



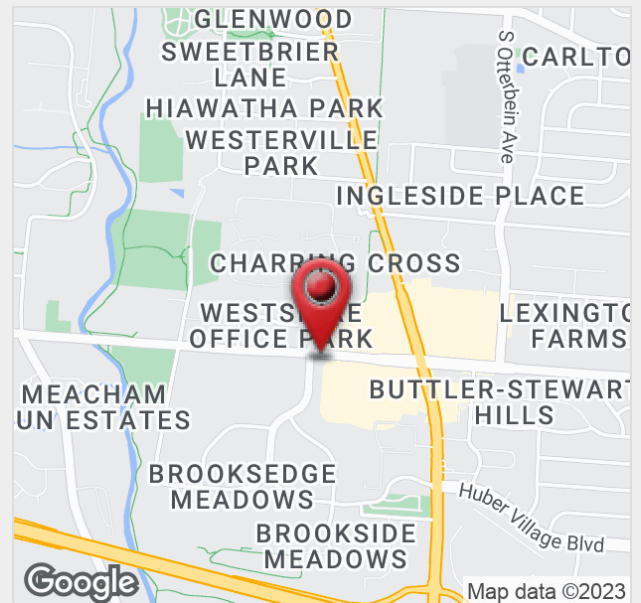
Schrock Professional Center

137-151 W Schrock Rd, Westerville, Ohio 43081

Property Features

- 9,600 SF Office Building
- Suite 145 & 149 | 2,400 SF | Divisible to 1,200 SF
- One Mile to St. Ann's Hospital
- Direct Entrance off Parking Lot
- Many Amenities Nearby
- Tenants Pay Electric and Janitorial
- Monument Signage Available

Lease Rate: 18.50/SF Modified Gross
www.schrockprofessionalcenter.com



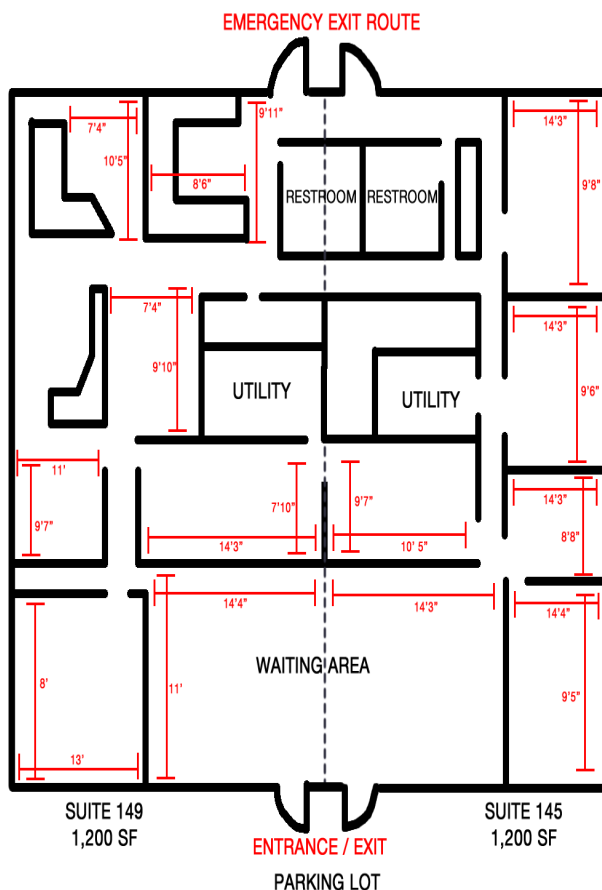
For more information:

