

For Lease

Office Center I & II

630 & 670 Morrison Road
Gahanna, OH 43230



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Property Overview

Office Center II are two three-story, multi-tenant buildings built in 1996 and consisting of approximately 63,000 square feet each.

- > Parking
 - 630 Morrison: 4.1/1,000 square feet
 - 670 Morrison: 5.1/1,000 square feet
- > Common Area Factor
 - 15%
- > Fire & Life Safety
 - Office Center II ensures tenant safety with the following:
 - Fully sprinklered common areas and tenant suites
 - Three fire stairways on the North, West and East sides of the building
 - Fire and smoke detection monitors throughout the building
 - Manual fire alarm pull switches in the building common areas
 - Fire extinguishers installed in the building common areas that are inspected annually by the City
- > After Hours Access
 - Key card system allows for after hours access
- > Operating Expenses
 - \$9.50 per square foot (estimate - 630 Morrison)
 - \$9.50 per square foot (estimate - 670 Morrison)
- > Back-Up Generator
 - Full building back up at 670 Morrison

Available Space - 630 Morrison

Suite	RSF	Rate/RSF/Yr	Comments
100	5,683	\$11.95 NNN	Mix of open space and offices.
201	6,628*	\$11.95 NNN	Mix of open space and offices.
210	4,675*	\$11.95 NNN	Open space with private offices.
300	11,949	\$11.95 NNN	Large suite with open space and offices.
330	3,166	\$11.95 NNN	Third floor suite with new carpet and LED lights.

*Suites can be combined for a total of 11,303 RSF

Available Space - 670 Morrison

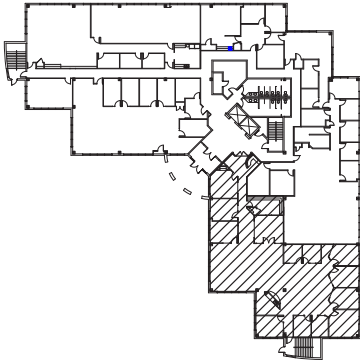
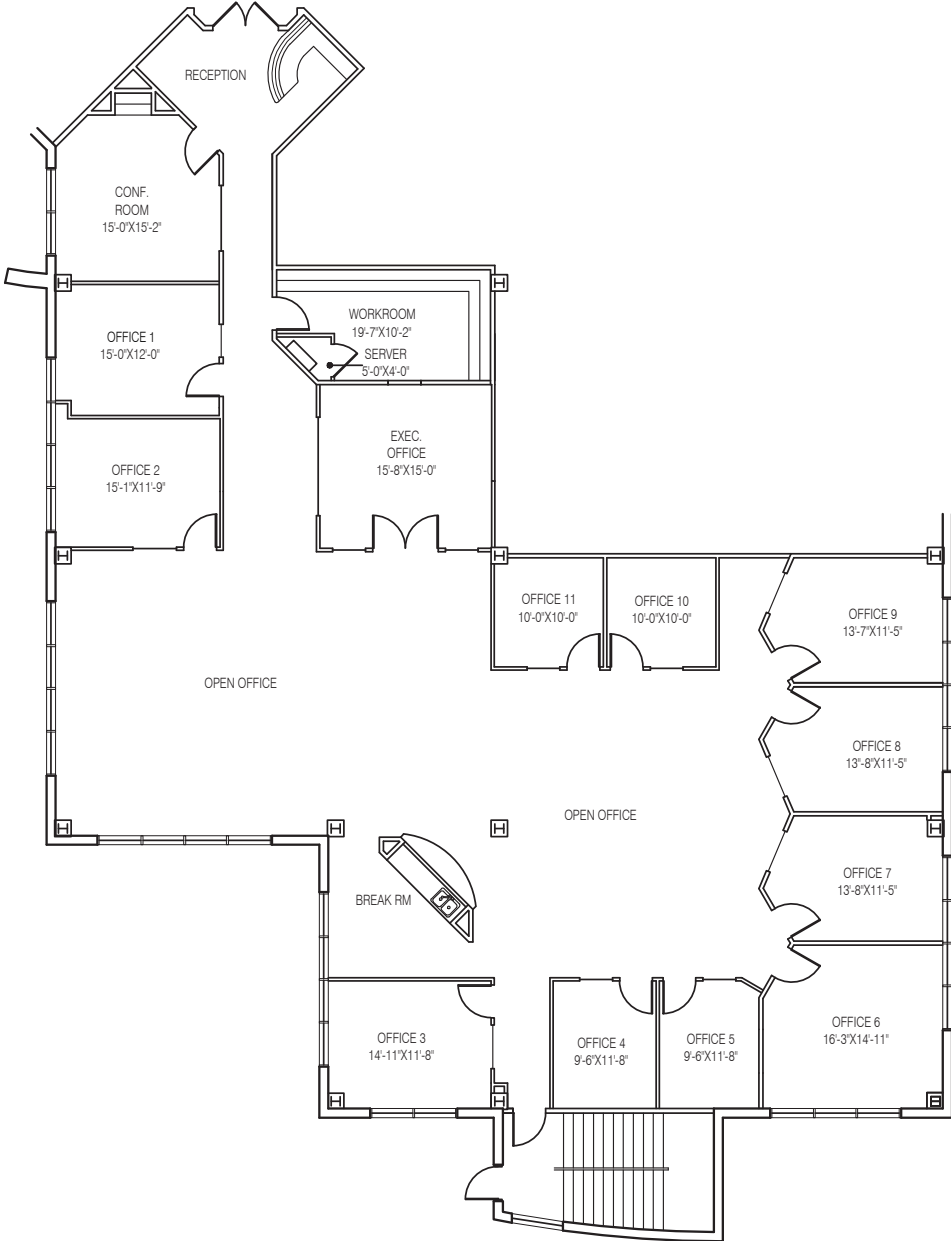
Suite	RSF	Rate/RSF/Yr	Comments
100/150	21,115	\$11.95 NNN	Large space on 1st floor with mix of private offices and open space. Can be demised to +/- 5,000 SF.
205	1,637	\$11.95 NNN	Second floor space with private offices.

