

# OFFICE / FLEX FOR LEASE

## GAHANNA COMMERCE OFFICE

764-800 Morrison Road – Gahanna, OH 43230



SUITE	OFFICE	WAREHOUSE	TOTAL SF	RATE
764	9,058 SF	10,879 SF	19,964 SF	\$5.00 PSF NNN
770	2,040 SF	10,656 SF	12,696 SF	\$4.50 PSF NNN
764 + 770	11,098 SF	20,535 SF	32,660 SF	\$3.95 PSF NNN
800	6,525 SF	8,439 SF	14,964 SF	\$5.00 - \$7.50 PSF NNN*

\*Depending on office to warehouse ratio

For more information go to:  
[WWW.GAHANNACOMMERCECENTER.COM](http://WWW.GAHANNACOMMERCECENTER.COM)

### PROPERTY DESCRIPTION

- 125,000 SF BUILDING
- SUITES FROM 2,025 SF TO 32,660 SF AVAILABLE FOR LEASE
- SUITE 800 CAN BE DIVIDED INTO: 2,025 SF | 3,464 SF | 6,429 SF | 6,525 SF | 7,499 SF | 8,439 SF | 10,464 SF | 11,903 SF
- PERFECT FOR OFFICE / FLEX USER
- EACH SUITE CONTAINS DOCKS AND DRIVE-INS
- 16' + CLEAR HEIGHT
- 3 PHASE, 280V, 1,200 AMPS
- AIR-CONDITIONED WAREHOUSE
- ABUNDANT PARKING
- MASONRY BRICK & GLASS
- NUMEROUS WINDOW LINED OFFICES
- LOCATED NEAR THE INTERSECTION OF MORRISON AND TAYLOR RD, MINUTES FROM I-270 & COLUMBUS INTERNATIONAL AIRPORT

**RATE - \$3.95/SF - \$7.50/SF NNN**  
 OPERATING EXP \$1.25 - \$2.11 PSF

#### contact information

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#### Main Office

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[www.ohioequities.com](http://www.ohioequities.com)

