THE 501 BUILDING

501 W. SCHROCK RD.
WESTERVILLE, OH 43081

TAKE A TOUR!

NAI Ohio Equities

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THE 501 BUILDING

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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

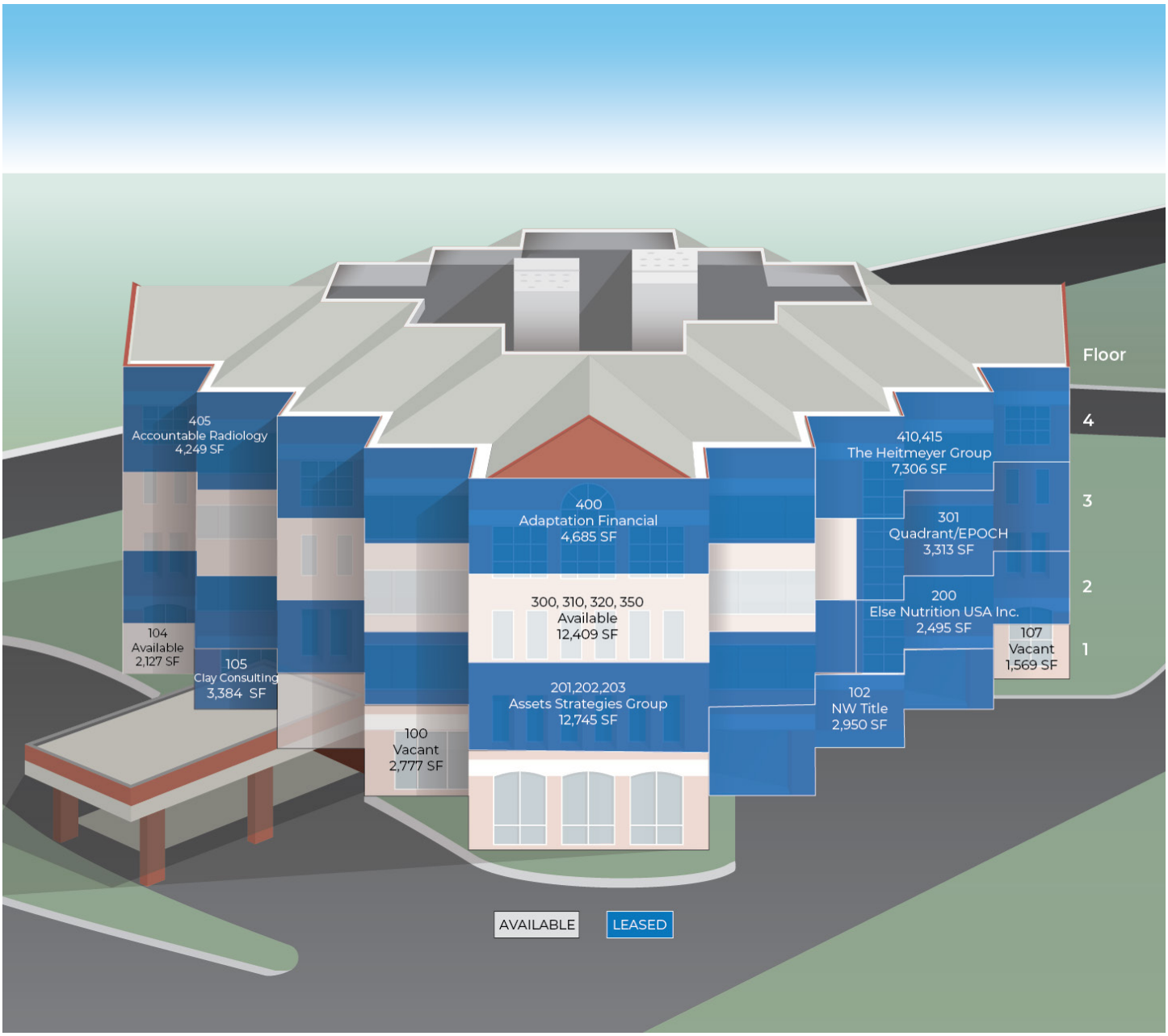
SUITE	SQUARE FEET	TYPE	LEASE RATE	AVAILABLE
100	2,777	OFFICE/RETAIL	$10.95/SF NNN	VACANT
104	2,127	OFFICE	$10.95/SF NNN	06/01/2024
107	1,569	OFFICE	$10.95/SF NNN	VACANT
300	2,668	OFFICE	$10.95/SF NNN	07/01/2024
310	1,876	OFFICE	$10.95/SF NNN	07/01/2024
320	2,544	OFFICE	$10.95/SF NNN	07/01/2024
350	5,445	OFFICE	$10.95/SF NNN	07/01/2024

