

42,290 SF Standalone Office Available



FOR SUBLEASE

2221 SCHROCK RD

COLUMBUS, OH



ALLIED

Allied Real Estate Advisors is proud to present a single-tenant sublease opportunity at **2221 Schrock Road**. Located near Westerville, the location is conveniently situated near major roads, with ample parking and amenities nearby such as restaurants and shopping.

\$24.93 FSG
Lease Rate

7/4/27
Expiration

Furniture Available

Property Highlights:

- Standalone building
- Freeway signage available
- Exposed ceilings
- Grade-level door with light storage on lower level
- Mix of private office and open deskings
- Conference and training rooms throughout



BUILDING SIGNAGE

Freeway-facing signage opportunity along Interstate-270, visible to approx. **139,830 cars per day**.



BUILDING LOCATION

2221 Schrock Rd is conveniently located with nearby access to I-270, and several Westerville area amenities listed below.



LOCAL AMENITIES:

- Sharon Woods Metro Park
- Highbanks Metro Park
- NorthStar Cafe
- Fitzy's Old Fashioned Diner
- China Wok
- Lorenzo's Grill
- Ramada by Wyndham
- Embassy Suites
- Home Depot
- Kroger
- And much more

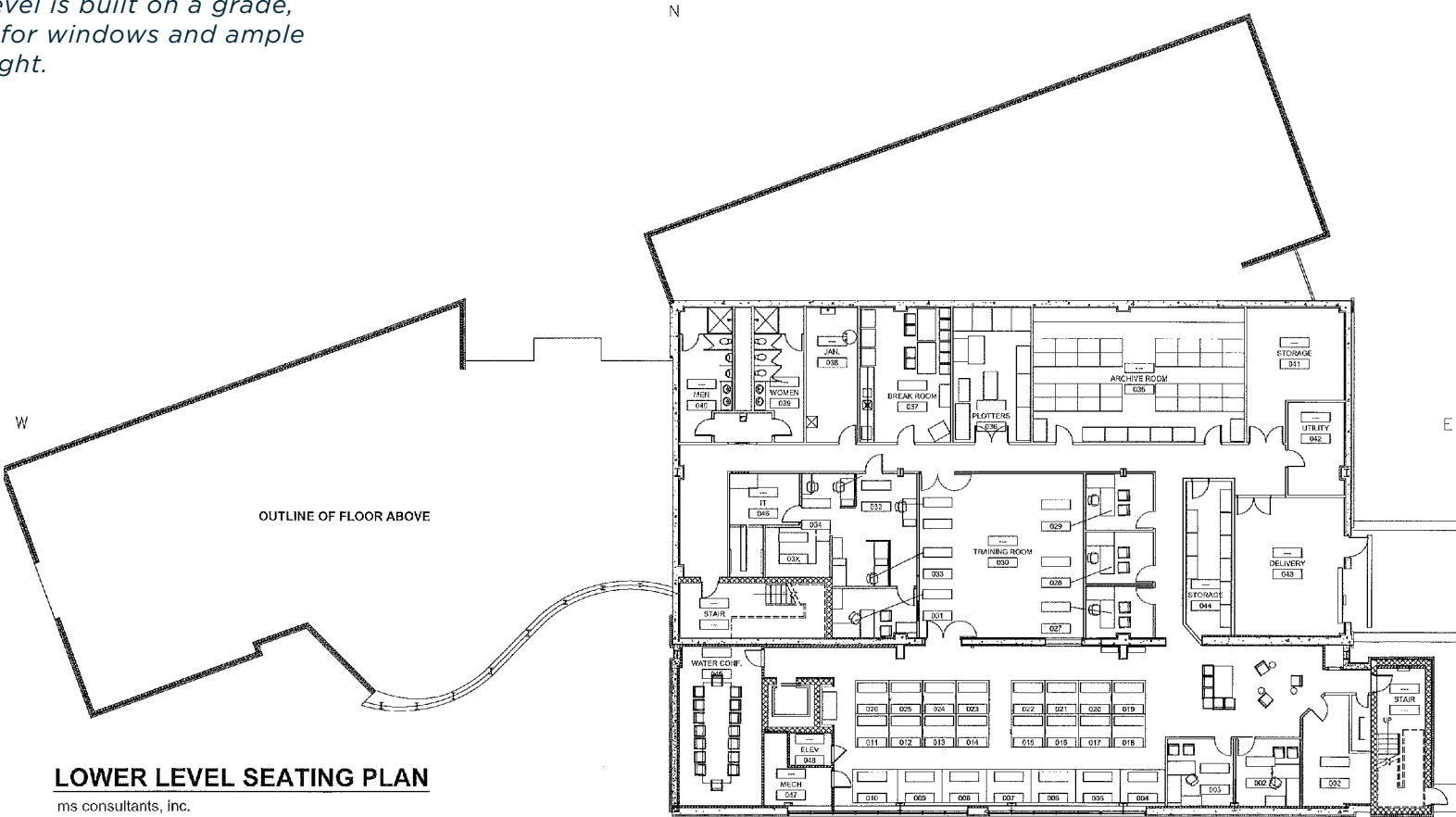
FLOOR PLANS

Click here or scan QR code to view a 360° tour of 2221 Schrock Rd.



Lower Level*

**Lower level is built on a grade, allowing for windows and ample natural light.*



LOWER LEVEL SEATING PLAN

ms consultants, inc.
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 SCALE: 1/16"=1'-0"

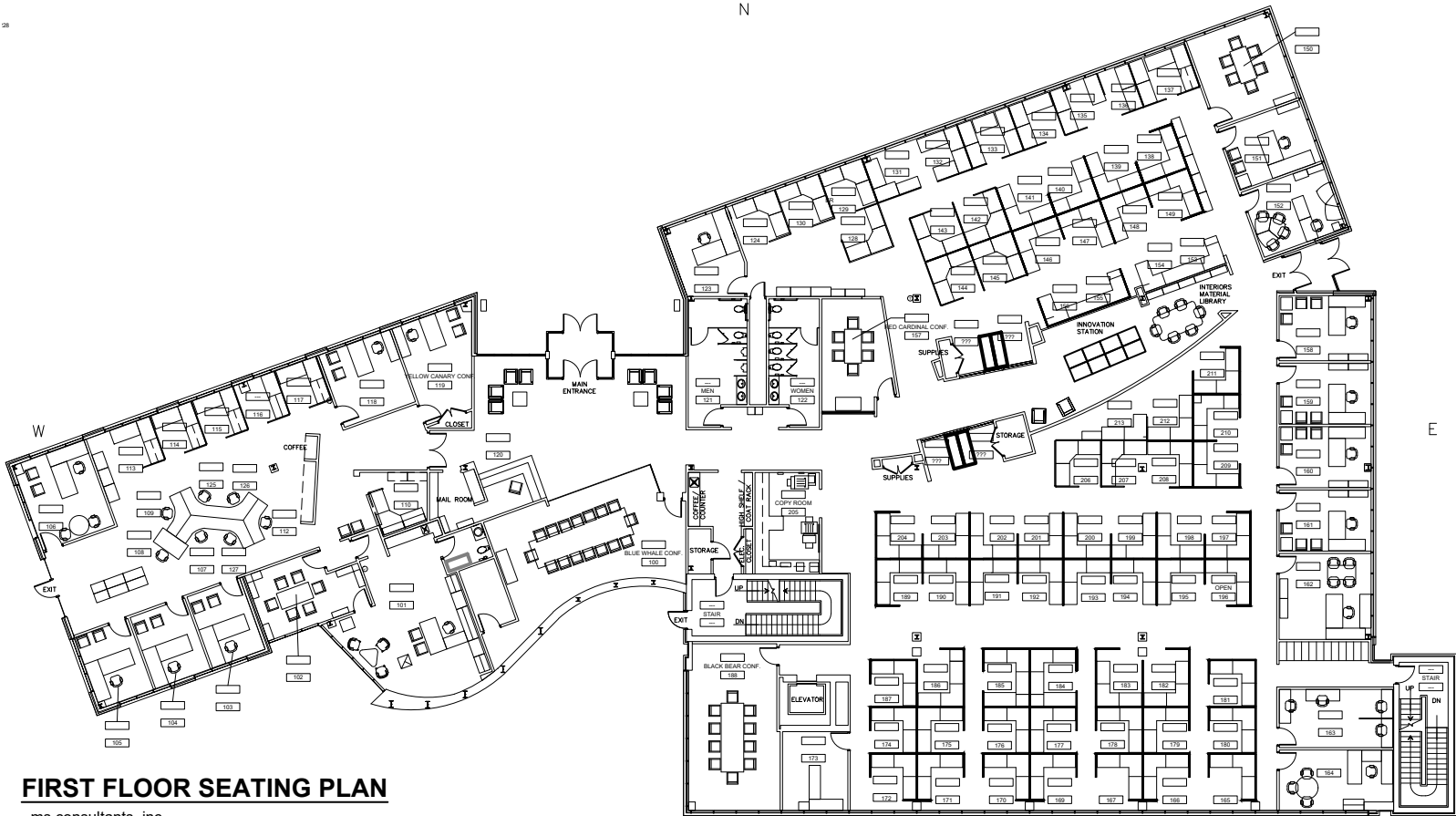
LAST UPDATED: 03/21/2019 BY Rlsch, Johnny

