

# For Lease

Office Center I & II

630 & 670 Morrison Road  
Gahanna, OH 43230



**Chris Potts CCIM**

+1 614 437 4654

[christopher.potts@colliers.com](mailto:christopher.potts@colliers.com)

**Brett Cisler**

+1 614 437 4498

[brett.cisler@colliers.com](mailto:brett.cisler@colliers.com)

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630 & 670 Morrison Road

# Property Overview



## 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
201	6,628*	\$10.95 NNN	Mix of open space and offices.
210	4,675*	\$10.95 NNN	Open space with private offices.
300	11,949	\$10.95 NNN	Large suite with open space and offices.
330	3,166	\$10.95 NNN	Third floor suite with large private offices.

\*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	\$10.95 NNN	Large space on 1st floor with mix of private offices and open space.



630 & 670 Morrison Road

# Building Location

## Building Location

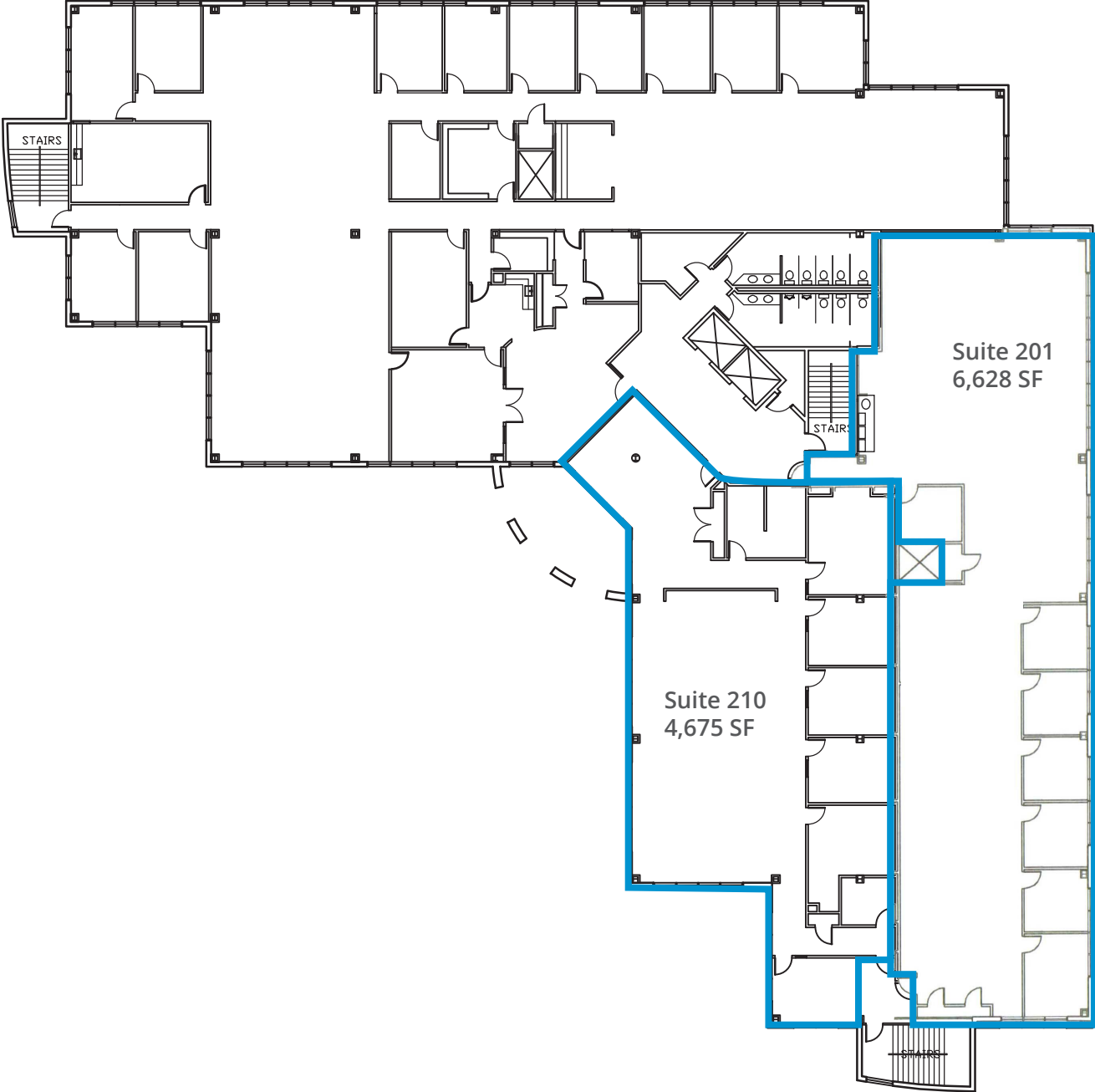




630 Morrison Road

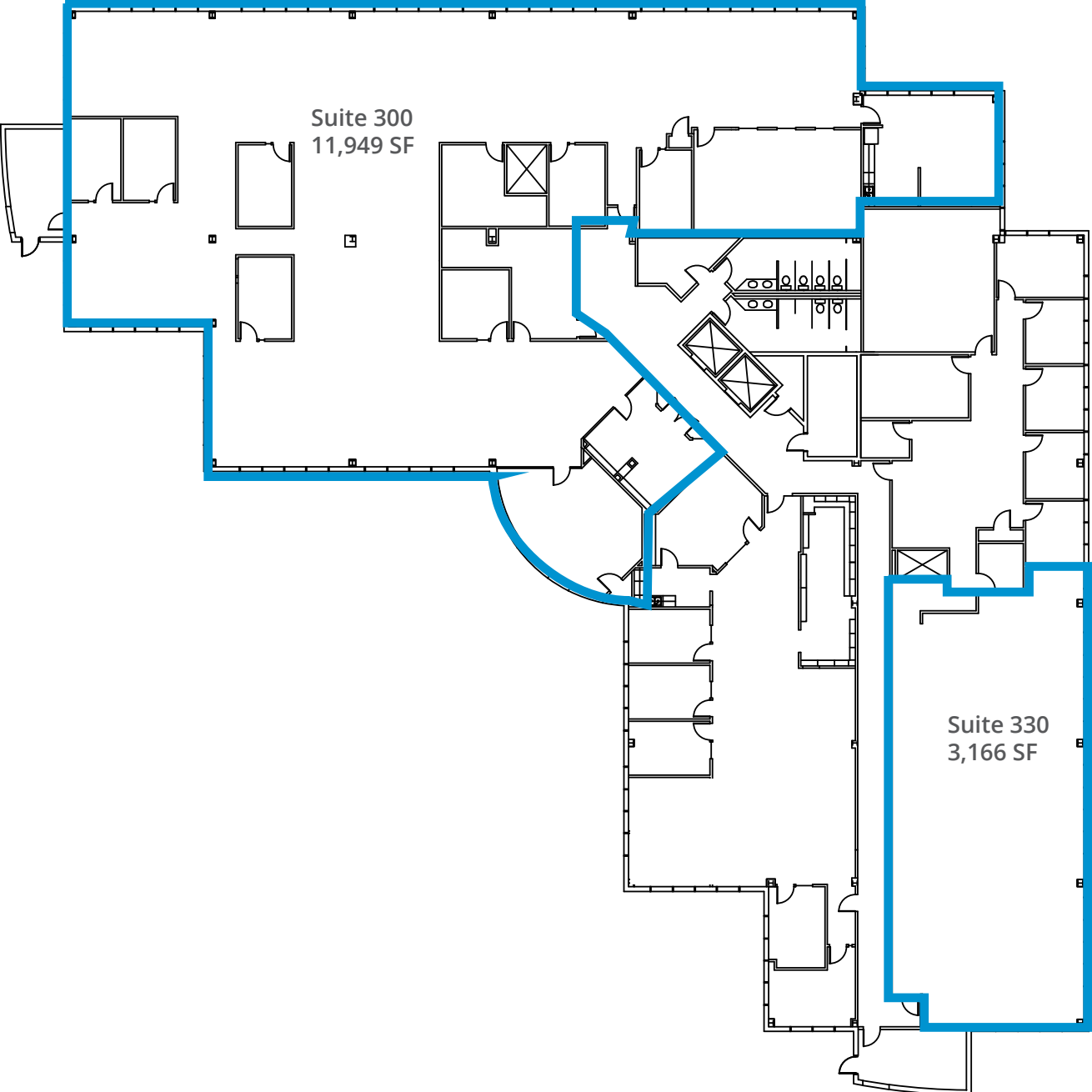
# Floor Plans - 630

Second Floor - 11,303 RSF





# Third Floor

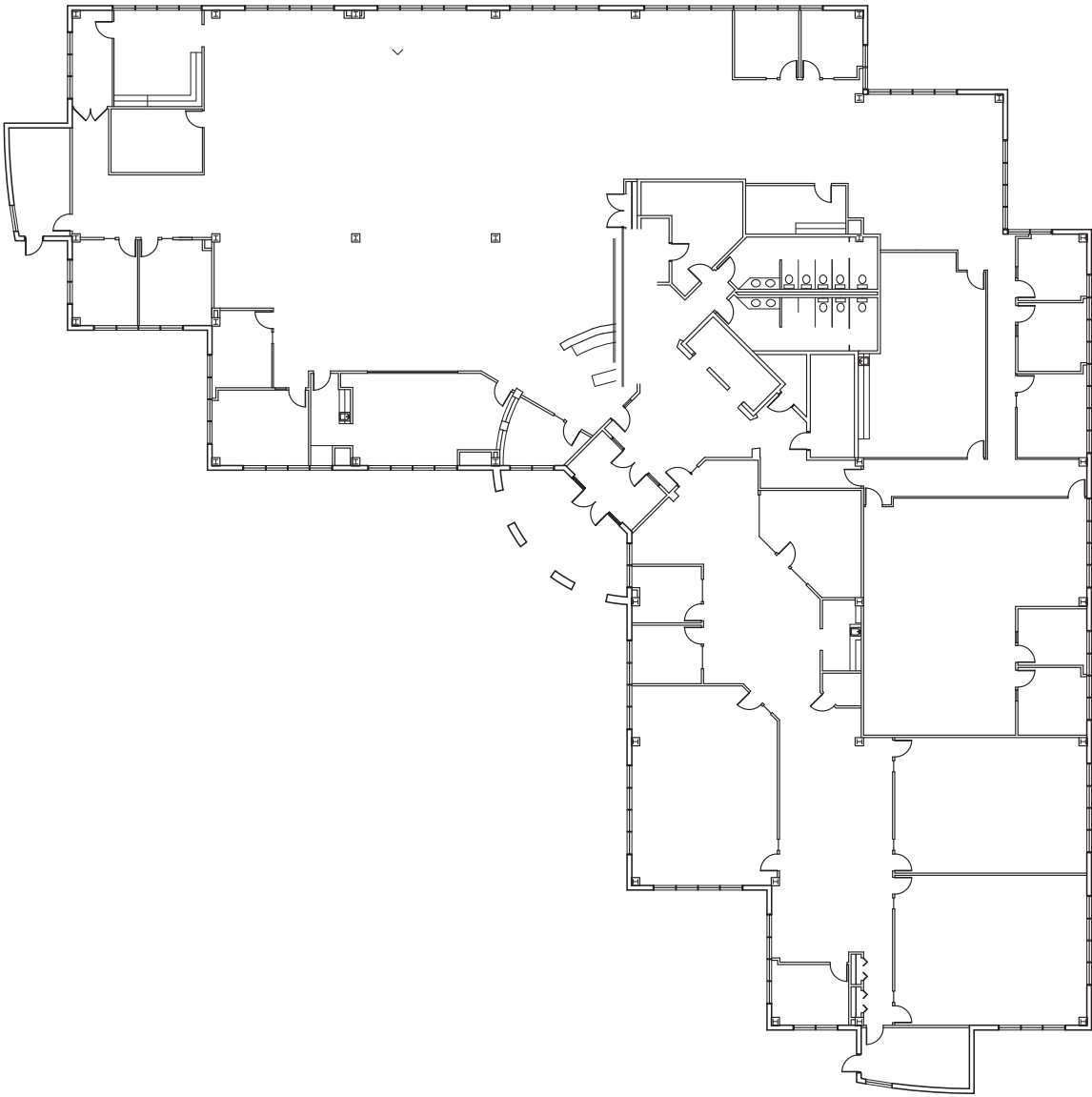




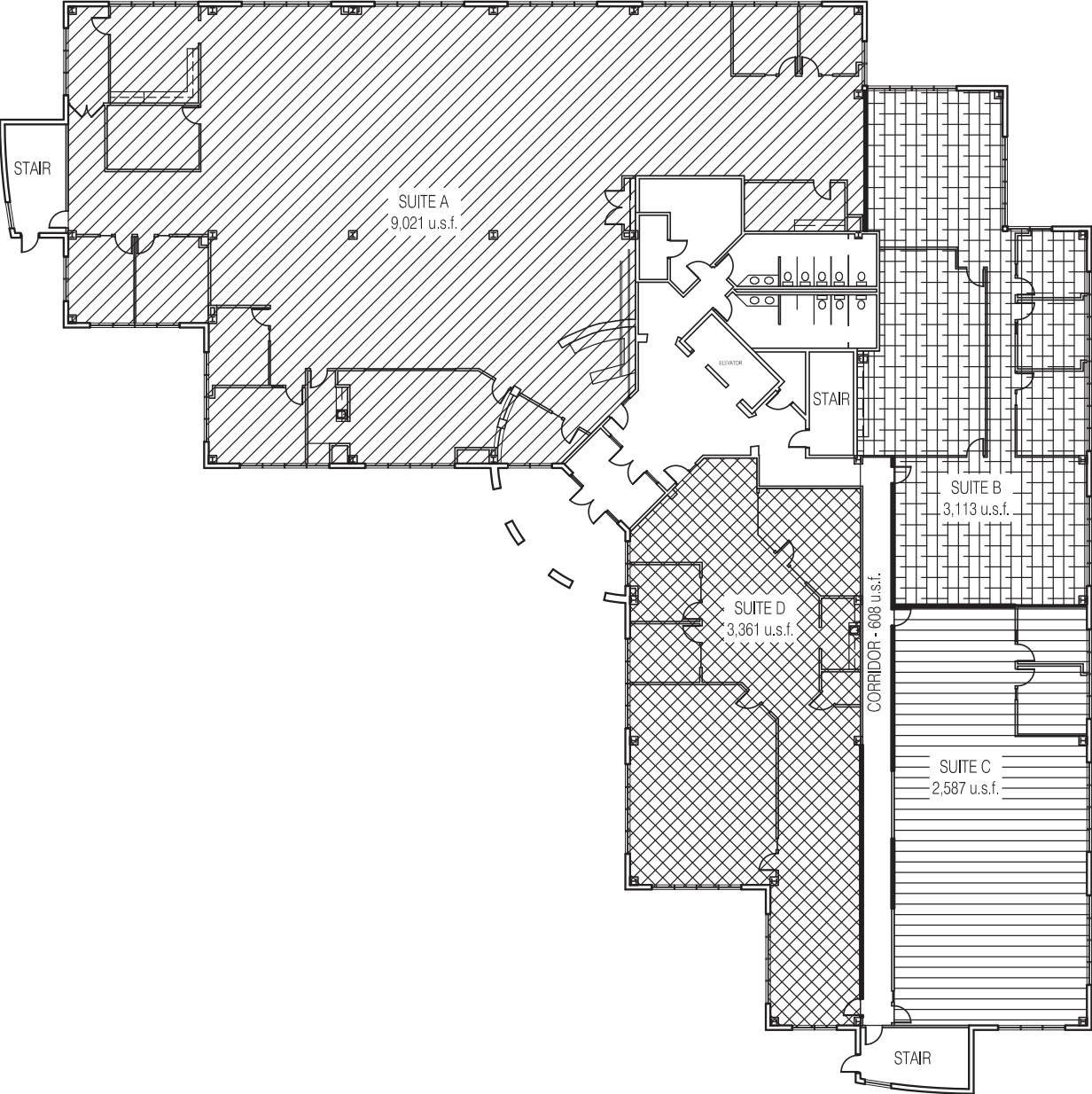
670 Morrison Road

# Floor Plans - 670

Suite 100/150 - 21,115 RSF



# Suite 100/150 - Proposed Plan





## Contact Us

**Chris Potts CCIM**  
614 437 4654  
[christopher.potts@colliers.com](mailto:christopher.potts@colliers.com)

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614 437 4498  
[brett.cisler@colliers.com](mailto:brett.cisler@colliers.com)

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Colliers  
Greater Columbus Region  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
614 436 9800  
[colliers.com/columbus](http://colliers.com/columbus)