THE 501 BUILDING

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

STACKING PLAN

THE 501 BUILDING



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FIRST FLOOR

Retail/Office/Medical

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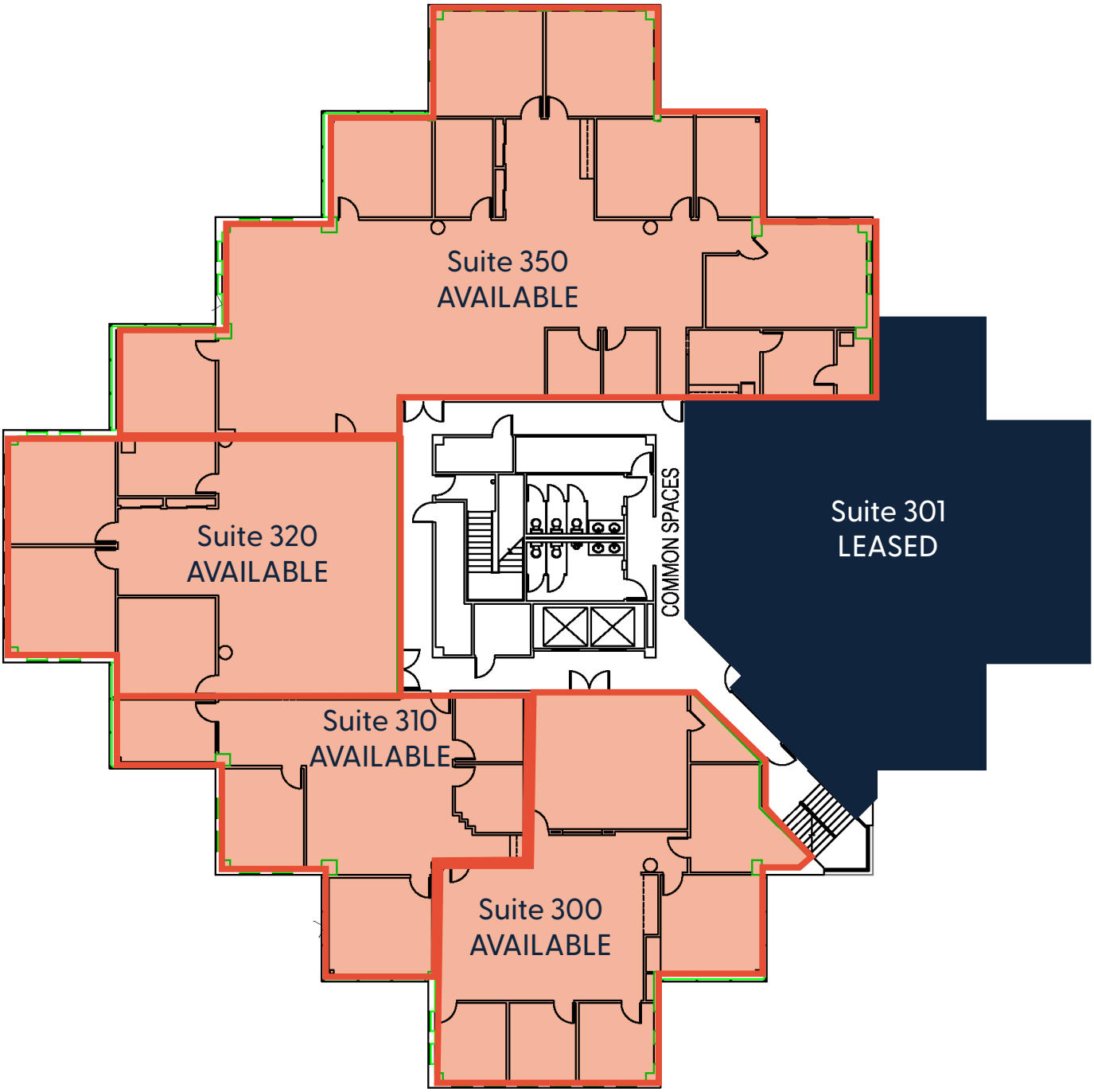
THIRD FLOOR

