

For Lease

Office Center I & II

630 & 670 Morrison Road
Gahanna, OH 43230



Chris Potts CCIM

+1 614 437 4654

christopher.potts@colliers.com

Brett Cisler

+1 614 437 4498

brett.cisler@colliers.com

Colliers





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
- > Common Area Factor 670 Morrison: 5.1/1,000 square feet
- > Fire & Life Safety 15%
- 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
- Key card system allows for after hours access
- \$9.50 per square foot (estimate - 630 Morrison)
- \$9.50 per square foot (estimate - 670 Morrison)
- Full building back up at 670 Morrison

Available Space - 630 Morrison

Suite	RSF	Rate/RSF/Yr	Comments
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.

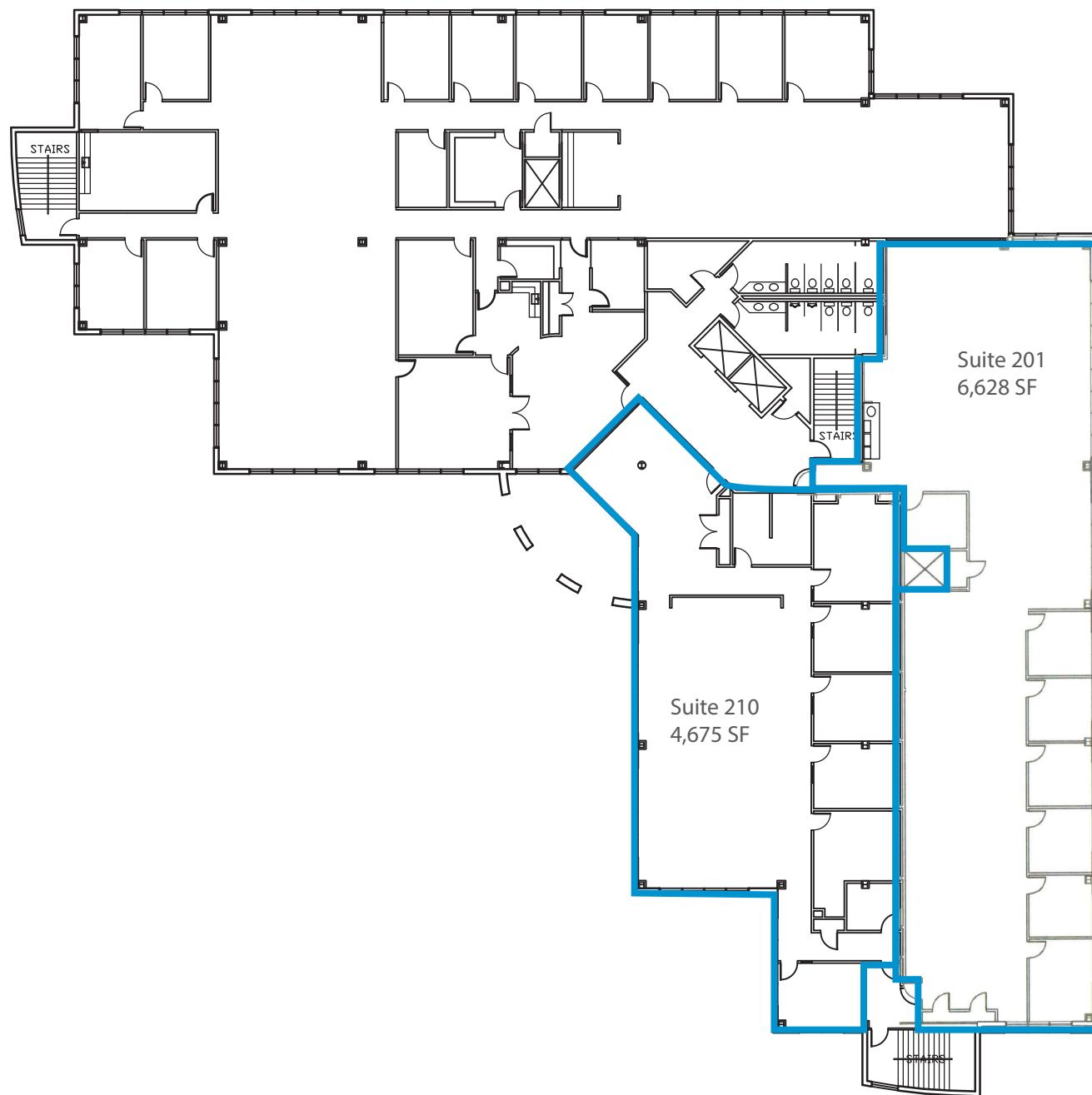
*Suites can be combined for a total of 11,303 RSF

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.

