

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
 - 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

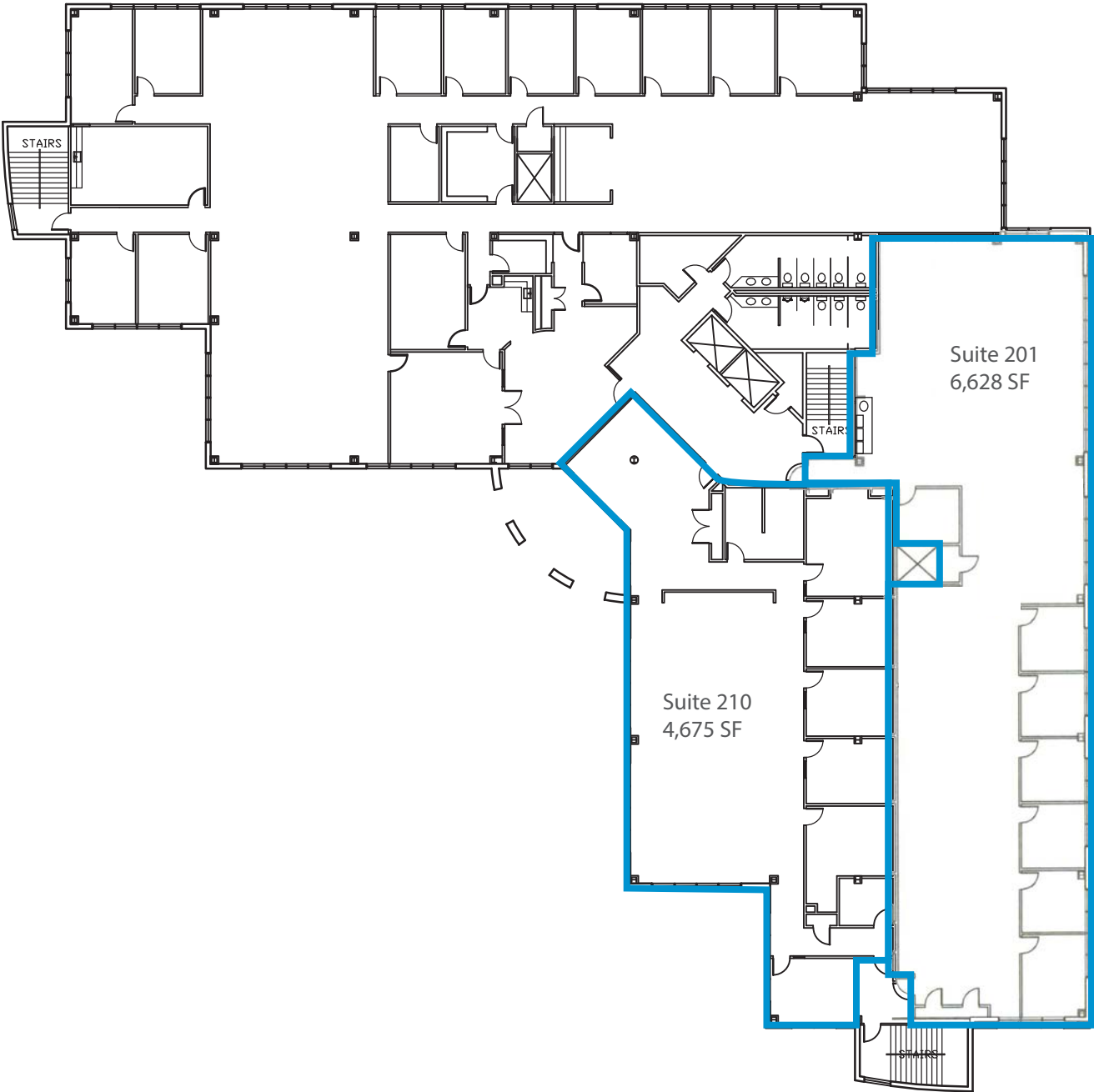
Available Space - 630 Morrison

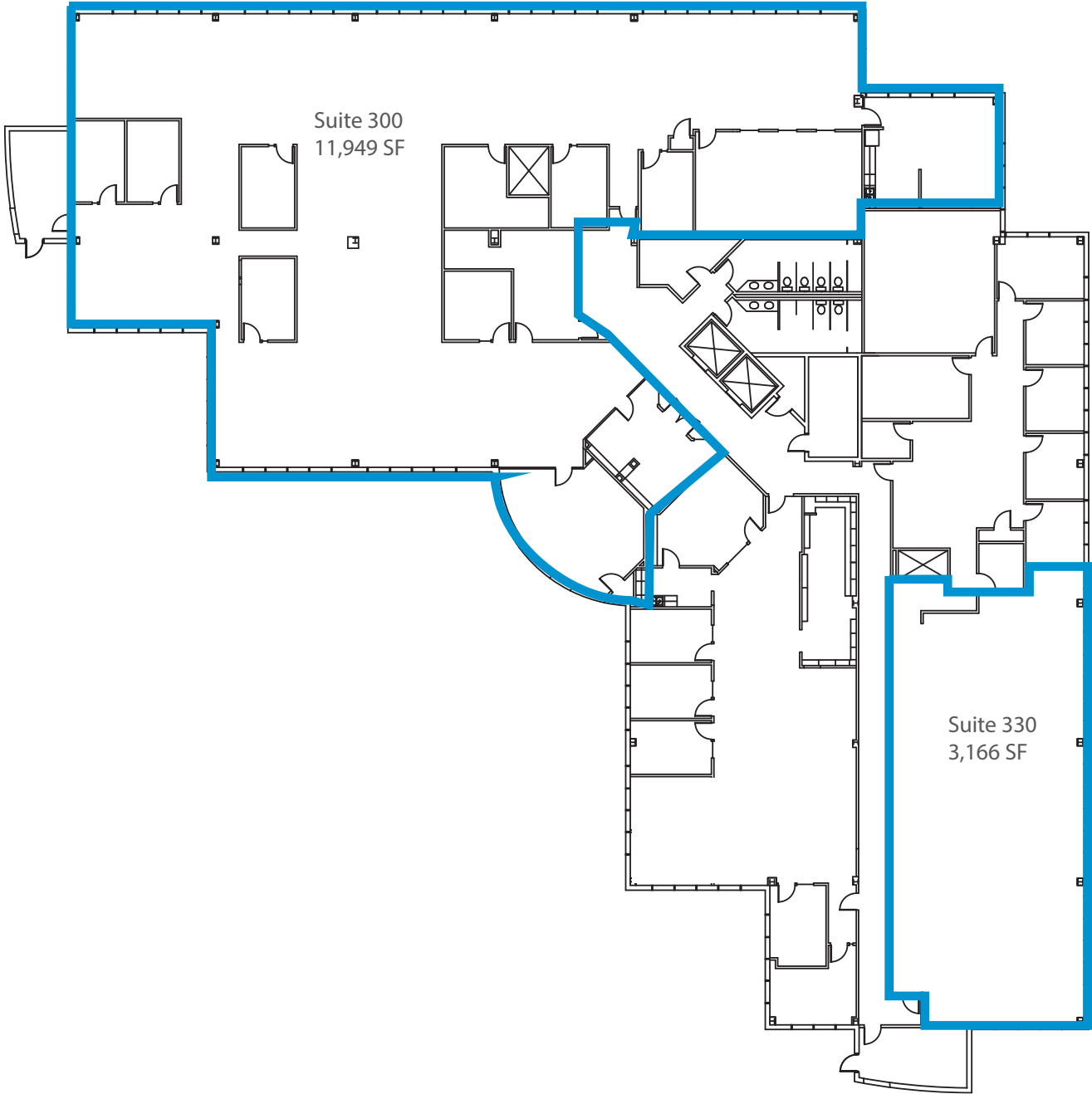
Suite	RSF	Rate/RSF/Yr	Comments
201	6,628*	\$11.95 NNN	Mix of open space and offices.
210	4,675*	\$11.95 NNN	Open space with private offices.
300	11,949	\$11.95 NNN	Large suite with open space and offices.
330	3,166	\$11.95 NNN	Third floor suite with new carpet and LED lights.