Office



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

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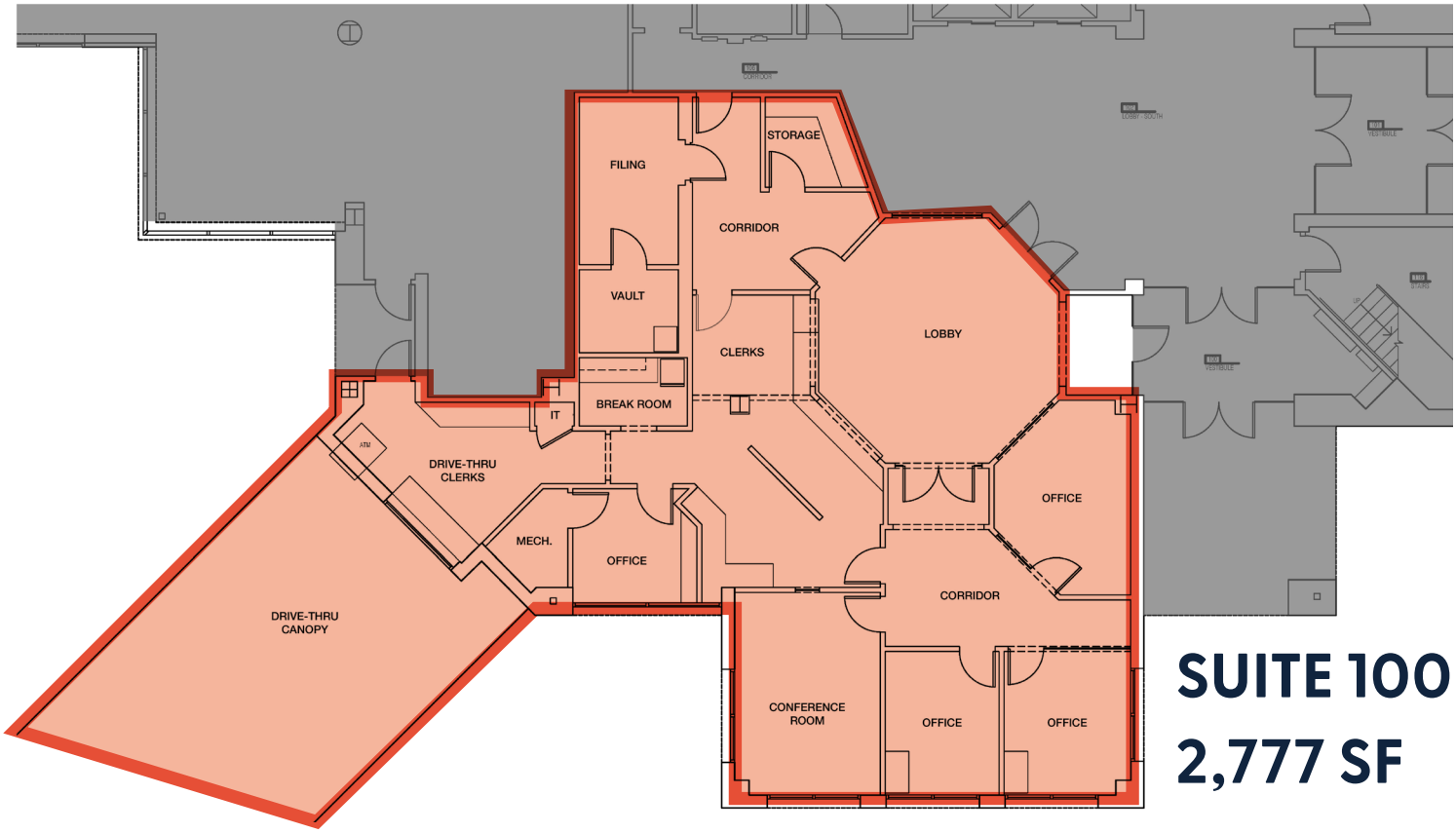
THE 501 BUILDING



SUITE 100
2,777 SF

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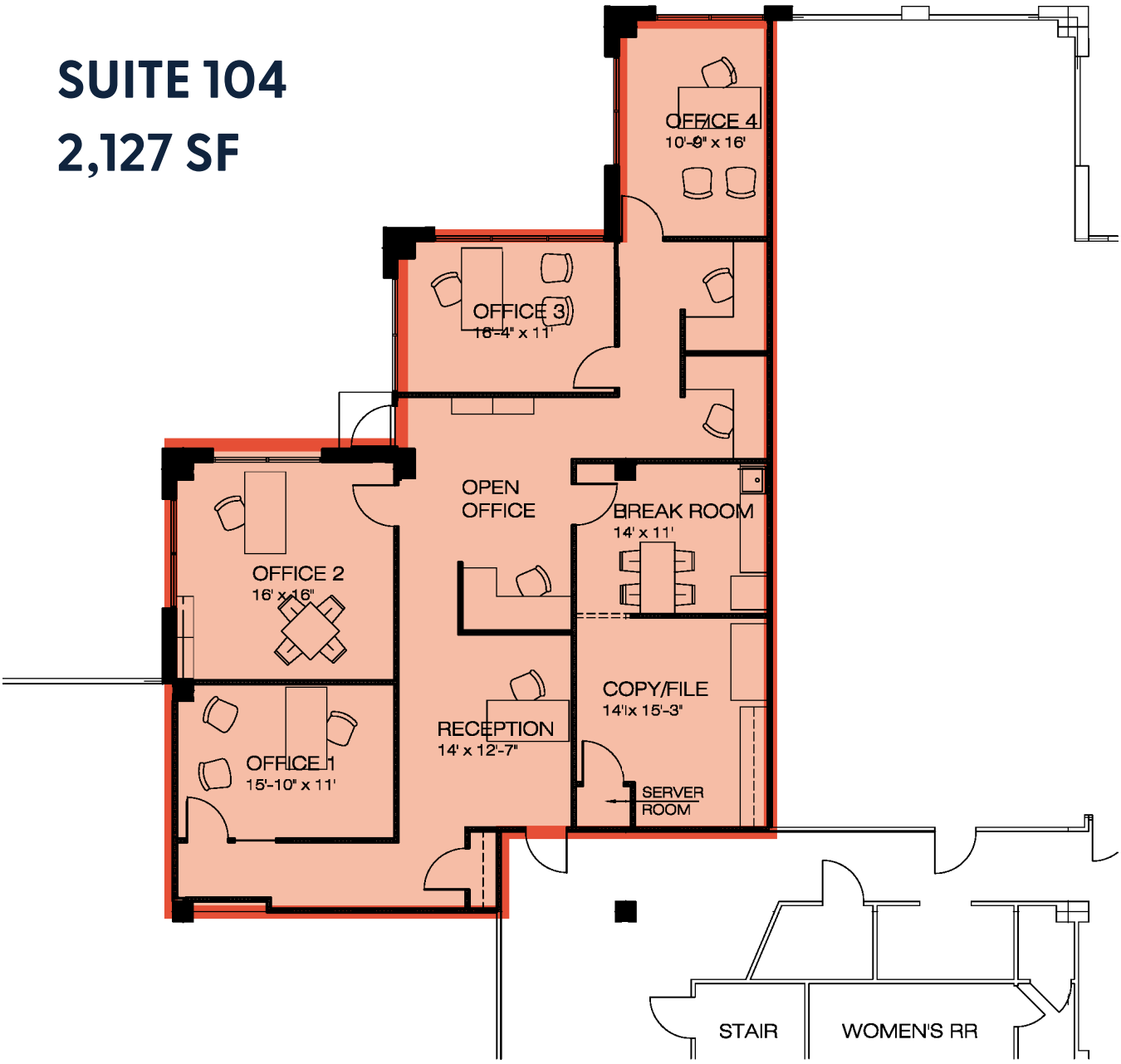
SUITE 104
2,127 SF



