



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:

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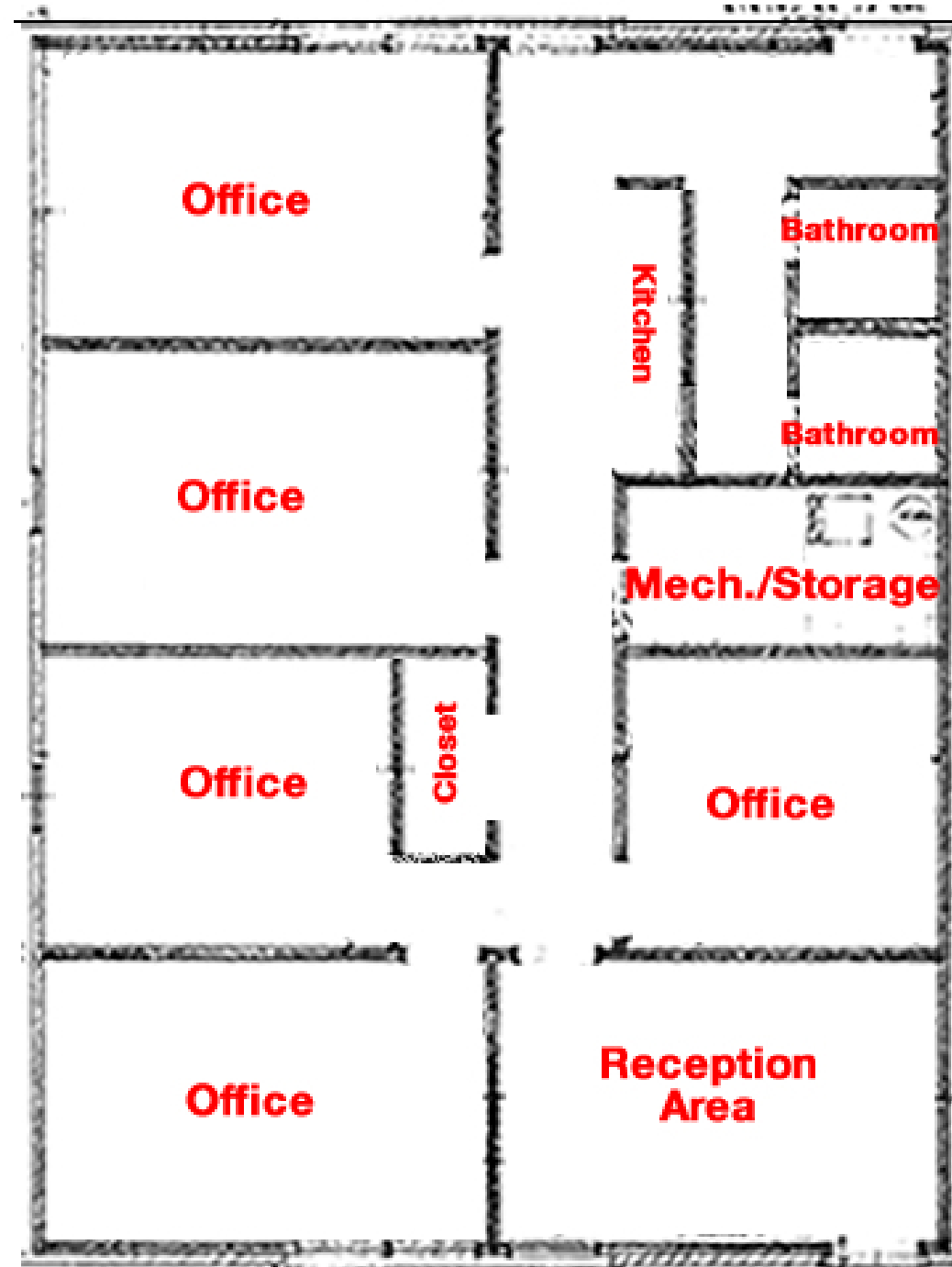
Lease Rate: \$18.50 SF/YR (MG)

