

**AVAILABLE NOW | \$24.00/SF/YR | 120 SURFACE PARKING SPACES**

**OFFICE SPACE  
FOR LEASE  
OR SALE**

**9 PRIVATE OFFICES · 2 CONFERENCE ROOMS · MOVE-IN READY**

**5,000 SF | FULLY BUILT-OUT**



**5,000 SF**

1ST FLOOR SUITE

**\$24.00**

/SF/YR

**3-7 YR**

TERM

**NOW**

AVAILABILITY

**120**

SURFACE SPACES

**178 BUILDING**

178 WEST SCHROCK ROAD  
WESTERVILLE, OH 43081

**ROTH**

REAL  
ESTATE  
GROUP

FOR BROKERS — 30-SECOND QUALIFICATION

# THE DEAL BOX

178 WEST SCHROCK ROAD  
WESTERVILLE, OH 43081

## 178 BUILDING



| SPACE + TERMS   | CO-OP PAID                    |
|-----------------|-------------------------------|
| AVAILABLE SPACE | 5,000 SF   1st Floor          |
| RENTAL RATE     | \$24.00 /SF/YR                |
| LEASE TERM      | 3-7 Years   Flexible          |
| AVAILABILITY    | Immediate / Now               |
| CONDITION       | Excellent   Existing Buildout |
| BUILD-OUT       | Complete   No TI Required     |
| LEASE STRUCTURE | Modified Gross                |

Rate may not include certain utilities, building services or property expenses. Confirm inclusions with agent.

### BEST FIT FOR:

- 4,000-6,000 SF
- Immediate occupancy
- Flexible open office area
- Strong employee parking
- First-floor access
- Westerville / Northeast Columbus
- Private offices + conference rooms

| LAYOUT + BUILDING |                                            |
|-------------------|--------------------------------------------|
| PARKING SUPPLY    | 120 Surface                                |
| BUILDING SIZE     | 16,464 SF                                  |
| RATIO             | ~7.3 / 1,000 SF                            |
| CURRENT TENANTS   | Citizens Church<br>Masters Insurance Group |

WESTERVILLE · NORTH COLUMBUS SUBMARKET

### BROKER NEXT STEP

Contact Will Roth at 614.284.2083 to confirm lease structure, commission details and tour availability.

USER TYPE

# BEST-FIT USERS

Professional Services Firms  
Insurance Companies  
Financial Services  
Regional + Satellite Offices

Healthcare Administrative Operations  
Customer Service Teams  
Training Operations

Nonprofit Organizations  
Technology + Support Teams  
Corporate Back-Office Operations

Well suited for companies that need an efficient, ready-to-occupy office without the cost and timeline of building from a shell. The layout works equally well for employee-intensive operations, including call centers.



**5,000 SF | FIRST FLOOR | AVAILABLE NOW**

## 178 BUILDING

178 WEST SCHROCK ROAD  
WESTERVILLE, OH 43081



### THE OPPORTUNITY

# PROPERTY DETAILS

178 W Schrock Road offers 5,000 SF of fully built-out, first-floor office space for users seeking faster occupancy with lower upfront buildout costs.

Located along Westerville's Schrock Road corridor, the suite combines private offices, conference rooms, open work areas, strong surface parking, and convenient access to the greater Columbus market.

BUILDING SIZE

**16,464 SF**

LOT SIZE

**2.72 AC**

PARKING

**120 SPACES**

BUILDING CLASS

**B**

YEAR BUILT

**1991**

STORIES

**1**

PROPERTY TYPE

**OFFICE**

ZONING

**PLANNED OFFICE**

## 178 BUILDING

178 WEST SCHROCK ROAD  
WESTERVILLE, OH 43081



### UNIQUE FEATURES

# PROPERTY HIGHLIGHTS

#### AVAILABLE NOW

5,000 SF first-floor suite available immediately.

#### EXISTING BUILDOUT

9 private offices, 2 conference rooms, 4 workstations, and flexible open office space.

#### STRONG PARKING

120 surface parking spaces serving the property.

#### FLEXIBLE OFFICE USE

Well suited for professional office, administrative, and higher-headcount users.

#### WESTERVILLE LOCATION

Convenient access to I-270, SR-3, Cleveland Ave, and Northeast Columbus.

