



# FOR LEASE

## PROPERTY HIGHLIGHTS:

- Building Size: 66,110 RSF
- 21,175 RSF of medical space available for lease.
- Located on Reading Road/ SR 42
- Easily Accessible from I-275, I-75 & I-71
- Located Less than 1 Mile from the campus of Tri-Health Evendale and less than 6 miles north of the Jewish Hospital Mercy Health Campus
- Covered Drop-Off Area
- Competitive Rental Rates and Tenant Construction Allowances
- Max Contiguous Space Available: 4,713 RSF
- Min Divisible Space Available: 987 RSF

## EVENDALE MEDICAL OFFICE BUILDING

10475 READING ROAD  
EVENDALE OH 45241

### CONTACT:

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### CORNERSTONE MEDICAL DEVELOPMENT, LLC

815 W. Broad Street, Suite 310  
Columbus, OH 43222  
317-841-9900

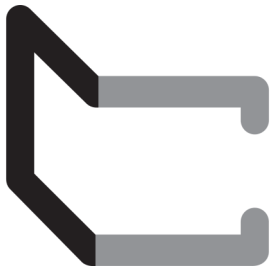


# LOCATION

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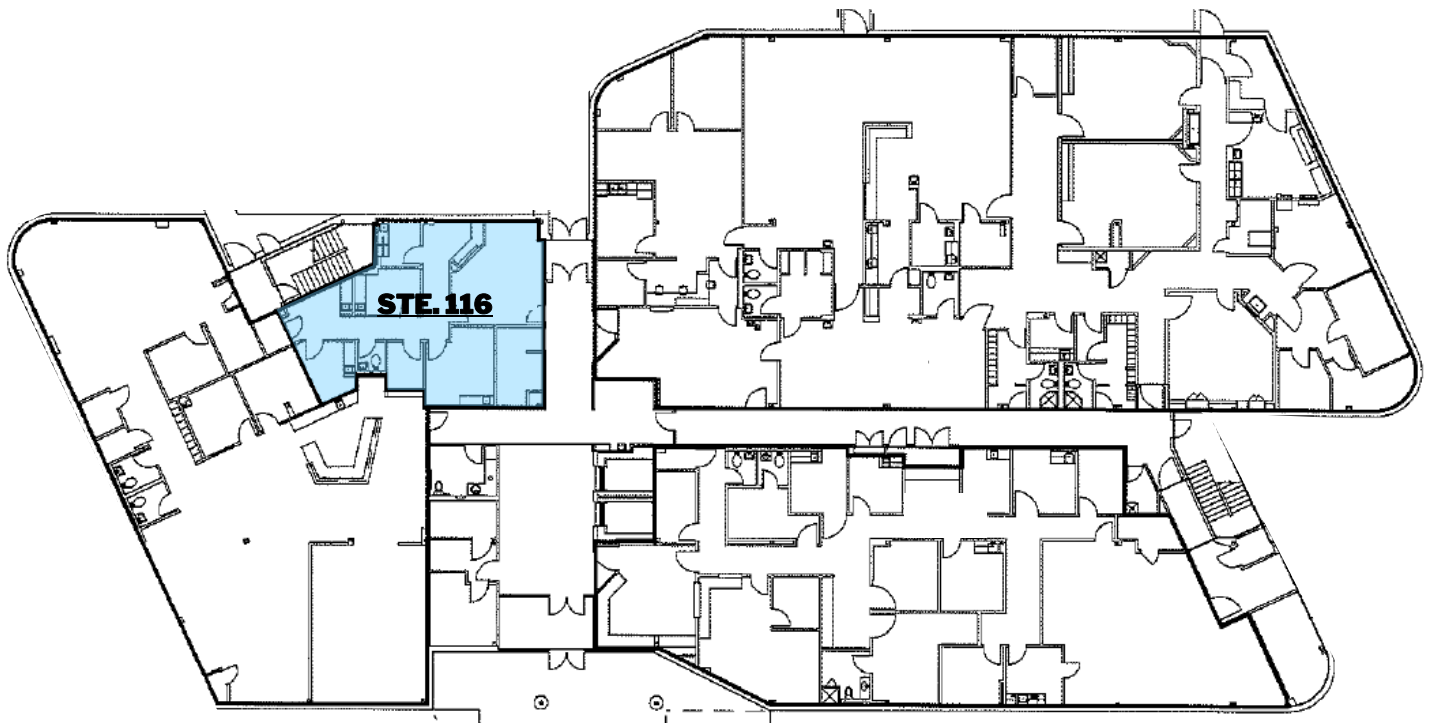
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# FIRST FLOOR

