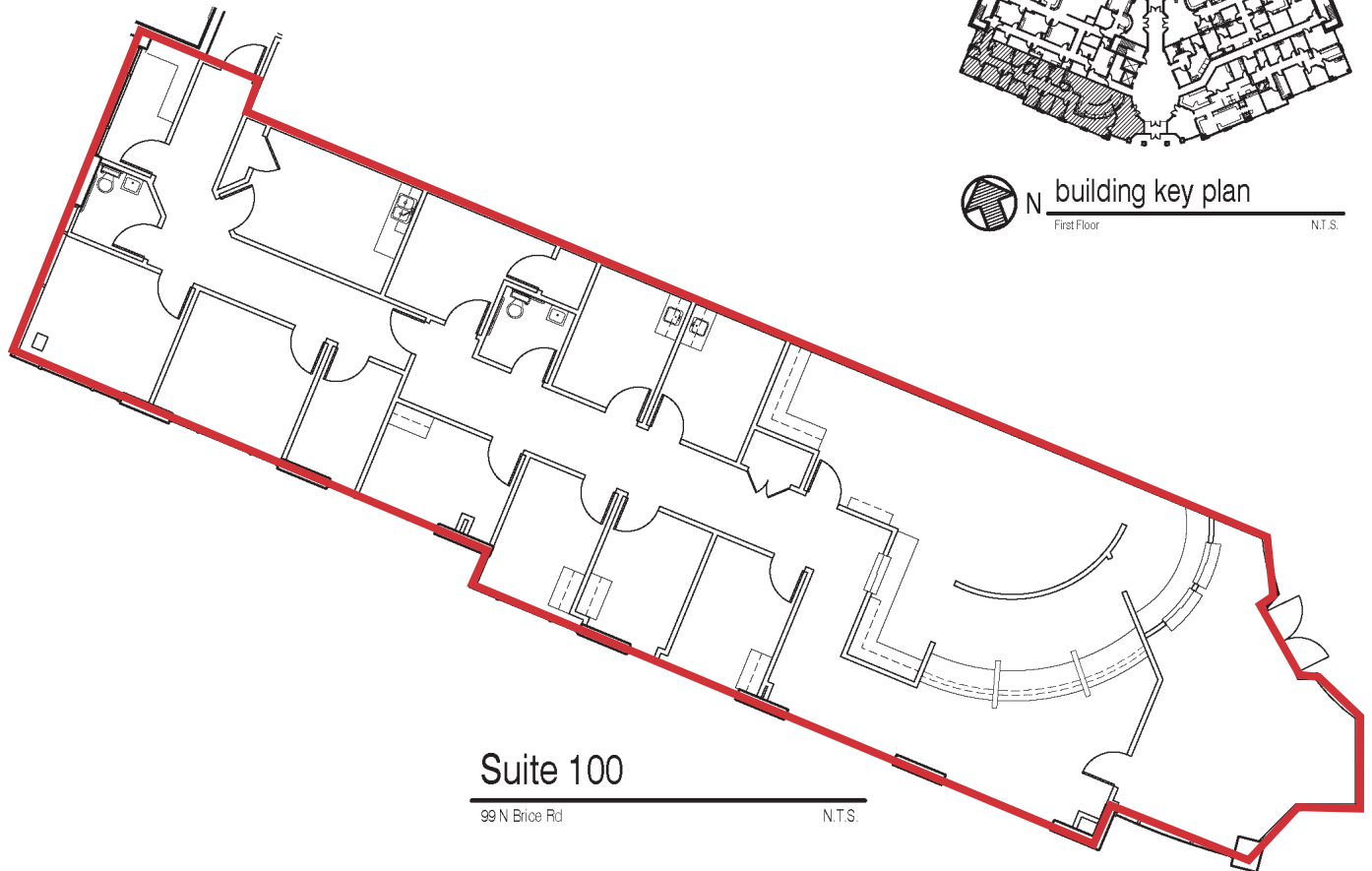


# SUITE 100 | 4,134 SF

99 BRICE ROAD N



 N building key plan  
First Floor N.T.S.