Building Location



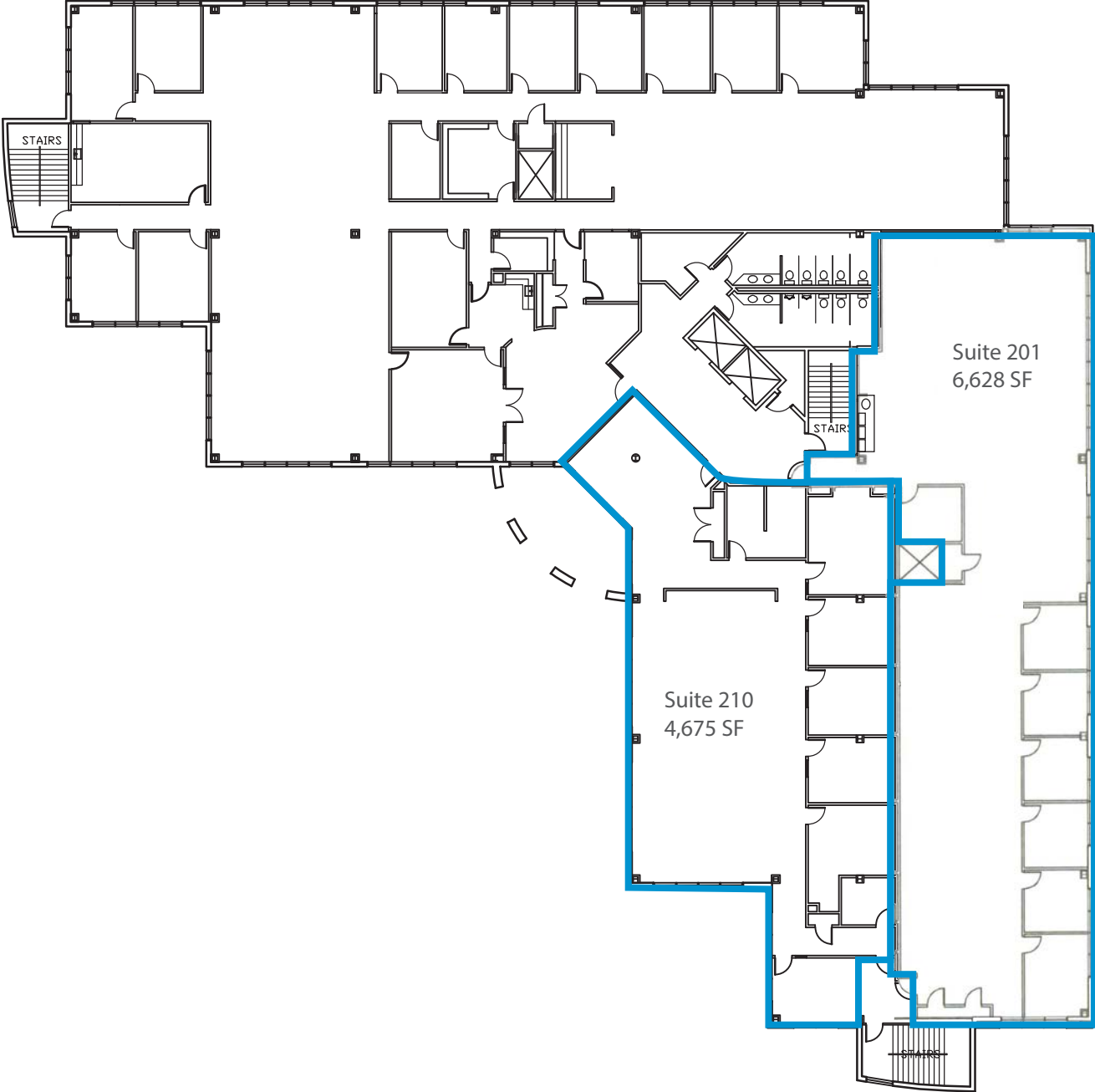
First Floor - Suite 100 - 5,683 RSF

