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



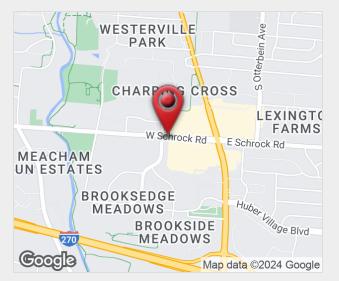
Schrock Professional Center

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:

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Lease Rate:	\$18.50 \$	SF/YR (MG)	Sq	uare Footage:	1,200 - 2,400 SF	
Lease Type:	MG		Le	ase Term:	Negotiable	
Space	Floor	Туре	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	2,400	July 1, 2024



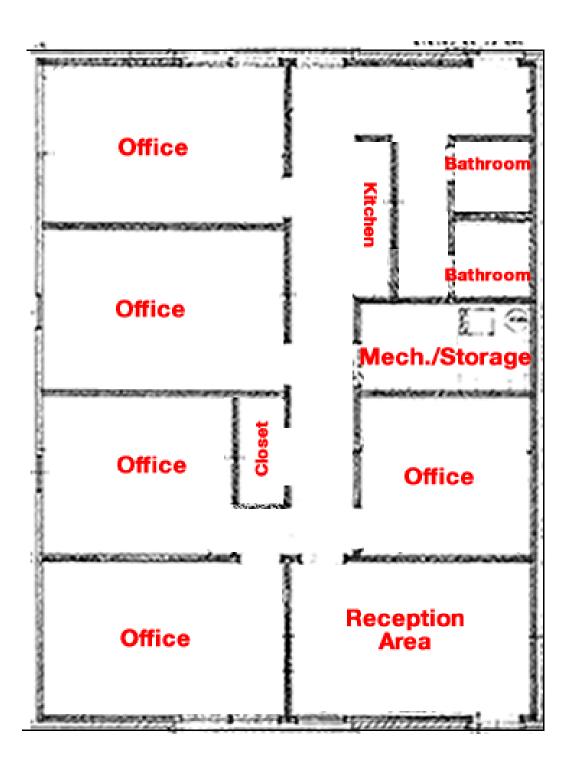
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For Lease 137-151 W Schrock Rd Suite 143 Floor Plan



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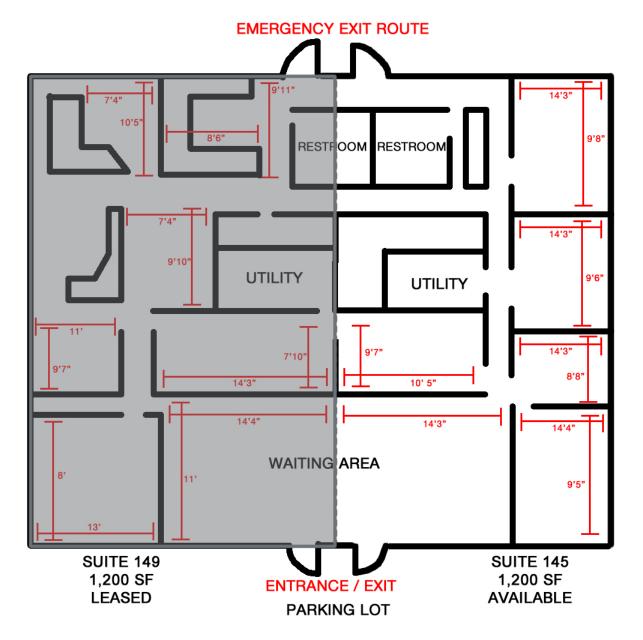
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For Lease 137-151 W Schrock Rd Suite 145 Floor Plan

