



4030 Henderson Rd. Upper Arlington, OH

4055 Henderson Rd. is a single story, 15,277 sq. ft. medical office building which Central Ohio Medicine purchased upon completion. This build to suit project was delivered December 1, 2007, thirty days ahead of schedule.

The geography and rock subsurface of this 2.7 acre site brought significant challenges to the development process. The placement of the building on the site accounts for the steep grade, creating dramatic views of the Scioto River and a sloped, meandering entry drive.

This development secured 50% real property tax abatement for seven years. Total investment value is \$3.2 million dollars.

Rj BOLL Management continues to manage this property on behalf of the ownership.