

**For Sale or Lease
42,290 SF | Standalone Office**

2221 Schrock Rd

Columbus, OH 43229



2221 Schrock Rd

Property Details

Located at 2221 Schrock Rd in Columbus, OH, this property offers unmatched convenience with immediate access to I-270 and major thoroughfares. This well-maintained property features flexible floor plans, ample parking, and proximity to dining, retail, and business services.

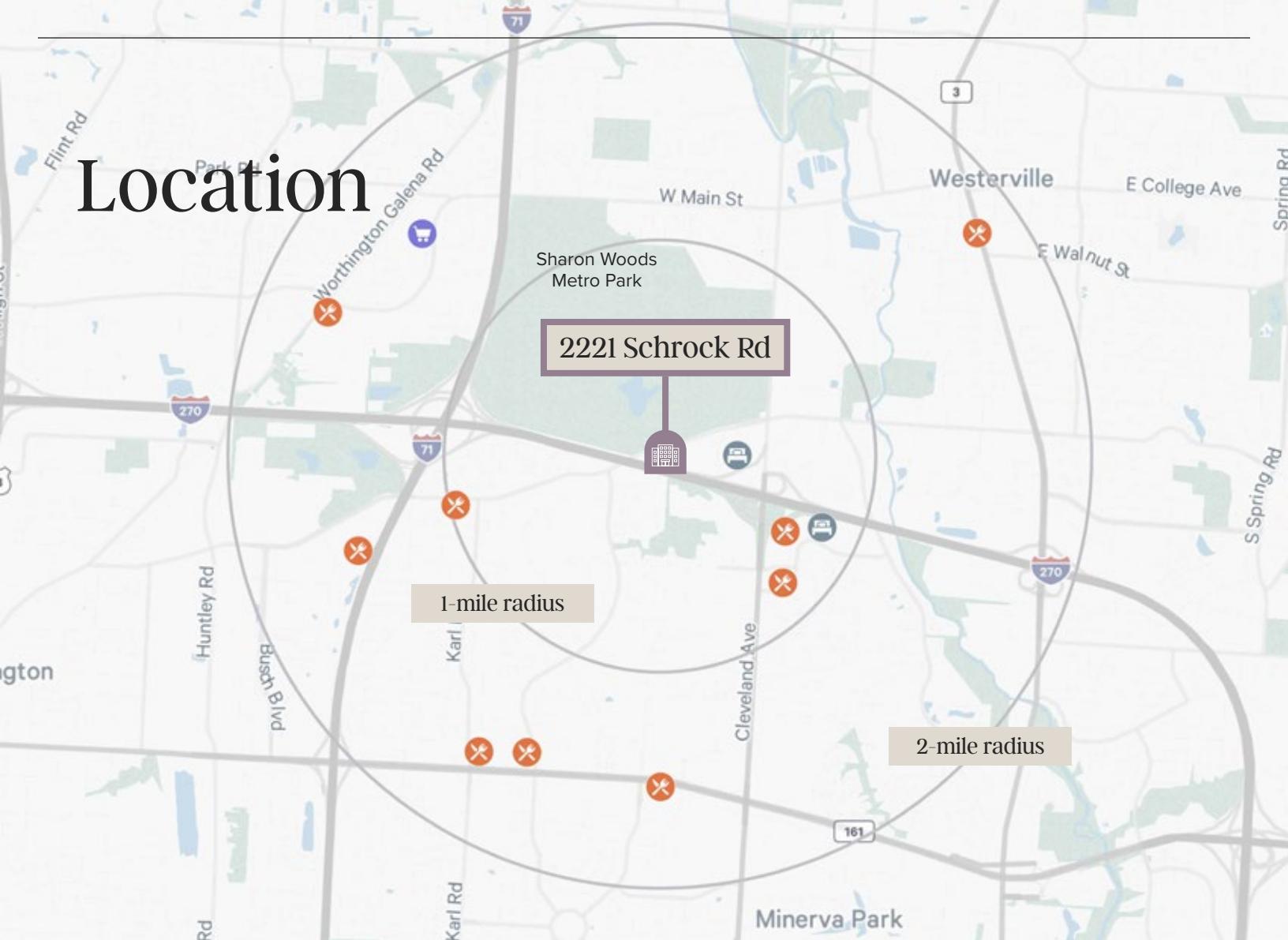


YEAR BUILT	1999
TOTAL RSF	42,290 SF
FLOORS	Three (3)
FINISHED CEILING HEIGHTS	Up to 13'
ELEVATORS	Yes
PARKING RATIO	3.62 / 1,000 SF
MUNICIPALITY	City of Columbus
ZONING	Z81-062, Commercial, C2, 12/15/1982, H-35
ACREAGE	2.55 AC
LEASE RATE	Contact Broker