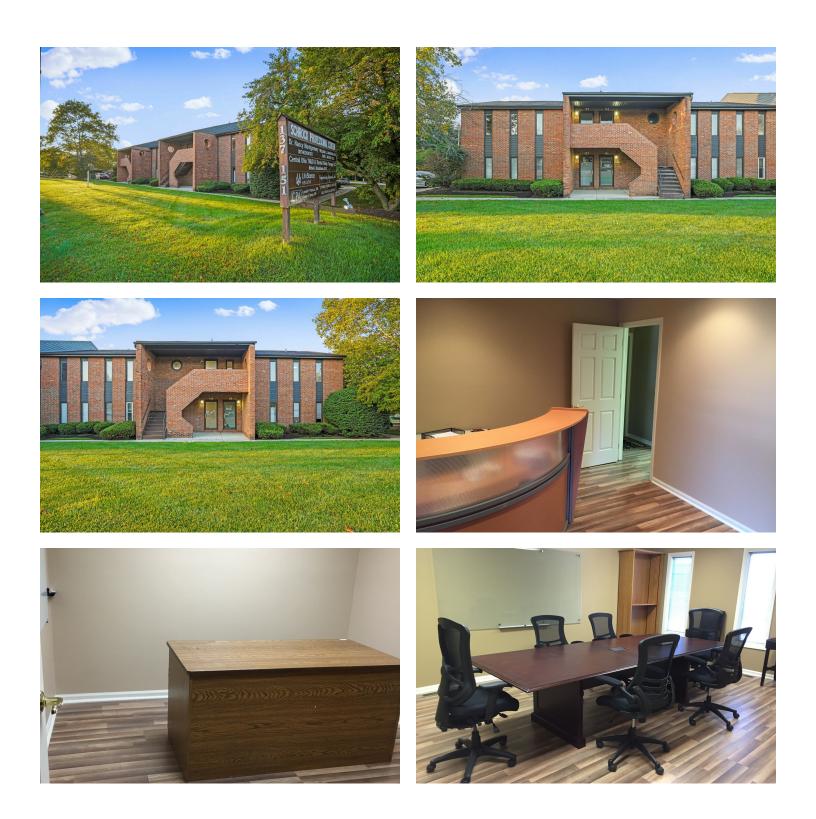


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For Lease 137-151 W Schrock Rd Property Photographs



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For Lease 137-151 W Schrock Rd Nearby Amenities



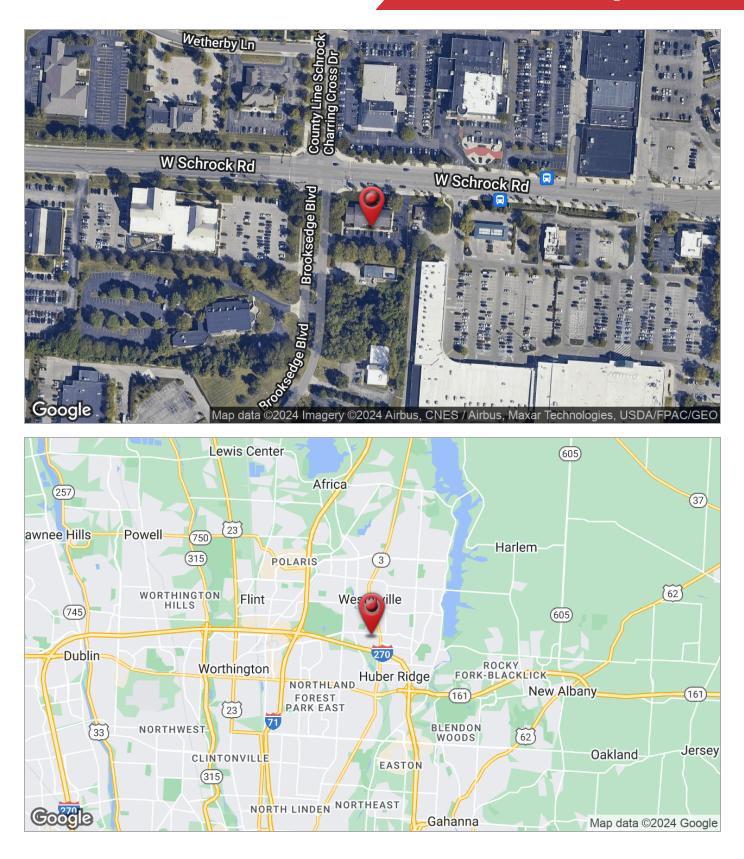
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For Lease 137-151 W Schrock Rd Location Maps



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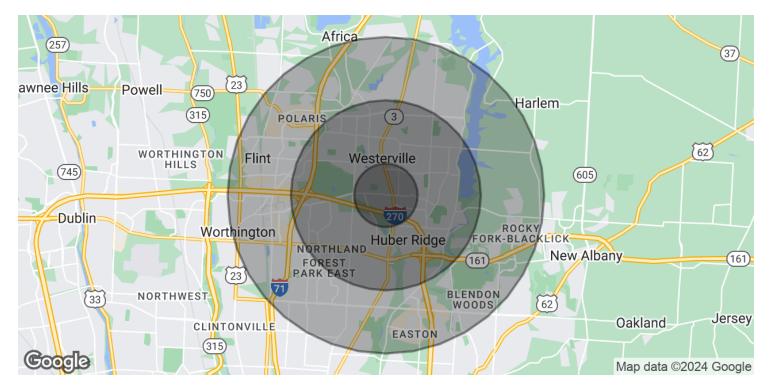
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For Lease 137-151 W Schrock Rd Demographics



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	1 MILE 3,866	3 MILES 38,432	5 MILES 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

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