



1105

Schnock Road

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1105 Schrock Road,
Columbus, Ohio 43229

Property Overview

1105 Schrock Road is a Class A office building located in Columbus, Ohio. Built in 1982, the building is eight stories and contains 212,879 square feet of office space and features a spectacular granite lobby.

Highlights

- > Excellent freeway visibility
- > Recently renovated common areas
- > Professional, on-site property management
- > Monument signage available
- > Full-service cafe
- > Two common conference rooms
- > 4/1,000 SF parking ratio (can accommodate more)

Availability

Suite	RSF	Description
<i>Suite 200</i>	7,372 RSF	Large suite with perimeter offices; great elevator visibility; available 07.01.2022
<i>Suite 220</i>	3,261 RSF	Open floor plan with views of fountain
<i>Suite 236</i>	2,937 RSF	Open floor plan
<i>Suite 510</i>	4,033 RSF	Large suite with mostly private offices; available 01.01.2023
<i>Suite 601</i>	1,464 RSF	Small, efficient suite
<i>Suite 605</i>	6,197 RSF	Excellent window line
<i>Suite 636</i>	2,485 RSF	Efficient suite with perimeter offices
<i>Suite 701</i>	8,434 RSF	Shell condition
<i>Suite 800</i>	24,313 RSF	Divisible; Perimeter hard wall offices