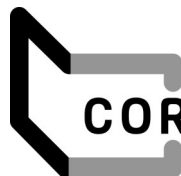
FOR LEASE | 10405 Reading Road | Evendale, OH | 45241

**Total Available: 1,256 RSF | Min Divisible: 1,256 RSF | Max Contiguous: 1,256 RSF**



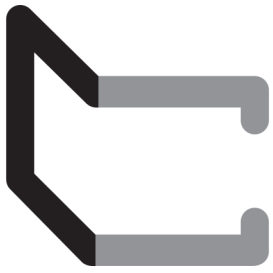
**STE 116: 1,256 RSF**

Min Divisible: 1,256RSF | Available Immediately



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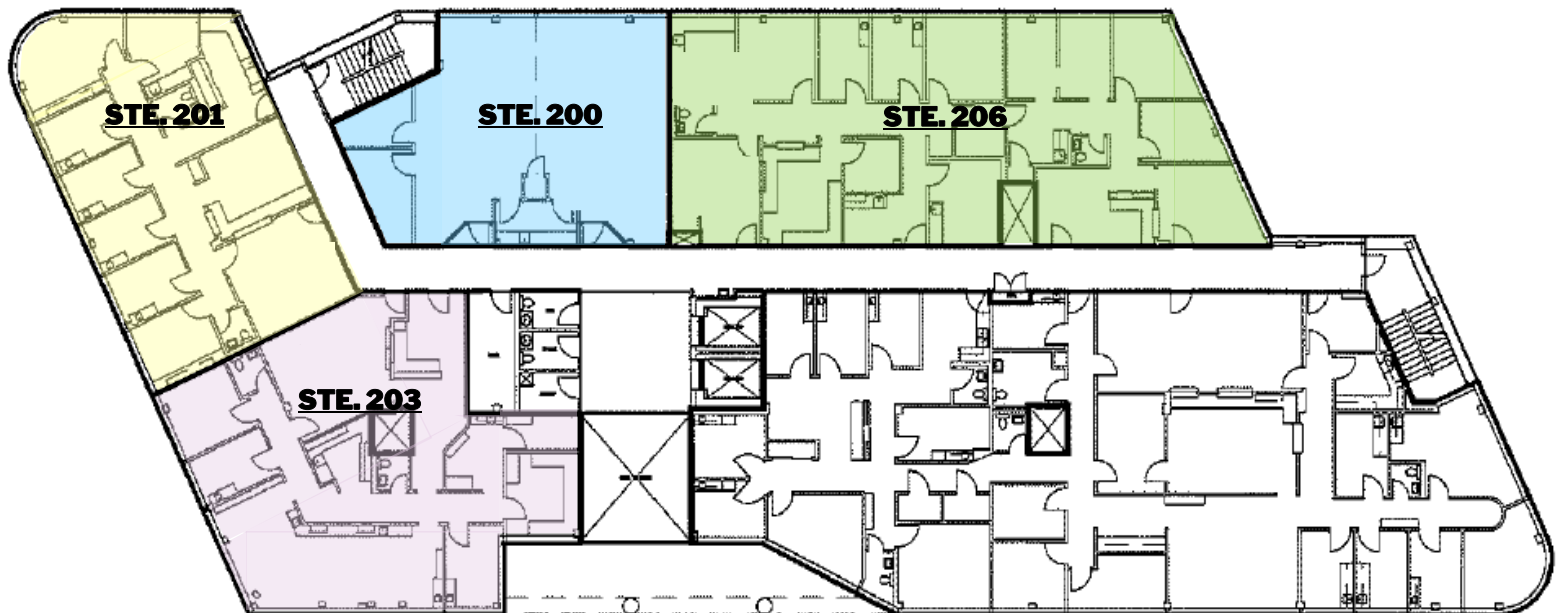
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# SECOND FLOOR

FOR LEASE | 10405 Reading Road | Evendale, OH | 45241

**Total Available: 7,027 RSF | Min Divisible: 1,040 RSF | Max Contiguous: 4,713 RSF**



**STE 200: 1,623 RSF**

Min Divisible: 1,623 RSF | Available Immediately

**STE 201: 2,010 RSF**

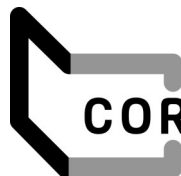
Min Divisible: 1,623 RSF | Available Immediately

**STE 203: 2,314 RSF**

Min Divisible: 2,314 RSF | Available 2/1/18

**STE 206: 3,090 RSF**

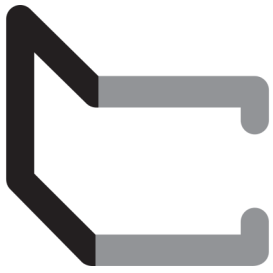
Min Divisible: 1,040 RSF | Available Immediately



