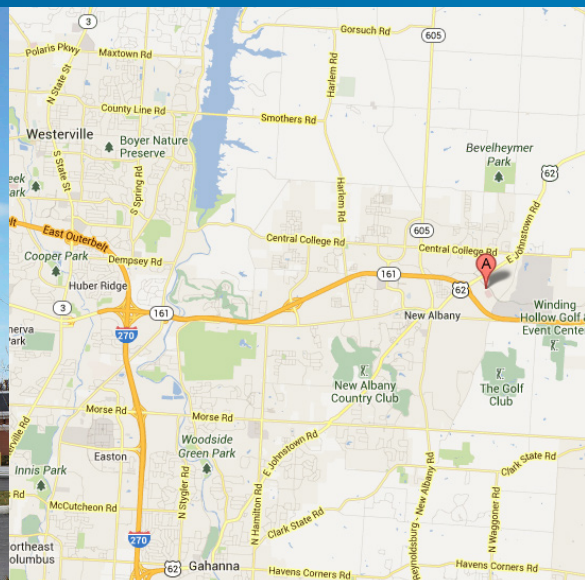


FOR LEASE > MEDICAL OFFICE SPACE



New Albany Medical Center II

5040 FOREST DRIVE, NEW ALBANY, OHIO 43054



New Albany Medical Center > Medical Space

This recently constructed 60,000 SF property contains multiple physician specialties and an ambulatory surgery center. Available spaces range from 1,000 SF to 17,134 SF.

Leasing Incentives

- > \$60.00 PSF Tenant Improvement Allowance being offered
- > Property owner will pay for physician's relocation

Building Features

- > Medical grade parking, 5 spaces / 1,000 SF
- > Ambulatory surgery center suite
- > Ownership available
- > Potential tax incentives available
- > Anchored by OrthoNeuro and includes orthopedic urgent care suite

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New Albany Medical Center II > Building Overview

SUITE	RSF	RATE/RSF/YR	COMMENTS
2nd Floor	1,000 - 17,674	\$14.00-17.95 NNN	First generation medical space, generous improvement allowance available. \$14.00 base rate for office users.

