



 **JLL** SEE A BRIGHTER WAY

# Investment Sale

Multi-Tenant Office Building

100% Leased



## Disclaimer

Jones Lang LaSalle (“The Agent”) has been engaged by 501 W Schrock Road, LLC (“Seller”) for the sale of their property located at 501 W Schrock Road, Westerville, Ohio 43081 (“The Property”).

The Property is being offered for sale in an “as-is, where is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principle provisions contained herein. Neither Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw The Property from sale consideration at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding The Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of the Seller.

The terms and conditions set forth above apply to this Financial Sales Package in its entirety.

## Property Overview

501 W. Schrock Road is a landmark office building located in the heart of the Schrock Road corridor in Westerville, OH with minimal direct competition from other Class A office assets. This has helped the 501 Building continually rank as one of the top suburban office buildings in the Columbus market.



### For sale to qualified investors:

Please submit all offers via email to Andrew Dutcher:  
andrew.dutcher@jll.com

### Features

- ◆ Corporate HQ quality construction & design
- ◆ Move-in ready and more efficient office suites
- ◆ Floor to ceiling glass throughout the building
- ◆ Outdoor amenity space for tenants

<b>Location</b>	501 W Schrock Rd, Westerville, OH 43081
<b>Building Size</b>	60,133 s.f.
<b>Floor Plates</b>	15,000 – 16,000 s.f.
<b>Parking</b>	270 spaces (4.5 : 1,000 ratio)
<b>Acres</b>	4.96