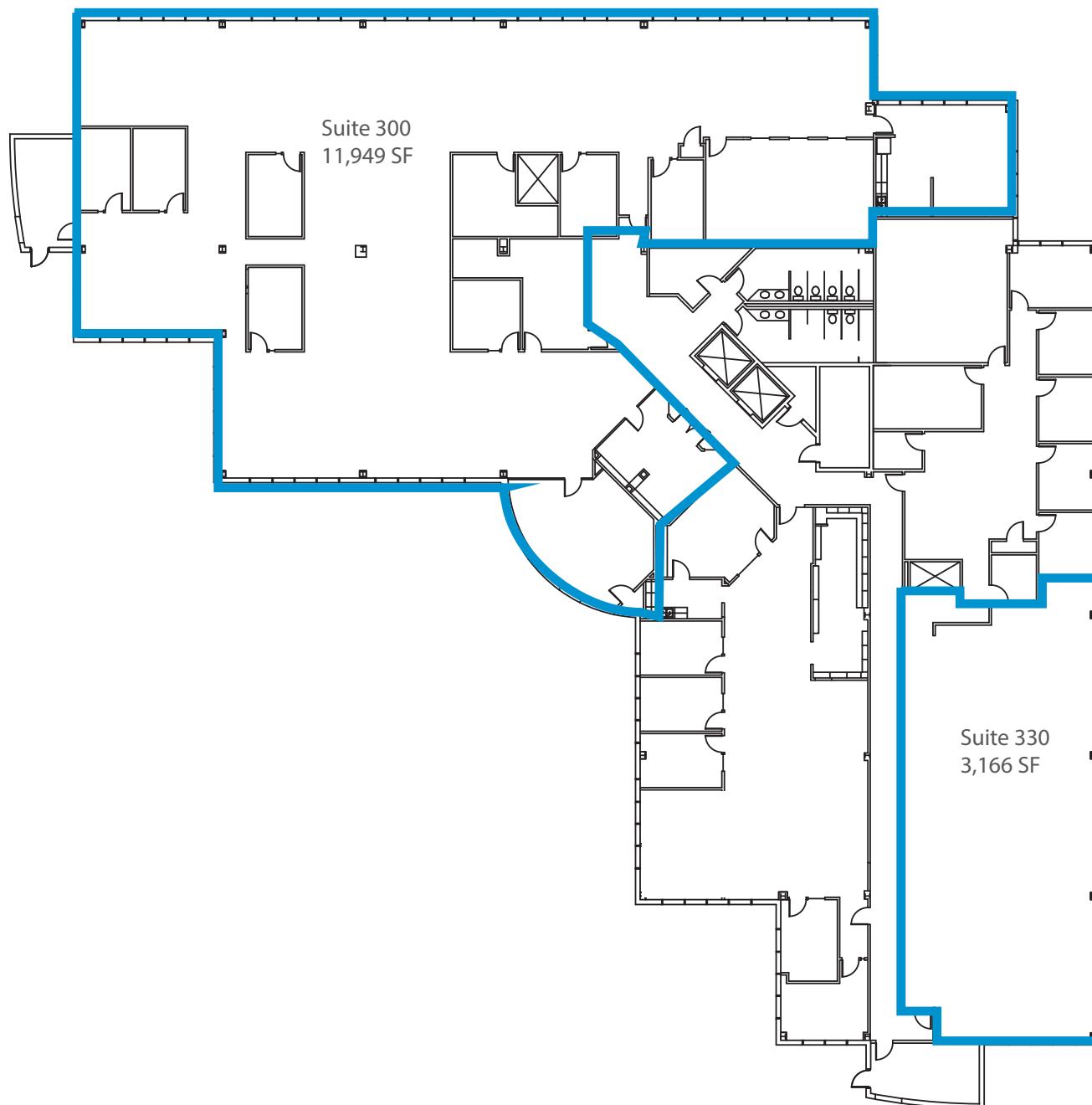
Second Floor - 11,303 RSF

630 Morrison Road



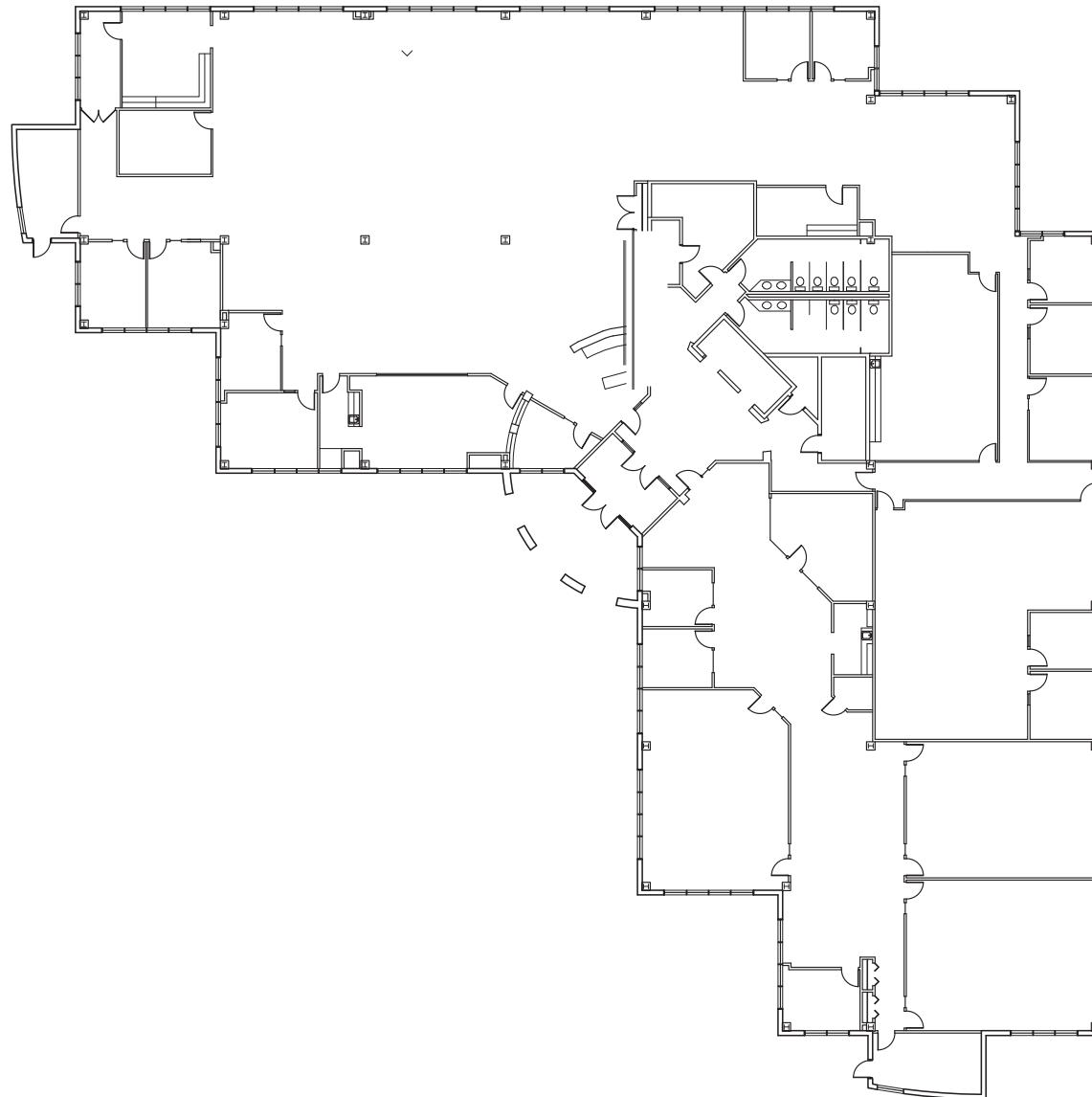
Third Floor

630 Morrison Road