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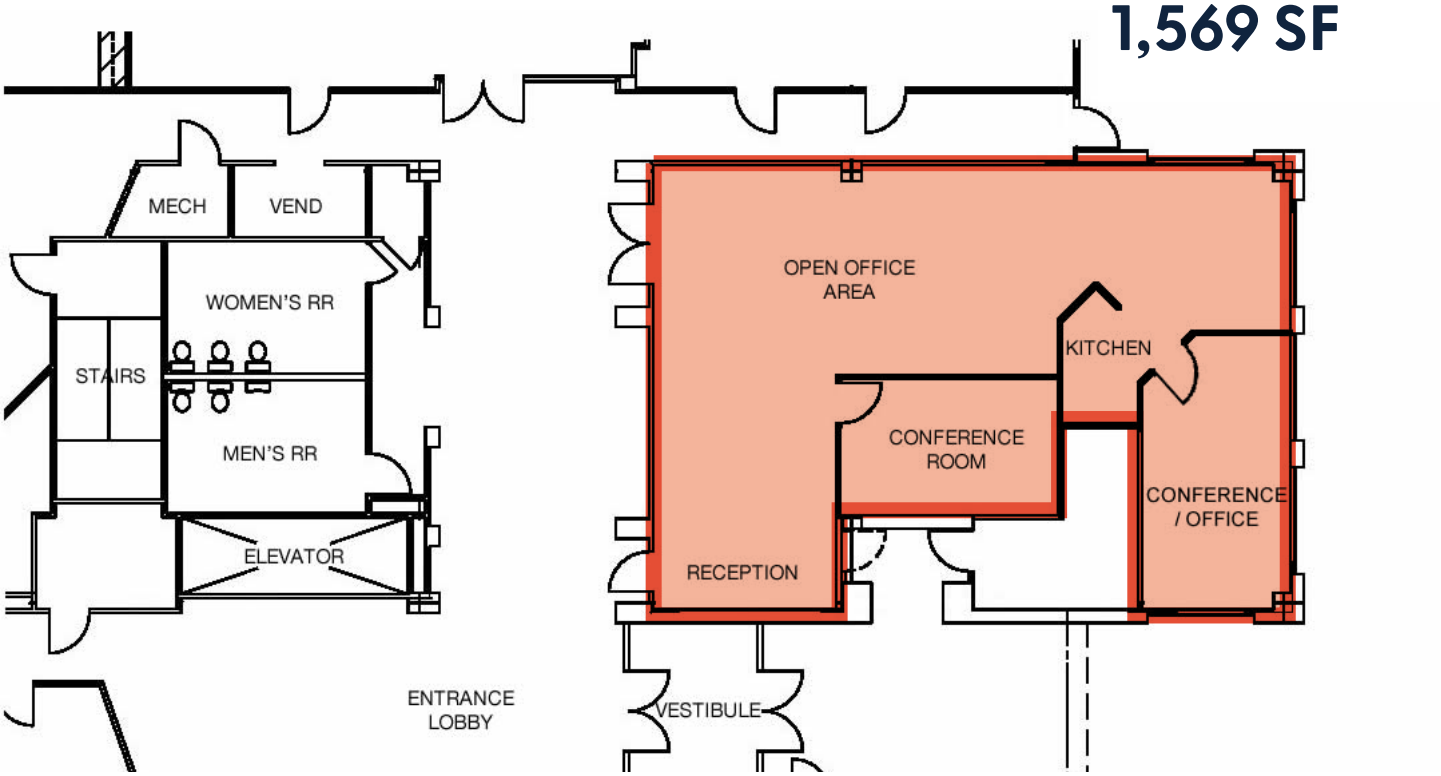
SUITE 107
1,569 SF