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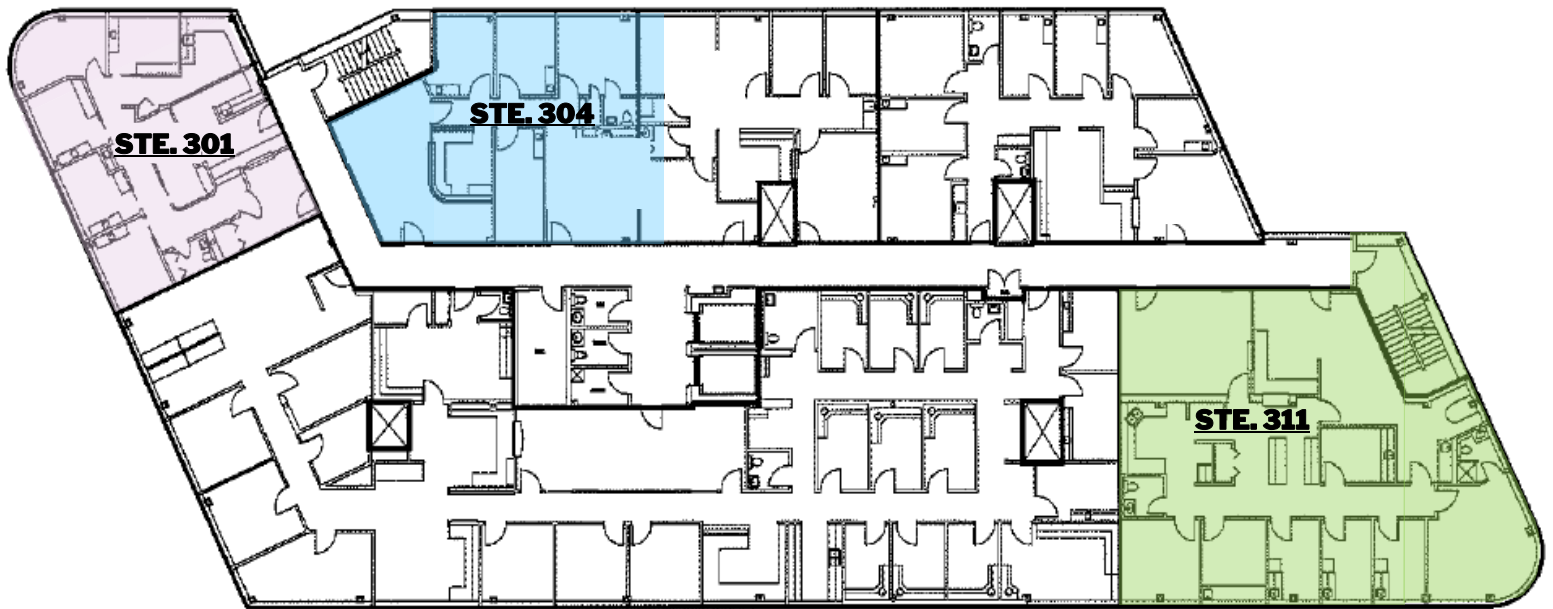




# THIRD FLOOR

FOR LEASE | 10405 Reading Road | Evendale, OH | 45241

**Total Available: 5,783 RSF | Min Divisible: 1,471 RSF | Max Contiguous: 2,785 RSF**



**STE 301: 1,527 RSF**

Min Divisible: 1,527 RSF | Available Immediately

**STE 304: 1,471 RSF**

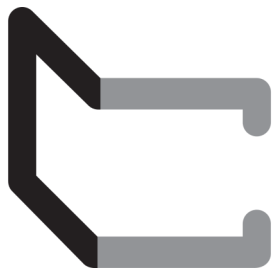
Min Divisible: 1,471 RSF | Available Immediately

**STE 311: 2,785 RSF**

Min Divisible: 2,785 RSF | Available Immediately



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# FOURTH FLOOR

FOR LEASE | 10405 Reading Road | Evendale, OH | 45241

**Total Available: 5,099 RSF | Min Divisible: 987 RSF | Max Contiguous: 4,112 RSF**



**STE 401: 1,941 RSF**

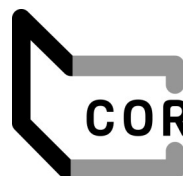
Min Divisible: 1,941 RSF | Available Immediately

**STE 402: 987 RSF**

Min Divisible: 987 RSF | Available Immediately

**STE 403: 2,171 RSF**

Min Divisible: 1,791 RSF | Available Immediately



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