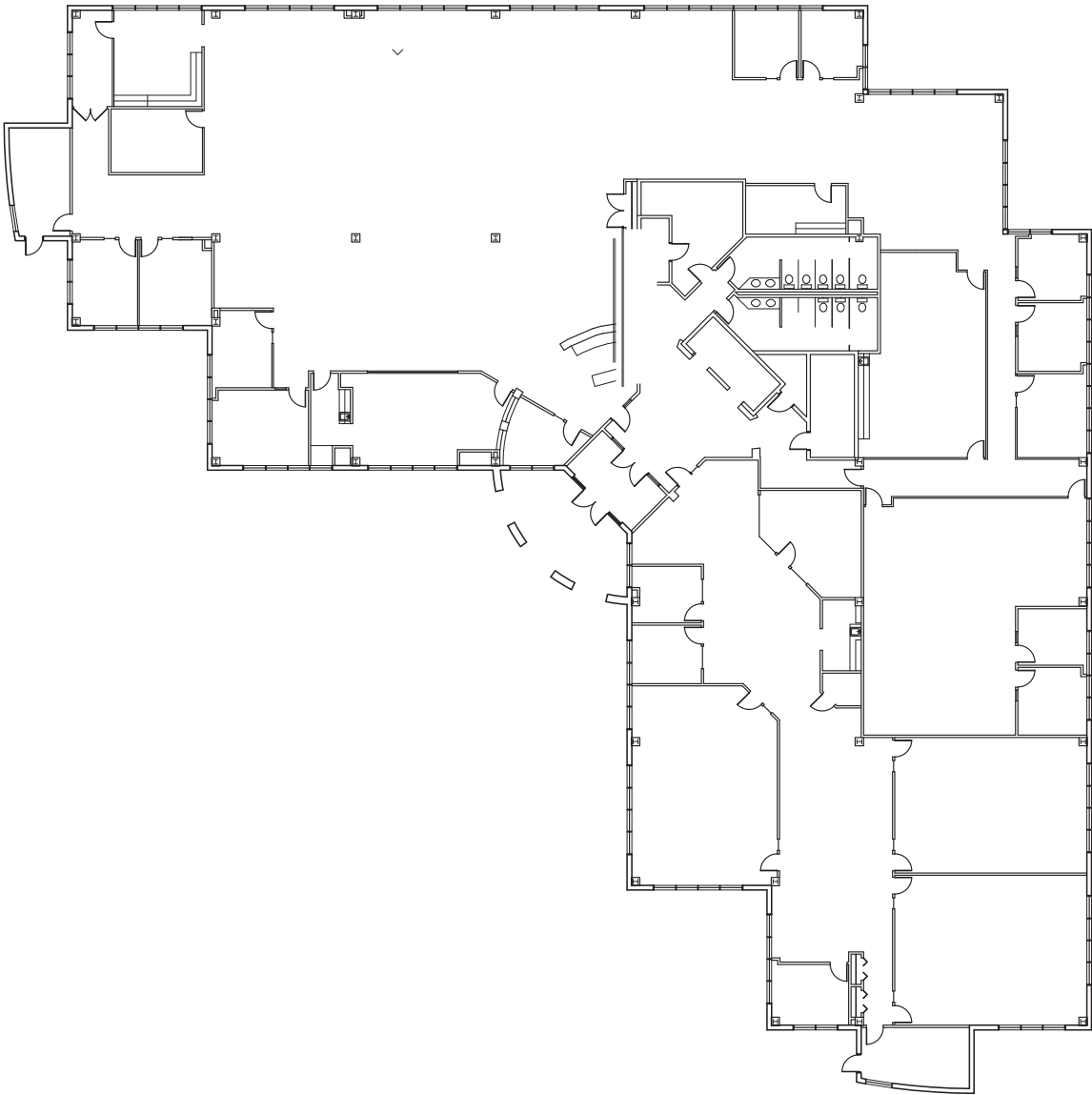
*Suites can be combined for a total of 11,303 RSF

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.

