

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 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.



178 BUILDING

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 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



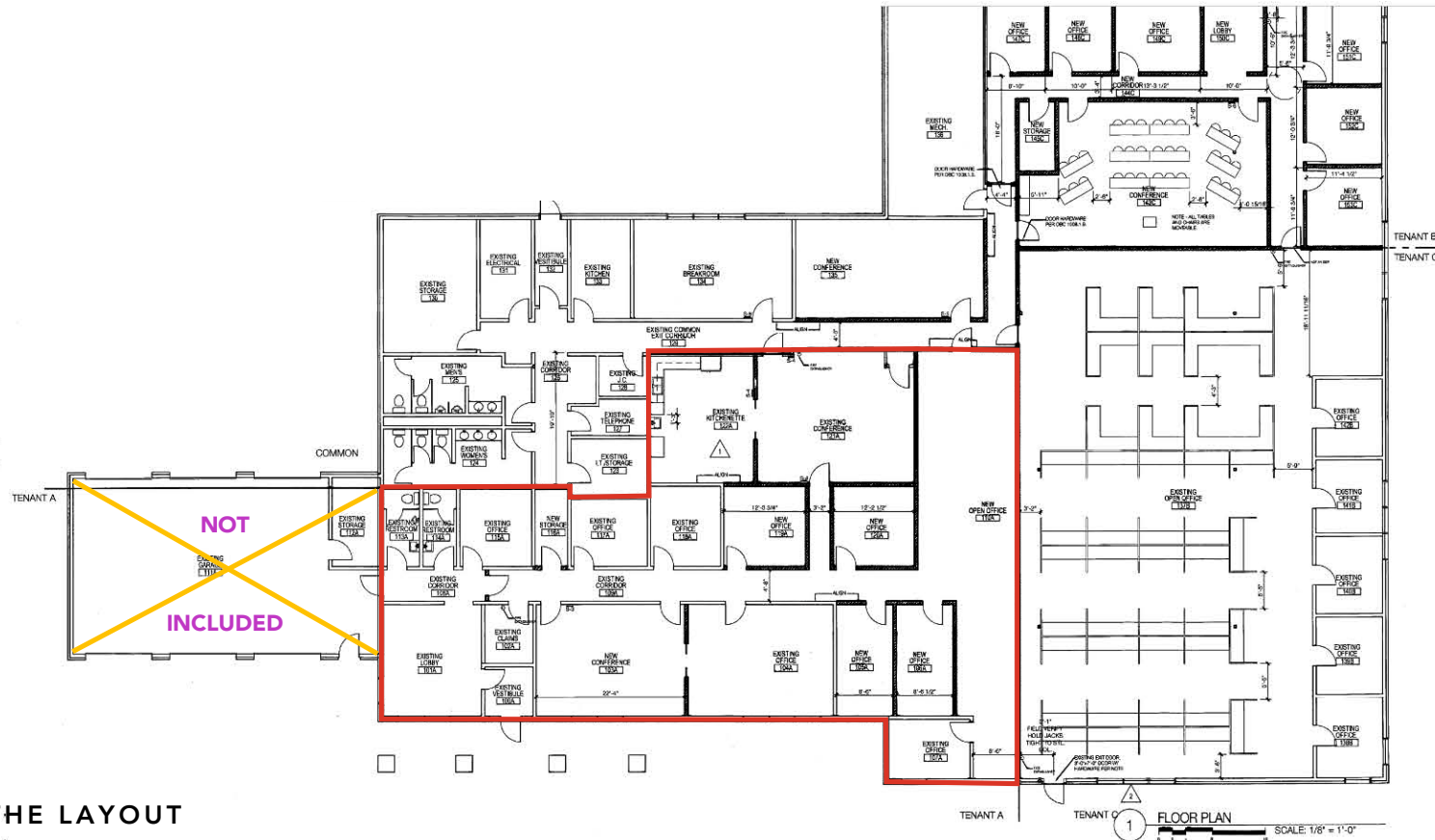
CONFERENCE ROOMS 2

PRIVATE OFFICES 9

WORKSTATIONS 4



CONFIGURED FOR APPROX. 13-40 EMPLOYEES



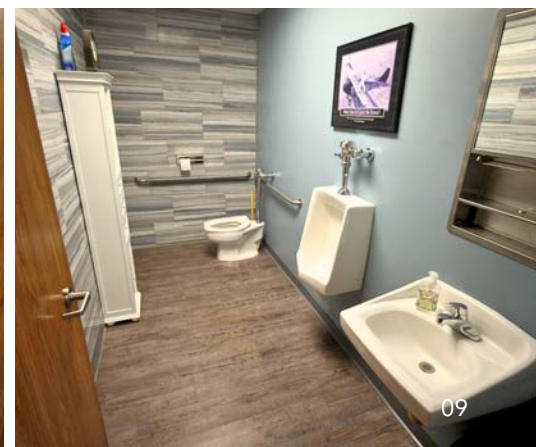
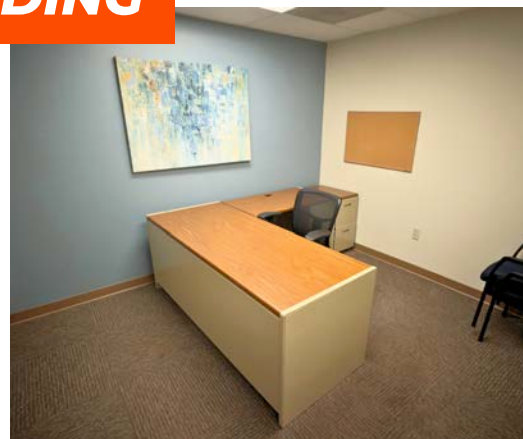
THE LAYOUT