FLOOR PLANS

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First Floor



FIRST FLOOR SEATING PLAN

ms consultants, inc.
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 SCALE: 1/16"=1'-0"
 LAST UPDATED: 12/13/2023 BY Ratermann, Melissa

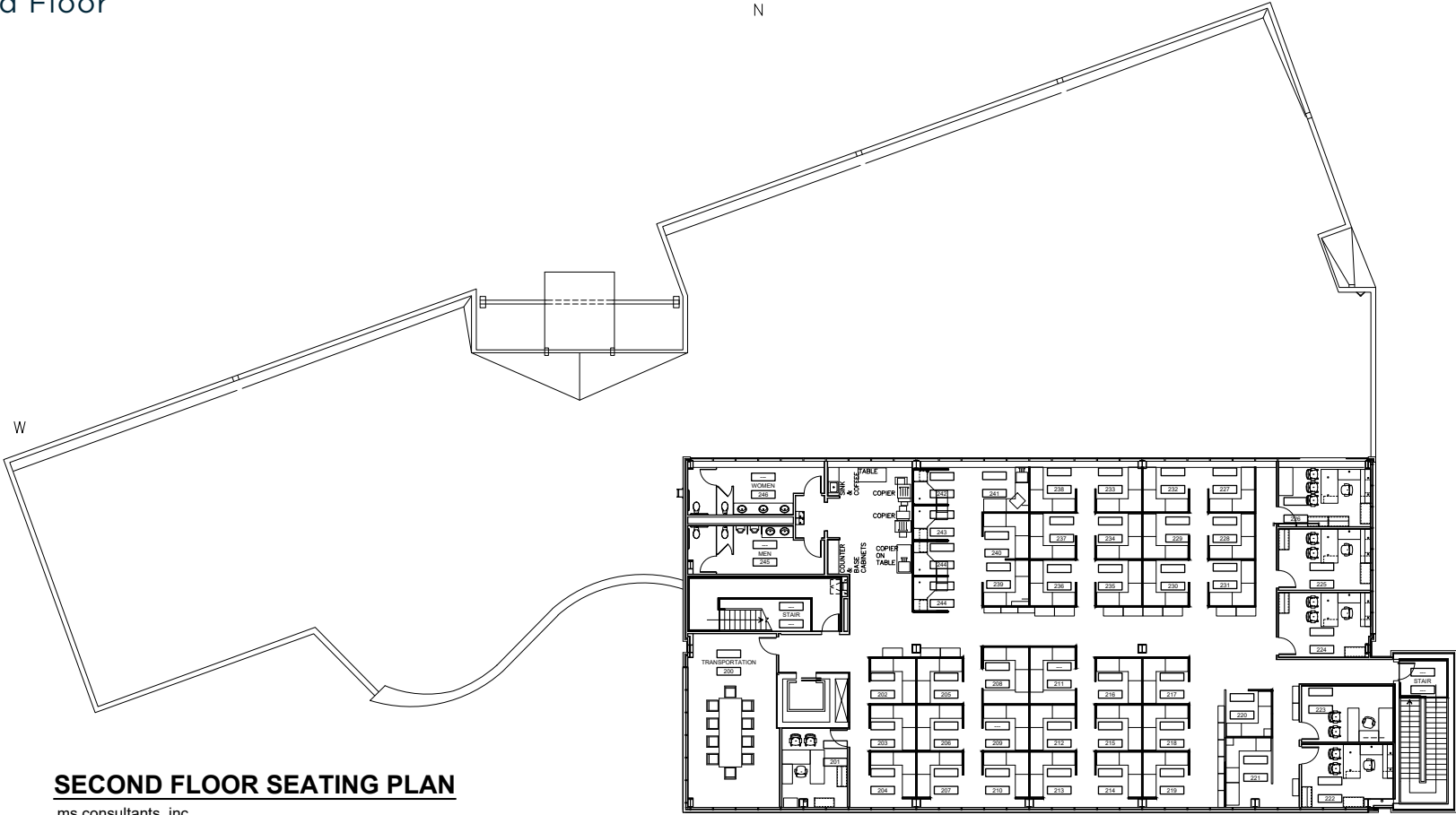
- X101 PHONE EXTENSION
- SMITH LAST NAME
- 155W CUBICLE NUMBER