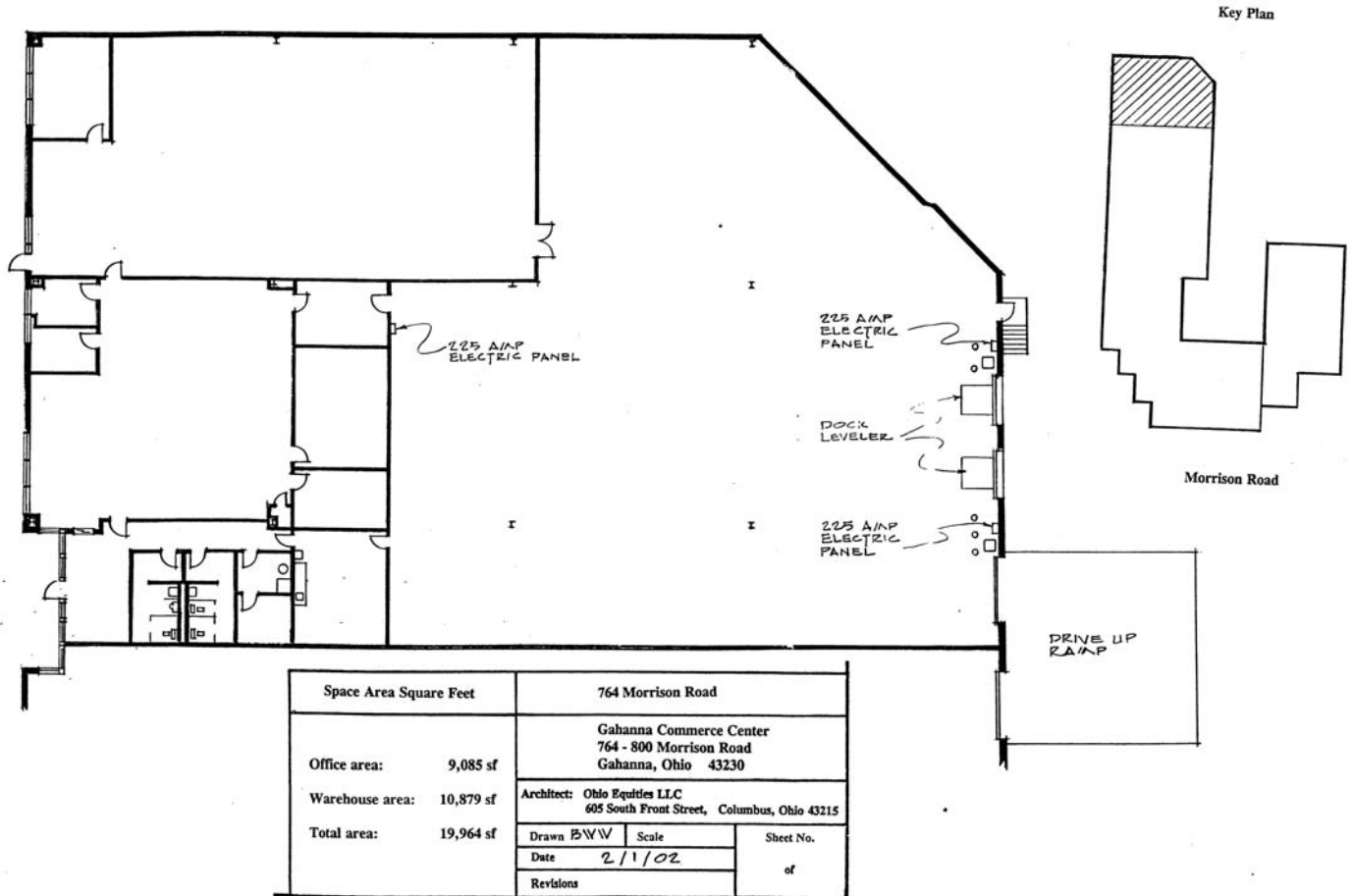


Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# FLOORPLAN – SUITE 764 – 19,964 SF

764-800 Morrison Road – Gahanna, OH 43230



## contact information

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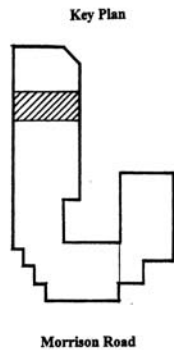
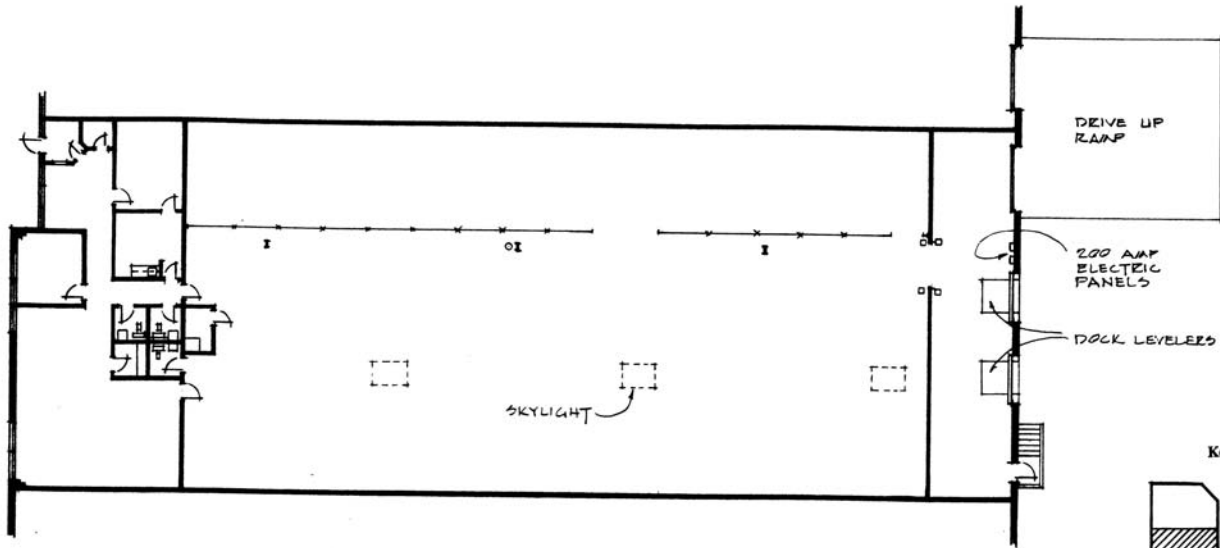
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# FLOORPLAN – SUITE 770 – 12,696 SF

