



THE **501**
BUILDING

**501 W. SCHROCK RD.
WESTERVILLE, OH 43081**



TAKE A TOUR!



NAI Ohio Equities



NAIOhio Equities

 **THE 501**
BUILDING

The logo for The 501 Building features a stylized orange outline of a building with three vertical lines and a slanted top. To the right of the outline, the words "THE 501 BUILDING" are written in a dark blue, sans-serif font. "THE" is stacked vertically to the left of "501", and "BUILDING" is stacked vertically below "501".

THE 501 BUILDING

Enhance your company image, culture, and productivity at The 501 Building; Westerville's most prestigious and well known office property in the Schrock Road corridor.

ADDRESS

501 W Schrock Road,
Westerville, OH 43081

BUILDING SIZE

60,000 SF

FLOORS

Four (4)

SF RANGE AVAILABLE:

1,569 SF - 12,533 SF

LEASE TERM:

1+ Years

PARKING:

270 Spaces (4.5 per 1,000 SF)

PROPERTY FEATURES

- Landmark Office Building in Westerville
- Located in the Heart of the Schrock Road Corridor
- Corporate Headquarters Quality Construction and Design
- Floor to Ceiling Glass Throughout Provides Natural Light and Unmatched Panoramic Views
- A Perfect Building for Professional Services and Tech Companies
- Easy Access to I-270, I-71, Cleveland Ave. and State Street
- Westerville Local Amenities Just Seconds Away
- Convenient Ten Minute Drive to Easton or Polaris
- Building Offers In-House Architectural and Space Planning Services
- Move-In Ready Suites
- Flexible Lease Terms

LEASE RATE: \$10.95/SF NNN

OPEX: \$10.58/SF

WWW.501BUILDING.COM



AVAILABLE SPACE

SUITE	SQUARE FEET	TYPE	LEASE RATE	AVAILABLE
100	2,777	OFFICE/RETAIL	\$10.95/SF NNN	VACANT
102	2,950	OFFICE/MEDICAL	\$10.95/SF NNN	VACANT
104	2,127	OFFICE	\$10.95/SF NNN	03/01/2024
107	1,569	OFFICE	\$10.95/SF NNN	VACANT
300	2,668	OFFICE	\$10.95/SF NNN	07/01/2024
310	1,876	OFFICE	\$10.95/SF NNN	07/01/2024
320	2,544	OFFICE	\$10.95/SF NNN	07/01/2024
350	5,445	OFFICE	\$10.95/SF NNN	07/01/2024



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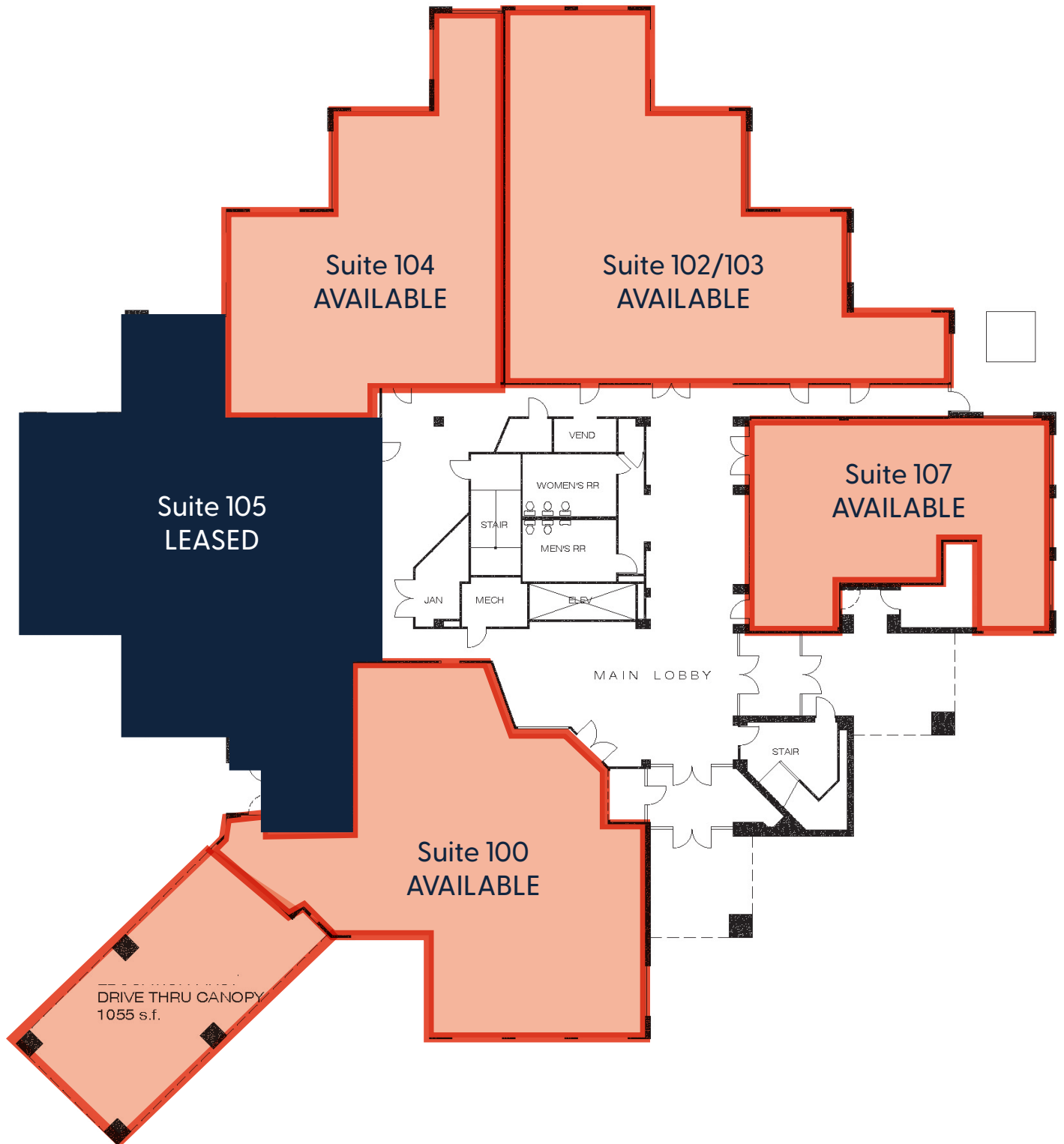
STACKING PLAN