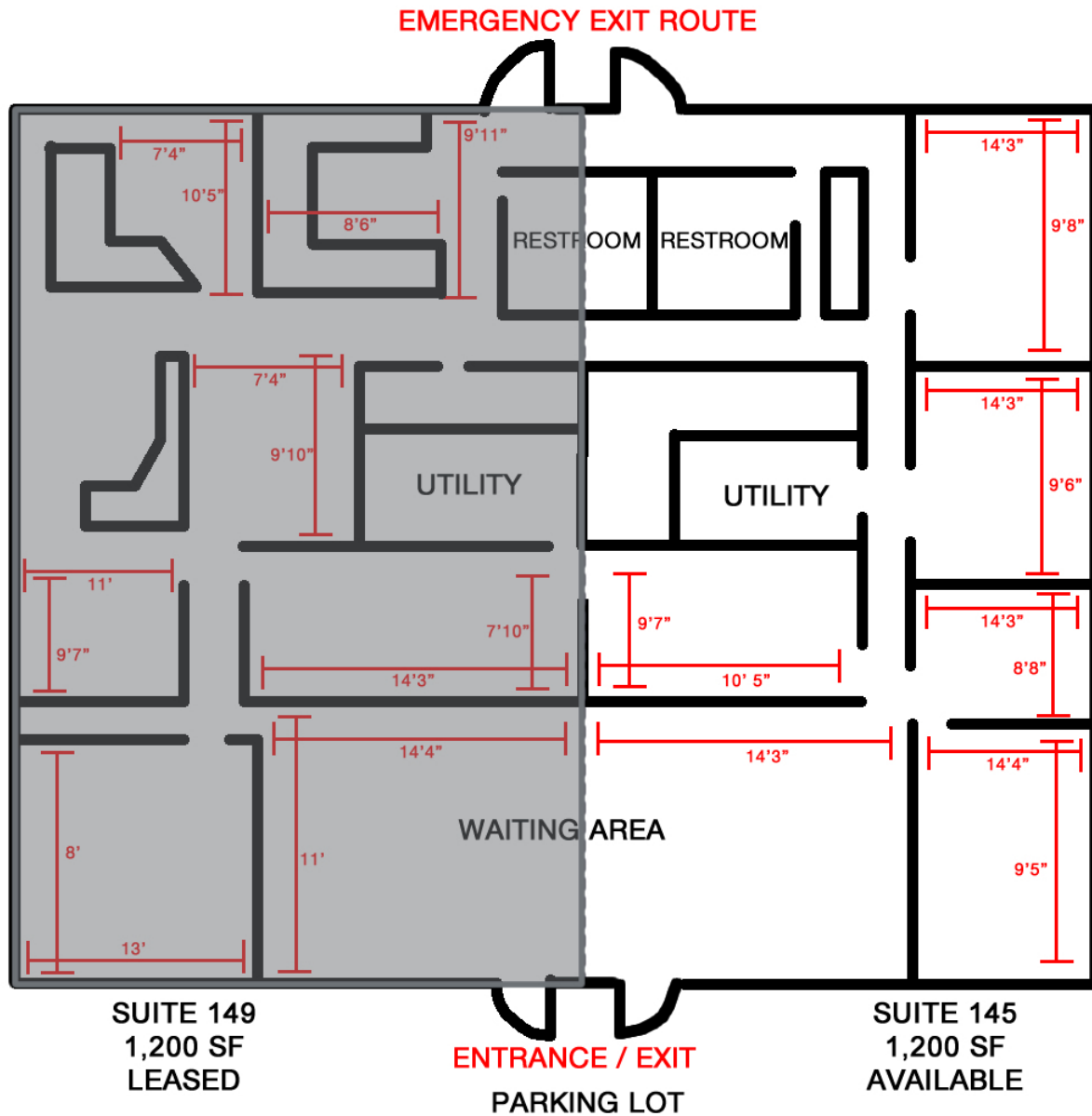
Square Footage: 1,200 - 2,400 SF

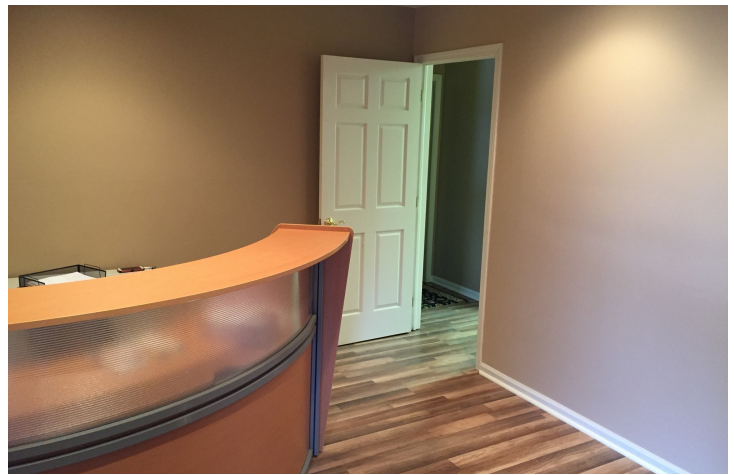
Lease Type: MG

Lease Term: Negotiable

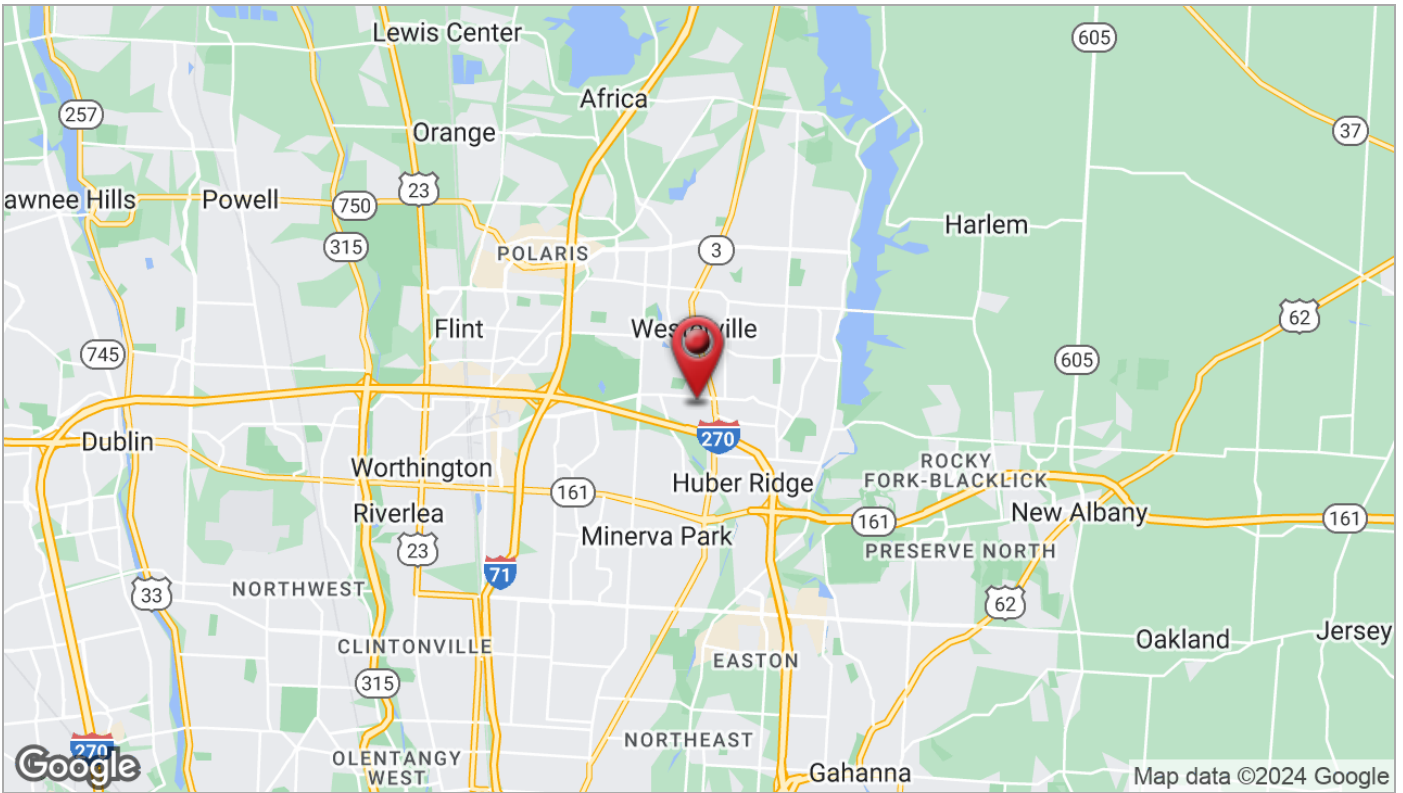