FLOOR PLAN

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



178 BUILDING



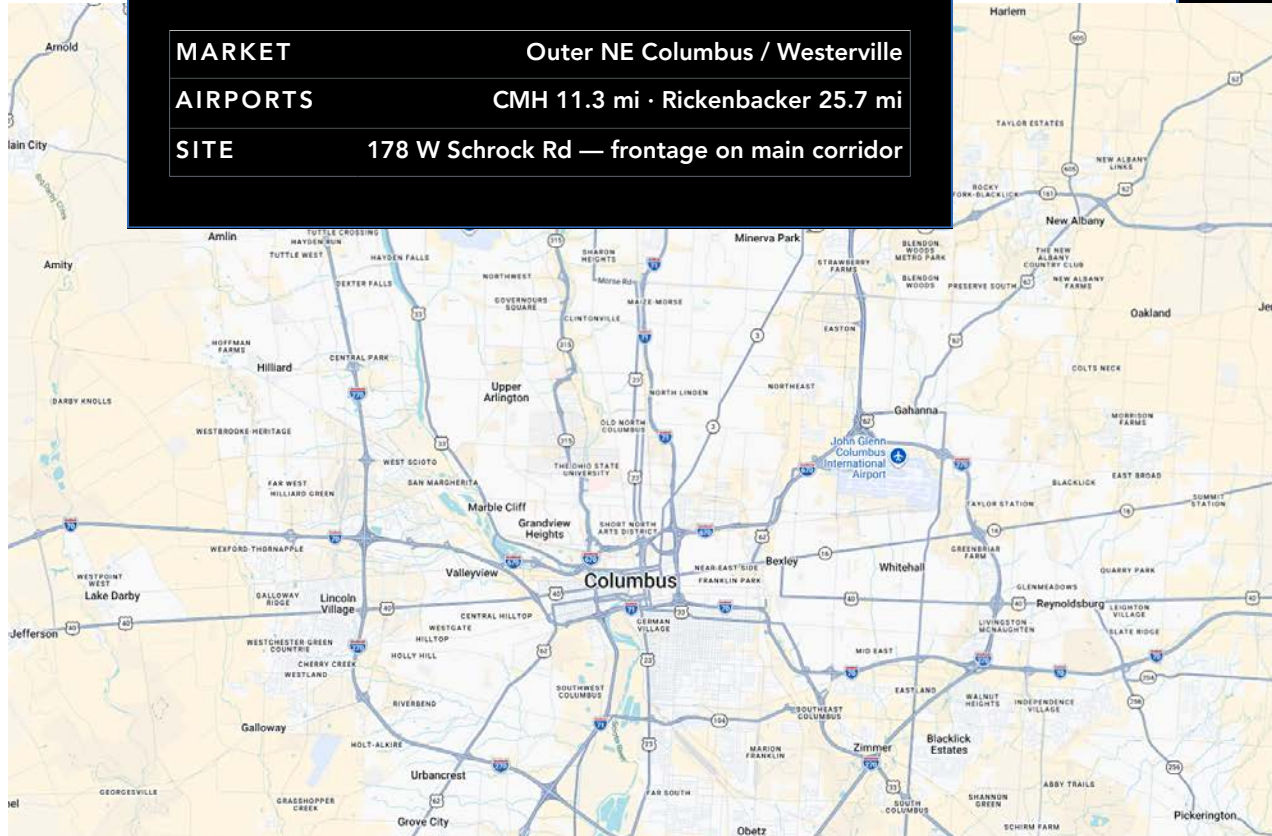


178 BUILDING



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-270 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

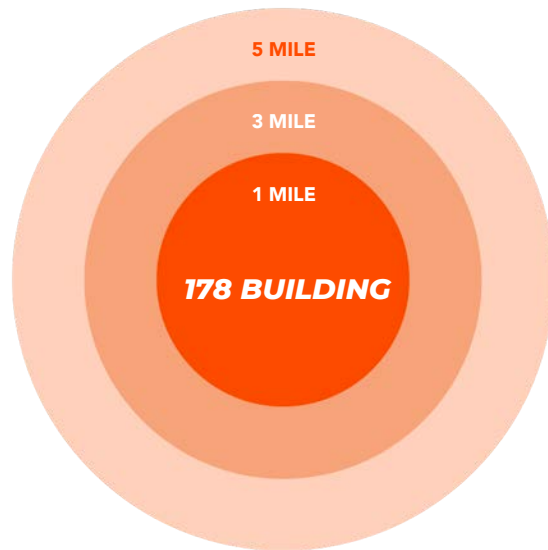
Otterbein University 5 mins | 2.5 mi
Polaris Business District 10 mins | 5 mi
New Albany Business Park 15 mins | 9 mi
Downtown Columbus 18 mins | 12 mi
The Ohio State University 20 mins | 12 mi

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 (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.

178 BUILDING

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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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