

For Lease

Schrock Professional Center Office Space



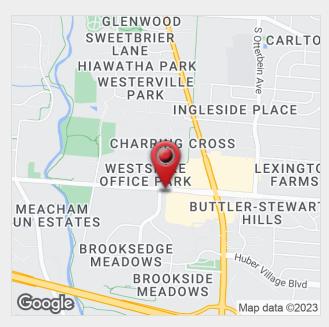
#### Schrock Professional Center

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:

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#### Matt Gregory, SIOR, CCIM

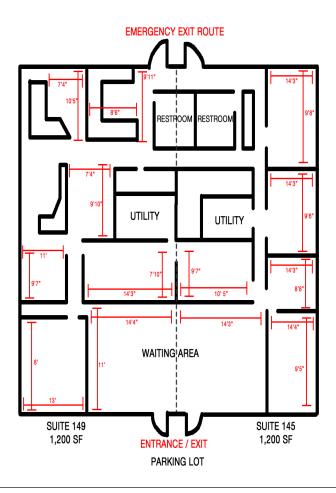
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NAI Ohio Equities 605 S Front Street, Columbus, OH 43215 614 224 2400



# Available Space



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



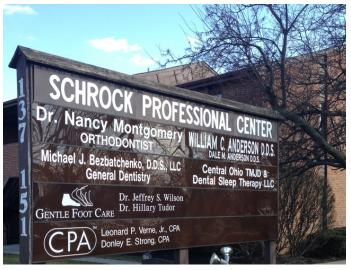
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### **Property Photographs**







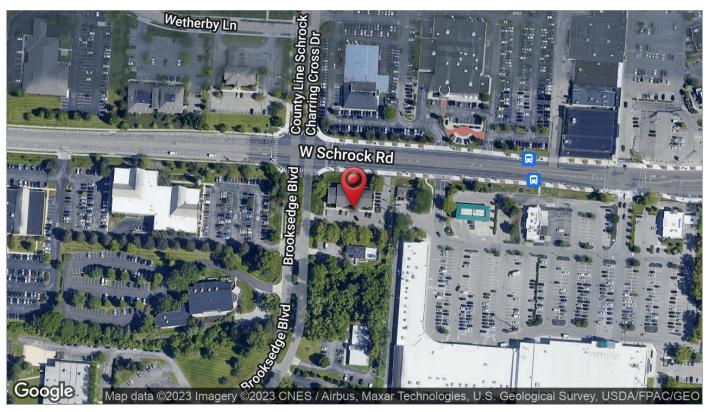


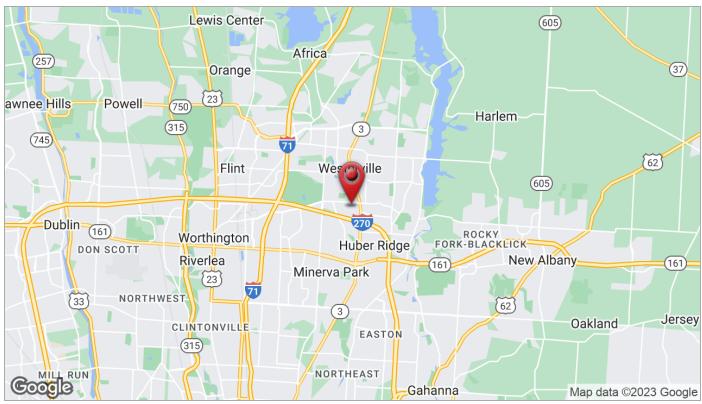






### **Location Maps**

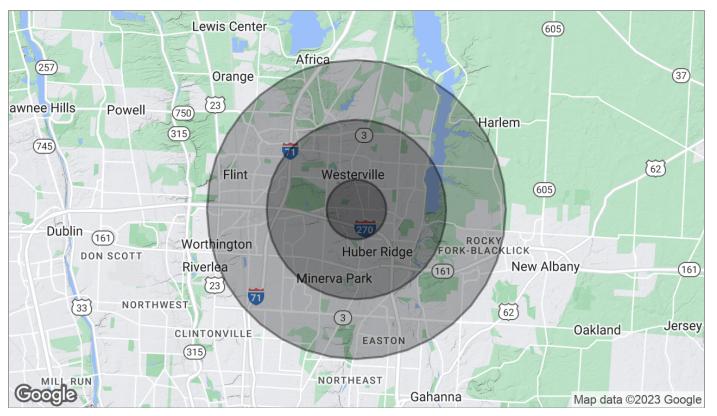








## Demographics Map



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	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