THE 501 BUILDING



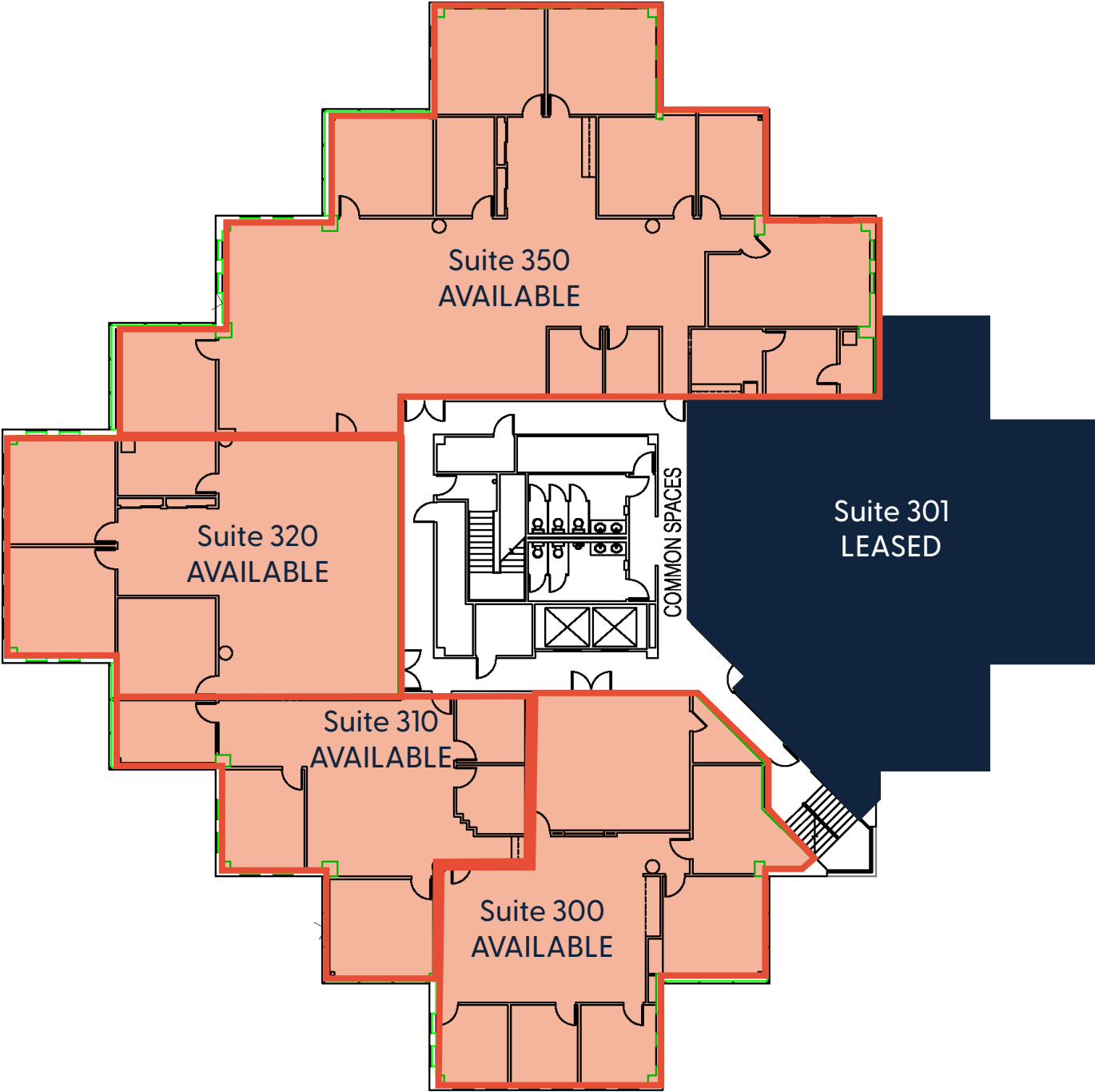
FIRST FLOOR

Retail/Office/Medical

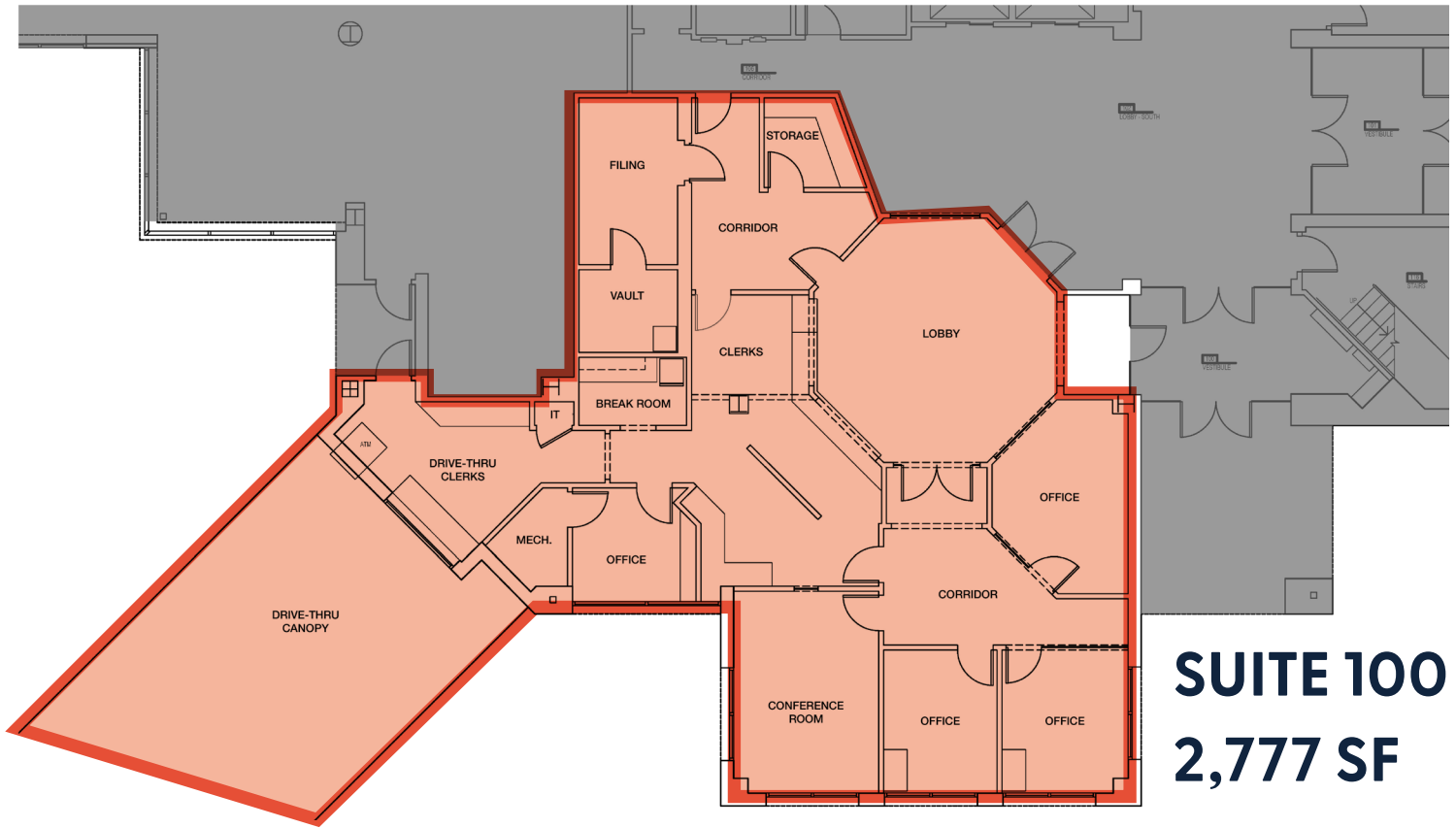


