



1103
Schrock Road

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Property Overview

1103 Schrock Road is a Class A office building located in Columbus, Ohio. Built in 1988, the four-story building contains 100,108 square feet of office space and features a spectacular black Italian marble lobby.

Highlights

- › Located in Busch Corporate Center
- › Four-story, class A office building
- › Easy freeway access, convenient location between I-270 and Route 161
- › Impressive marble lobby
- › Executive board room/conference room, vending area, and tenant lounge
- › 4/1,000 SF parking ratio

Availability

Suite	RSF	Description	Lease Rate
Suite 108	589	Small, efficient suite; available 09.01.22	\$14.50 MG
Suite 202	4,941	Mostly private hard wall offices	
Suite 300	6,031	Suite has a generator	
Suite 304	4,515	Corner suite with open floor plan	Max Contiguous
Suite 305	1,070	Open floor plan	16,111 RSF
Suite 399	397	Great small suite	
Suite 400	6,071	Open call center space; furniture potentially available	
Suite 403	3,837	Great elevator visibility, available 01.01.23	
Suite 404	4,174	Mostly open space	
Suite 405	5,866	Mostly open space	SF Available

*Suites 300, 304, & 305 are contiguous and can be combined for 11,616 RSF

**Suites 404 & 405 are contiguous and can be combined for 10,040 RSF

***Suites 400 & 405 are contiguous and can be combined for 11,937 RSF

****Suites 400, 405, & 404 are contiguous and can be combined for 16,111 RSF



1103 Schrock Road,
Columbus, Ohio 43229



The Office Space



marble lobby



outdoor seating area



example tenant finishes



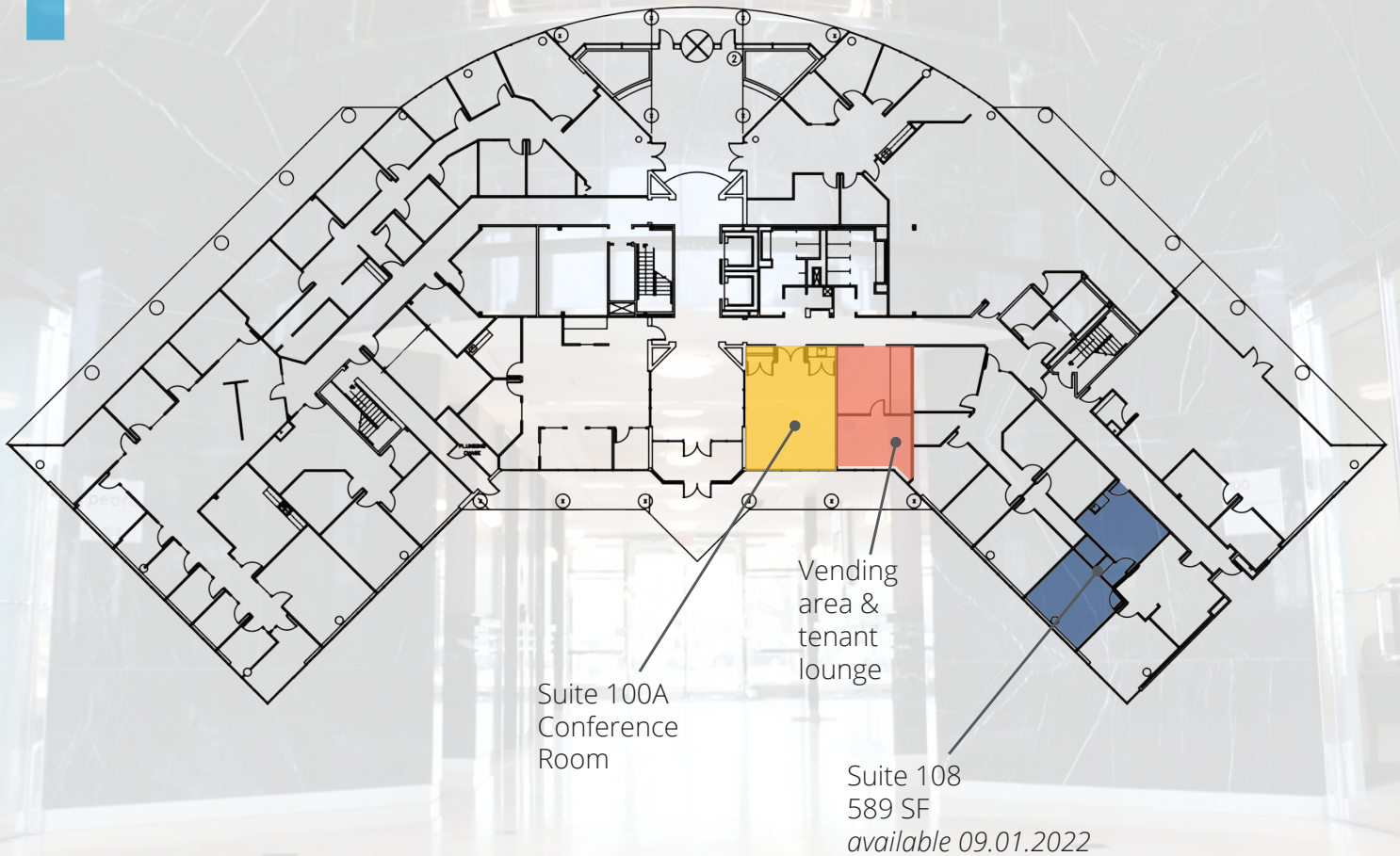
example tenant finishes

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1 First Floor





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First Floor



vending area



conference room



first floor hallway



entrance

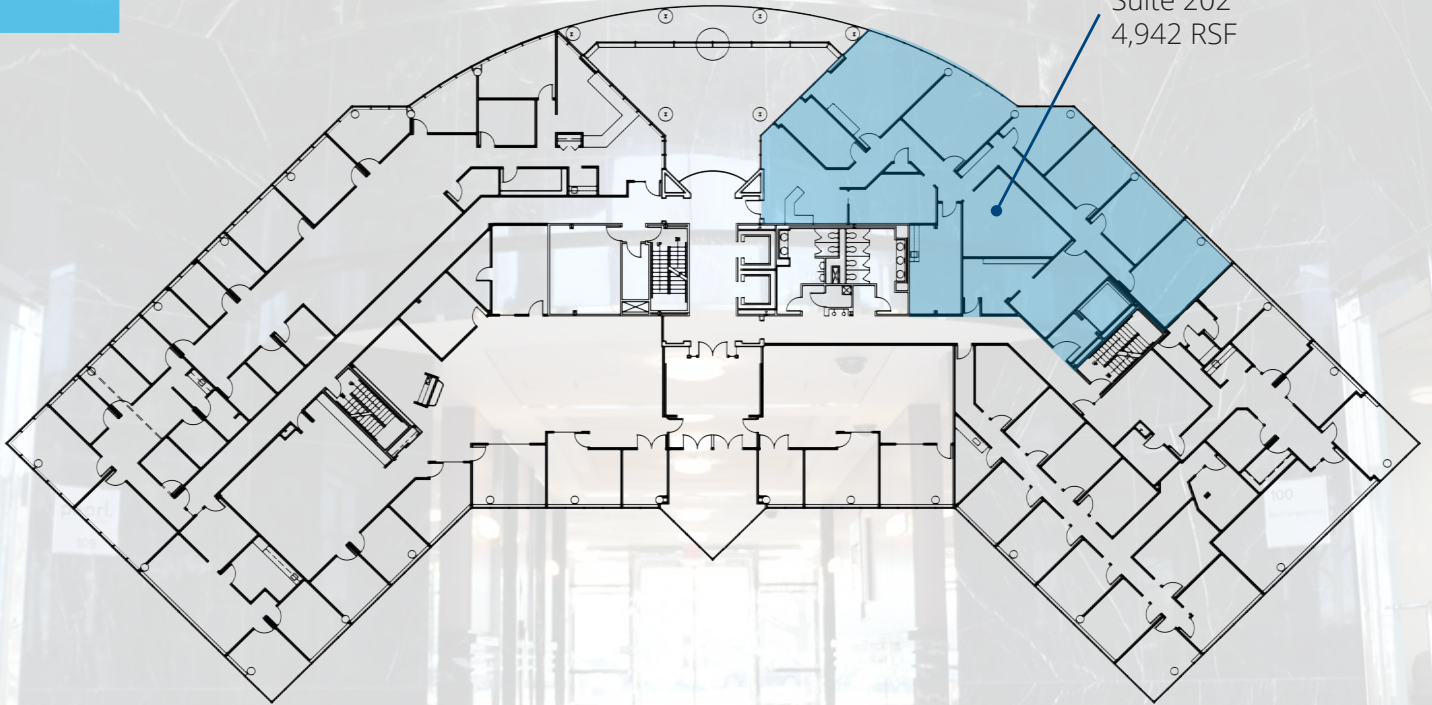
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Second Floor

