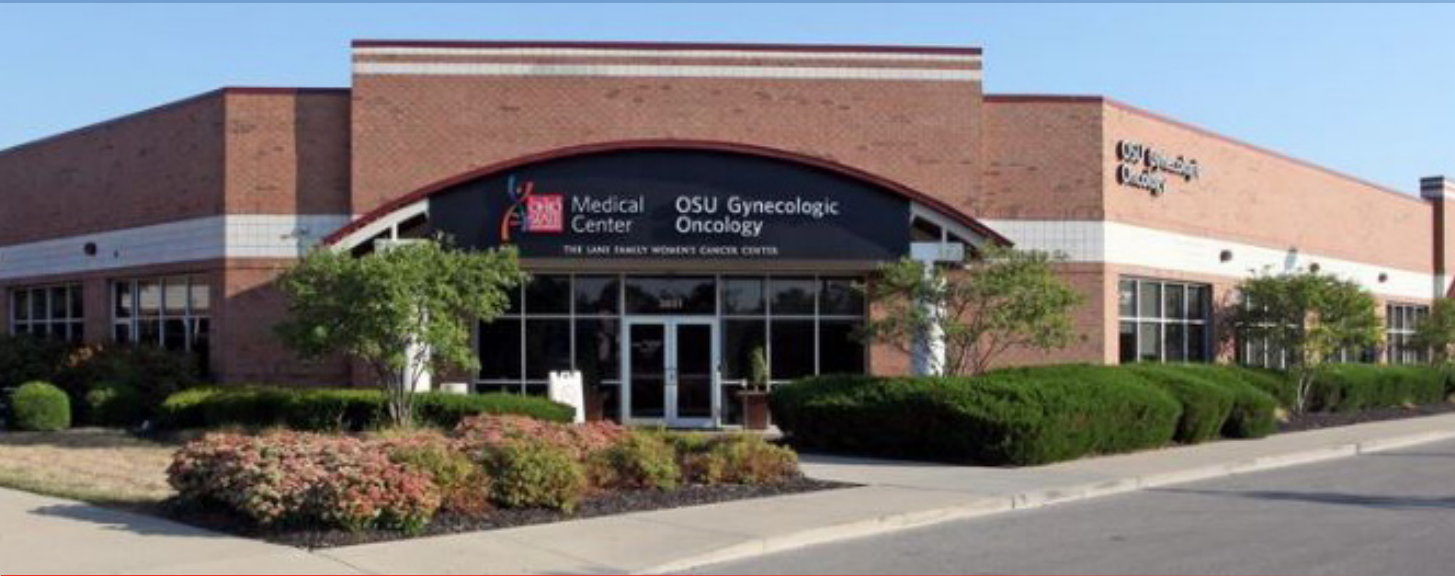


# Mill Run Business Center



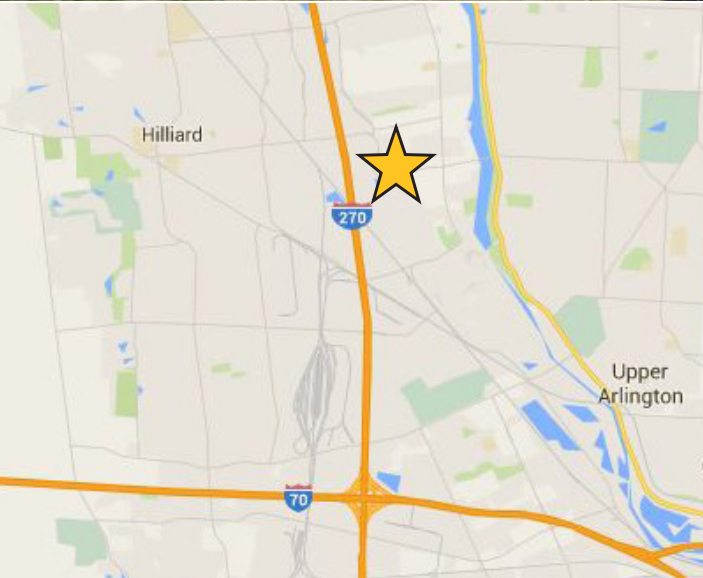
CAN ACCOMMODATE HIGH PARKING RATIOS

Up to 16,208 SF Available

FOR  
LEASE

3639-3731 Ridge Mill Dr.  
Hilliard, OH





# Outstanding Office and Medical Buildings!

Single story office and medical buildings built in 1998 and consisting of 99,553 square feet.

- Great signage potential (monument and building signage)
- Excellent location in Hilliard less than one mile from I-270
- 2018 Operating Expenses are estimated to be \$5.80
- Can accommodate high parking ratios
- Great access to restaurants, banks and shopping
- Very low common area factor
- Opportunity for "creative space" with exposed ceiling

[www.colliers.com/ohio](http://www.colliers.com/ohio)

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Suite	SF Avail.
3641	6,442
3731	16,208

\* Lease rates are \$10.95 NNN for office suites and \$14.95 NNN for medical.

View drone video:  
<https://vimeo.com/222132352>

View 3D tour:  
<http://bit.ly/2rZ8wBw>