THIRD FLOOR

Office

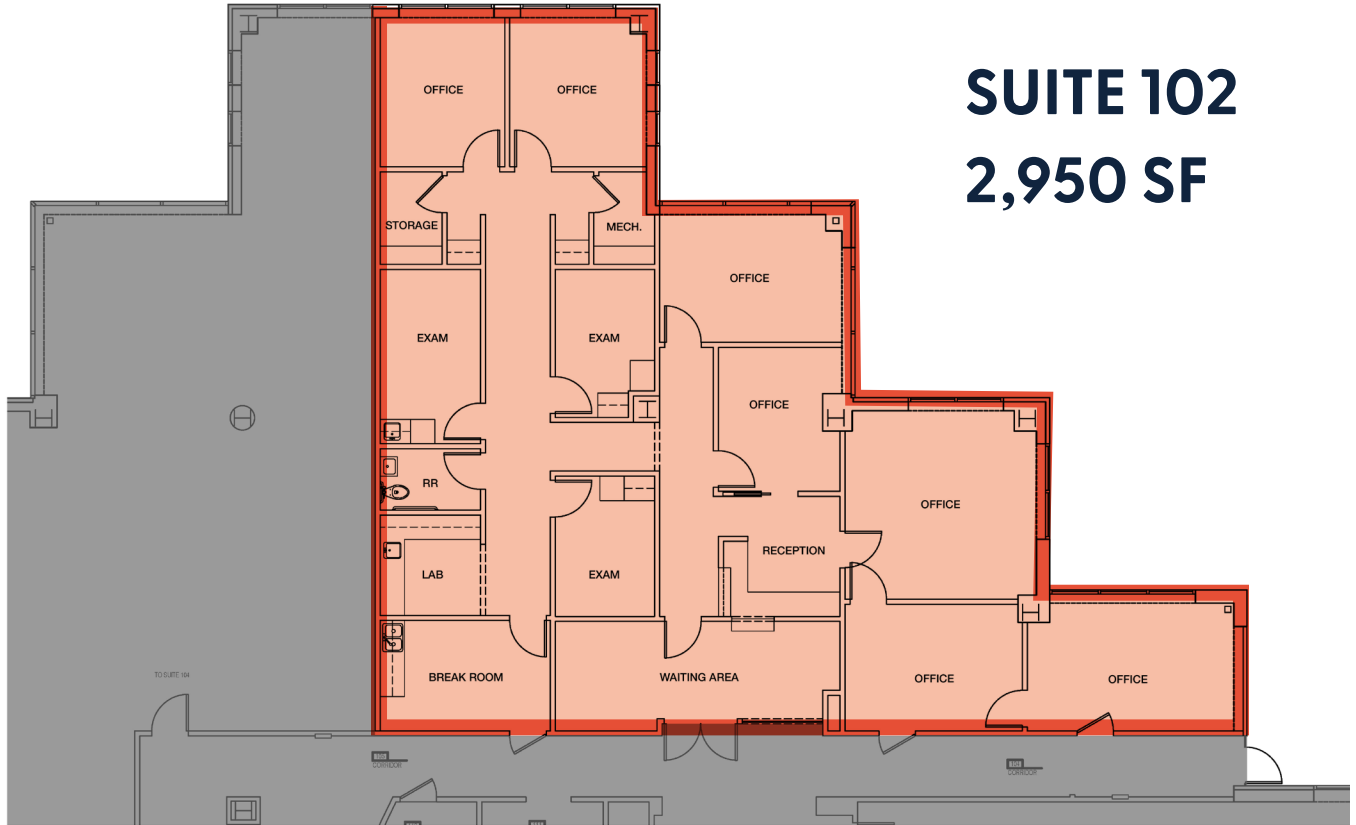


Suites 300+310+320+350 are contiguous