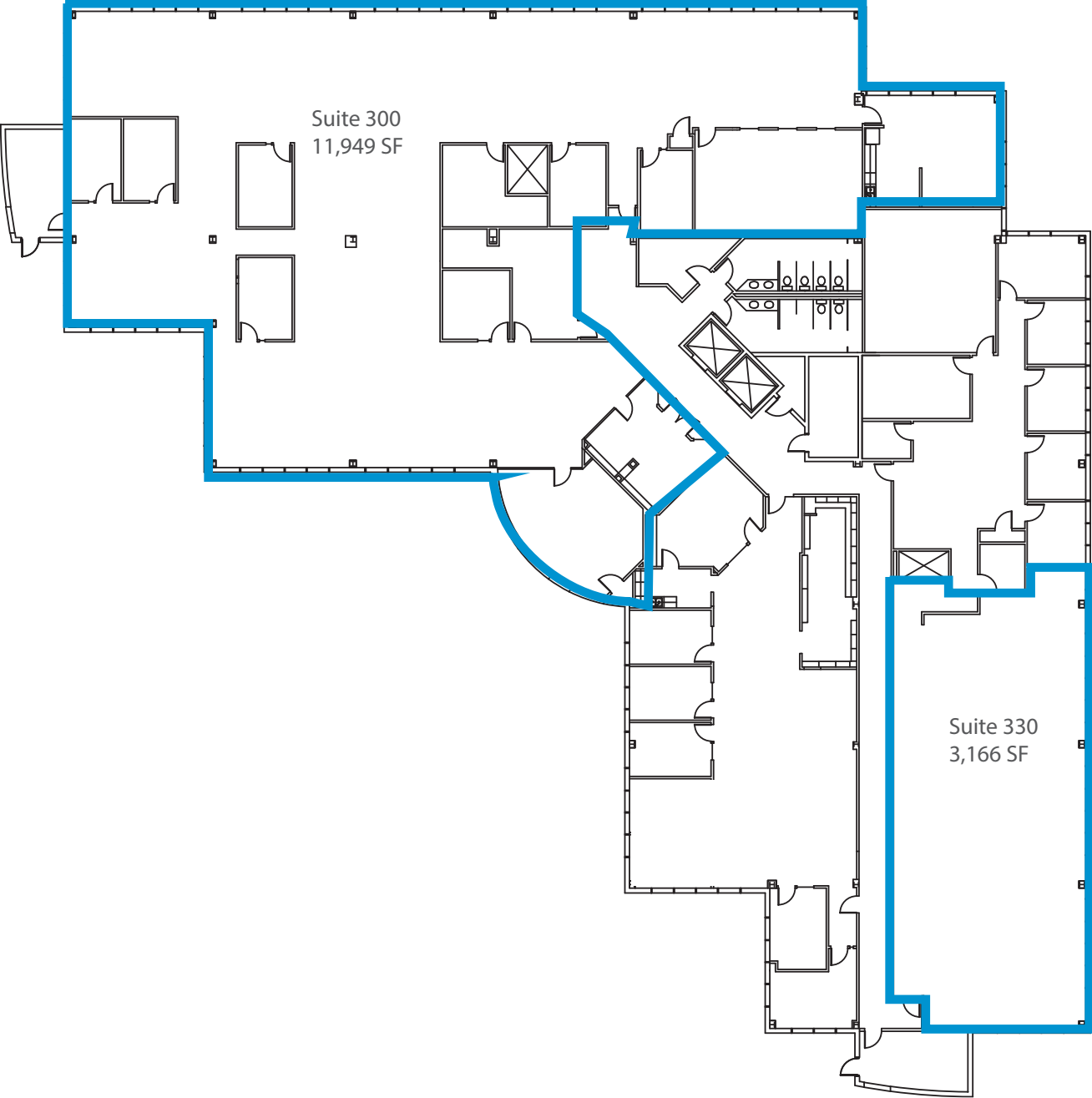
630 Morrison Road

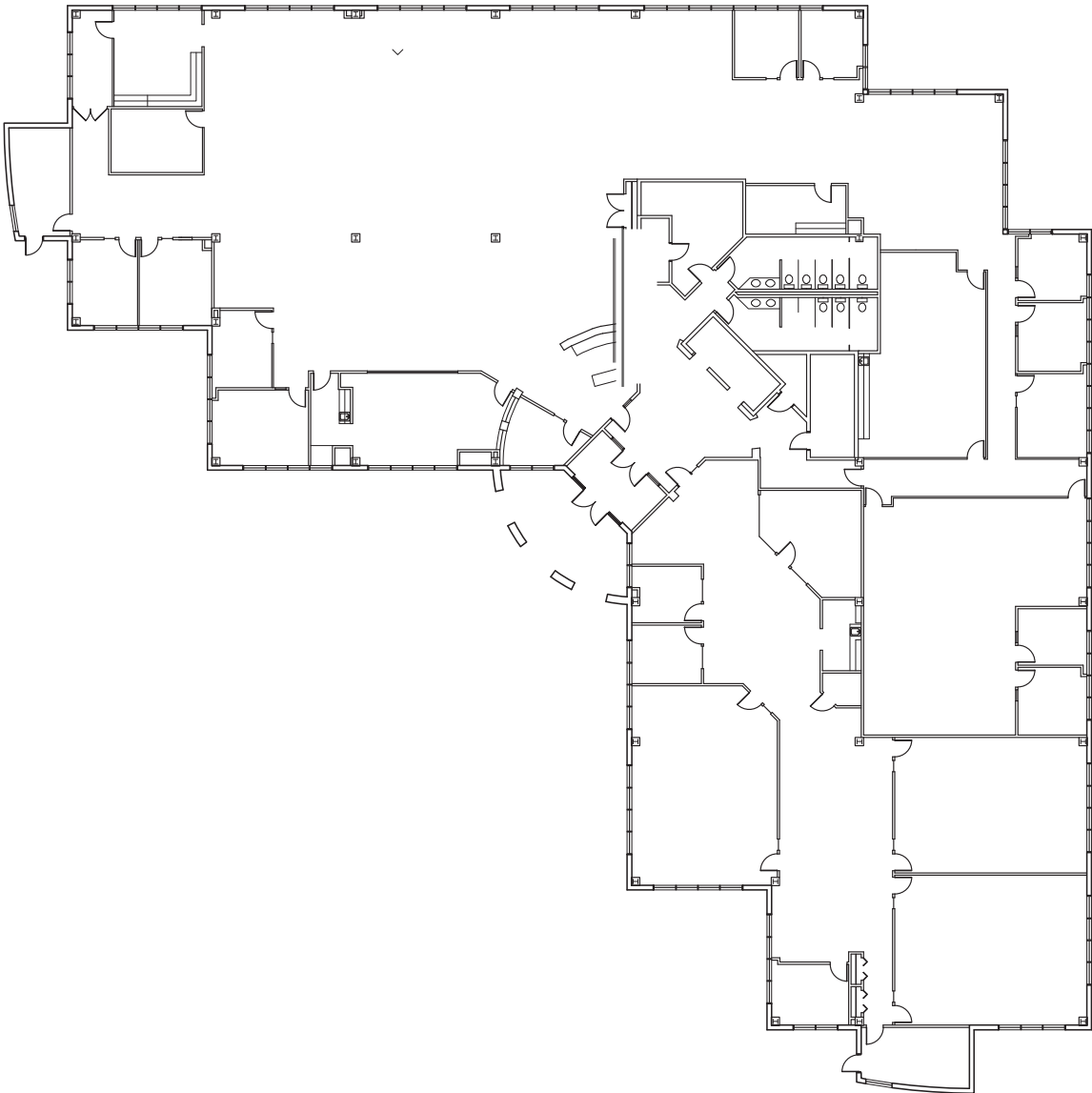