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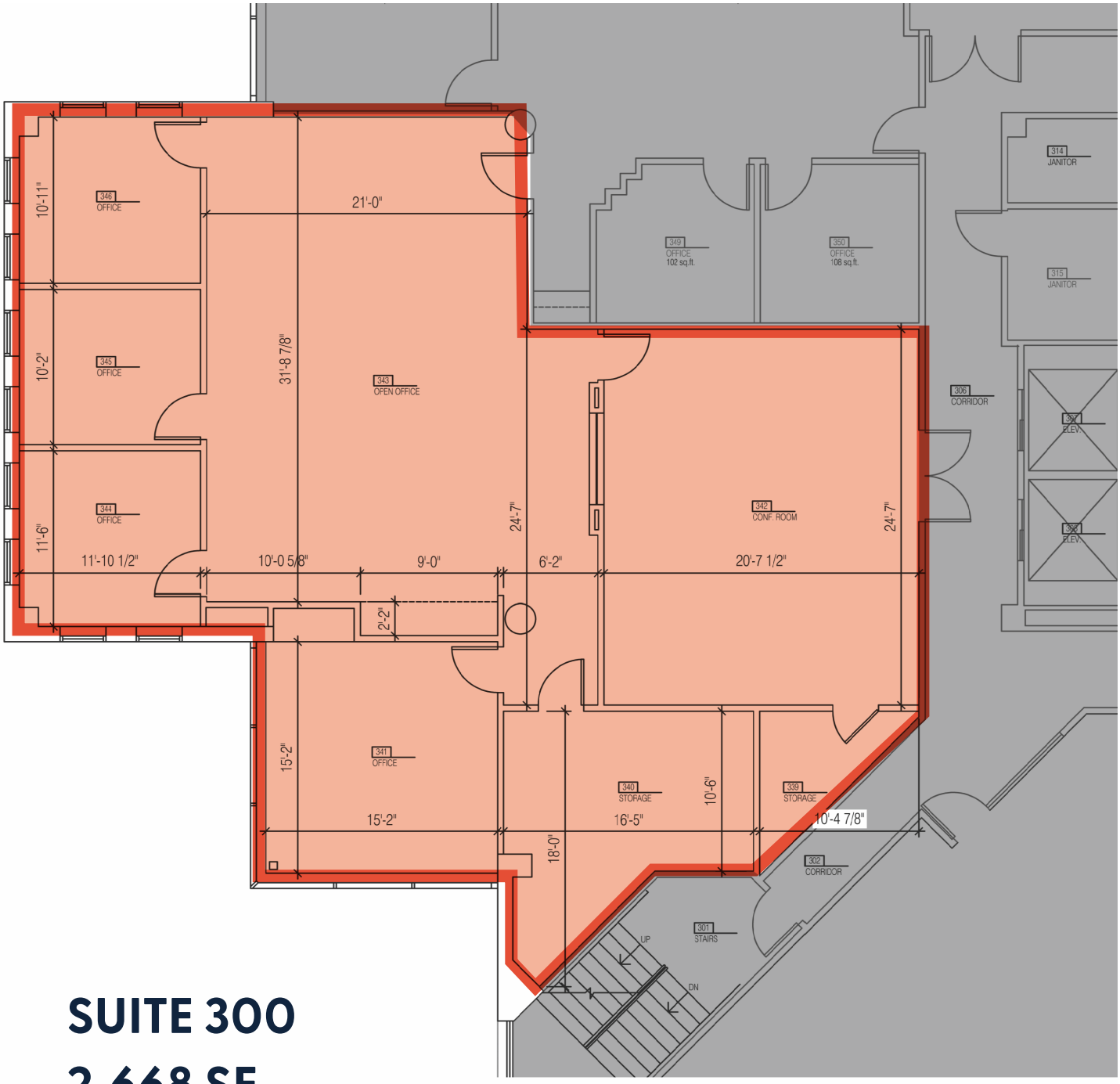