for 12,533 SF



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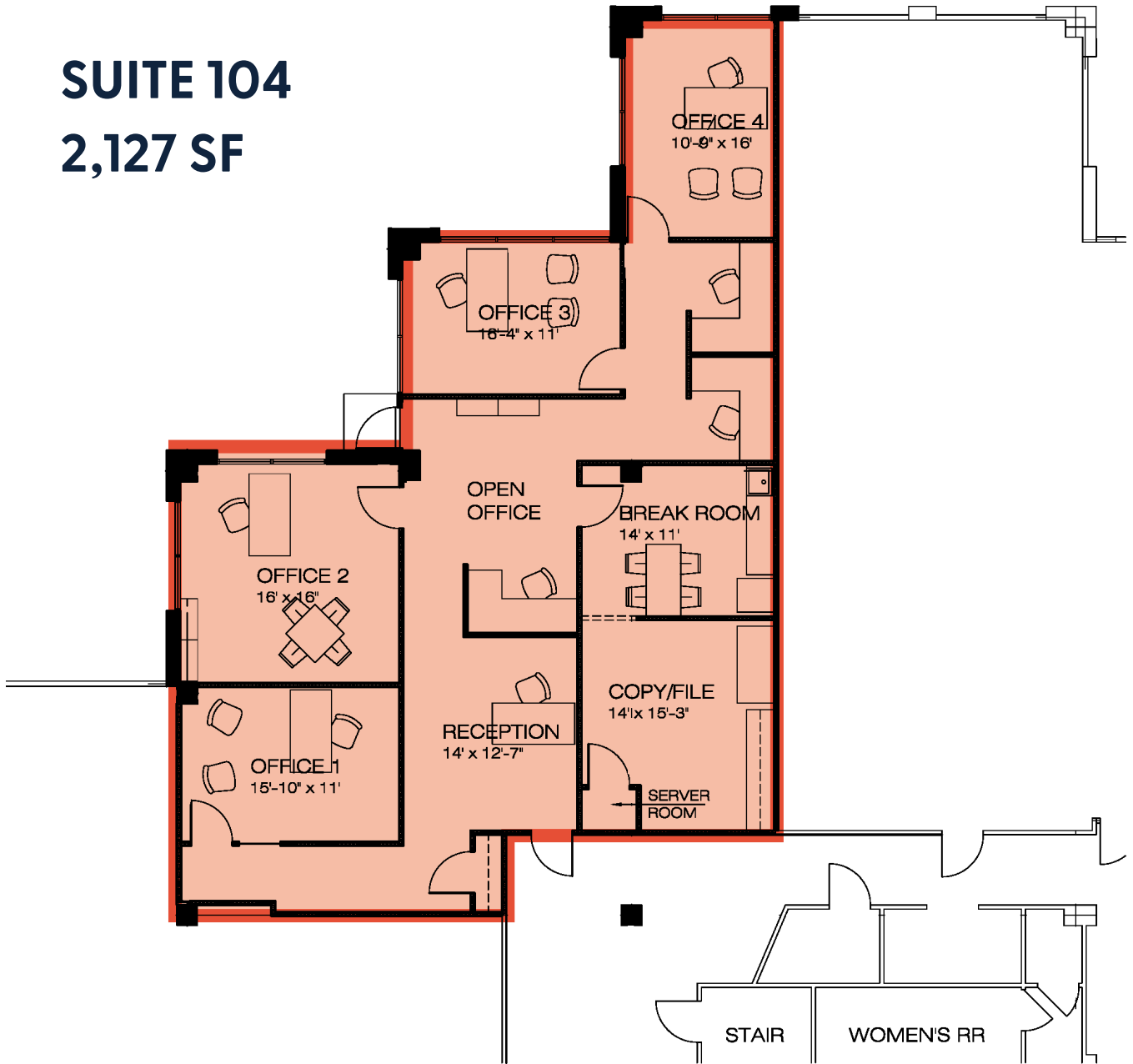


