



# Medical Office FOR LEASE



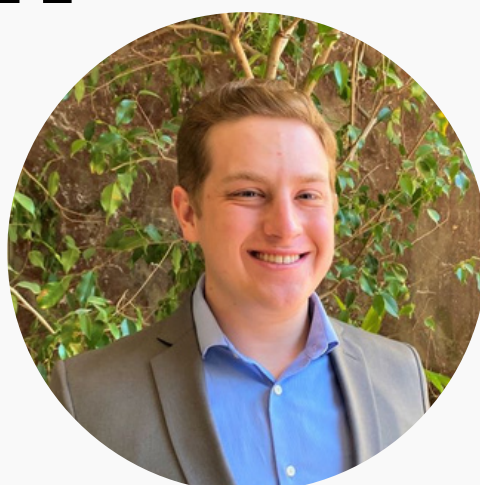
## H & H Medical Office Bldg

1835 E. High St.,  
Springfield, OH 45505

For more information, please contact:

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- Multi-tenant medical building was built in 1981 and offers a total of 9,675 SF.
- Located in a mixed-use area with other medical office buildings, retail, restaurants and residential housing nearby.
- Tenants share a 1,125 SF lobby.
- Large surface lot offers easy access and convenient parking.
- Locally owned and managed.
- Full service lease rates/negotiable terms.
- Two (2) suites available.







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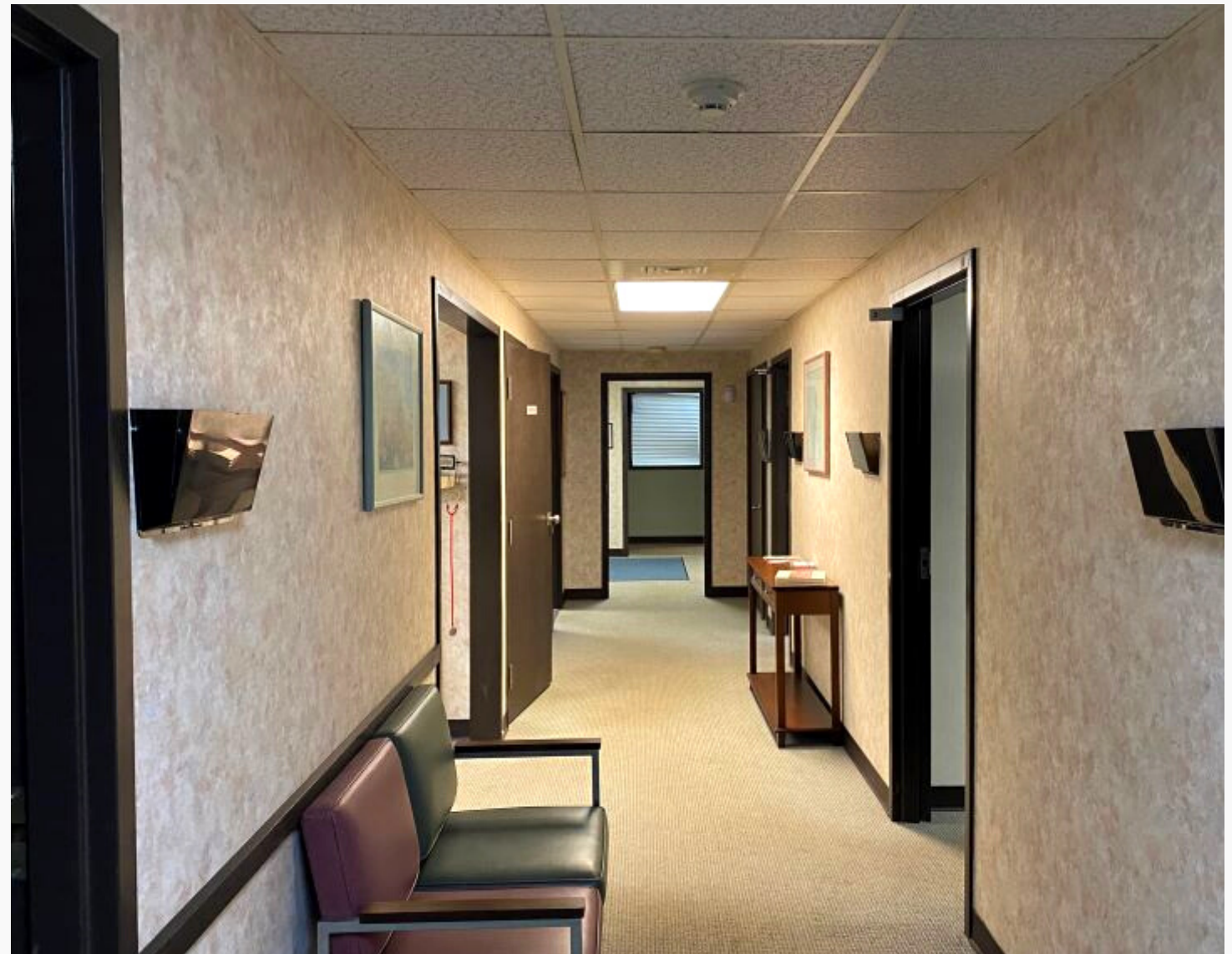






# Crest

Commercial Realty



**Suite 2 ~ 1,776 SF \$3,000/month**

- Turnkey space for a medical practitioner.
- Fully furnished and equipped medical office.
- Large administrative/reception area, nurse's workstation, 4 exam rooms, and private offices.
- Executive office includes an en suite bathroom.
- ADA compliant bathroom and additional storage space .
- **Also available as Medical Office Timeshare/Per Diem ~ please call for more details!**







# Crest

Commercial Realty



**Suite 4 ~ 1,874 SF    \$2,100/month**

- Move-in ready!
- Available partially furnished.
- Large administrative/reception area, nurse's workstation, 4 exam rooms, and private offices.
- Separate, secure staff entrance.
- Direct access from large lobby.
- Private bathroom.







# Crest

Commercial Realty

**Just minutes from E.  
Main St. and downtown  
Springfield!**



## DEMOGRAPHICS

2022	2-mile	5-mile	10-mile
Population	35,548	78,152	114,543
Median Age	36	39.6	41.6

## Traffic Counts

E. High St/Hubert Ave W	9,107 VPD
E. High St/S Belmont Ave	8,863 VPD

**Located within a  
block of the  
historic Frank  
Lloyd Wright  
Westcott House!**

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\*Demographics provided by CoStar Group,  
www.costar.com, 2022 dataset