SUITE 300
2,668 SF

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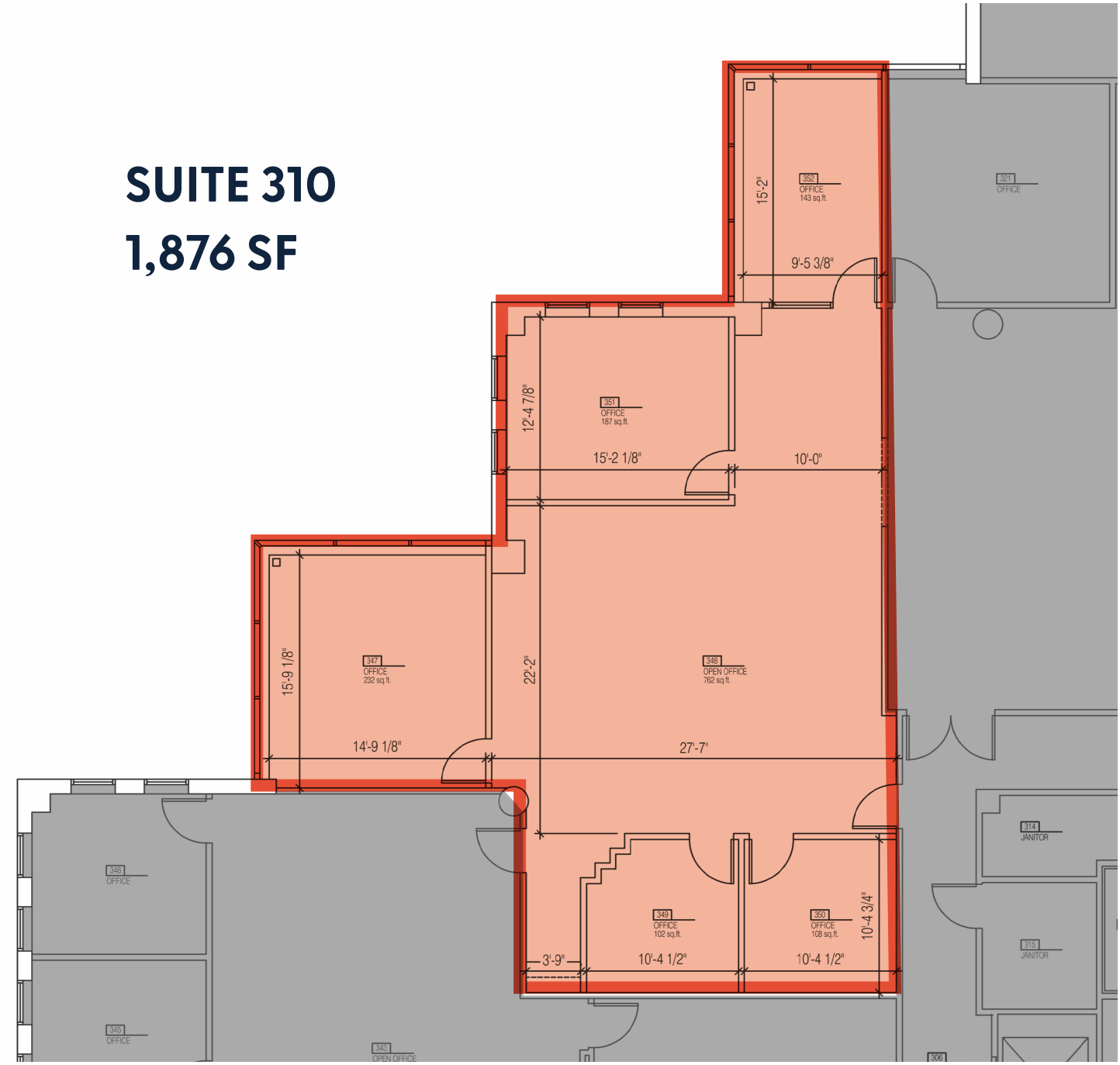
SUITE 310
1,876 SF



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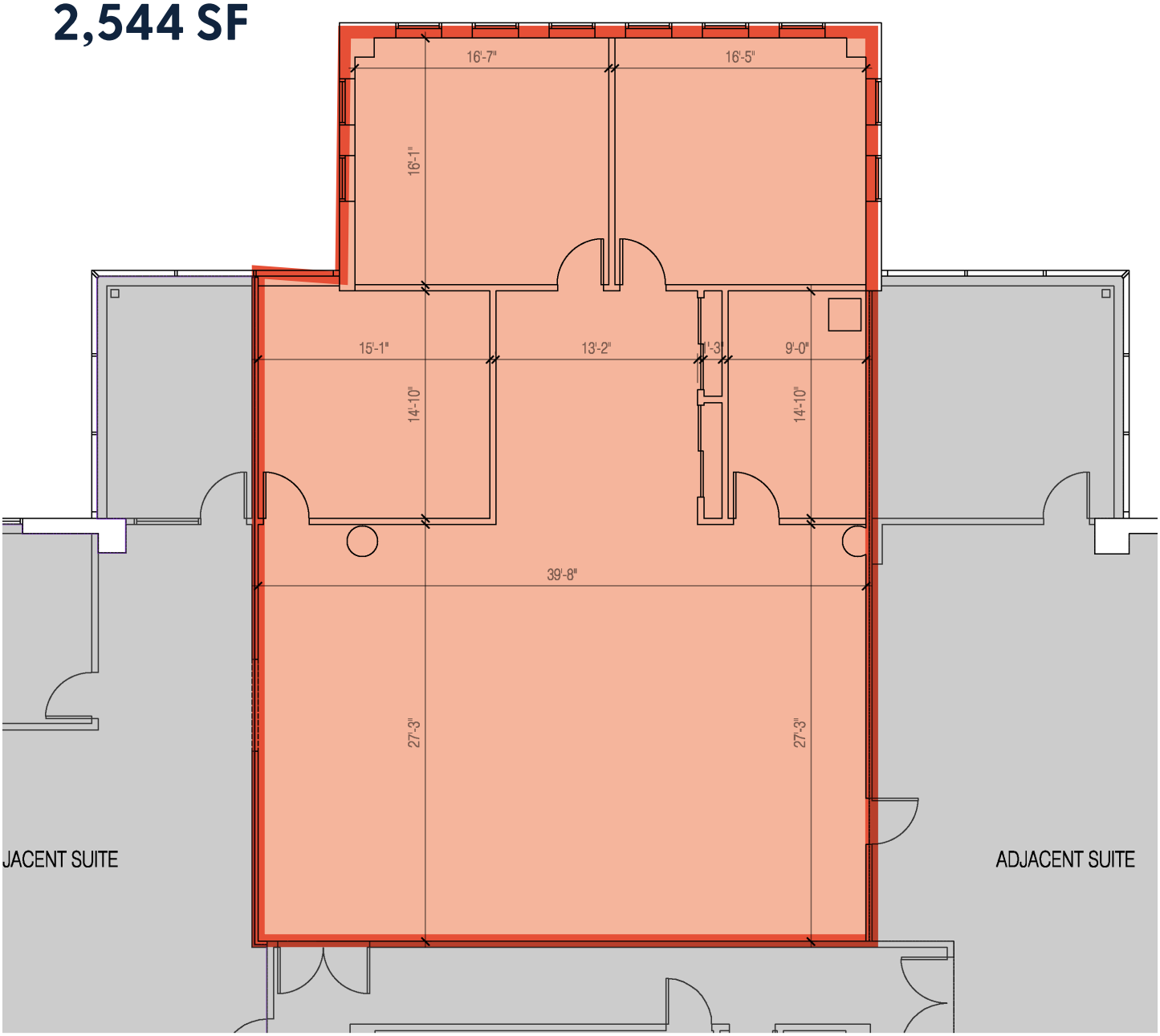
SUITE 320
2,544 SF