SUITE 102
2,950 SF



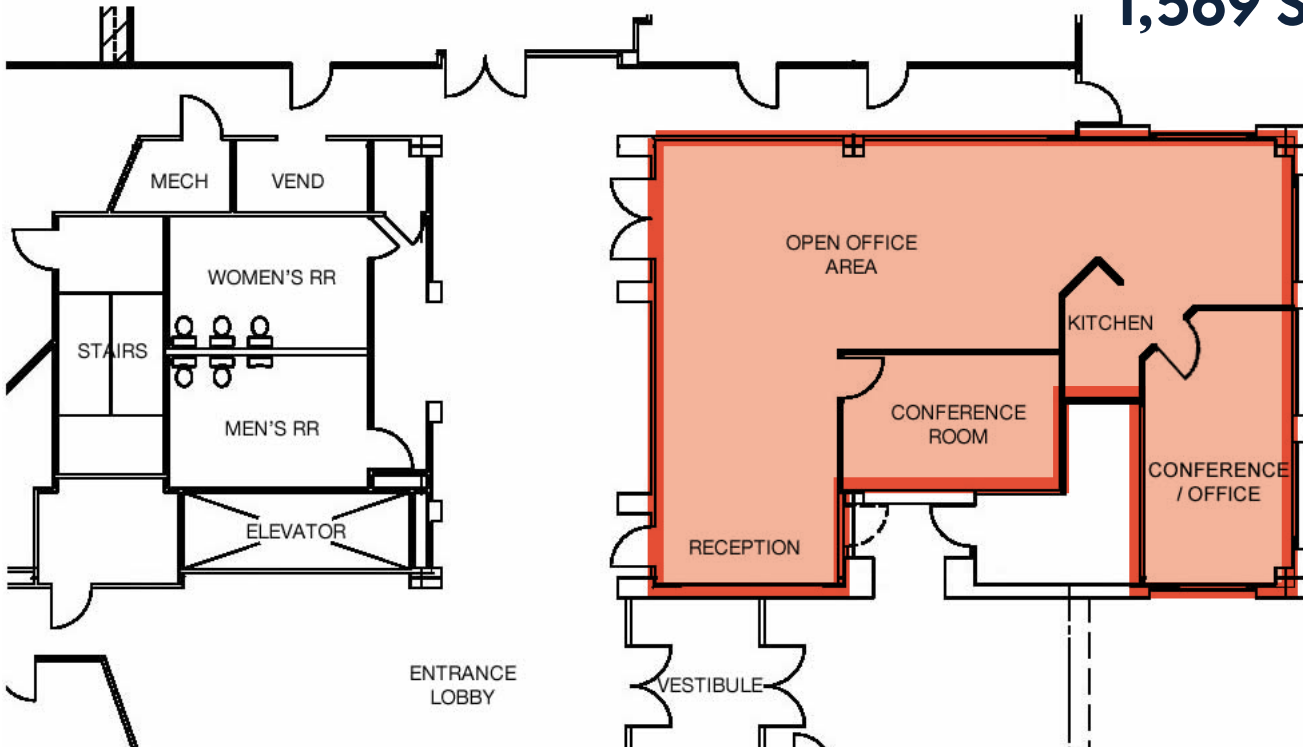
SUITE 104

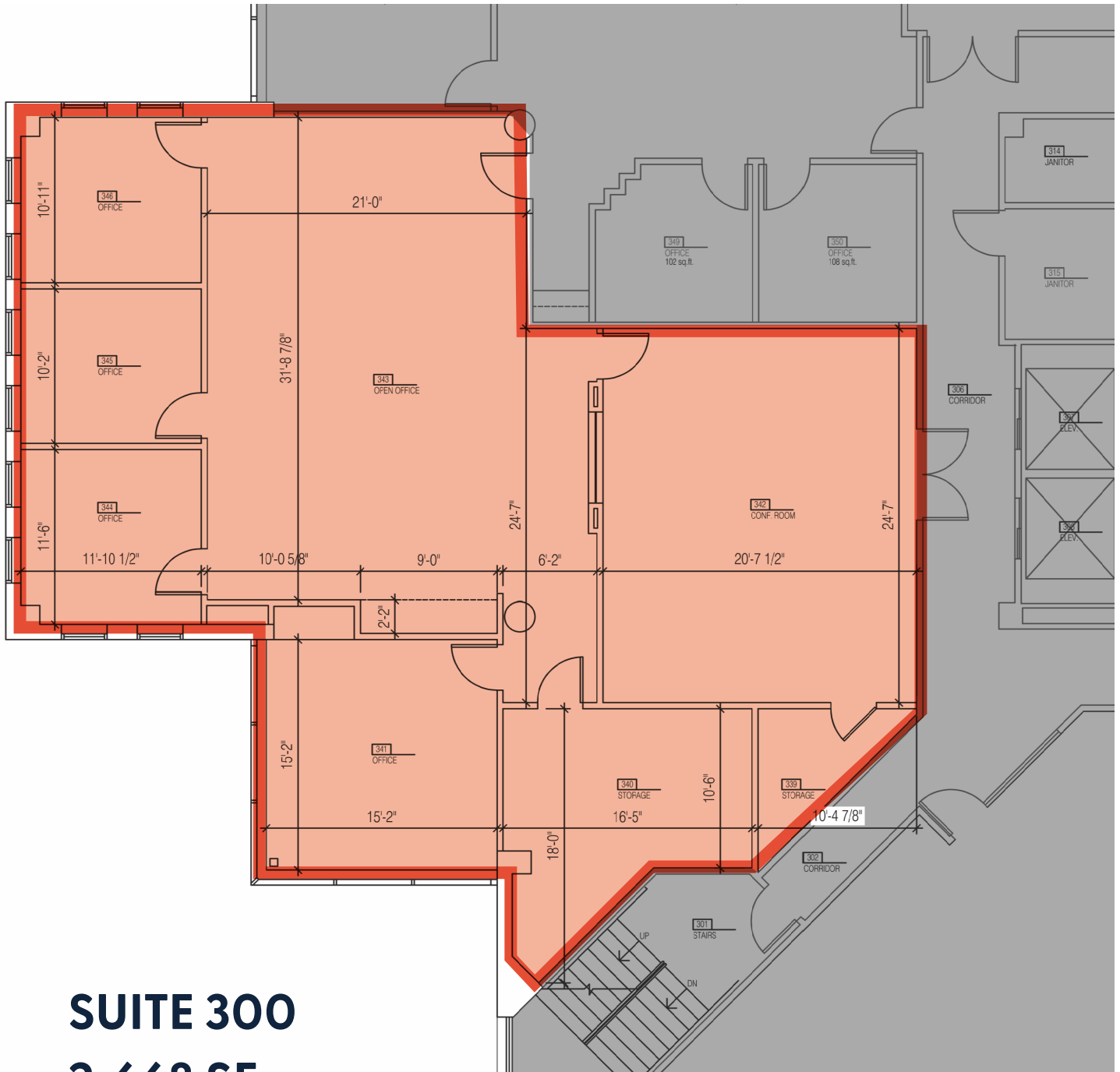
2,127 SF



SUITE 107

1,569 SF

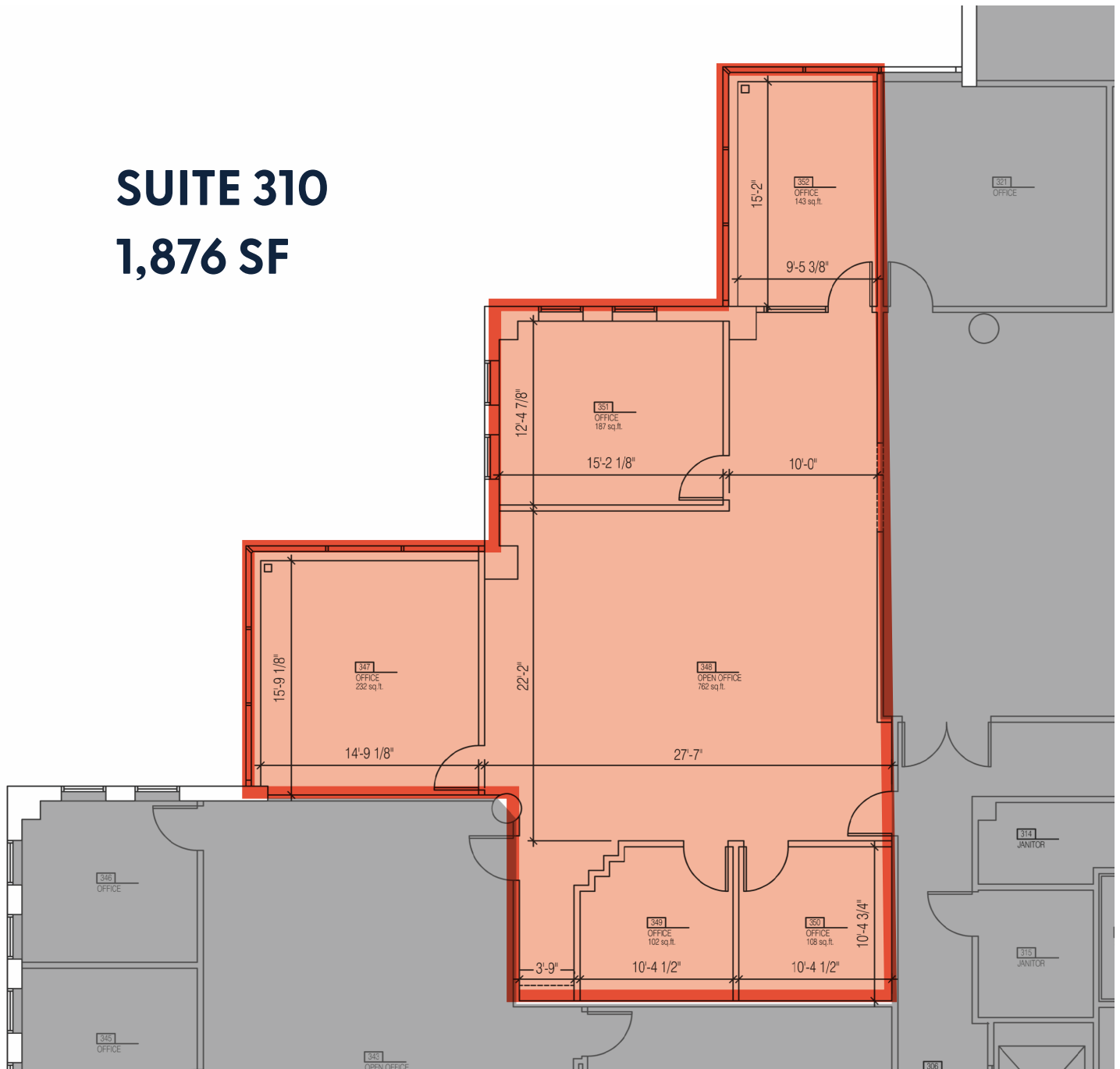




SUITE 300
2,668 SF

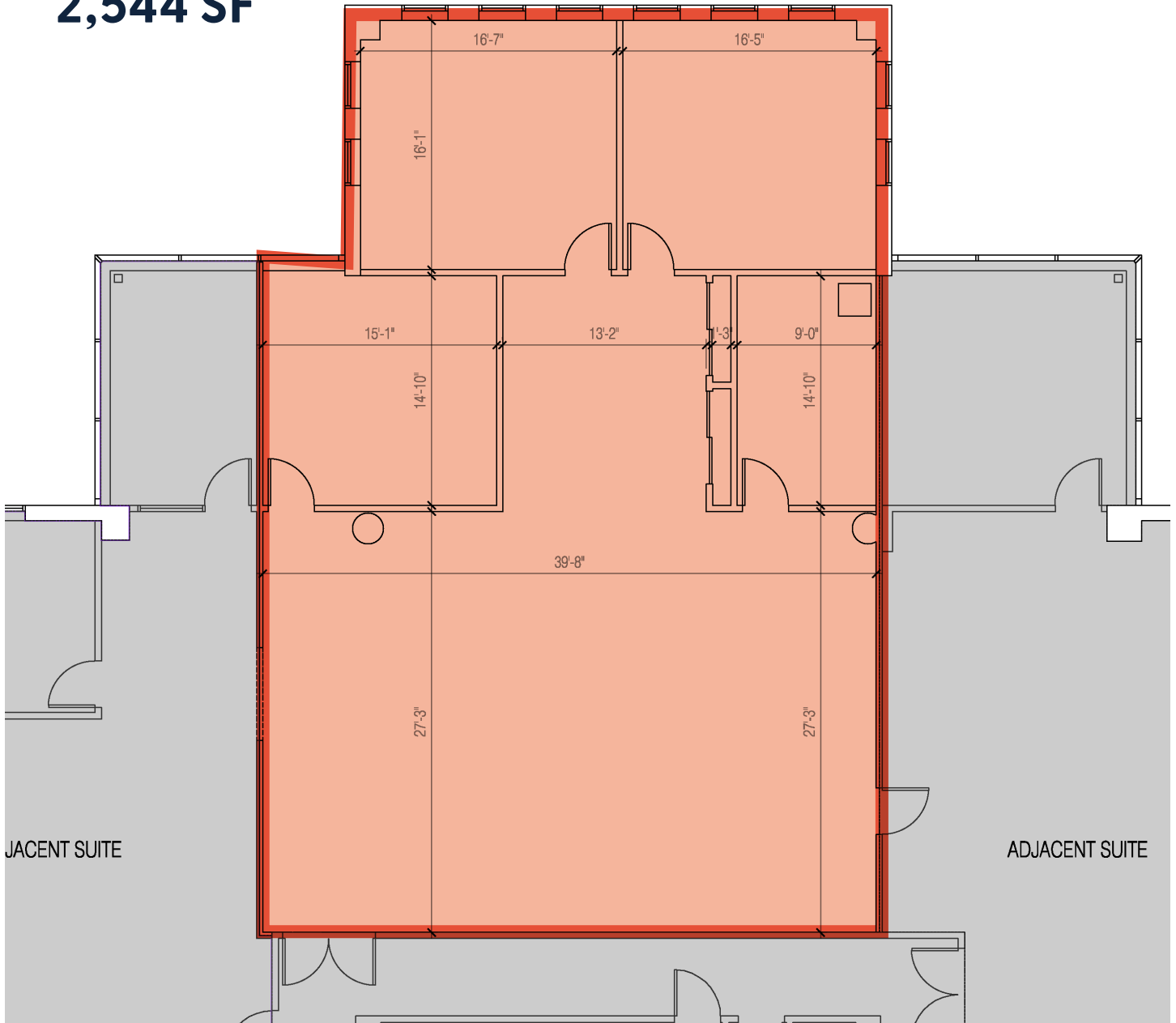
SUITE 310

1,876 SF

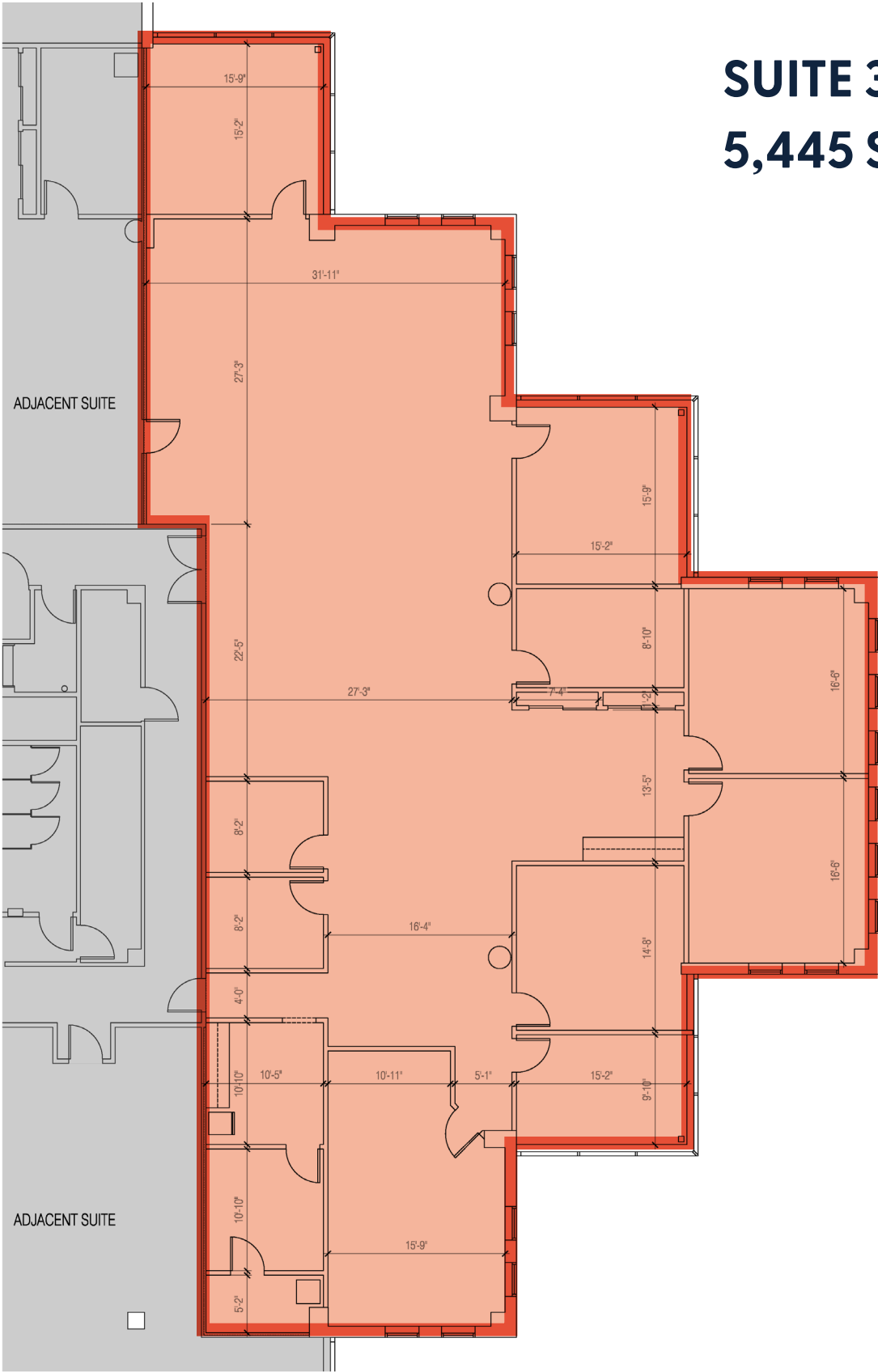