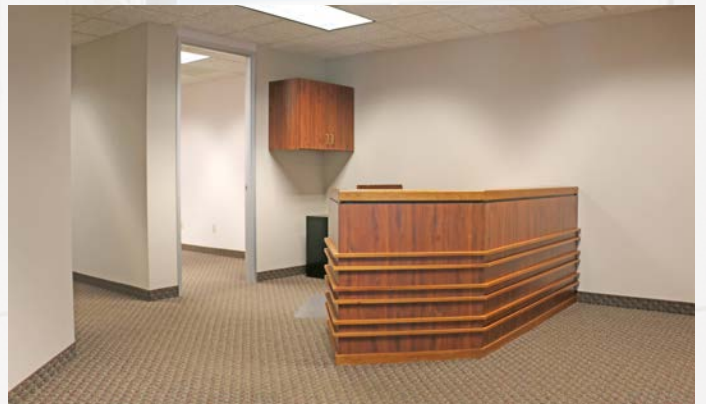


Suite 202
4,942 RSF



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Suite 201

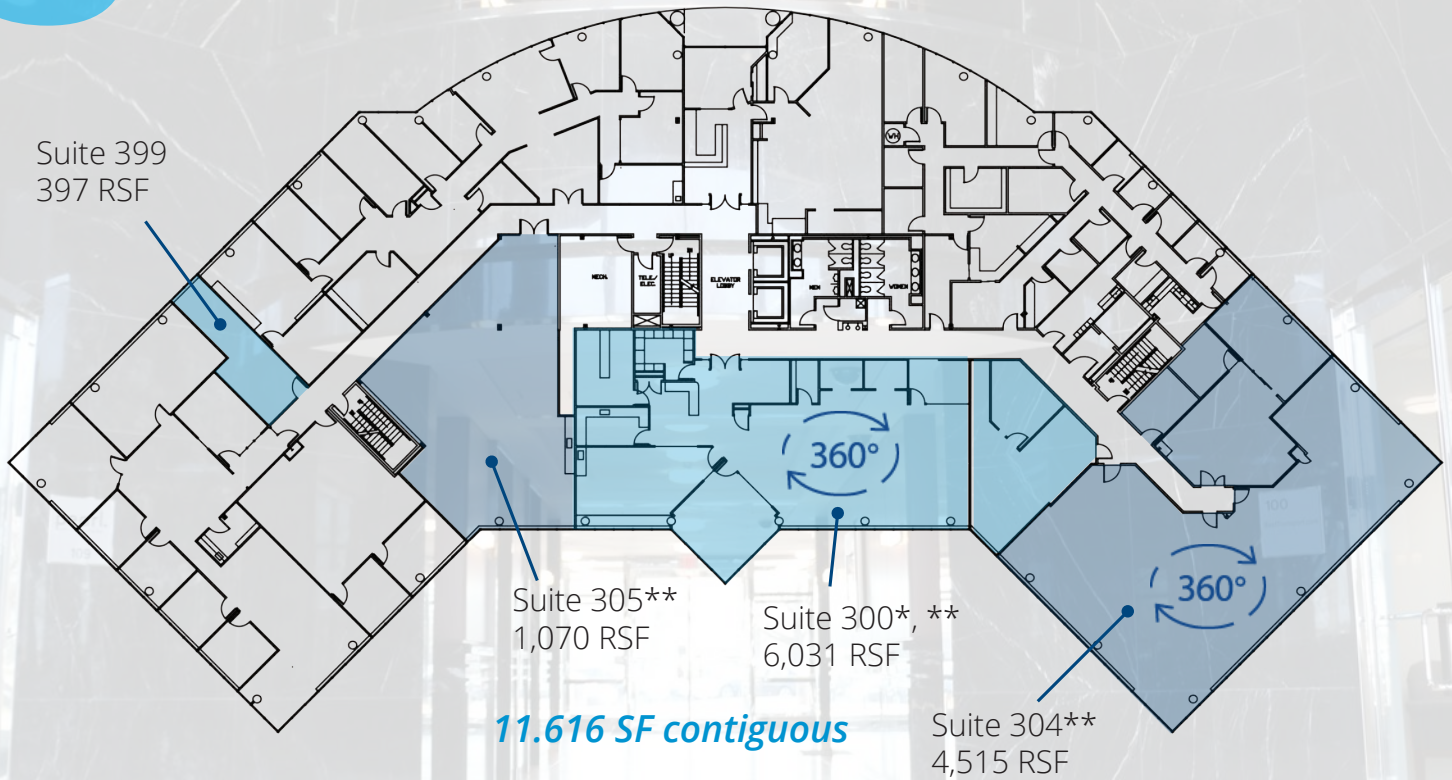


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3 Third Floor



*Suite 300 contains 80KW Diesel generator with 275 gallon tank

