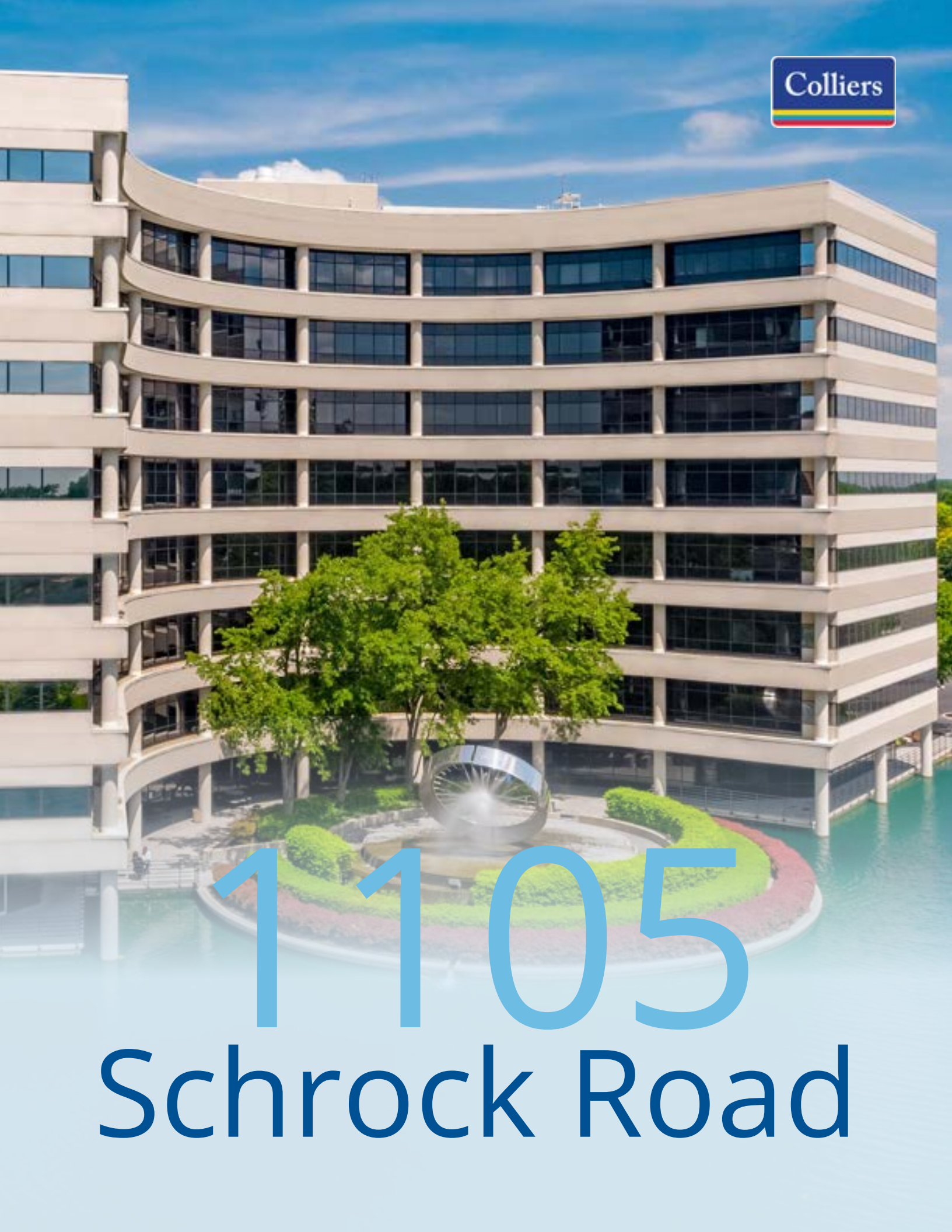


The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin rainbow-colored horizontal stripe at the bottom.

Colliers

A large, modern, multi-story office building with a curved facade and numerous windows. The building is surrounded by a landscaped courtyard with green trees and a central fountain. The building is situated near a body of water.