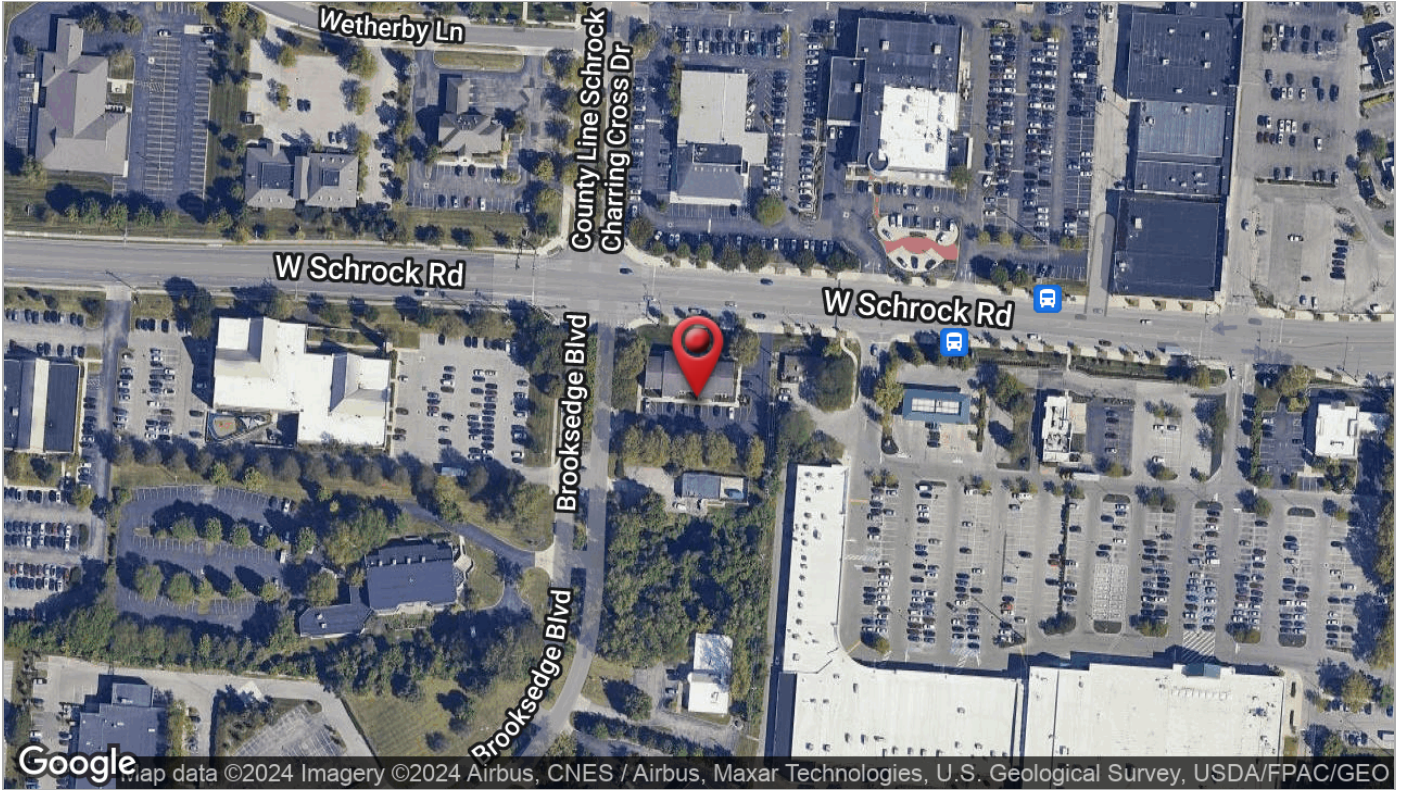
Space	Floor	Type	Lease Rate	Lease Type	Size (Sf)	Availability
Suite 139	Second	Office	\$18.50 SF/Yr	Modified Gross	1,200	VACANT
Suite 143	Second	Office	\$18.50 SF/Yr	Modified Gross	1,200	July 1, 2024
Suite 145	First	Office	\$18.50 SF/Yr	Modified Gross	1,200	VACANT
Suite 139+143	Second	Office	\$18.50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