Suite 100

99 N Brice Rd N.T.S.



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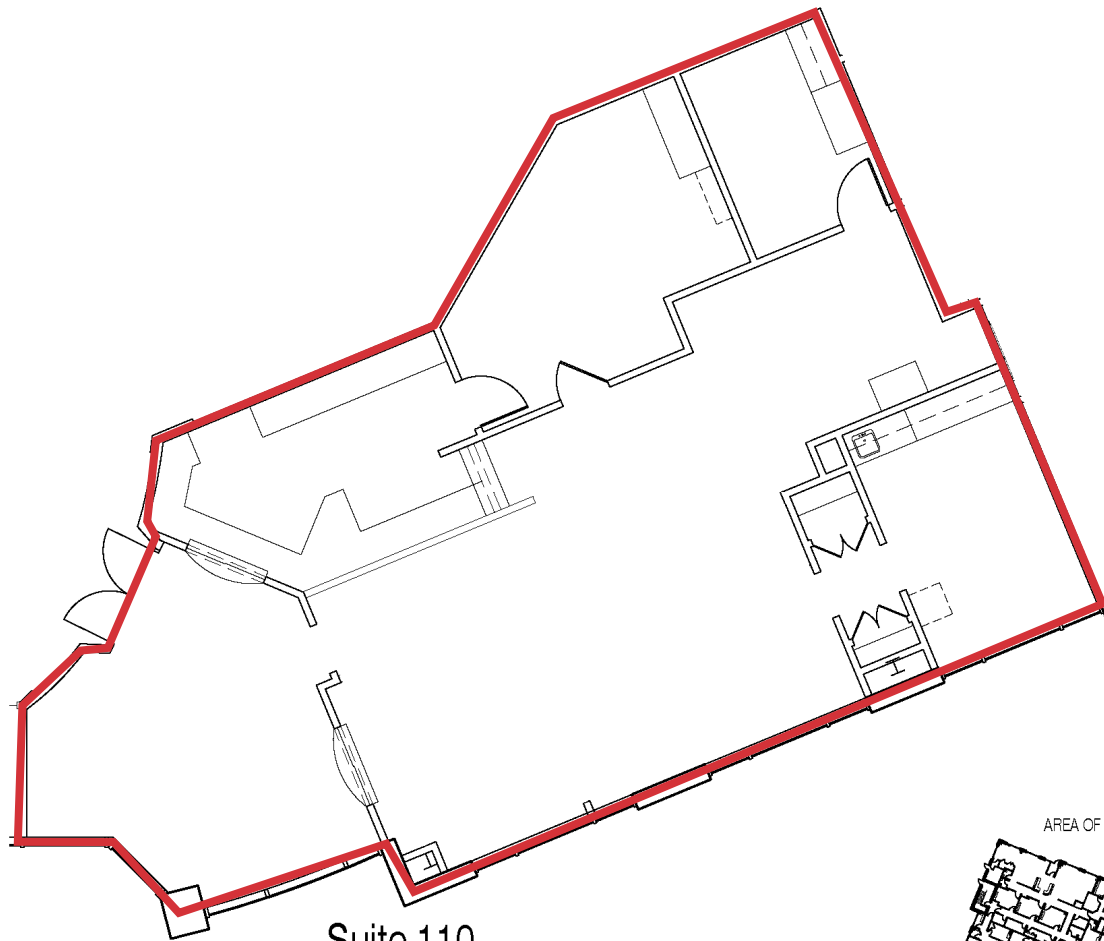
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# SUITE 110 | 2,520 SF

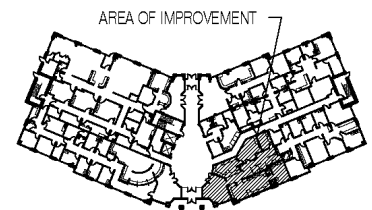
99 BRICE ROAD N



Suite 110

99 N Brice Rd

1/8" = 1'-0"



N

building key plan

First Floor

N.T.S.



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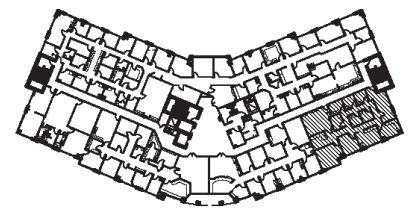
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# SUITE 240 | 2,435 SF

99 BRICE ROAD N



N building key plan

Second Floor

N.T.S.