Philip Bird, SIOR

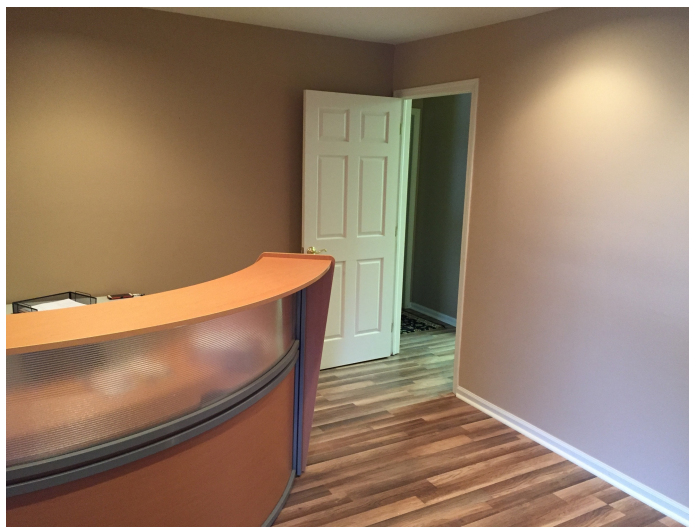
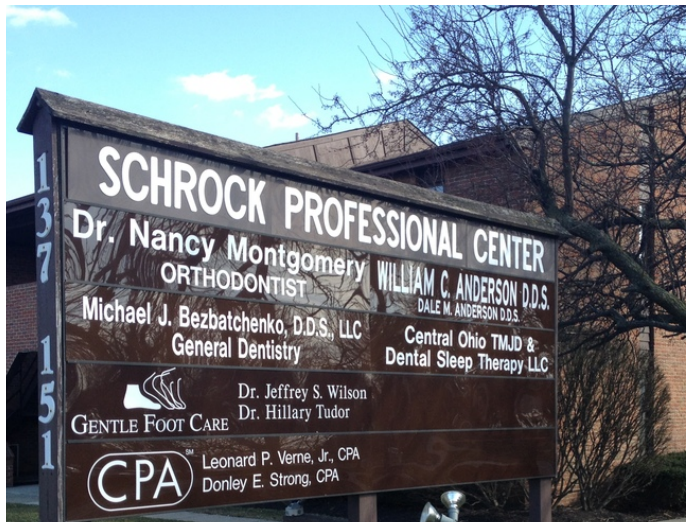
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