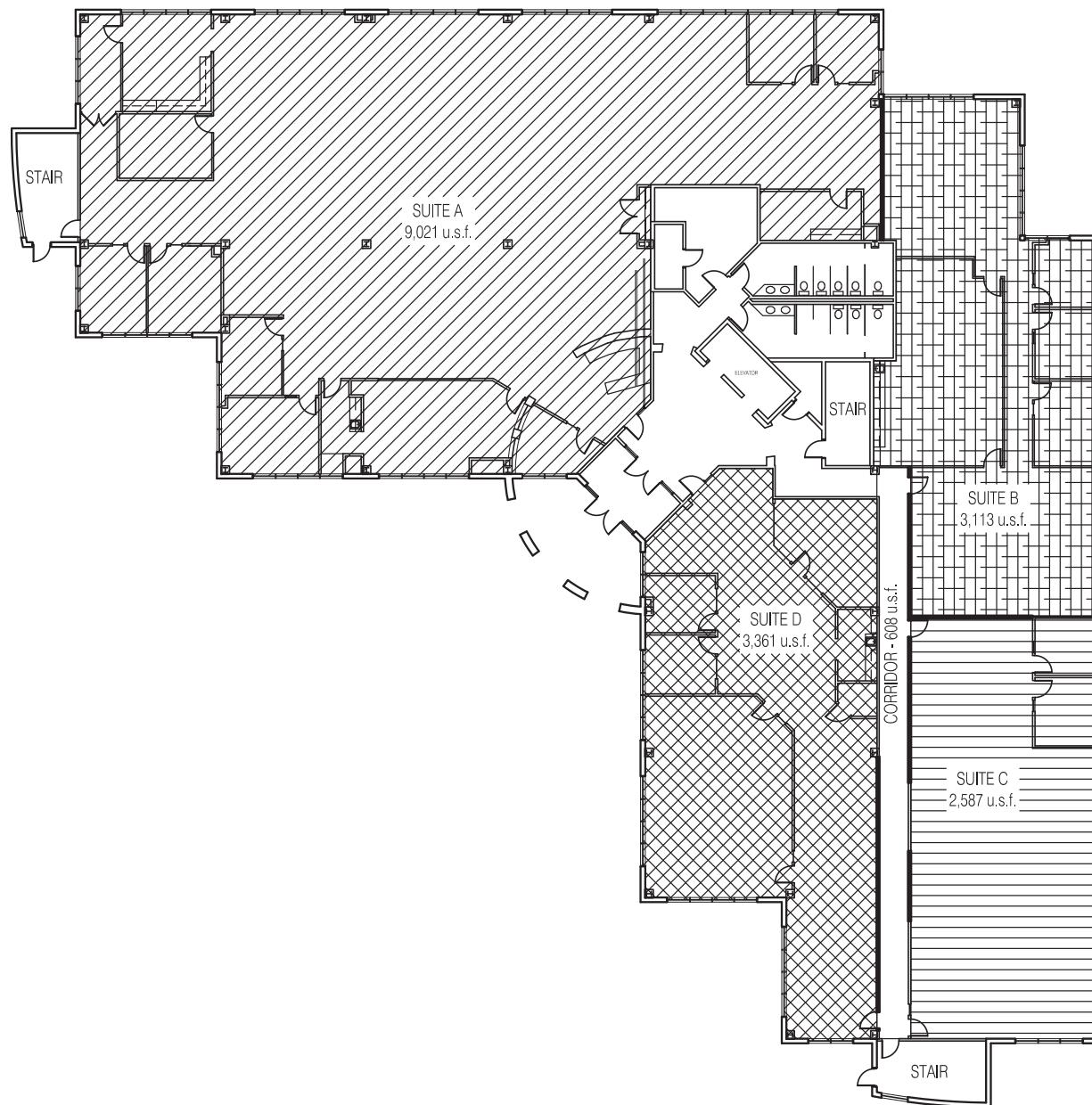
Suite 100/150 - 21,115 RSF

670 Morrison Road



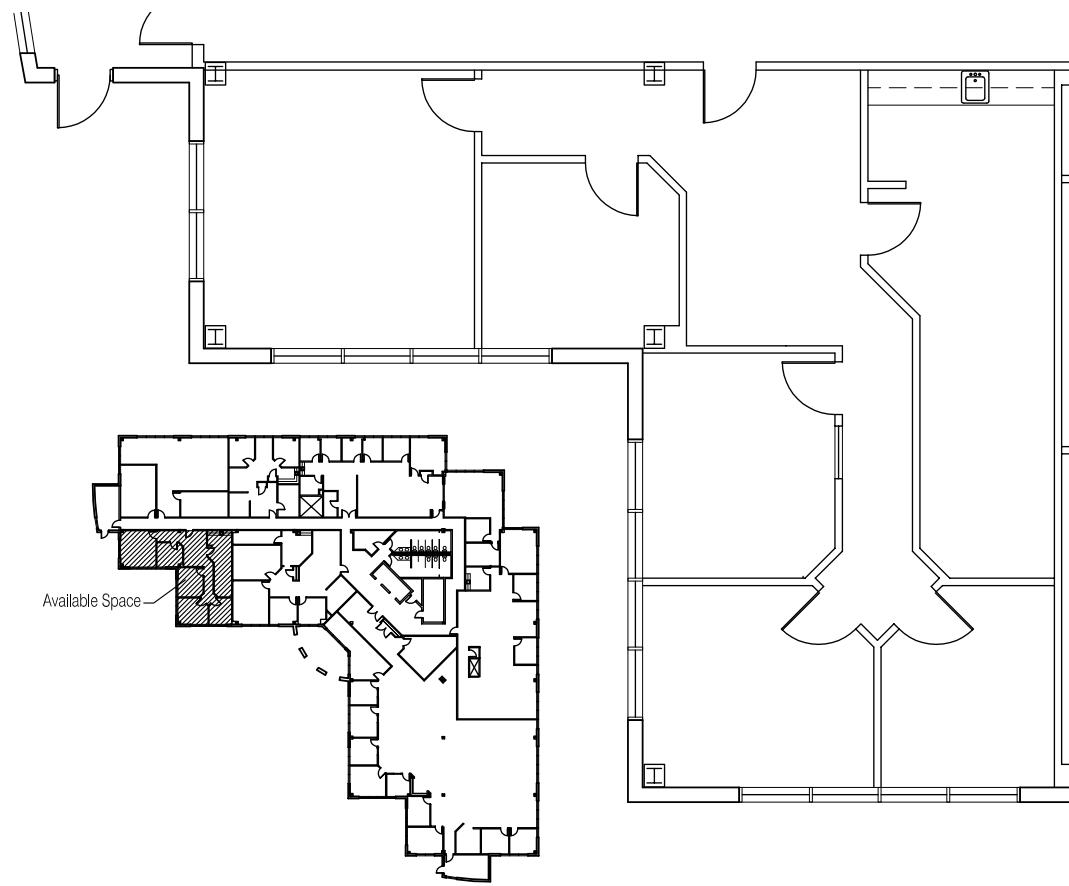
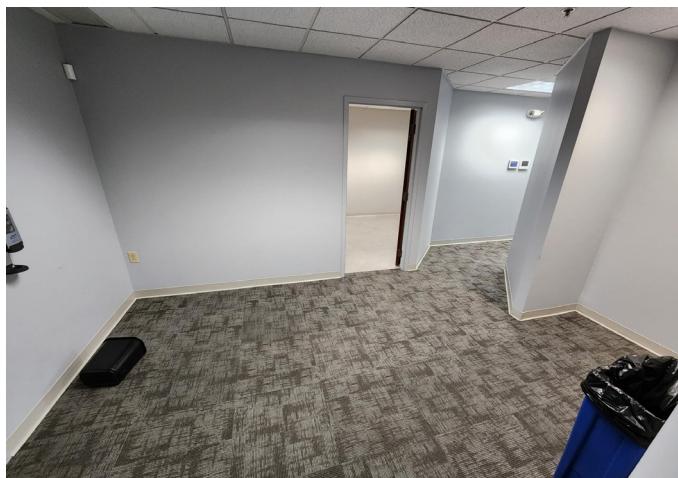
Suite 100/150 - Proposed Plan

670 Morrison Road



Suite 205 - 1,637 RSF

670 Morrison Road





Contact Us

Chris Potts CCIM
614 437 4654
christopher.potts@colliers.com

Brett Cisler
614 437 4498
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Colliers
Greater Columbus Region
Two Miranova Place, Suite 900
Columbus, OH 43215
614 436 9800
colliers.com/columbus