SALE PRICE	Contact Broker



- **Standalone Building**
- **High-Impact Freeway Signage Available**
- **Modern Exposed Ceilings**
- **Flexible Private & Open Workspaces**
- **Grade-level door with light storage on lower level**

Location



Nearby Amenities

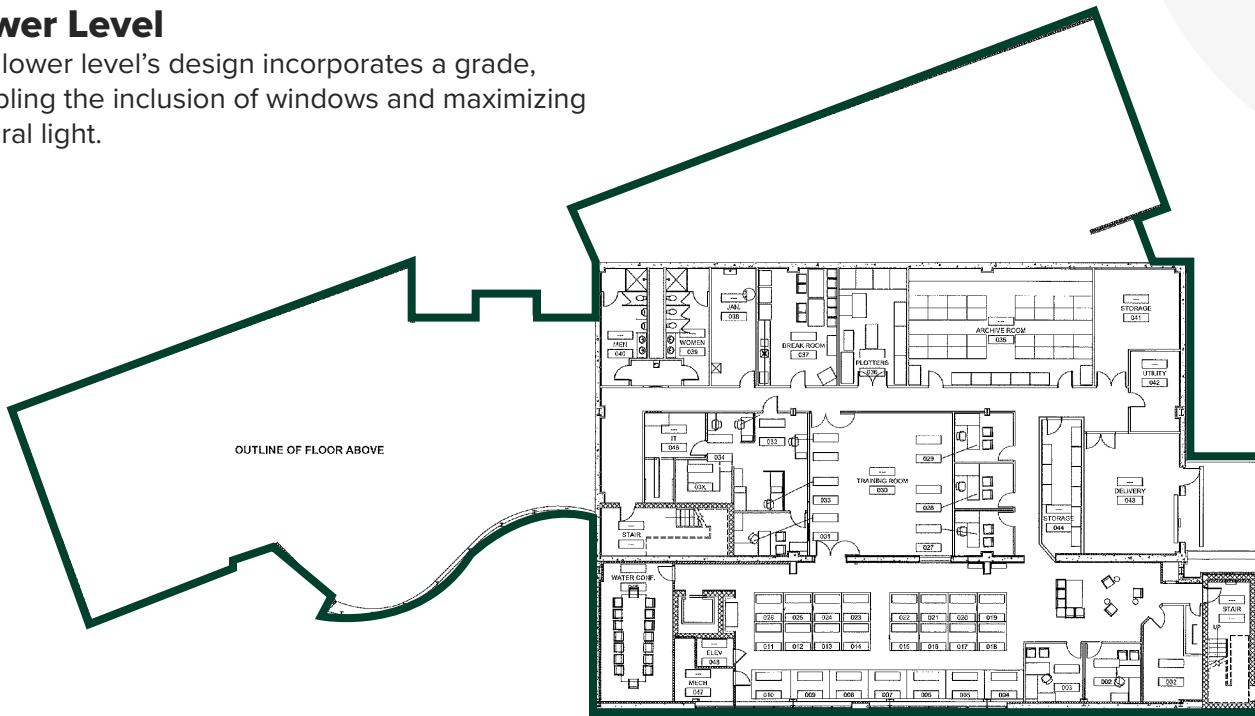
- Cafe Calvin
- Red Sea Cafe & Deli
- Northstar Café
- Big Tony's Pizza & Pasta
- China Wok
- Yanni's Greek Restaurant
- Terra Mezcal Mexican Grill
- Fitzy's Old Fashioned Diner
- Lorenzo's Grill
- Ramada by Wyndham Columbus North
- Embassy Suites by Hilton Columbus
- Kroger



Floorplans

Lower Level

The lower level's design incorporates a grade, enabling the inclusion of windows and maximizing natural light.



