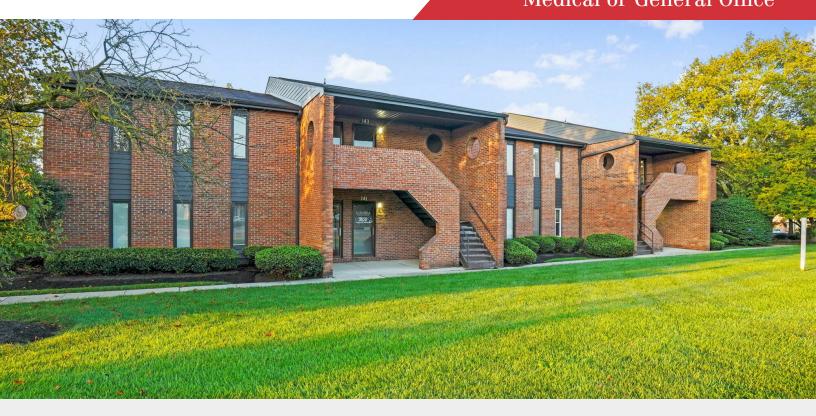


## For Lease 1,200 SF - 2,400 SF Medical or General Office



### Schrock Professional Center

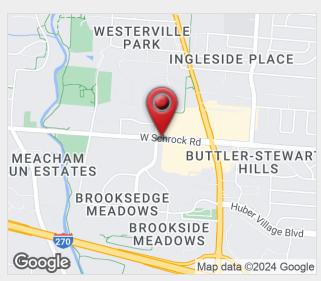
137-151 W Schrock Rd, Westerville, Ohio 43081

#### **Property Features**

- 9,600 SF Two-Story, Office Building
- Three Suites Available
- · 1,200 SF 2,400 SF
- · Medical or General Office
- · One Mile to St. Ann's Hospital
- · Direct Entrances off Parking Lot
- 40 On-Site Parking Spaces (4.27/1,000 SF Ratio)
- Numerous 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

614 629 5296 • pbird@ohioequities.com

#### Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

#### Chad Boggs

614 629 5261 • cboggs@ohioequities.com



NAI Ohio Equities | 605 S Front Street Suite 200, Columbus, OH 43215 | +1 614 224 2400 ohioequities.com

**Lease Rate:** \$18.50 SF/YR (MG) **Square Footage:** 1,200 - 2,400 SF

Lease Type: MG Lease Term: Negotiable

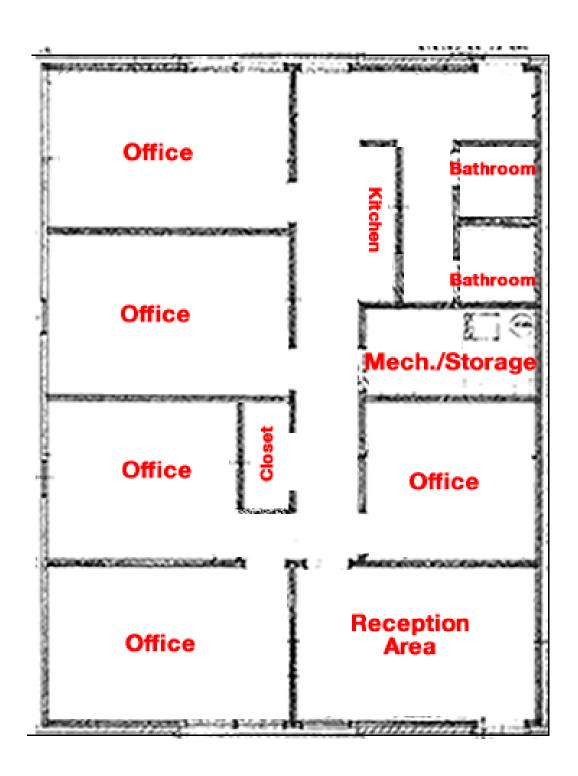
Space	Floor	Type	Lease Rate	Lease Type	Size (Sf)	Availability
Suite 139	Second	Office	\$18.50 SF/Yr	Modified Gross	1,200	VACANT
Suite 143	Second	Office	\$18.50 SF/Yr	Modified Gross	1,200	July 1, 2024
Suite 145	First	Office	\$18.50 SF/Yr	Modified Gross	1,200	VACANT
Suite 139+143	Second	Office	\$18.50 SF/Yr	Modified Gross	1,200	July 1, 2024