Second Floor - 11,303 RSF

630 Morrison Road

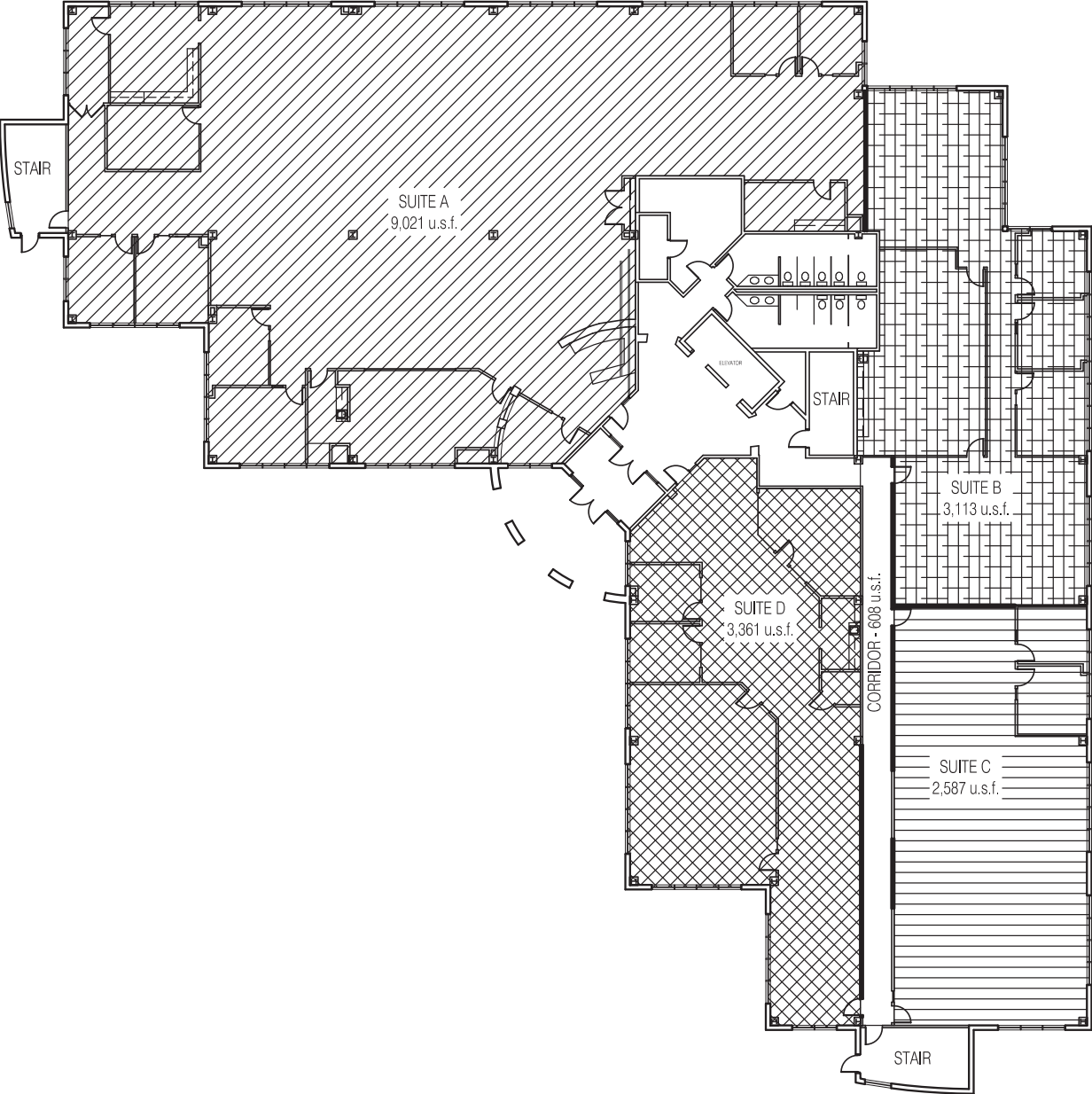