**10**

Tenants

**100%**

Occupancy

**5 Year**

Weighted Average  
Lease Term

**6,013 SF**

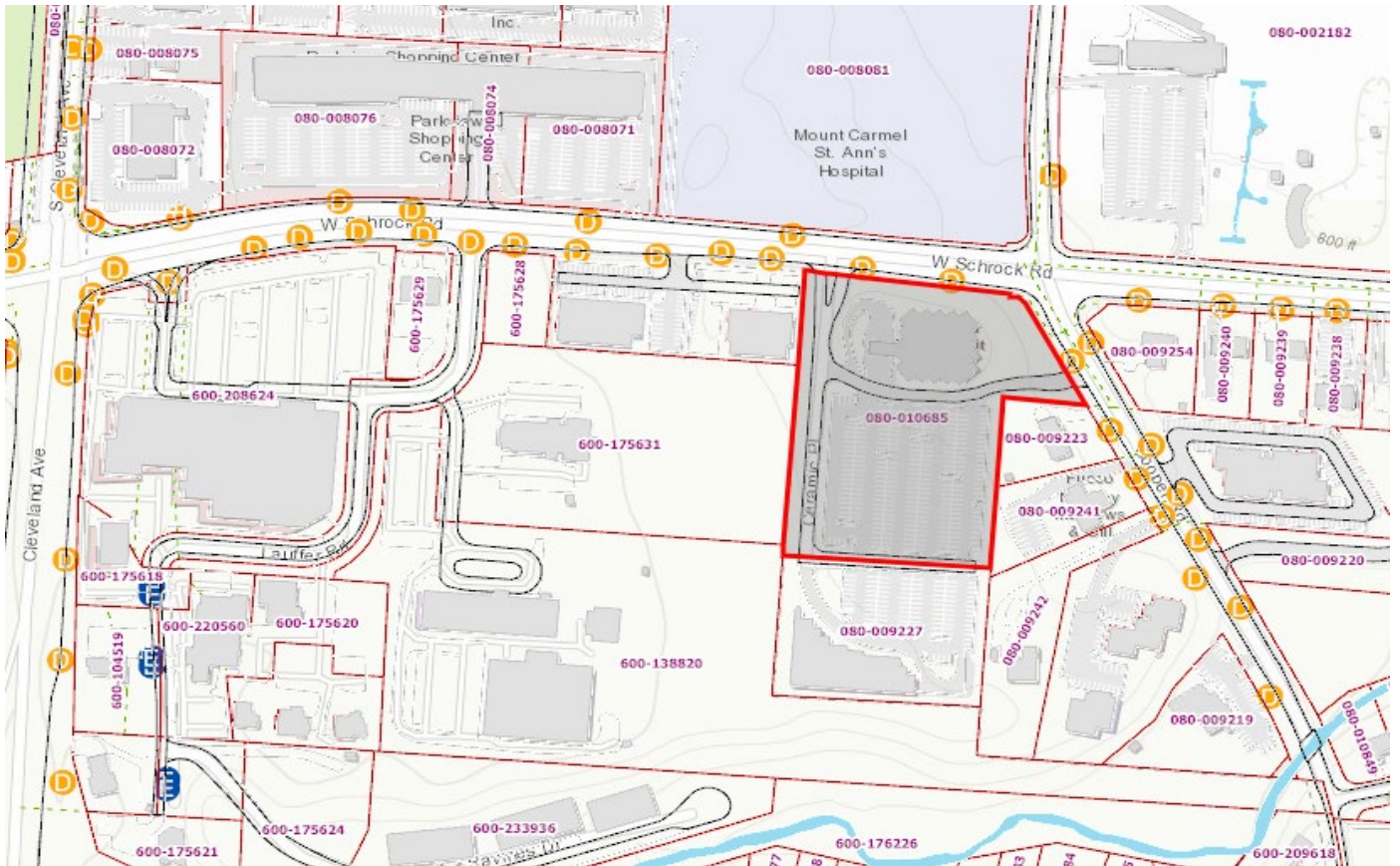
Average Tenant Size



# Investment Overview

## Highlights

- \$6,200,000 Asking Price (\$103.10 PSF)
- 10.7% Market Cap Rate
- \$663,743 Projected NOI\*  
\*As of 3/1/2025
- 10.31% cash on cash return



Property Address: 501 W. Schrock  
 Property Size: 60,133  
 Occupancy: 60,133 100.0%  
 Vacancy: 0 0.0%



Date Prepared: 10/15/24

### Rent Roll as of March 1, 2025

Tenant Name	Suite	Square Feet	Start Date	Lease Exp Date
Merit Advisors	100	2,777	11/1/2024	2/28/2032
Northwest Title Agency	102	2,950	6/1/2024	5/31/2031
Good Counseling	104	2,127	1/1/2025	12/31/2029
Clay Consulting	105	3,384	1/8/2024	12/31/2028
Else Nutrition	107	1,569	10/1/2024	9/30/2027
Assets Strategies Group	200	15,240	11/1/2020	10/31/2027
Lifetime Quality Roofing	300	15,846	9/1/2024	8/31/2034
Adaptation Financial	400	4,685	11/1/2021	10/31/2026
Accountable Radiology	405	4,249	4/1/2020	3/31/2028
The Heitmeyer Group	410	7,306	10/1/2022	9/30/2027

Income	PSF	Total
Base Rent	\$ 11.04	\$ 663,743.43
Additional Rent	\$ 10.56	\$ 635,004.48
Total Income	\$ 21.60	\$ 1,298,747.91

2024 Operating Expenses	PSF	Total
Utilities	\$ 2.76	\$ 166,080.00
Maintenance	\$ 1.90	\$ 114,140.00
Janitorial	\$ 1.60	\$ 96,060.00
Grounds	\$ 0.69	\$ 41,370.00
Administrative	\$ 0.75	\$ 45,150.00
Real Estate Taxes	\$ 2.66	\$ 160,254.00
Insurance	\$ 0.20	\$ 11,952.00
Total Expenses	\$ 10.56	\$ 635,006.00

Vacancy & Building Reserves	Total
Vacancy Factor	5.00% \$ 33,187.17
Building Reserves	\$ 0.71 \$ 42,694.43
Total Vacancy & Reserves	\$ 0.76 \$ 75,881.60

Income & Expense Summary	PSF	Total
Total Income	\$ 21.60	\$ 1,298,747.91
Total Expenses	\$ (10.56)	\$ (635,006.00)
Vacancy & Reserves	\$ (1.26)	\$ (75,881.60)
Net Operating Income	\$ 9.78	\$ 587,860.31

Financing Assumptions	
Downpayment	30% \$ 1,860,000.00
Financed	70% \$ 4,340,000.00
Interest Rate	6.75%
Amortization	20
Debt Service	
Coverate Ratio	1.48
Debt Service	\$395,997.58
Cash on Cash	10.32% \$ 191,862.73

Valuation	Cap Rate w/ Vacancy & Reserves	Market Cap	PSF	Asking Price
In Place NOI as of 3/1/2025	9.48%	10.71%	\$ 103.10	\$6,200,000

## Tenant Overview

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Good Counseling LLC is a professional counseling practice based in Westerville, OH, offering a range of therapeutic services to individuals seeking support and guidance.