SUITE 320

2,544 SF



SUITE 350
5,445 SF



LANDMARK OFFICE BUILDING IN WESTERVILLE UNDER NEW OWNERSHIP

Located just off I-270, The 501 Building is easily accessible from all areas of Columbus benefiting employers who want a convenient location for their employees and clientele. Additionally, the property is just minutes away from all of Westerville's amenities, Polaris, Easton, and downtown Columbus.



NEIGHBOR CITIES

WORTHINGTON	09 MINS
NEW ALBANY	11 MINS
GAHANNA	12 MINS
DUBLIN	15 MINS
POWELL	18 MINS
HILLIARD	22 MINS



RESTAURANTS

NORTHSTAR CAFE	05 MINS
POLARIS GRILL	08 MINS
MATT THE MILLER'S	09 MINS
MARCELLA'S	10 MINS



SHOPPING

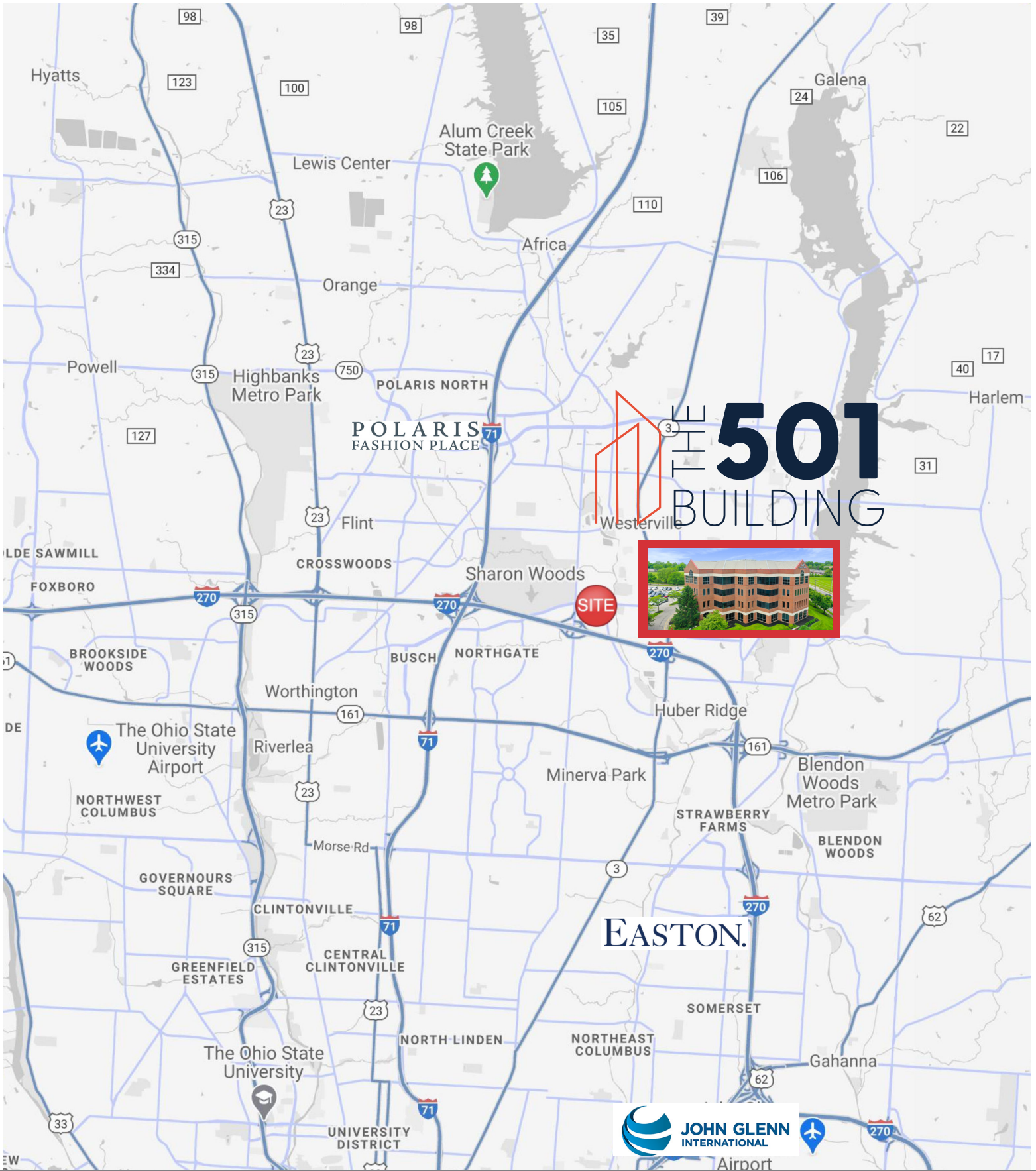
POLARIS	10 MINS
EASTON	10 MINS



HOTELS

EMBASSY SUITES	03 MINS
ALOFT	04 MINS
RENAISSANCE POLARIS	07 MINS
HILTON POLARIS	07 MINS
HILTON EASTON	10 MINS





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