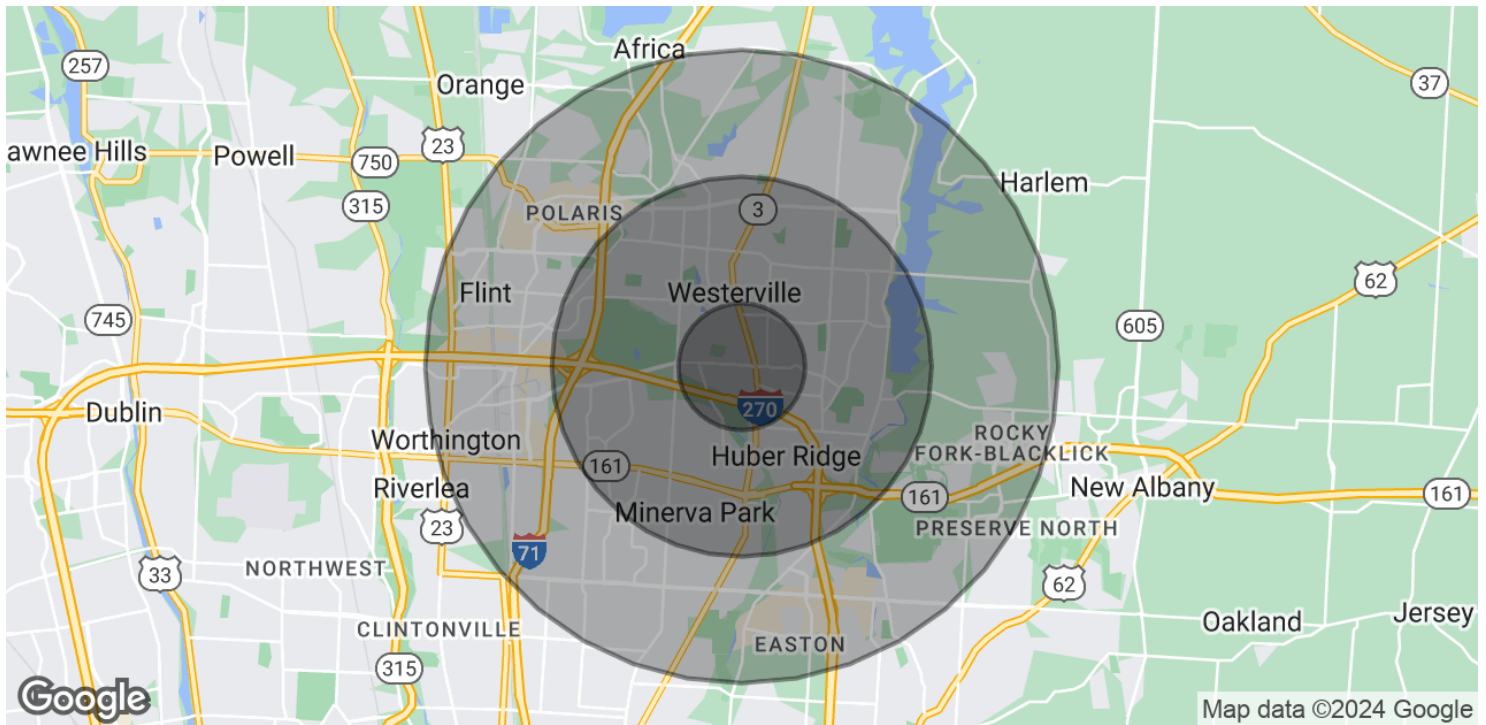












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,821	98,070	224,092
Average Age	34.5	35.7	35.1
Average Age (Male)	33.8	34.7	34.3
Average Age (Female)	35.7	36.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,866	38,432	89,110
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$68,719	\$70,761	\$70,939
Average House Value	\$178,884	\$189,470	\$204,007

* Demographic data derived from 2020 ACS - US Census