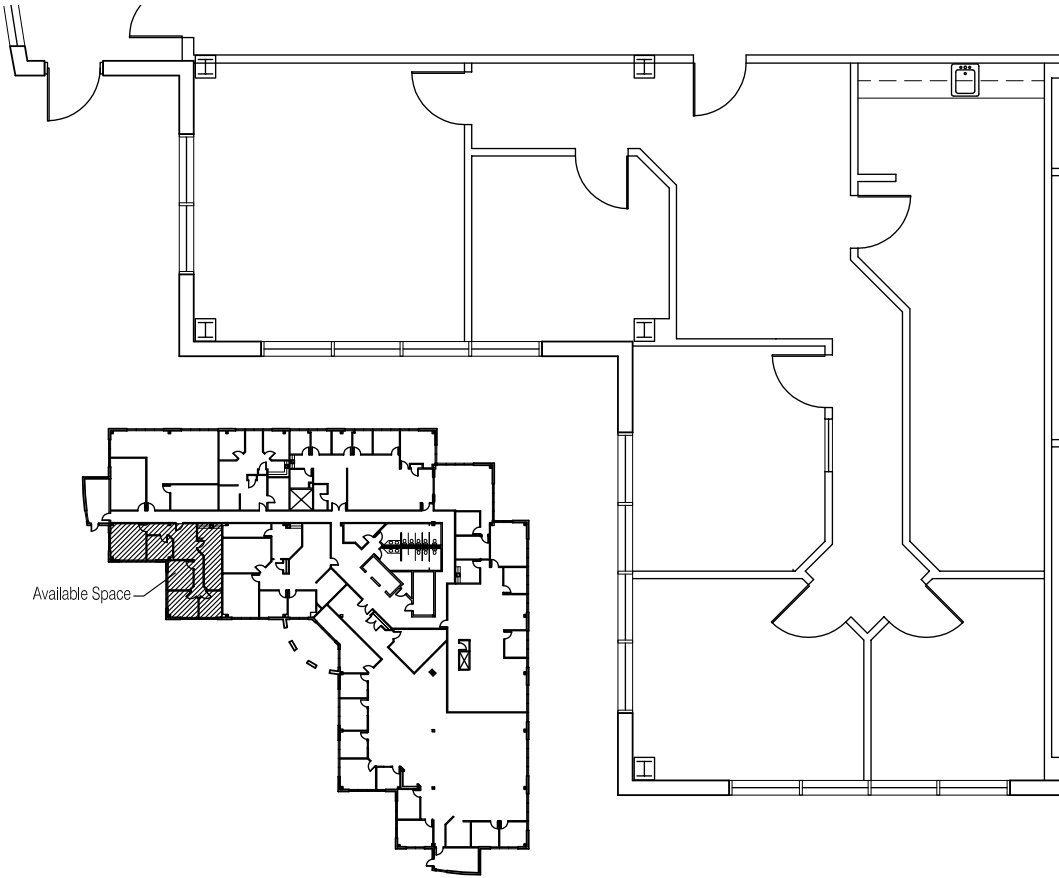
Suite 100/150 - Proposed Plan

670 Morrison Road



Suite 205 - 1,637 RSF

670 Morrison Road





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