**Suites 300, 304, & 305 are contiguous and can be combined for 11,616 RSF



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Suite 300



Suite 304



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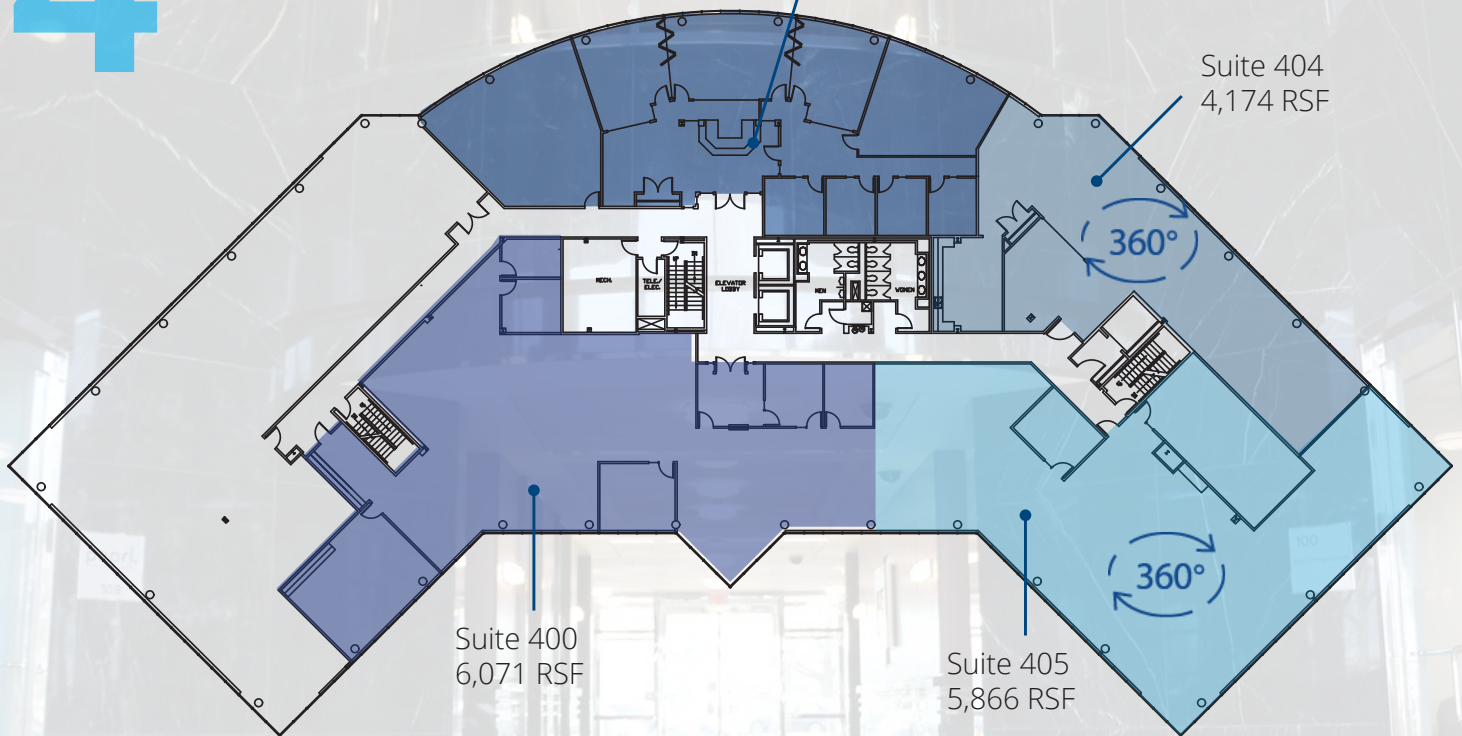
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4 *Fourth Floor*