#### LOWER UPFRONT COSTS

Existing improvements help reduce tenant buildout expense.

120 SPACES. NO GARAGE. NO VALIDATION.

# THE PARKING ADVANTAGE



**Employee-Intensive Users Covered.** Call centers, service teams & admin operations at full headcount.

**Same-Level, Door-to-Car Parking.** No garages, no decks, no walking a lot in Ohio weather.

**Visitor & Client Flow.** Parking never becomes the reason a meeting runs late.

**The 5-Day Return-to-Office Reality.** Parking supply is now a top-three filter in suburban office tours.

**120** /16,464 SF  
**SURFACE SPACES**  
(SERVING THE BUILDING)

**~7.3 PER 1,000 SF**

Roughly double the typical suburban office standard of 3-4/1,000

## THE DIFFERENCE

A mandate with 35+ employees fails in most 5,000 SF suburban suites before the rent is even discussed. This one passes the parking screen on day one. **More mandates match, fewer tours die.**



## SITE FACTS

|                 |                                            |
|-----------------|--------------------------------------------|
| Parking Supply  | 120 Surface                                |
| Building Size   | 16,464 SF                                  |
| Ratio           | ~7.3 / 1,000 SF                            |
| Current Tenants | Citizens Church<br>Masters Insurance Group |

Ratio computed from published building data (120 spaces / 16,464 SF). Shared-use among building tenants; capacity available at full building occupancy.

THE SPACE

# FULL BUILD-OUT

## 9 PRIVATE OFFICES

Dedicated enclosed offices for executives and teams.

## 2 CONFERENCE ROOMS

Dedicated meeting and client space.

## 4 WORKSTATIONS

Existing stations integrated into the current layout.

## OPEN OFFICE AREA

Flexible space for additional seating.

## EXCELLENT CONDITION

Clean, professional office environment with minimal tenant improvement needs.

## FIRST-FLOOR ACCESS

Easy access for employees and visitors.

### DENSITY OPTIONAL

The open area can accommodate higher-density cubicle or call-center seating without structural work. Same walls, more seating.