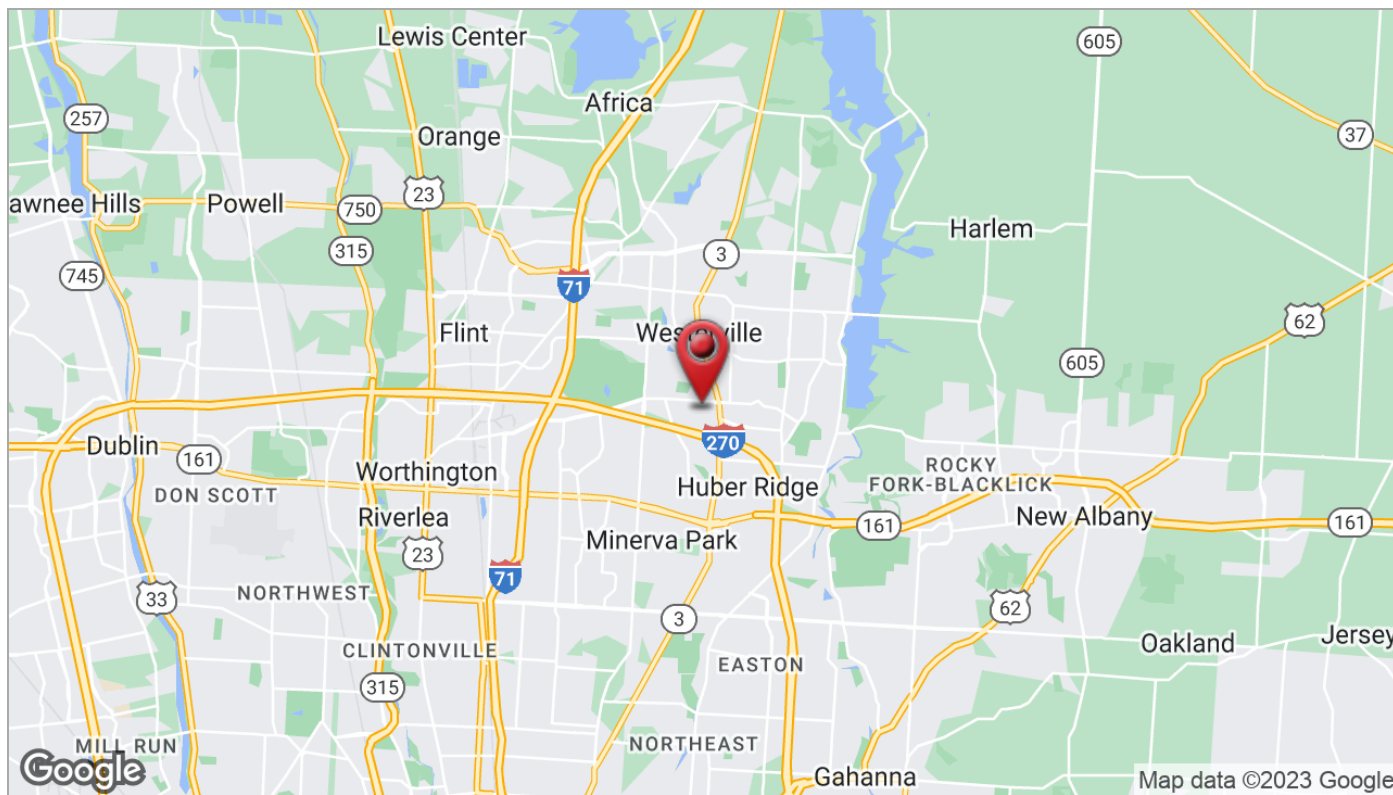
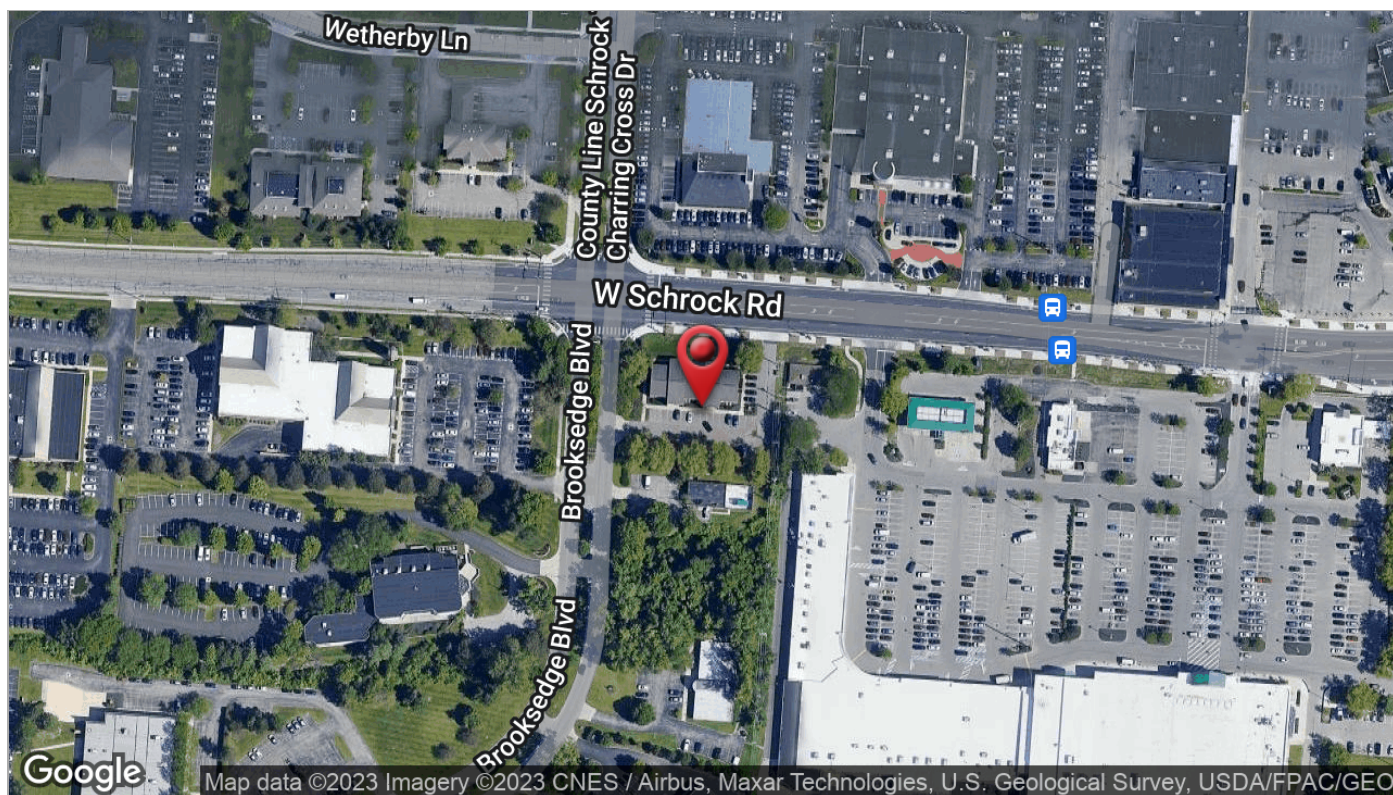
Matt Gregory, SIOR, CCIM