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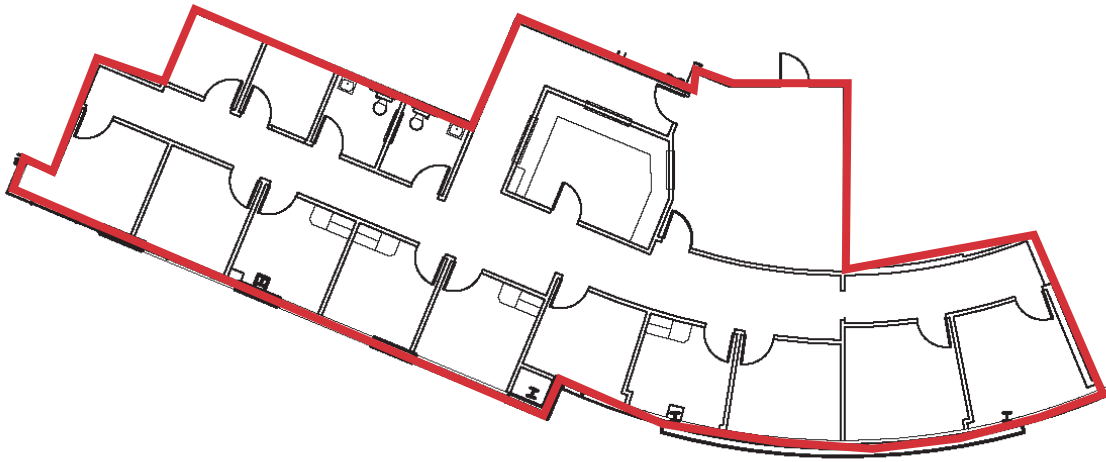
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# SUITE 300 | 3,169 SF

99 BRICE ROAD N



## Suite 300

99 N. Brice Road

N.T.S.



building key plan

Third Floor

N.T.S.

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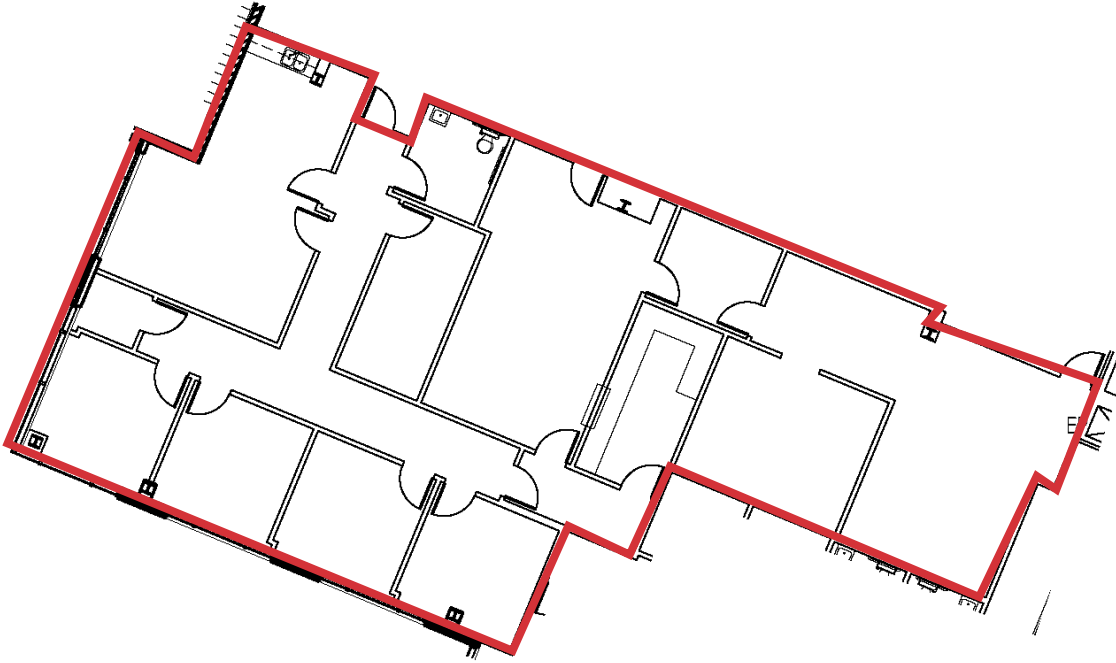
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# SUITE 320 | 3,350 SF

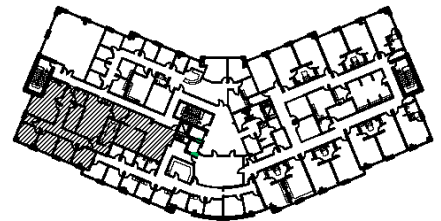
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## Suite 320

99 N Brice Rd

1/16" = 1'-0"



building key plan

Third Floor

N.T.S.