AVAILABLE NOW  
**5,000 SF FIRST-FLOOR OFFICE SUITE**



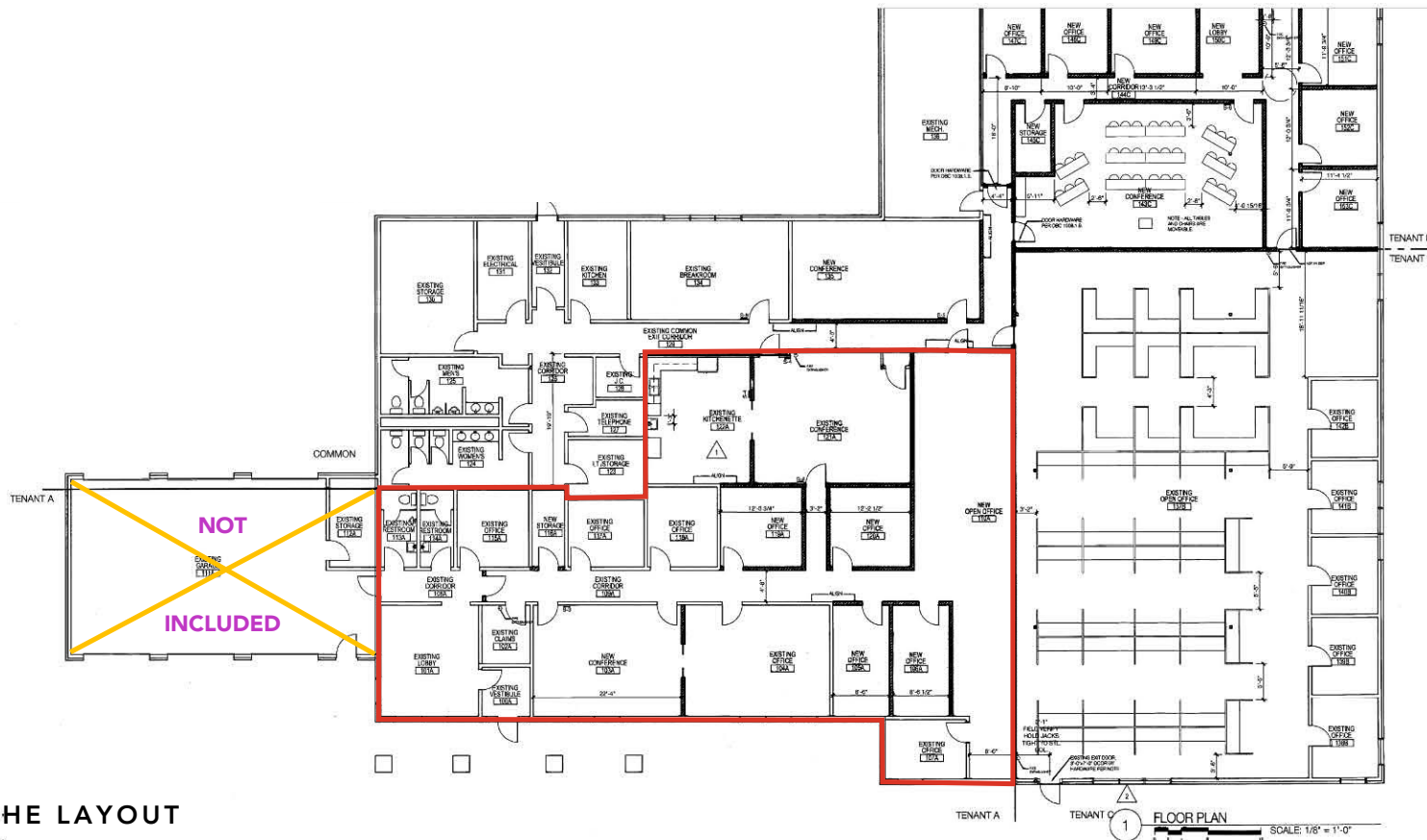
CONFERENCE ROOMS 2

PRIVATE OFFICES 9

WORKSTATIONS 4



CONFIGURED FOR APPROX. 13-40 EMPLOYEES



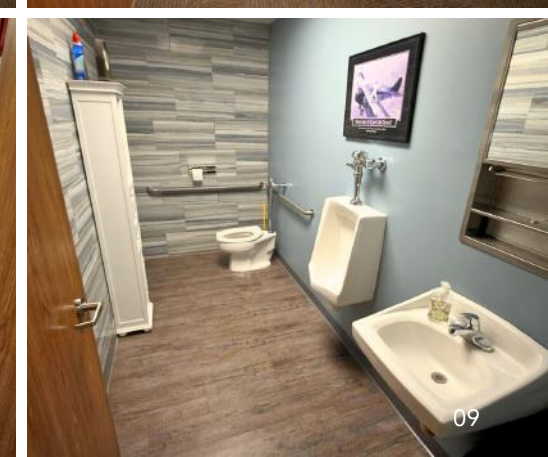
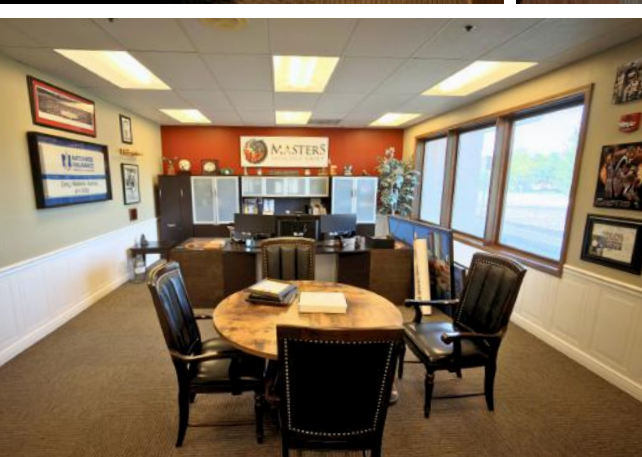
THE LAYOUT

## FLOOR PLAN

- 9 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- 4 EXISTING WORKSTATIONS
- OPEN OFFICE / FLEX AREA
- RECEPTION
- BREAK AREA
- FIRST-FLOOR ACCESS