LEASE RATE

\$17 MG

SF AVAILABLE

60,496 RSF

Colliers



The Office Space



Cafe Calvin



common conference room



attractive lobby

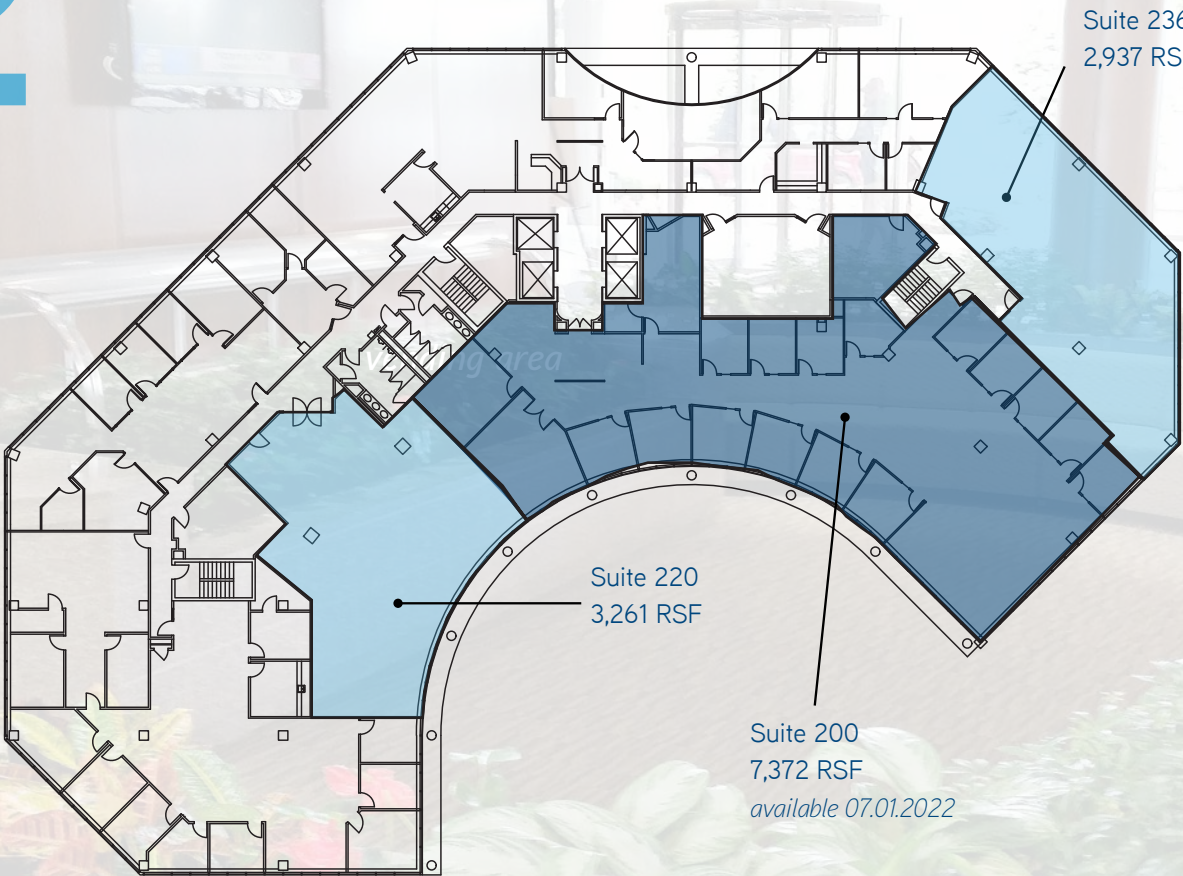


outdoor seating and walking path

1105 *Schrock Road*

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2 *Second Floor*