FLOOR PLANS

Click here or scan QR code to view a 360° tour of 2221 Schrock Rd.



Second Floor



SECOND FLOOR SEATING PLAN

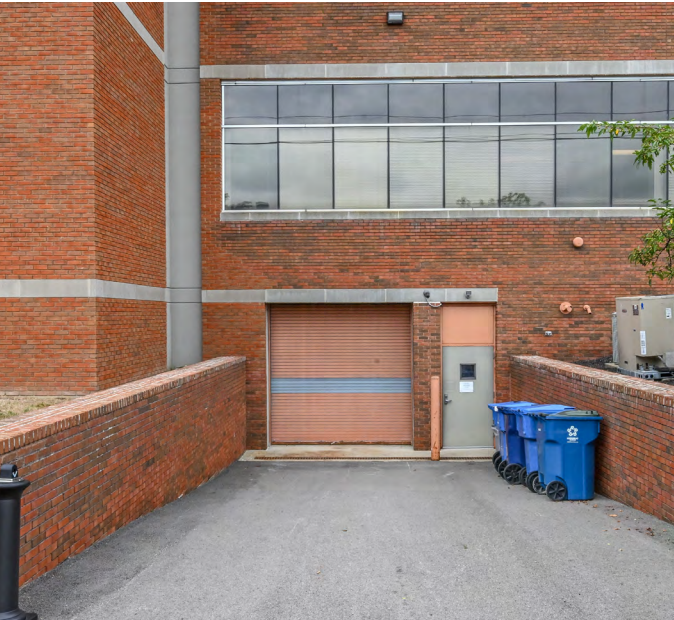
ms consultants, inc.
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 SCALE: 1/16"=1'-0"

LAST UPDATED: 03/21/2019 BY Risch, Johnny

X101 PHONE EXTENSION
 SMITH LAST NAME
 155W CUBICLE NUMBER

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BUILDING PHOTOS





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