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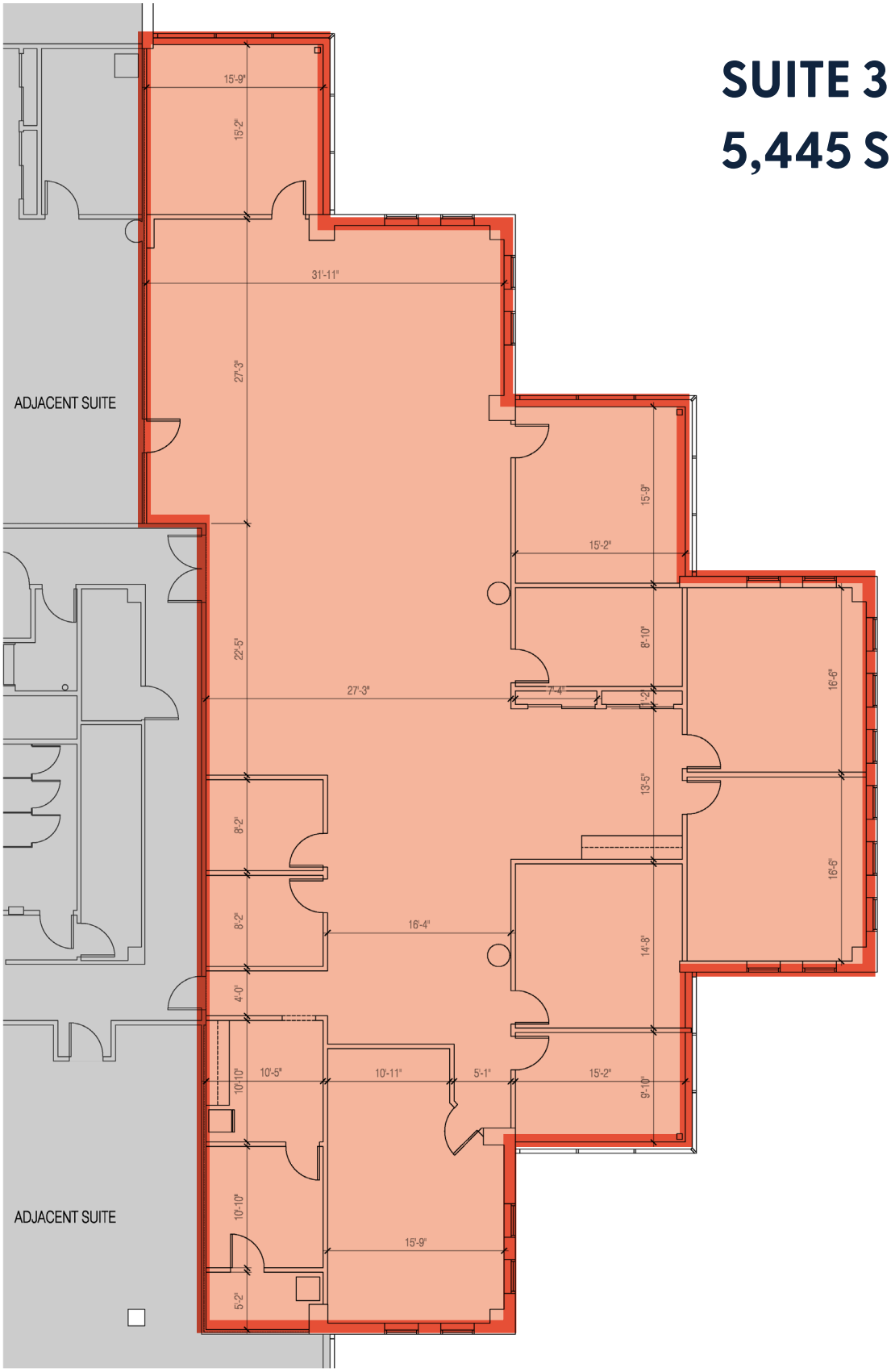
SUITE 350
5,445 SF