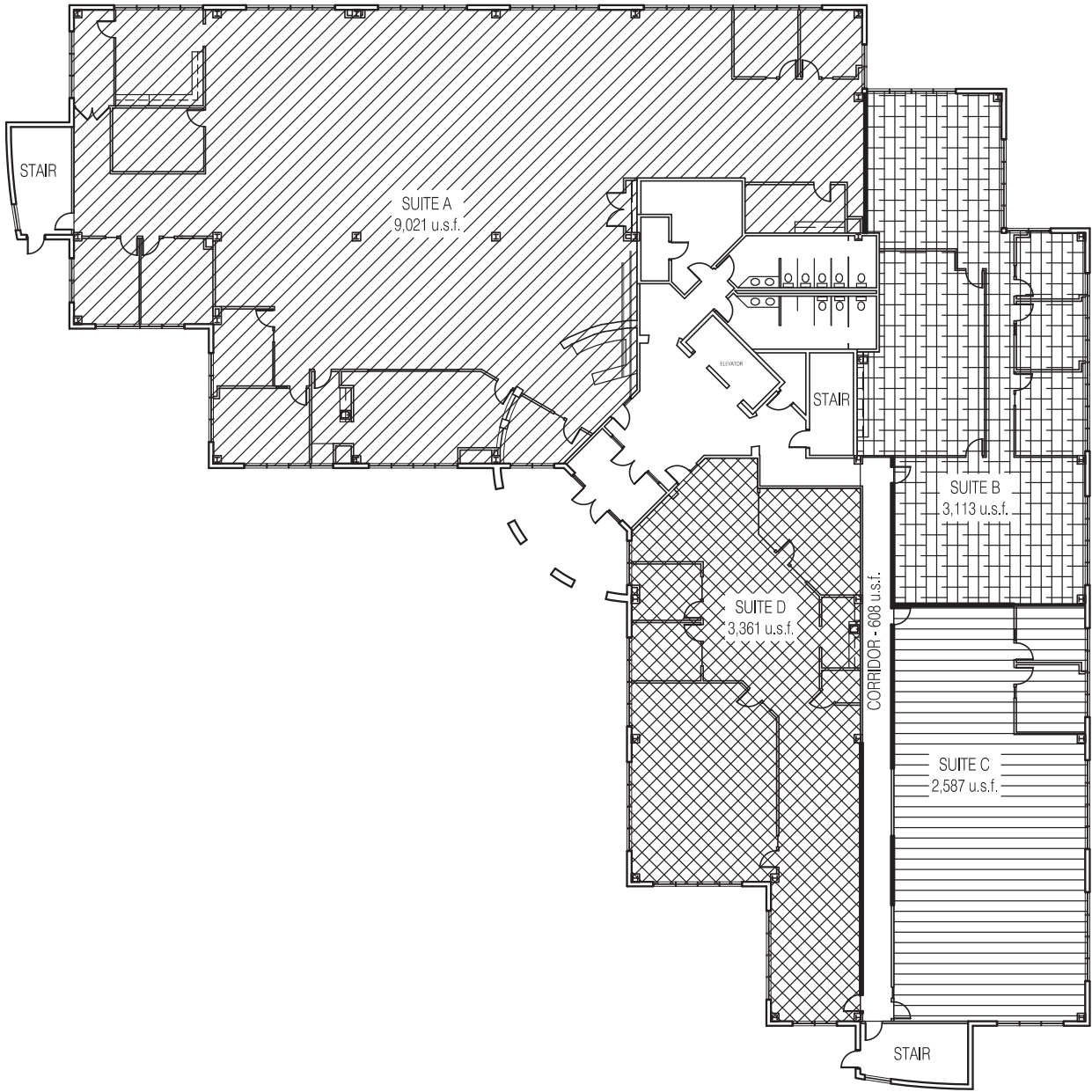


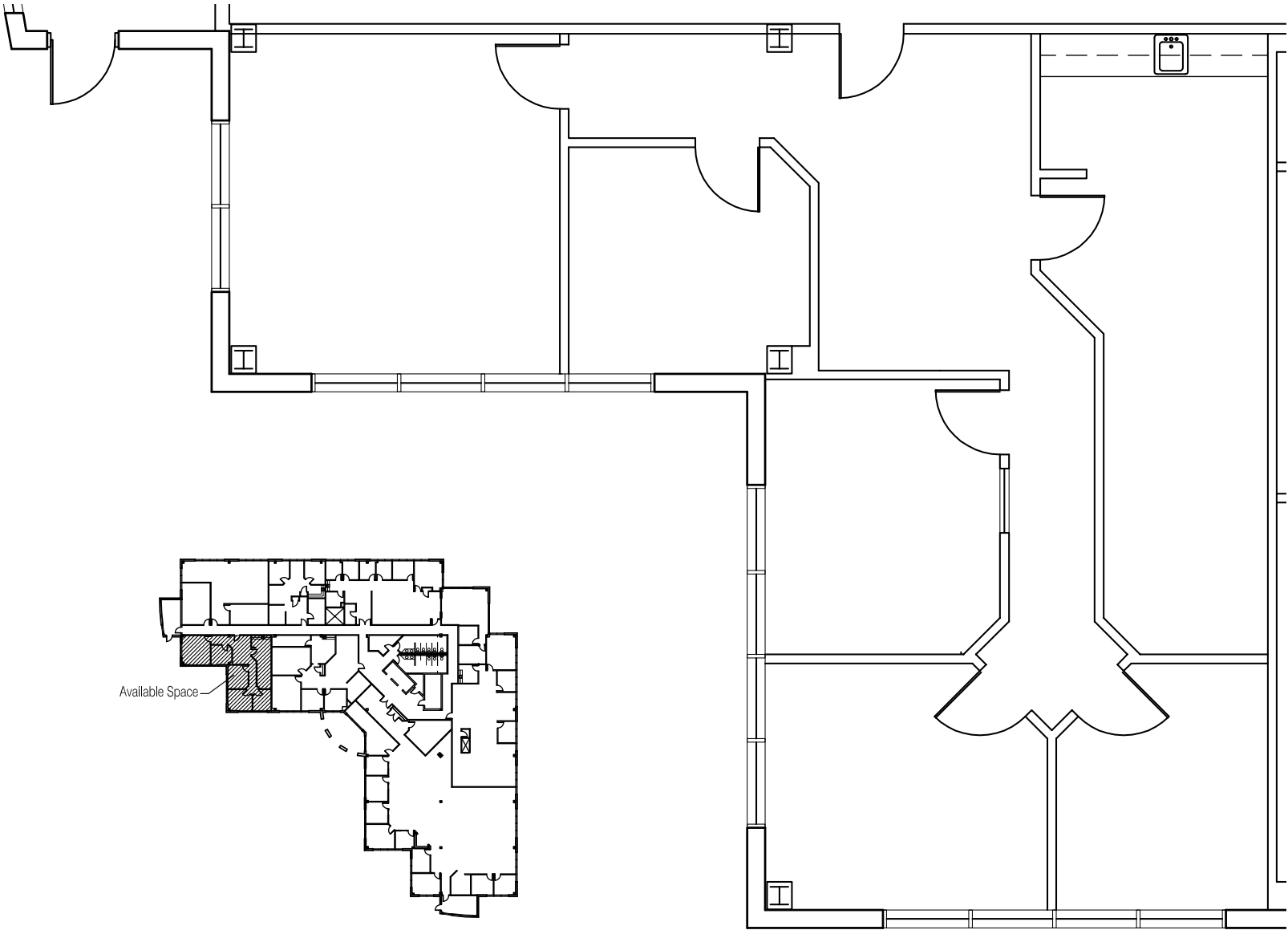




Suite 100/150 - Proposed Plan

670 Morrison Road







Contact Us

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

Brett Cisler
614 437 4498
brett.cisler@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



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