**Chad Boggs** 

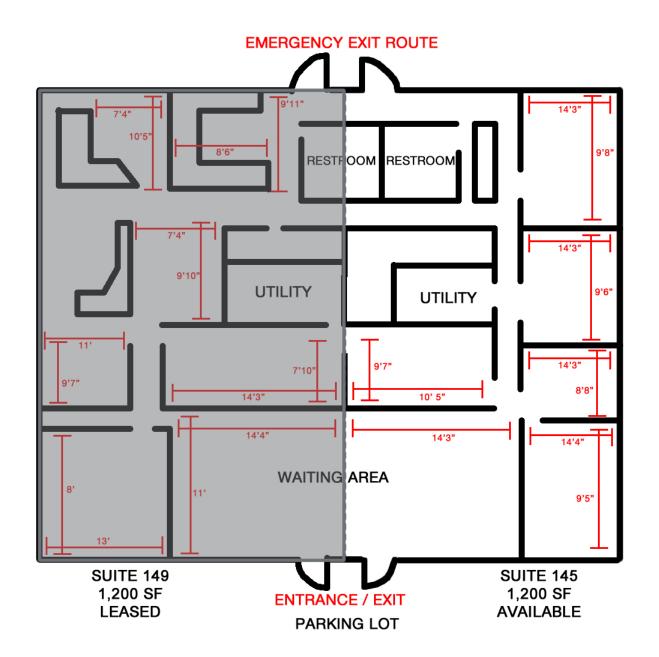


## For Lease 137-151 W Schrock Rd Suite 143 Floor Plan





## For Lease 137-151 W Schrock Rd Suite 145 Floor Plan





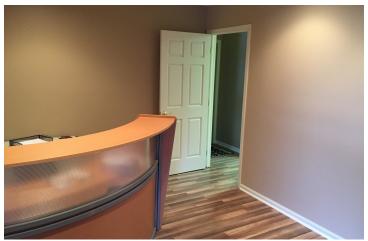


# For Lease 137-151 W Schrock Rd Property Photographs















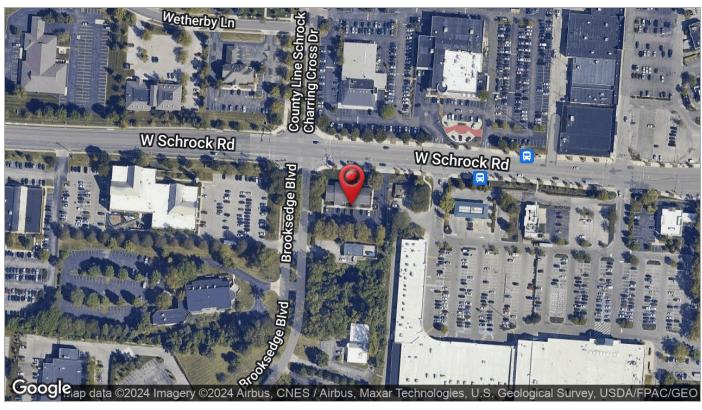
# For Lease 137-151 W Schrock Rd Nearby Amenities

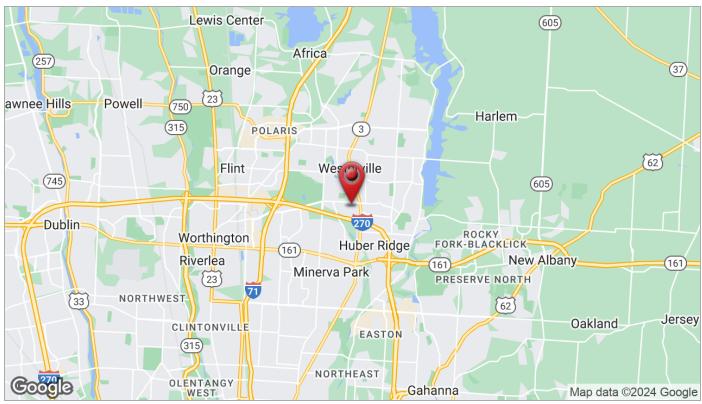






# For Lease 137-151 W Schrock Rd Location Maps

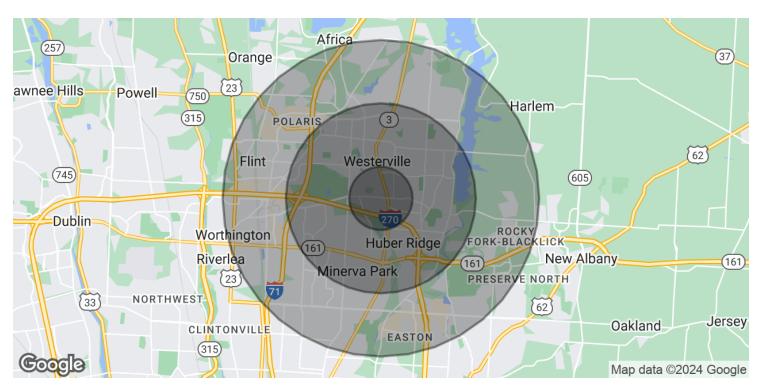








# For Lease 137-151 W Schrock Rd Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,821	98,070	224,092
Average Age	34.5	35.7	35.1
Average Age (Male)	33.8	34.7	34.3
Average Age (Female)	35.7	36.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	<b>1 MILE</b> 3,866	<b>3 MILES</b> 38,432	<b>5 MILES</b> 89,110
Total Households	3,866	38,432	89,110
Total Households # of Persons per HH	3,866 2.5	38,432 2.6	89,110 2.5

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



Matt Gregory, SIOR, CCIM