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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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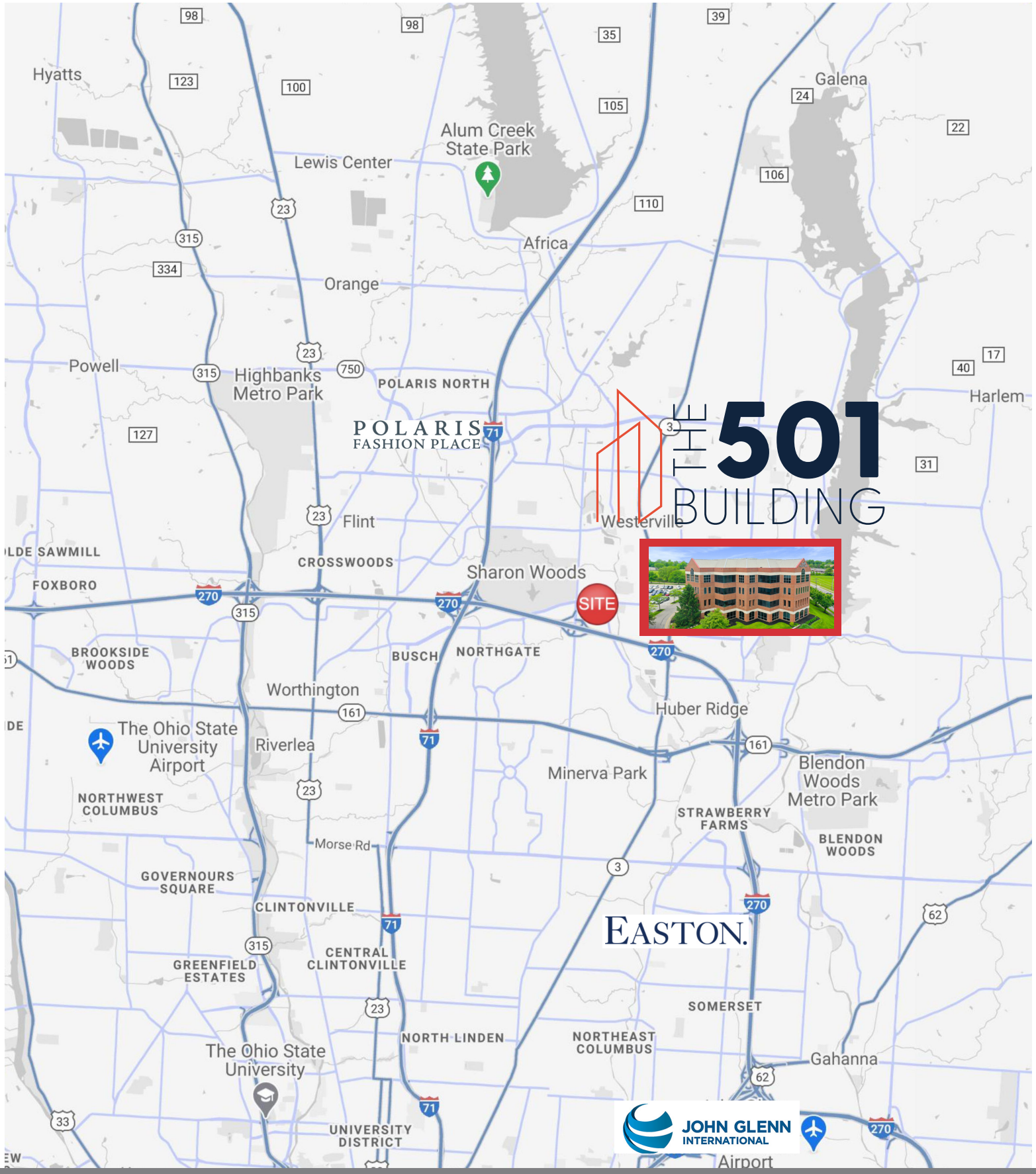

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For leasing information please contact:

Andy Dutcher, SIOR
Senior Vice President
adutcher@ohioequities.com
614.629.5266

Matt Gregory, SIOR, CCIM
Senior Vice President
mgregory@ohioequities.com
614.629.5234

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605 SOUTH FRONT STREET SUITE 200
COLUMBUS OHIO 43215
OHIOEQUITIES.COM
614 224 2400