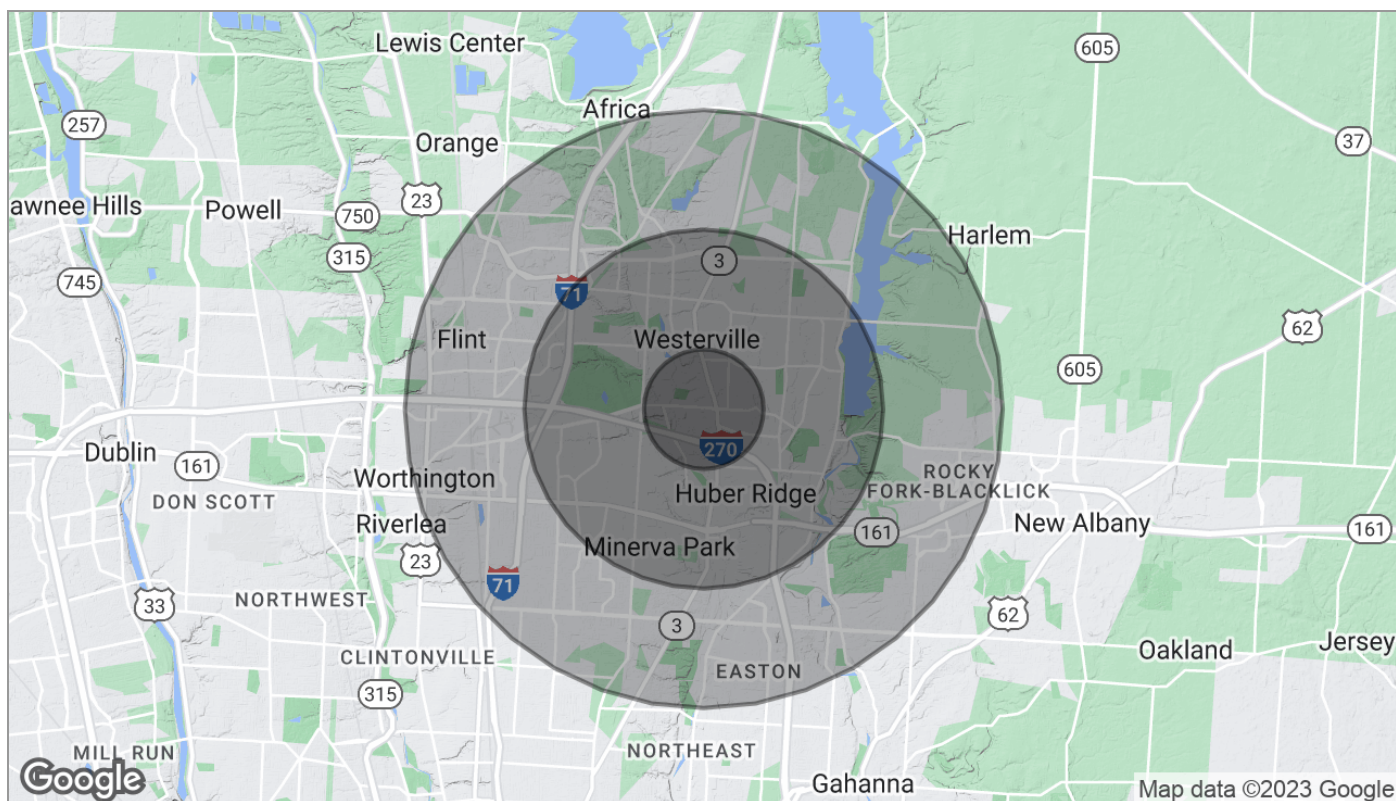
614 629 5234 • mgregory@ohioequities.com



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 145	\$18.50 SF/YR	Modified Gross	1,200 SF	June 1, 2023
Suite 149	\$18.50 SF/YR	Modified Gross	1,200 SF	June 1, 2023
Suite 145 + 149	\$18.50 SF/YR	Modified Gross	2,400 SF	June 1, 2023







Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,821	98,070	224,092
MEDIAN AGE	34.5	35.7	35.1
MEDIAN AGE (MALE)	33.8	34.7	34.3
MEDIAN AGE (FEMALE)	35.7	36.8	36.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,866	38,432	89,110
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$68,719	\$70,761	\$70,939
AVERAGE HOUSE VALUE	\$178,884	\$189,470	\$204,007

* Demographic data derived from 2020 ACS - US Census