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# SUITE 300+320 | 6,519 SF

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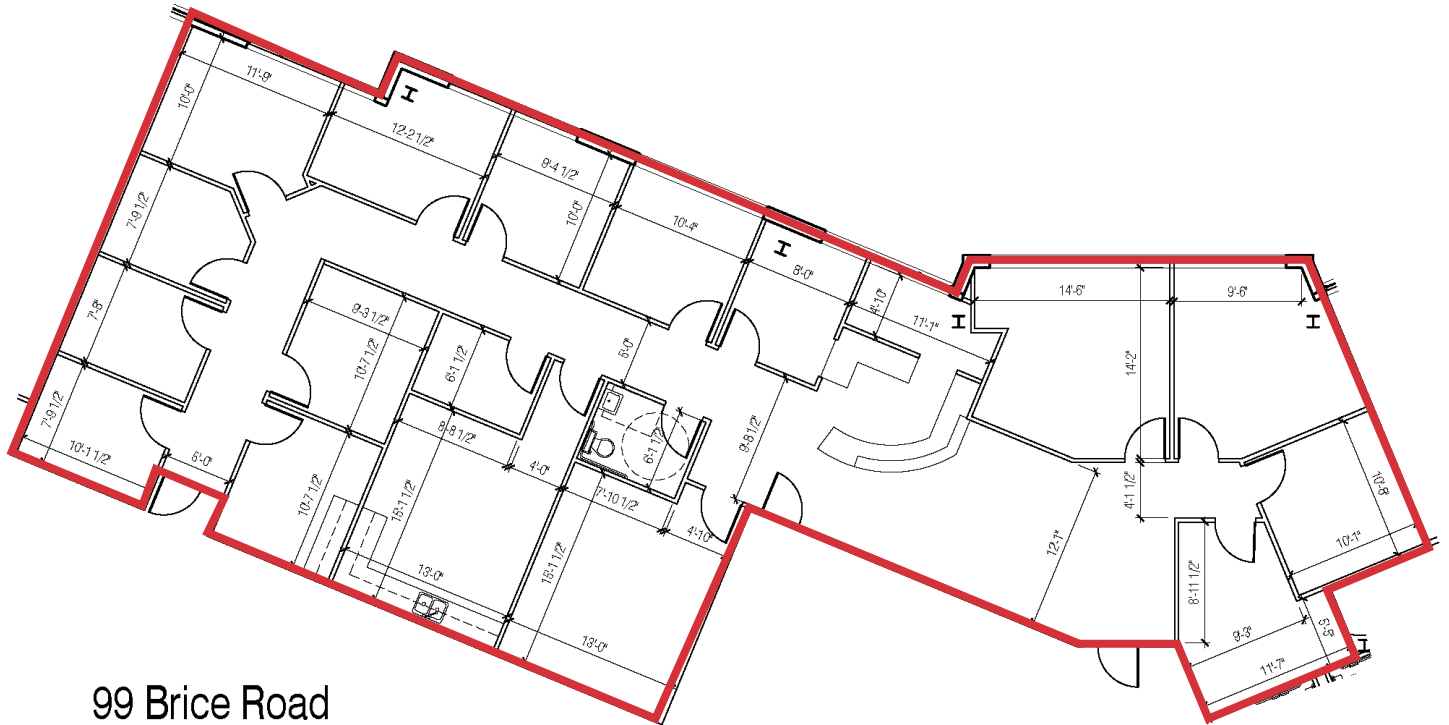
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# SUITE 360 | 3,734 SF

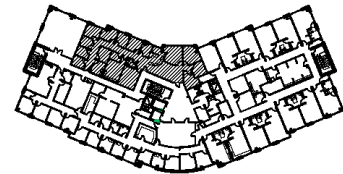
99 BRICE ROAD N



99 Brice Road

Suite 360

1/8"=1'-0"



N building key plan

THIRD FLOOR

N.T.S.

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# PROPERTY PHOTOGRAPHS

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# PROPERTY PHOTOGRAPHS

99 BRICE ROAD N



SUITE 240



SUITE 240



SUITE 240



SUITE 300



SUITE 300



SUITE 300

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## EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The Property has excellent visibility along East Broad Street and is located adjacent to the high traffic interchange at Interstate 270 (I-270). I-270, also known as the “Outerbelt,” is the beltway loop freeway surrounding Columbus and provides direct access to the entire metropolitan area. More than 200,000 cars pass the interchange on any given day.

### NEIGHBORING CITIES



|              |         |
|--------------|---------|
| BLACKLICK    | 07 MINS |
| REYNOLDSBURG | 08 MINS |
| GAHANNA      | 11 MINS |
| COLUMBUS     | 16 MINS |
| NEW ALBANY   | 18 MINS |
| PICKERINGTON | 20 MINS |

### RESTAURANTS



|                |         |
|----------------|---------|
| SONIC DRIVE-IN | 04 MINS |
| CHICK-FIL-A    | 04 MINS |
| RAISING CANE'S | 04 MINS |
| CHIPOTLE       | 06 MINS |
| FIVE GUYS      | 07 MINS |
| BOB EVANS      | 07 MINS |