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From Veterans, to reservists, to pre-discharged active-duty members, Clay Consulting supports federal agencies to deliver high quality, professional, and objective evaluations for our Nations Veterans. Clay Consulting is currently located in 17 states across the country.

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A team of financial service advisors who offer estate planning, retirement planning, tax planning and social security services.

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Else is at the forefront of the plant-based infant and kid's nutrition space and changing the lives of people around the world through clean, sustainable, healthy alternatives to their nutritional needs!

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Regional provider of title and settlement services – best in service, highest in integrity and constantly learning, growing and improving, TOGETHER.

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Real estate and retail strategy partner for emerging and established brands. We help clients think big and scale effectively in a fast-moving world.

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Roofing contractor providing residential and commercial installations and repairs of shingles and more.

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Accountable Physician Advisors provides physicians with consulting support to open their OBL or ASC under an independent model that allows the customer to retain 100% of their equity, while selecting a customized package of development, management and billing services at competitive rates and contract terms.

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Heitmeyer Consulting helps banks and insurance companies across the U.S. and Canada deliver on their business, operations, and technology initiatives through Advisory & Consulting Services and Strategic Staffing Services.

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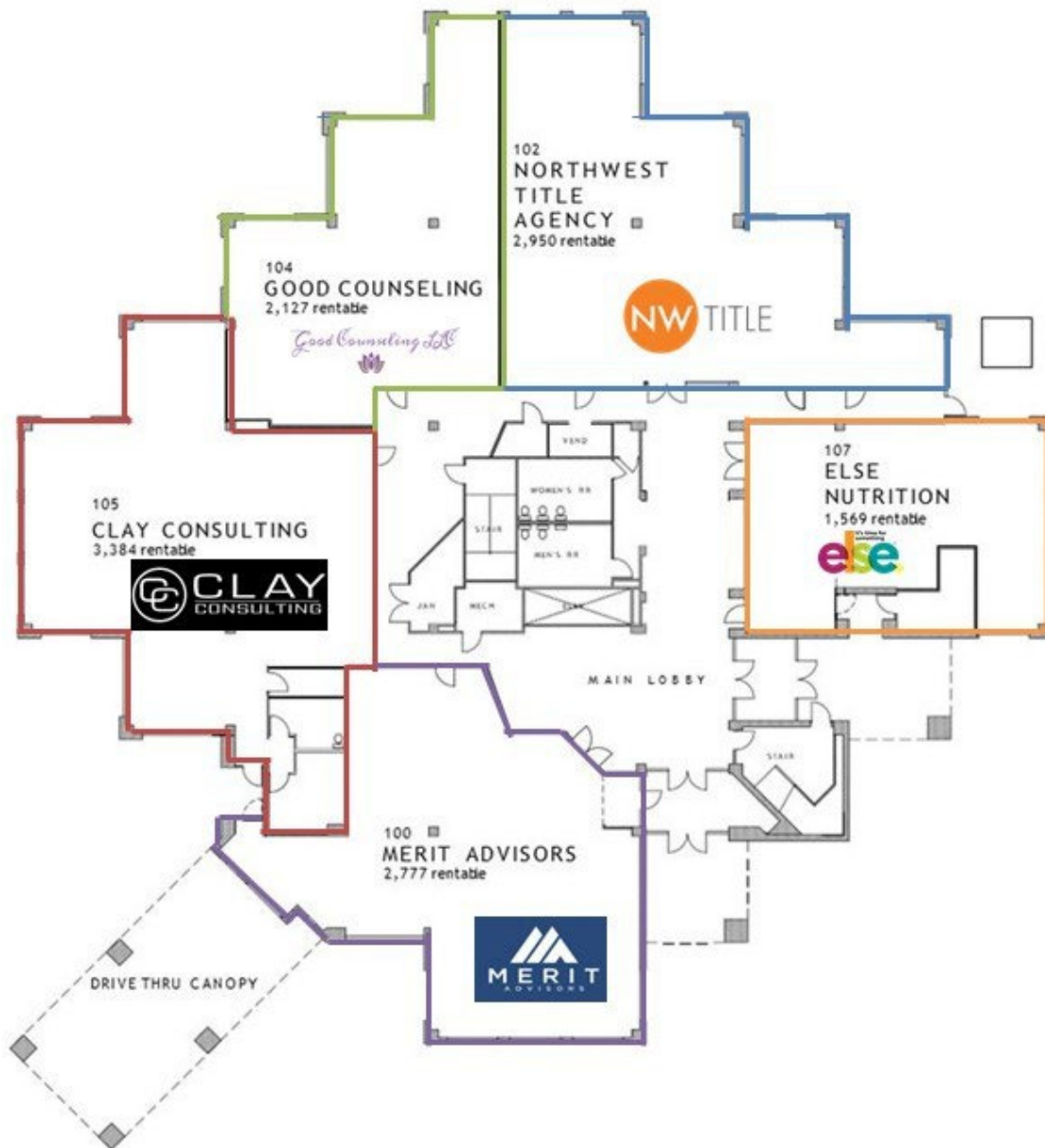