## 178 BUILDING



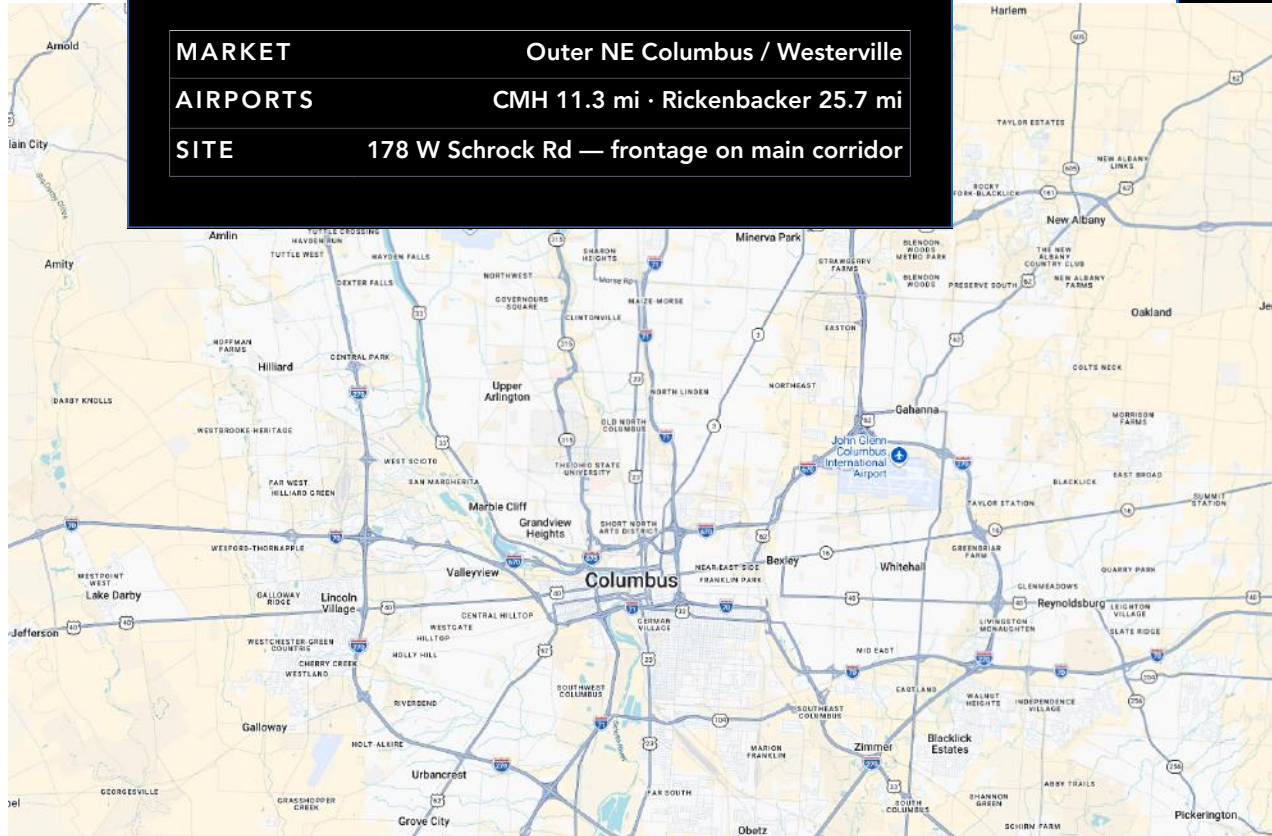


**178 BUILDING**



## LOCATION FACTS

|          |                                              |
|----------|----------------------------------------------|
| MARKET   | Outer NE Columbus / Westerville              |
| AIRPORTS | CMH 11.3 mi · Rickenbacker 25.7 mi           |
| SITE     | 178 W Schrock Rd — frontage on main corridor |



WESTERVILLE, OH

# LOCATION + LABOR POOL

## I-270

Regional beltway, full  
Columbus metro access

## SR-3

Major north-south corridor  
through Westerville

## CLEVELAND AVE

North-south spine into  
Northeast Columbus

## NEARBY BUS ACCESS

Multiple stops within  
approximately 0.3-0.8 miles.

## 12-15 MIN

POLARIS +  
EASTON

**I-270**

## 20-23 MIN

DOWNTOWN  
COLUMBUS

**I-71 S**

## 14-17 MIN

JOHN GLENN INTL  
AIRPORT

**I-270 S**

## EMPLOYEE DRAW

A single location that draws employees from Westerville, Worthington, North Columbus, Polaris and New Albany, with access to Otterbein University, Ohio State and Columbus State recruiting resources.