### DEMOGRAPHICS - 3 MILE



|                  |           |
|------------------|-----------|
| POPULATION       | 84,882    |
| AVG. HH INCOME   | \$107,003 |
| TOTAL HOUSEHOLDS | 34,824    |
| MEDIAN AGE       | 36.9      |



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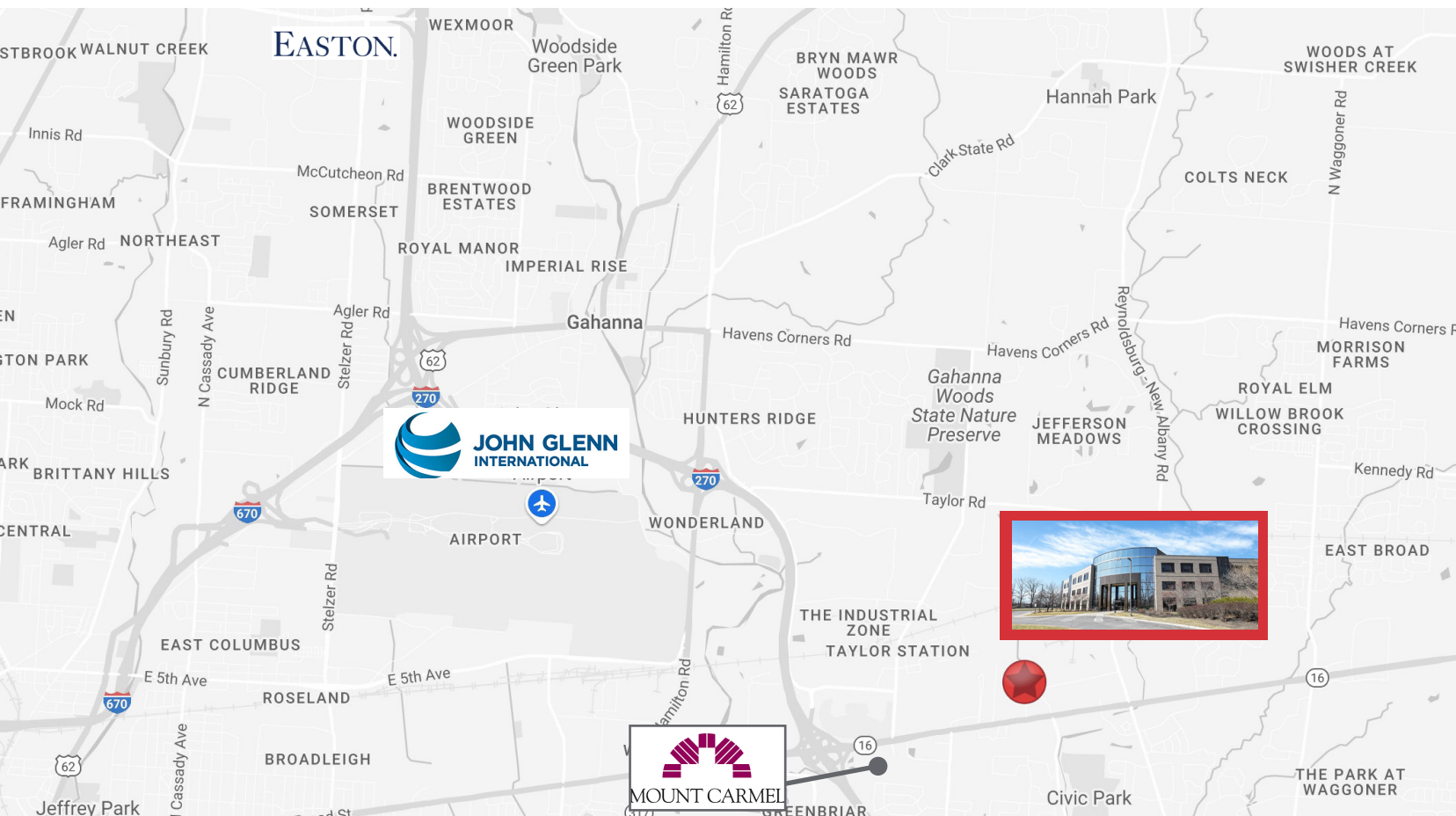
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The Property is located nearby the campus of Mount Carmel East, a 400-bed, full-service, short-term acute care hospital with a Level II Trauma Center. The facility features a wide variety of expert, high-quality healthcare services including a fully integrated cardiovascular center, a comprehensive stroke center, a dedicated women's health center, a maternity center, a network cancer program, and a comprehensive orthopedics and spine program. The hospital recently underwent a \$310 million modernization including the addition of a five-story patient tower.



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