

PROMINENT OUTPARCEL



NEW Office Space Canal Winchester



AVAILABLE 9/1/2020
3050 sqft FOR LEASE
7750 Diley Road

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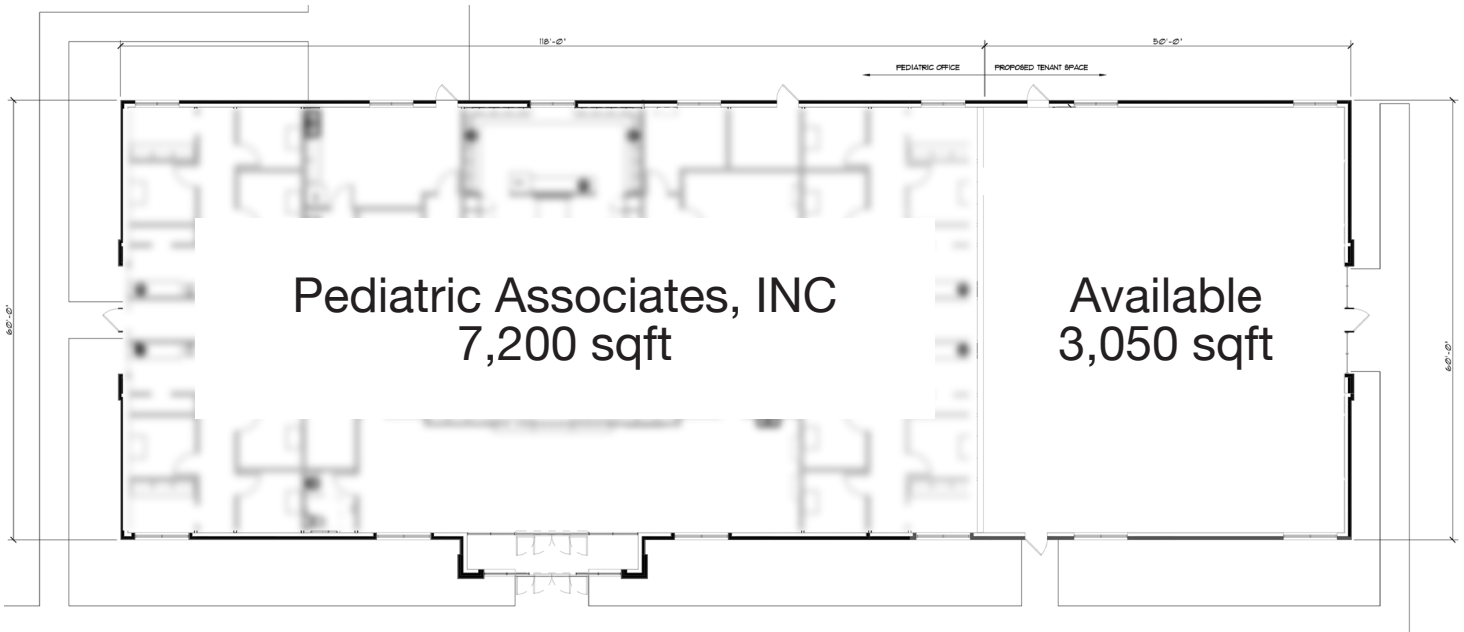
Property Overview

- > Anchored by Pediatric Associates with 3050 sqft available
- > 15 year 100% tax abatement
- > Located on a Meijer outparcel
- > Great visibility on Diley Road
- > Across from Diley Ridge Medical Center
- > Easily accessible to State Route 33
- > \$16.50 NNN rate, operating expenses for 2020 are estimated at \$6.07 PSF
- > Separate entrance facing Meijer
- > Surrounding amenities include Meijer, McDonalds, and more coming soon
- > Minutes from Gender Road and State Route 33 with a plethora of restaurants and shopping including Brew Dog





Floor Plan



Exterior Elevation



Facing East towards Meijer