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5 *Fifth Floor*

Suite 510
4,033 RSF
available 01.01.2023

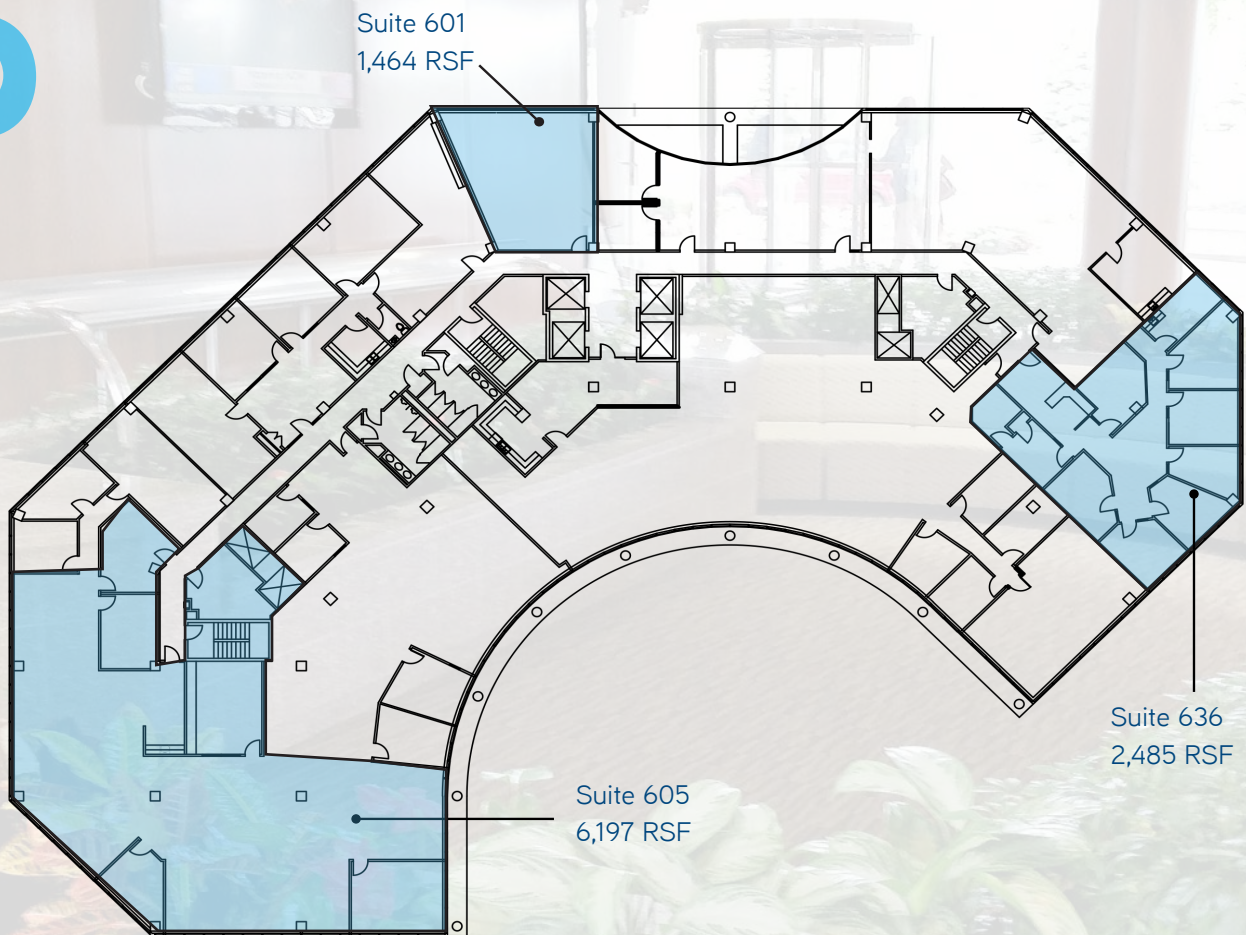


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6 Sixth Floor

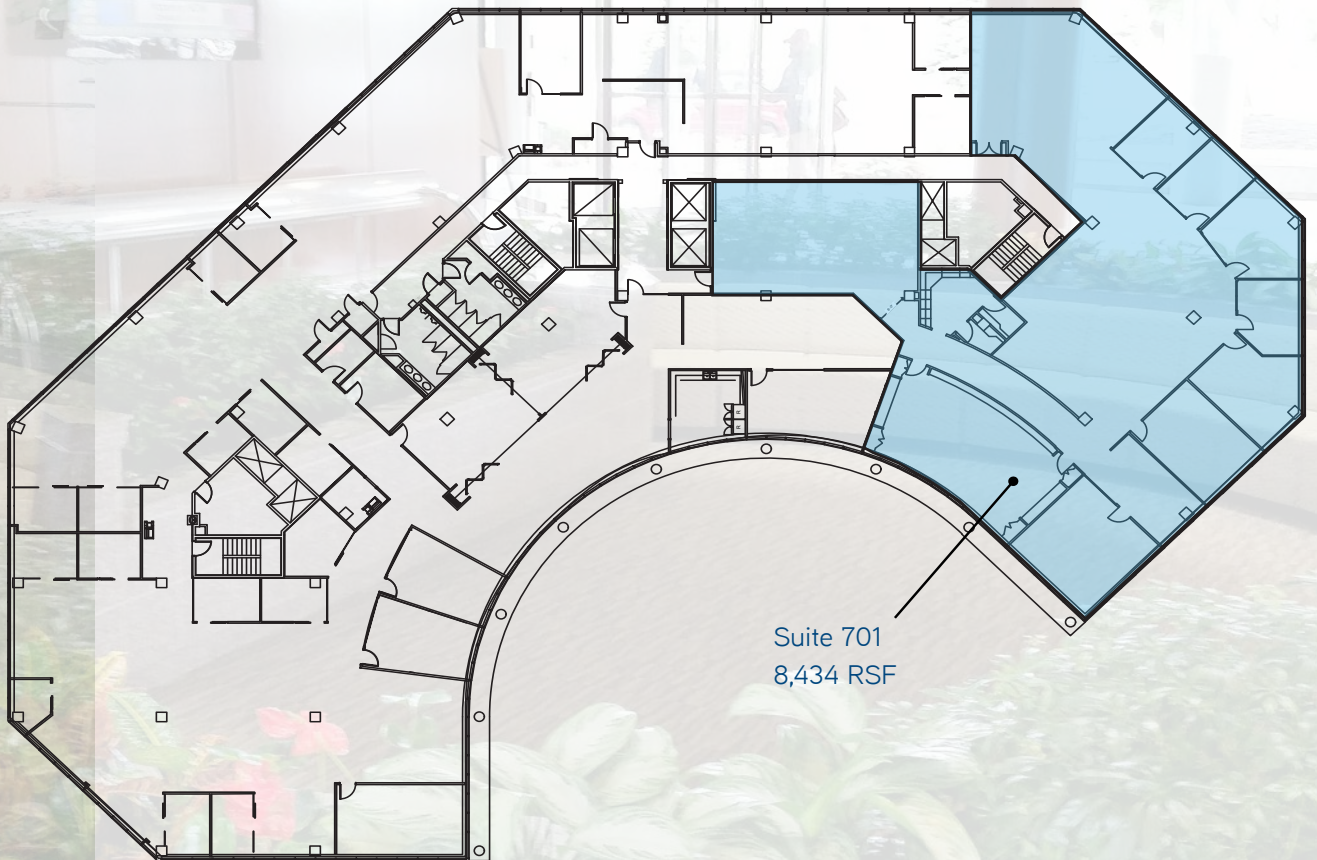


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Seventh Floor