For financial and succession planning, as well as tax and estate planning, Adaptation Financial creates a strategy customized for your life goals.



# Stacking Plan

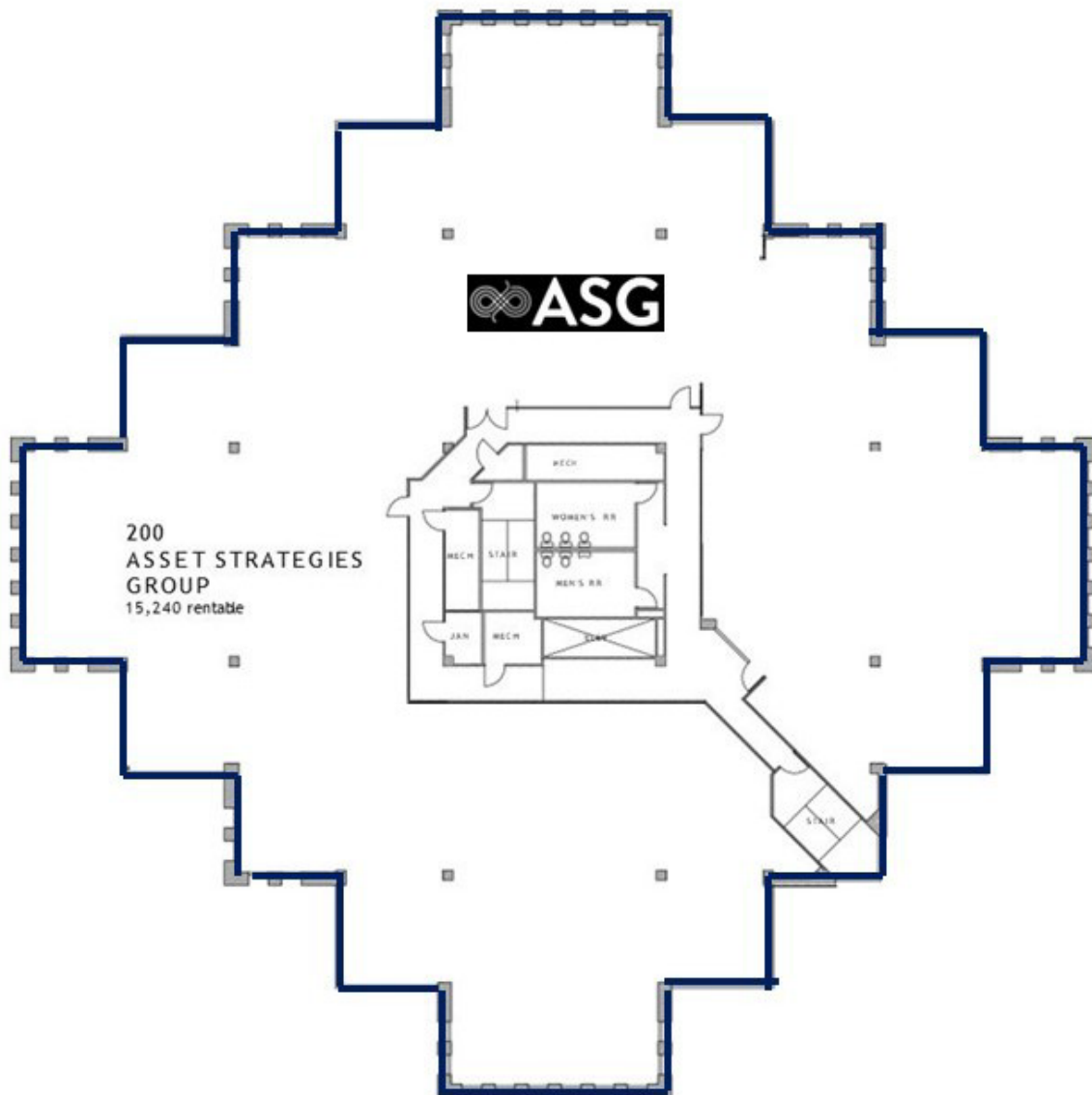
## First Floor



# Stacking Plan

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## Second Floor