764-800 Morrison Road – Gahanna, OH 43230



Space Area Square Feet	770 Morrison Road		
	Gahanna Commerce Center		
	764 - 800 Morrison Road		
	Gahanna, Ohio 43230		
Office area:	2,040	Architect: Ohio Equities LLC	
Warehouse area:	10,656	605 South Front Street, Columbus, Ohio 43215	
Total area:	12,696	Drawn <i>BNW</i>	Scale
		Date <i>5/14/03</i>	Sheet No.
		Revisions	of

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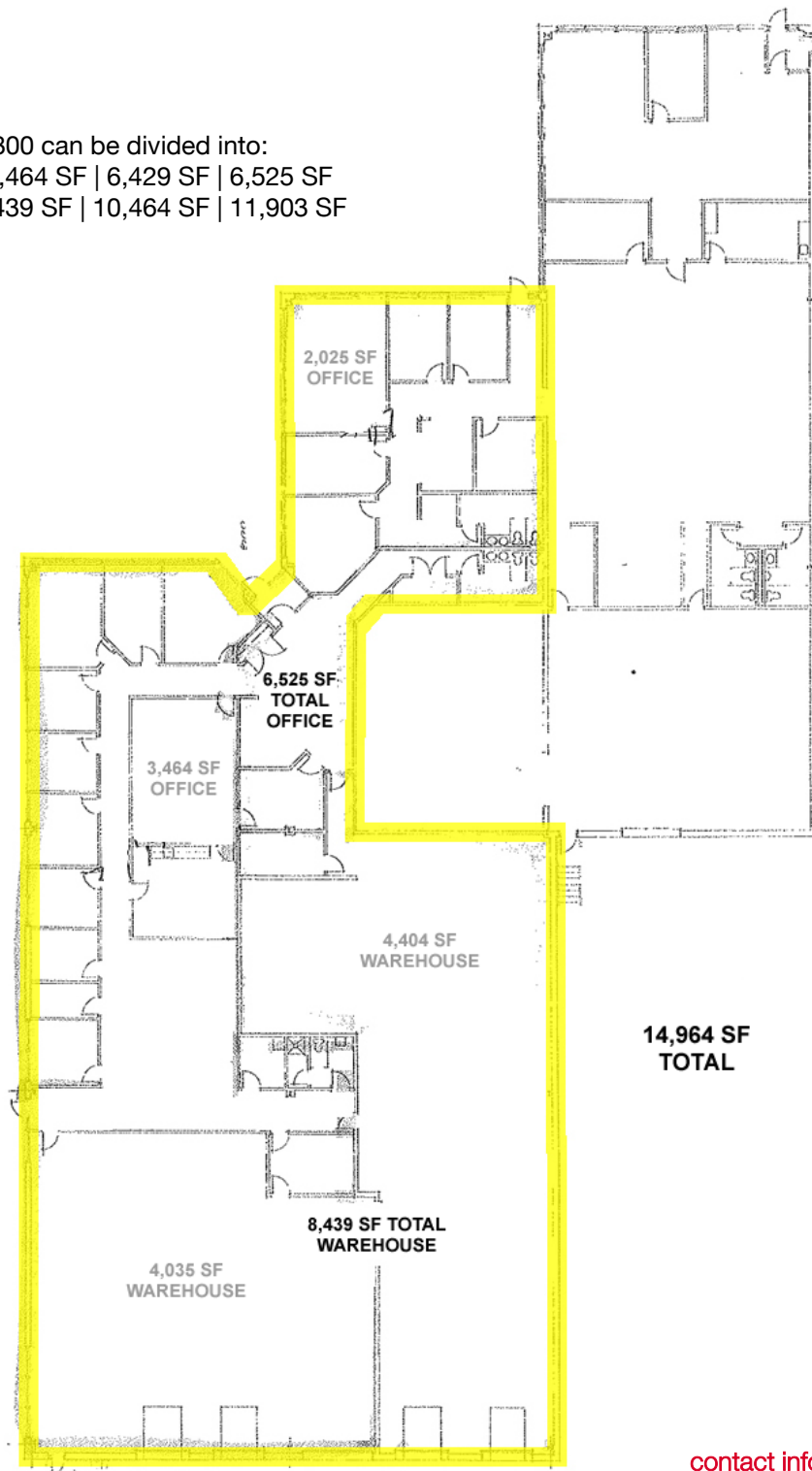


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# FLOORPLAN – SUITE 800 – 14,964 SF

764-800 Morrison Road – Gahanna, OH 43230

Suite 800 can be divided into:  
2,025 SF | 3,464 SF | 6,429 SF | 6,525 SF  
7,499 SF | 8,439 SF | 10,464 SF | 11,903 SF



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