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Suite 701



POTENTIAL FLOOR COMPOSITION

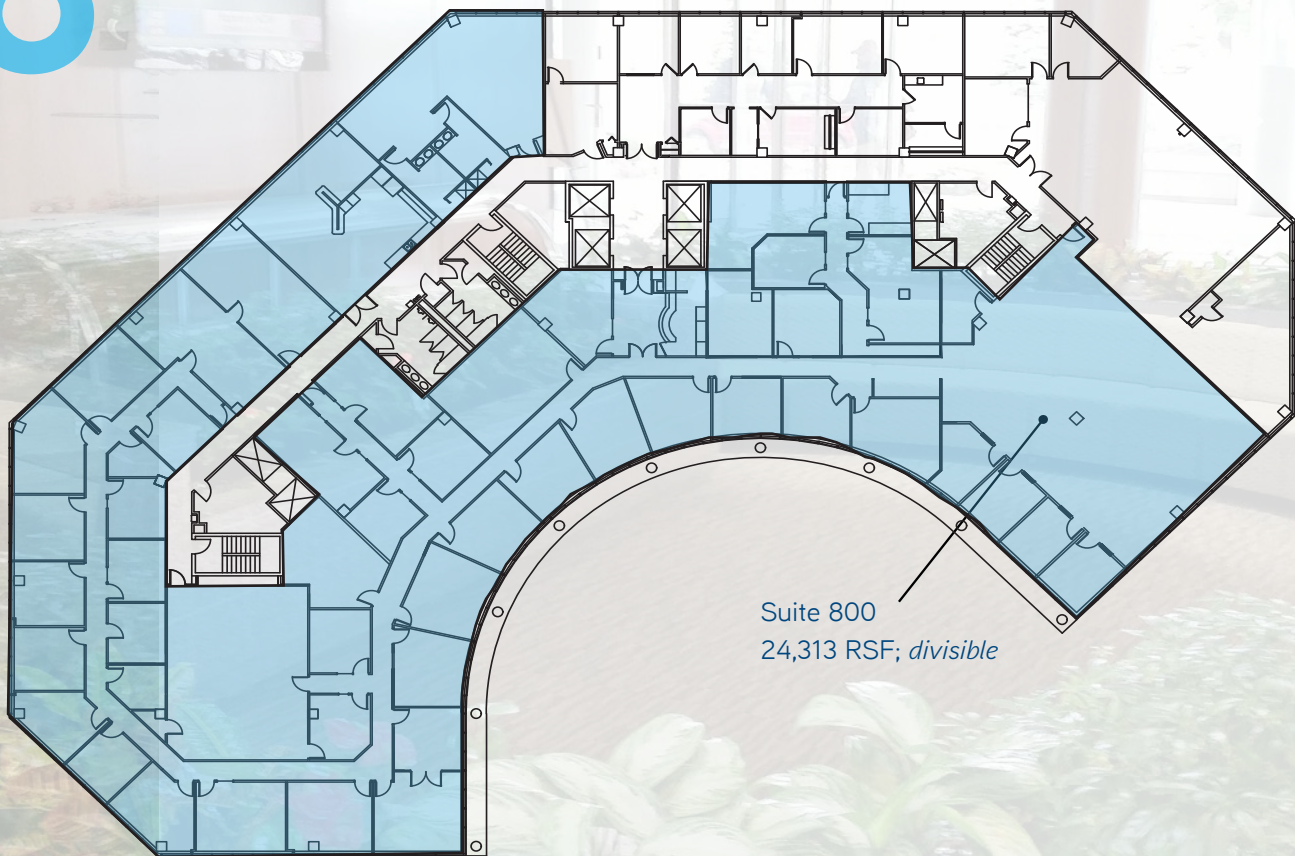
- Executive office with views of downtown
- Perimeter, hard-wall offices
- Conference room
- Lactation room
- Open area for workstations