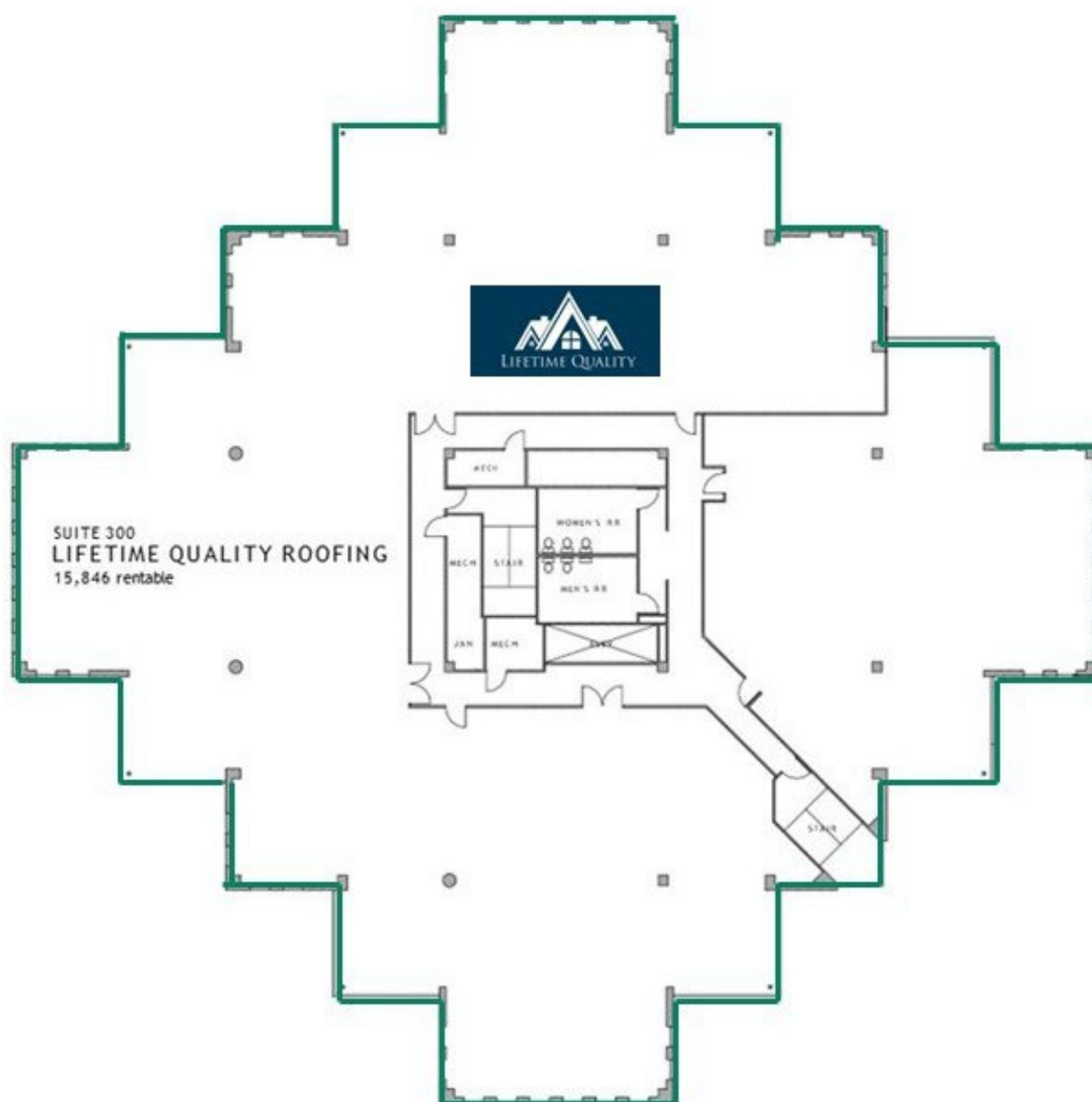




# Stacking Plan

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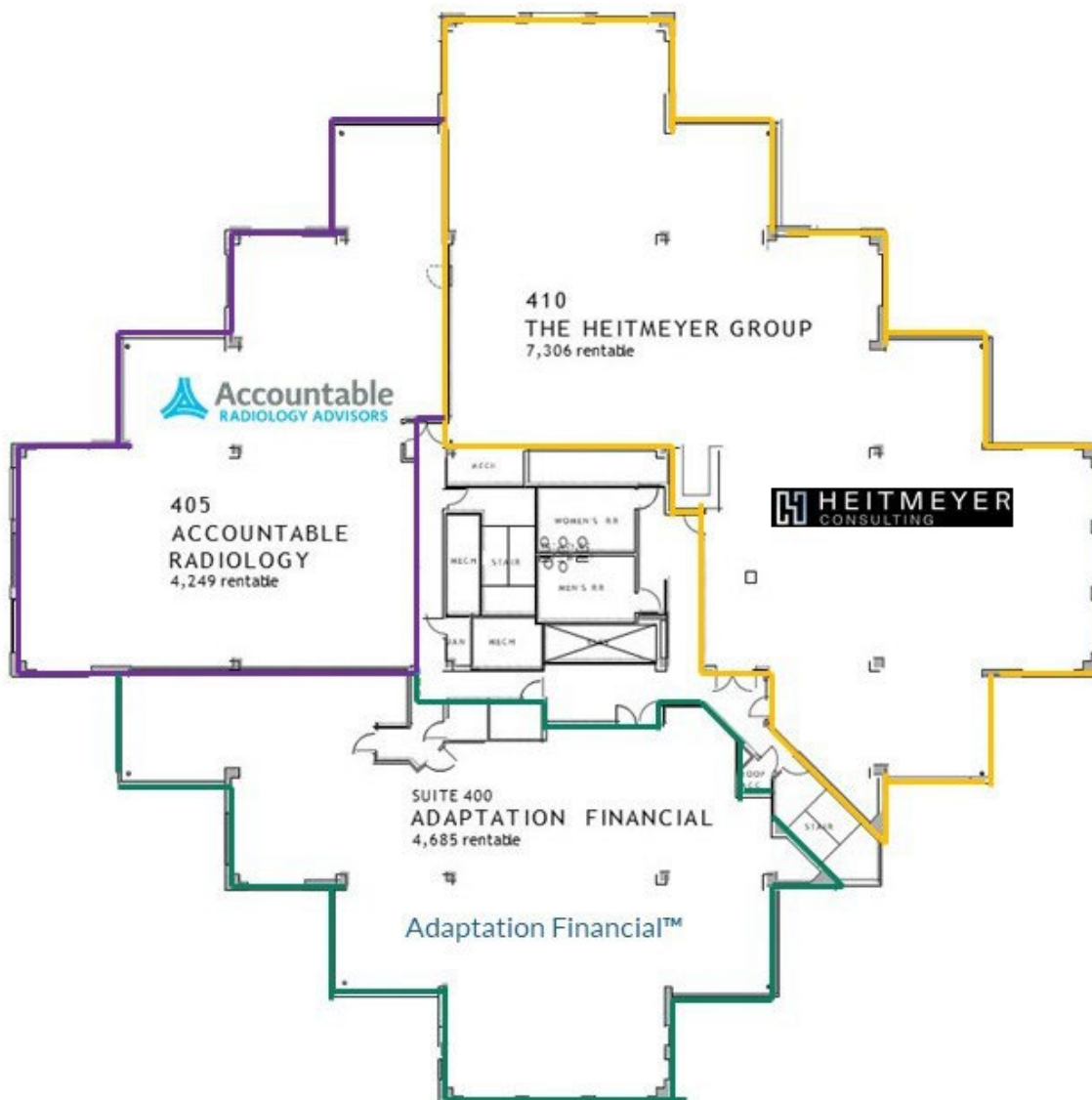
## Third Floor