Estimated drive times. Actual conditions vary.



WESTERVILLE, OH

# NEARBY AMENITIES

## SUBMARKET METRICS

W. Schrock Road Traffic Volume: 14,500+ Vehicles Per Day  
Nearby I-70 Traffic Volume: 130,000+ Vehicles Per Day  
Average Household Income (3-Mile): \$108,000

### SHOPPING

Polaris Fashion Place 10 mins | 5 mi  
Easton Town Center 14 mins | 9 mi  
Kohl's 3 mins | 0.8 mi  
Aldi 3 mins | 0.5 mi  
Kroger 1 min | 0.23 mi  
Walmart Supercenter 2 mins | 0.46 mi

### DINING

Panera Bread 1 min | 0.30 mi  
Starbucks 4 mins | 1 mi  
The Pancake House 1 min | 0.19 mi  
Skyline Chili 1 min | 0.22 mi  
Burger King 1 min | 0.26 miles  
Poke Bros. 1 min | 0.29 miles

### WORKFORCE + BUSINESS

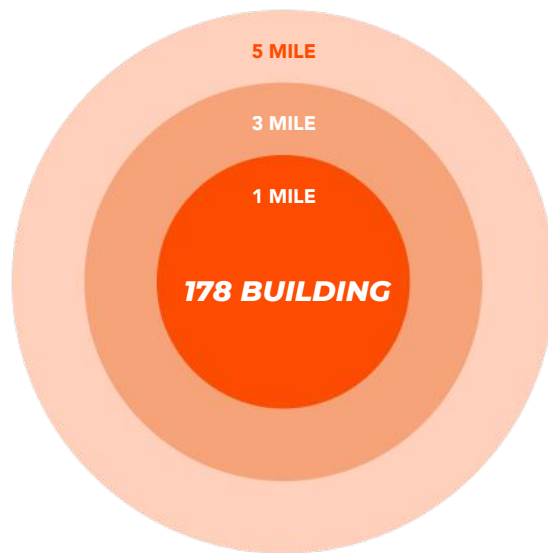
Otterbein University 5 mins | 2.5 mi  
Polaris Business District 10 mins | 5 mi  
New Albany Business Park 15 mins | 9 mi  
Downtown Columbus 18 mins | 12 mi  
The Ohio State University 20 mins | 12 mi

### HEALTHCARE

Nationwide Children's 1 min | 0.1 mi  
Mount Carmel St. Ann's 4 mins | 1.5 mi  
OhioHealth Westerville 7 mins | 3.5 mi  
Mount Carmel Medical Group 5 mins | 2.1 mi  
Westerville Medical Offices 3 mins | 1.2 mi

## A CLOSER LOOK

# MARKET REACH



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WESTERVILLE · NORTH COLUMBUS SUBMARKET

| MARKET METRIC<br>(Distance from Property) | 1-MILE       | 3-MILE    | 5-MILE    |
|-------------------------------------------|--------------|-----------|-----------|
| TOTAL POPULATION                          | ~11,500      | ~85,000   | ~215,000  |
| AVG HOUSEHOLD INCOME                      | \$95,000     | \$108,000 | \$105,000 |
| TOTAL DAYTIME EMPLOYEES                   | ~8,000       | ~48,000   | ~110,000  |
| W. SCHROCK RD TRAFFIC VOLUME              | 14,500+ VPD  |           |           |
| NEARBY I-270 TRAFFIC VOLUME               | 130,000+ VPD |           |           |

The surrounding trade area includes approximately 215,000 residents and 110,000 daytime employees within five miles.

**215K**

RESIDENTS  
WITHIN 5 MI

**110K**

DAYTIME  
EMPLOYEES  
WITHIN 5 MI

**\$105K**

AVG. HH INCOME  
WITHIN 5 MI

**I-270**

REGIONAL ACCESS  
TO GREATER COLUMBUS

Sources: Esri Business Analyst demographic estimates; U.S. Census Bureau; ODOT TIMS.

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WESTERVILLE, OH 43081

5,000 SF  
AVAILABLE NOW



SCAN TO VIEW LISTING

**ROTH**

REAL  
ESTATE  
GROUP

**WILL ROTH**

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