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Eighth Floor



Suite 800
24,313 RSF; divisible

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Example Tenant Finishes



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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%

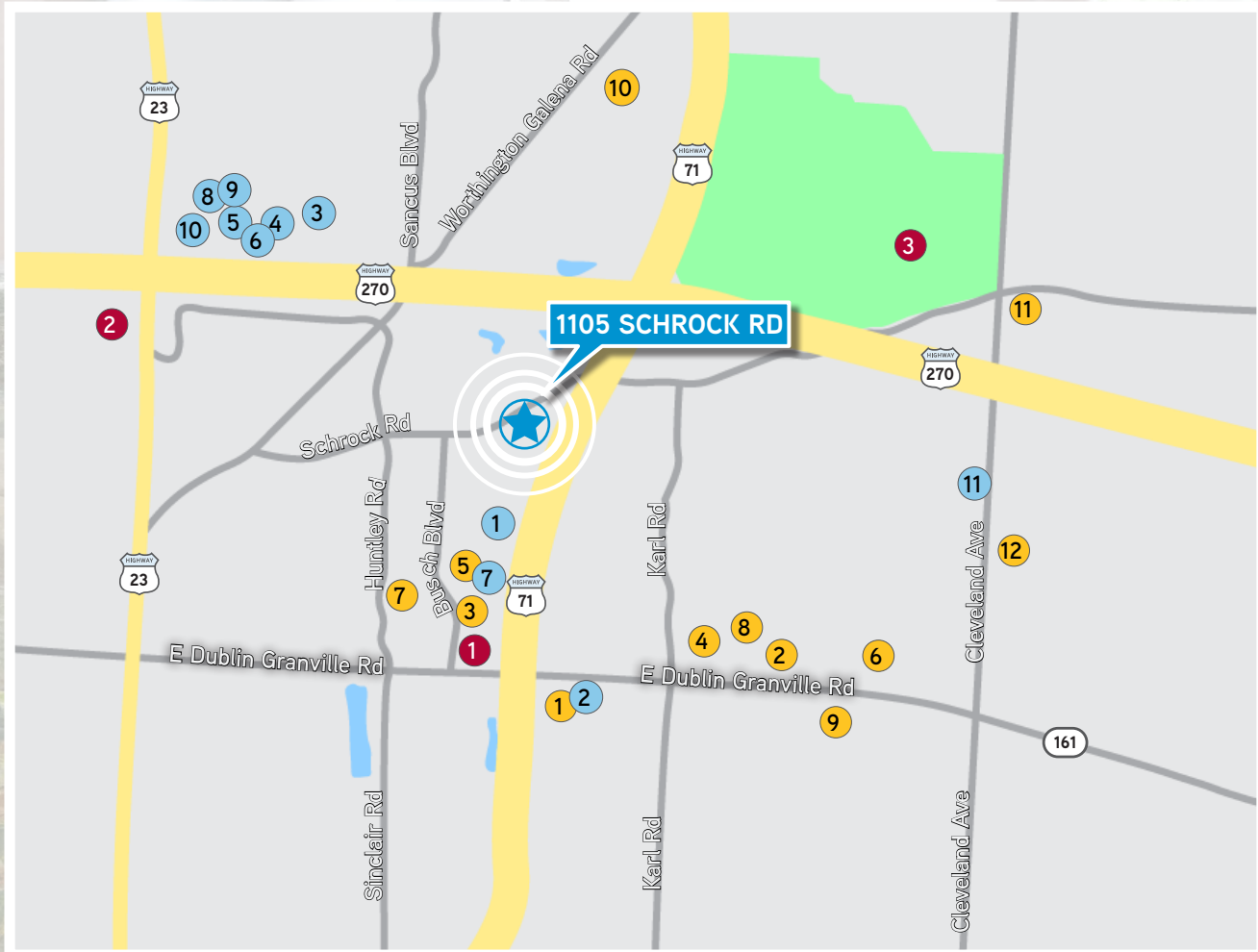


Daytime Worker Population
77,451

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Amenity Map



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Schrock Road



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 |



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