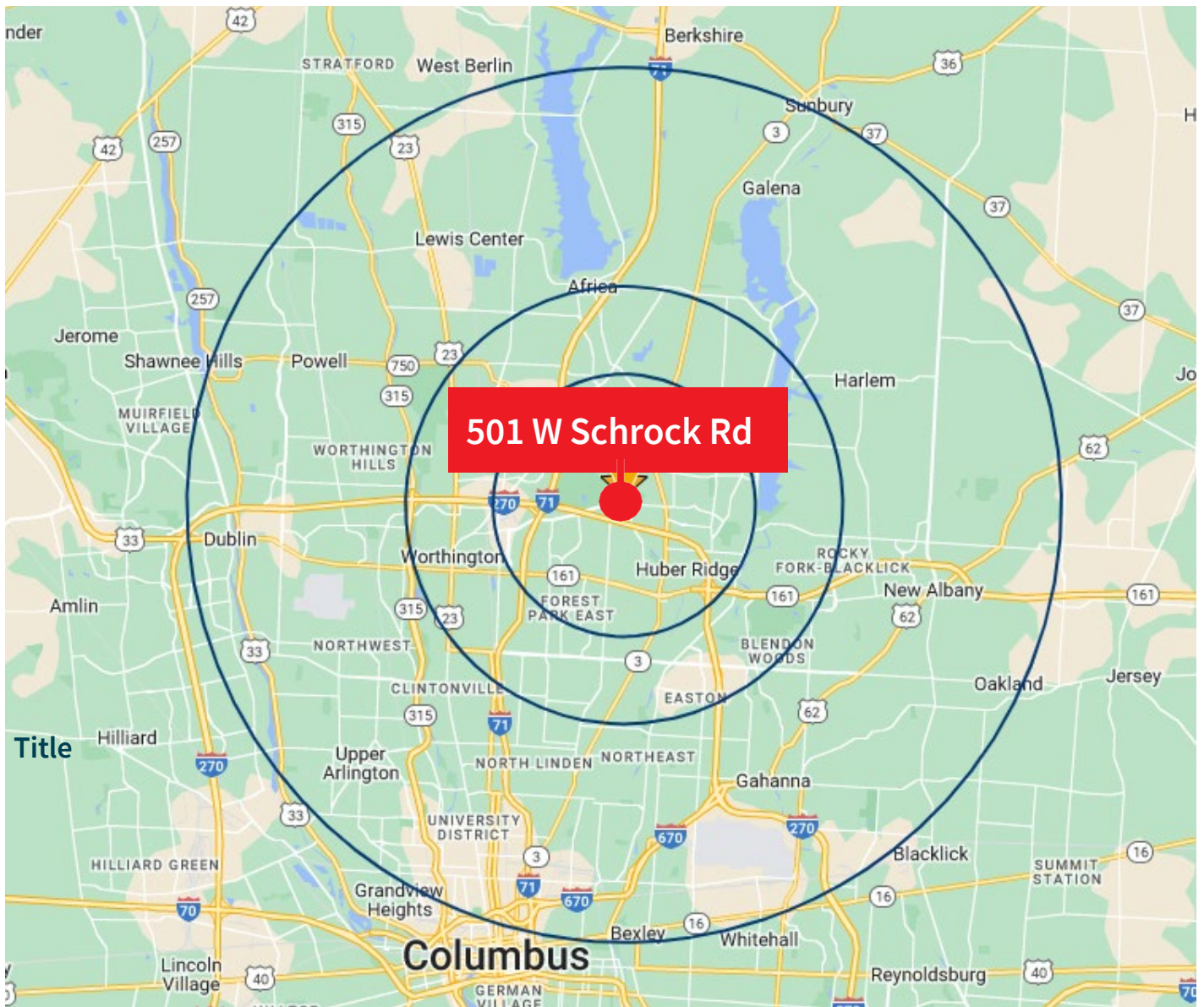
# Stacking Plan

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## Fourth Floor



## Map



### 2024 Total Population

3-miles	5-miles	10-miles
<b>115,981</b>	<b>271,821</b>	<b>782,425</b>

### 2024 Total Households

3-miles	5-miles	10-miles
<b>46,257</b>	<b>109,618</b>	<b>318,092</b>

### 2024 Total Daytime Population

3-miles	5-miles	10-miles
<b>129,170</b>	<b>269,122</b>	<b>858,057</b>

### 2024 Median Household Income

3-miles	5-miles	10-miles
<b>\$77,306</b>	<b>\$80,750</b>	<b>\$84,046</b>