First Floor



Floorplans

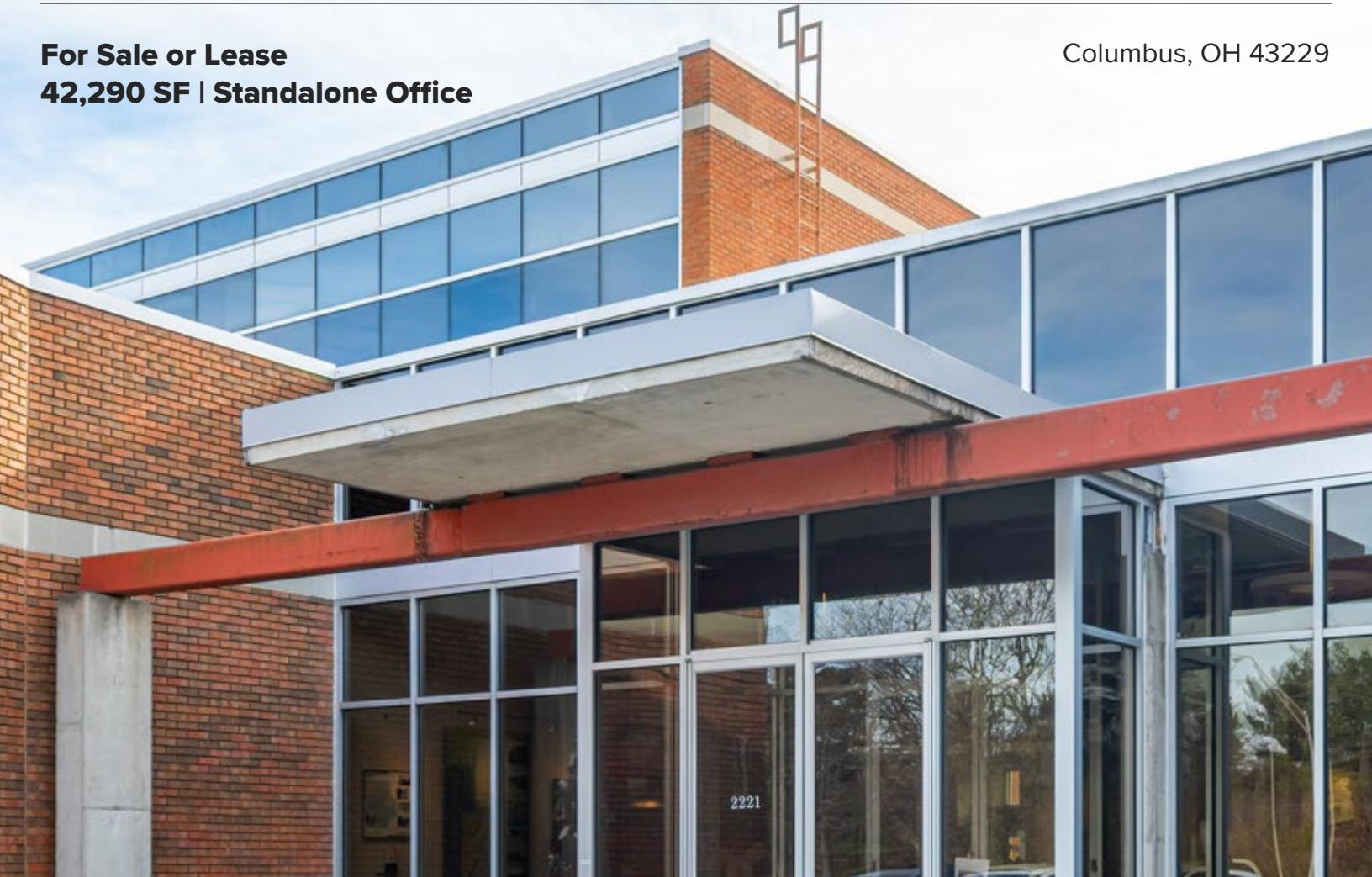
Second Floor





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