Suite 403
3,837 RSF
available 01.01.2023

Suite 404
4,174 RSF



Suites 404 & 405 contiguous 10,040 RSF
Suites 405 & 400 contiguous up to 11,937 RSF
Suites 404, 405, & 400 contiguous up to 16,111 RSF



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Suite 405



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Location

Within a two mile radius there are 100 restaurants, 2,000 hotel rooms, 3 health clubs, banks, travel agencies, express mail services and a full service post office branch.



- > 4 miles to Polaris Fashion Place
- > 5 miles to Worthington or Powell
- > 9 miles to Easton
- > 13 miles to Columbus International Airport
- > 13 miles to New Albany
- > 11 miles to Broad Street and High Street

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Area Demographics

*Based on a 3 mile radius



Population
113,159



Households
48,816



Average Household Income
\$80,274



Median Age
36.5



% with Bachelor's Degree
(or higher)
43%

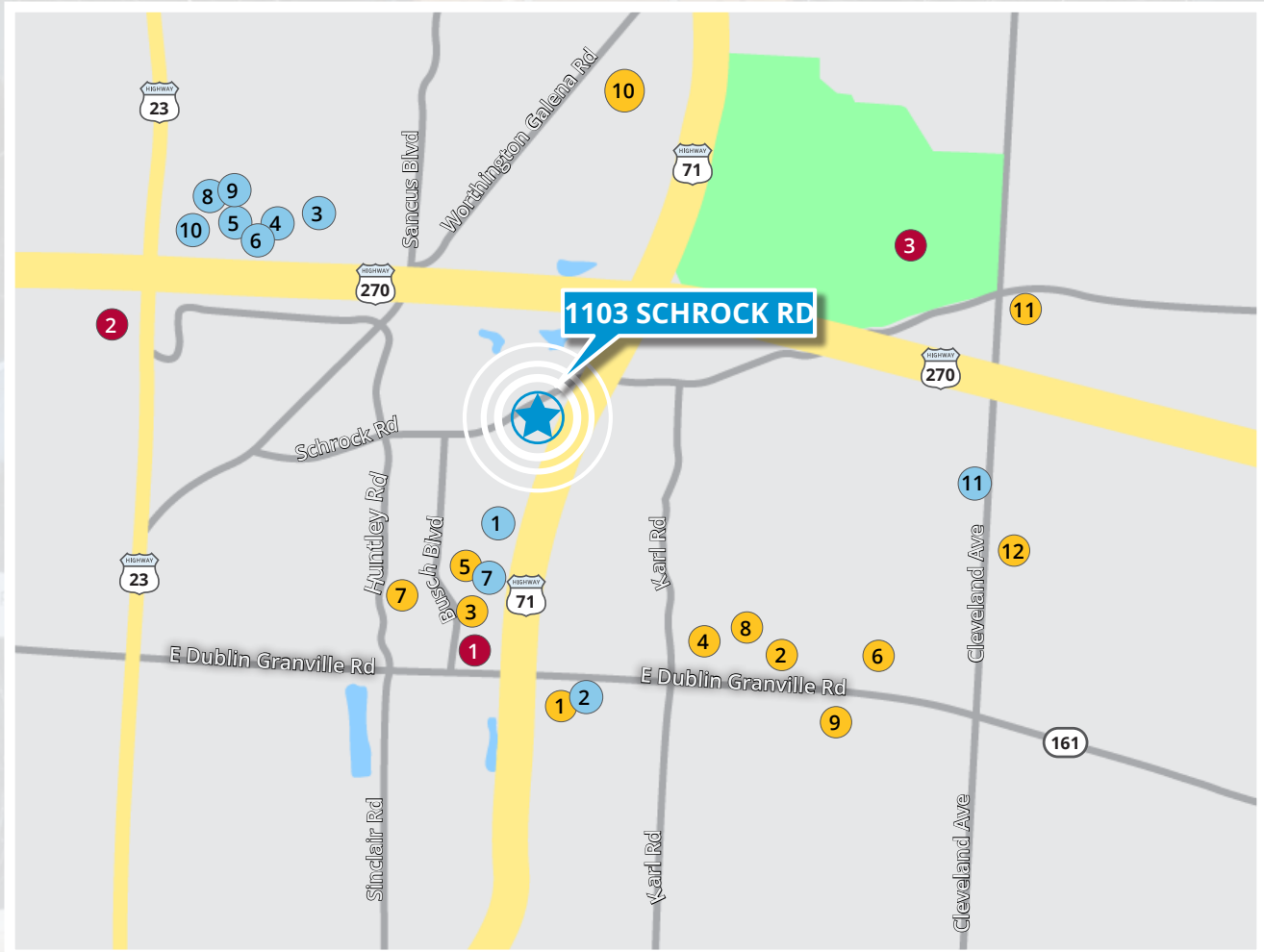


Daytime Worker Population
77,451

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Amenity Map





Nearby Amenities

Restaurants

- | | |
|--------------------------|-----------------------------|
| 1 Roosters | 7 Cibo Restaurant |
| 2 Red Pepper Caribbean | 8 Chipotle |
| 3 Bob Evans | 9 Mariachis |
| 4 Tasty Hands Restaurant | 10 Marco's Pizza |
| 5 China Jade | 11 Grapevine Restaurant |
| 6 China Dynasty | 12 Yanni's Greek Restaurant |

Other

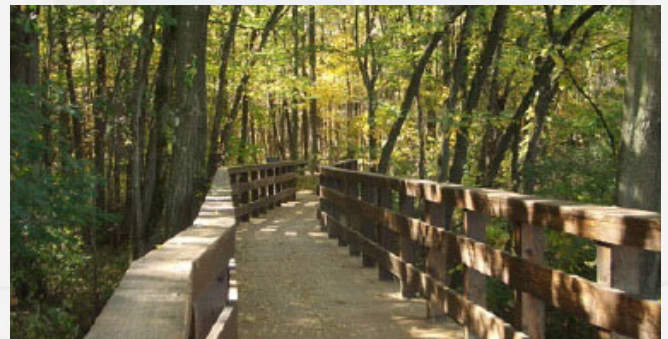
- 1 Giant Eagle
- 2 The Shops at Worthington Place
- 3 Sharon Woods Metro Park

Hotels

- | | |
|---------------------|----------------------|
| 1 WoodSpring Suites | 6 Homewood Suites |
| 2 TownePlace Suites | 7 Courtyard Marriott |
| 3 Residence Inn | 8 Motel 6 |
| 4 Sheraton Suites | 9 Extended Stay |
| 5 DoubleTree | 10 Hyatt Place |



The Shops at Worthington



Sharon Woods Metro

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