1105
Schrock Road

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)

LEASE RATE

\$17 MG

SF AVAILABLE

27,399 RSF

MAX CONTIGUOUS

7,983 RSF





Availability

Suite	RSF	Description
<i>Suite 204*</i>	4,903 RSF	Mix of cubicles, private offices and conference room
<i>Suite 210**</i>	4,115 RSF	Mostly private offices and some open space; Available 6/30/26 or potentially sooner
<i>Suite 220**</i>	3,261 RSF	Open floor plan with fountain views
<i>Suite 224</i>	709 RSF	Small, efficient suite
<i>Suite 236*</i>	3,080 RSF	Open floor plan; build-out opportunity
<i>Suite 302</i>	6,742 RSF	Mix of cubicles, private offices and break room
<i>Suite 525</i>	640 RSF	Small, efficient suite

****Suite 204 and Suite 236 can be combined for a total of 7,983 SF***

*****Suite 210 and Suite 220 can be combined for a total of 7,736 SF***

1105 Schrock Road



Amenities





Monument Signage Available



1105 Schrock Road



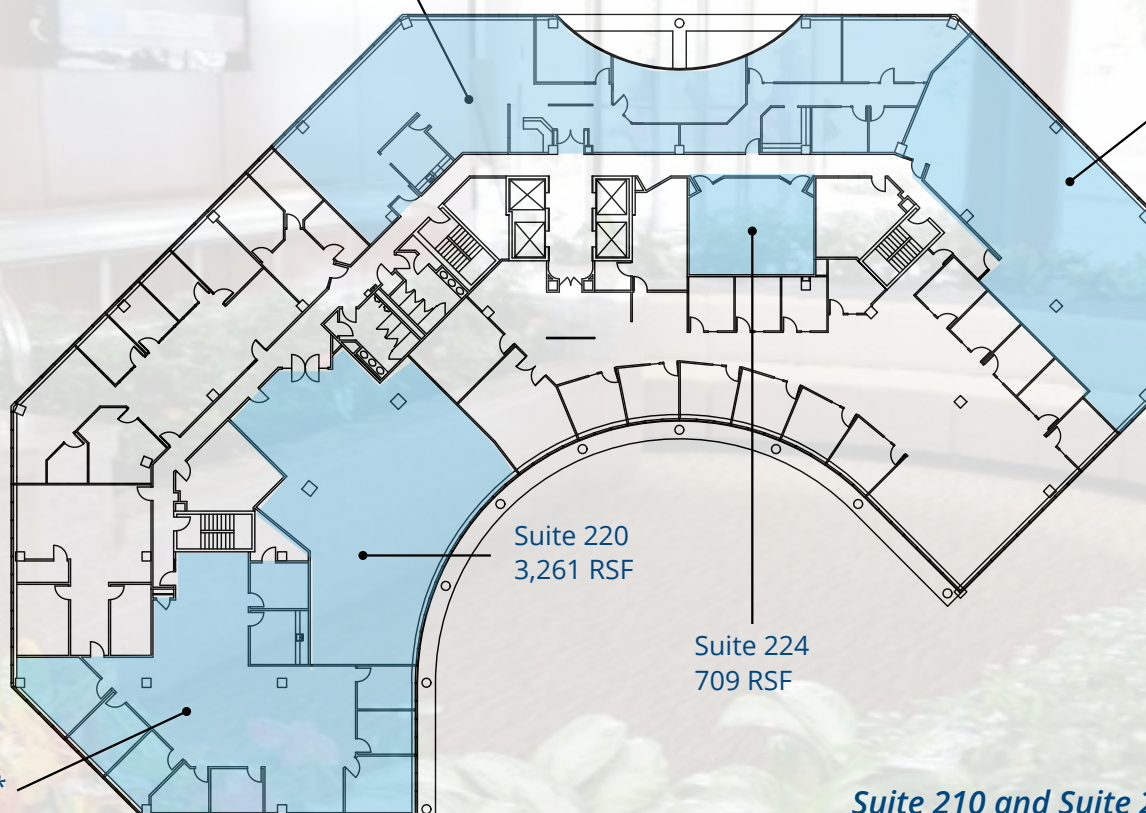
2

Second Floor

Suite 204
4,903 RSF

*Suite 204 and Suite 236 can be
combined for a total of 7,983 SF*

Suite 236
3,080 RSF



Suite 220
3,261 RSF

Suite 224
709 RSF

Suite 210*
4,115 RSF

*Suite 210 and Suite 220 can be
combined for a total of 7,736 SF*

**Available 6/30/26 or potentially sooner*





3 *Third Floor*



Suite 302
6,742 RSF

1105 Schrock Road



5 *Fifth Floor*

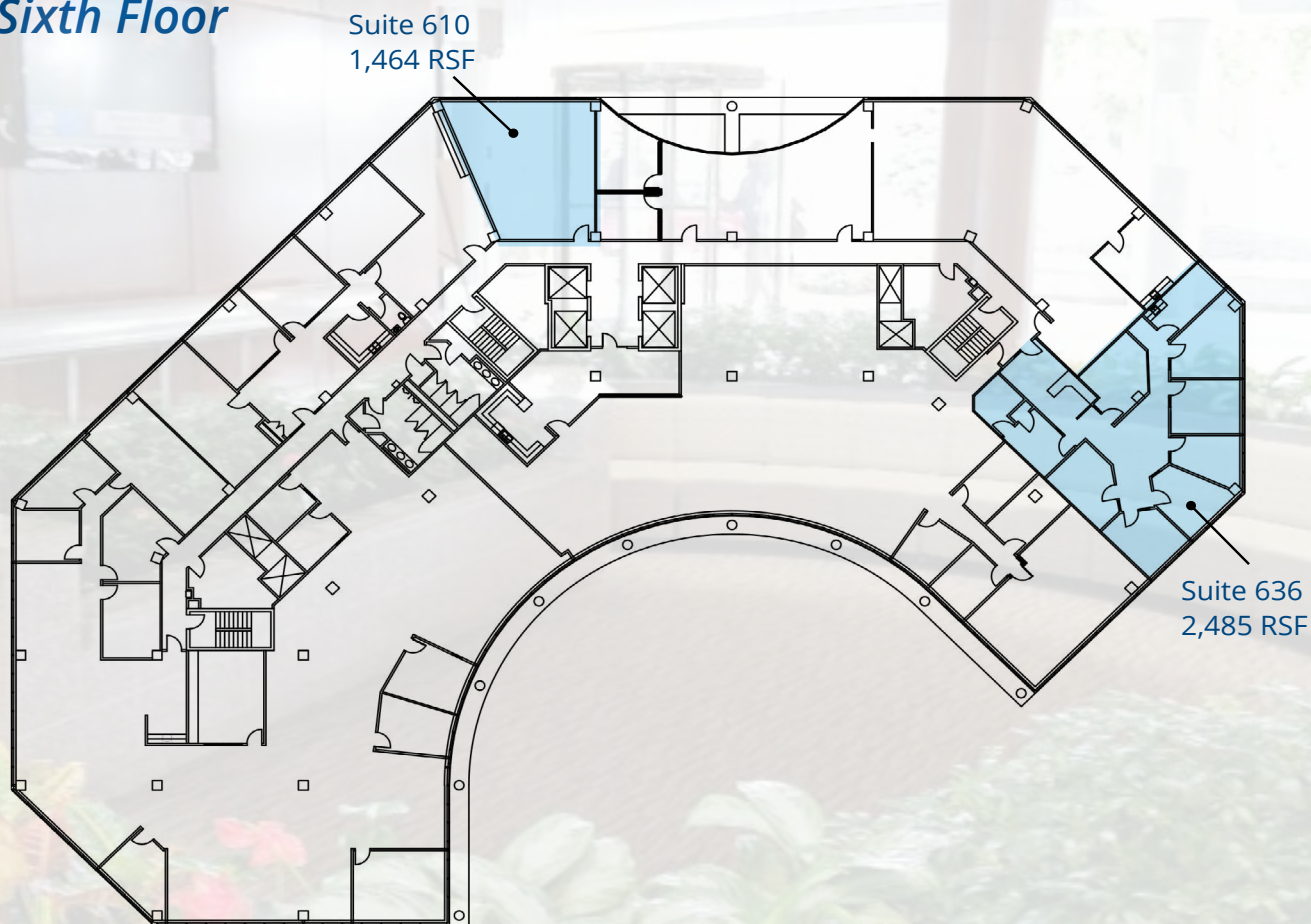
Suite 525
640 RSF

Common
Conference
Room
Suite 513
1,240 RSF





6 *Sixth Floor*



Suite 610
1,464 RSF

Suite 636
2,485 RSF

1105 Schrock Road



Example Tenant Finishes





Example Tenant Finishes

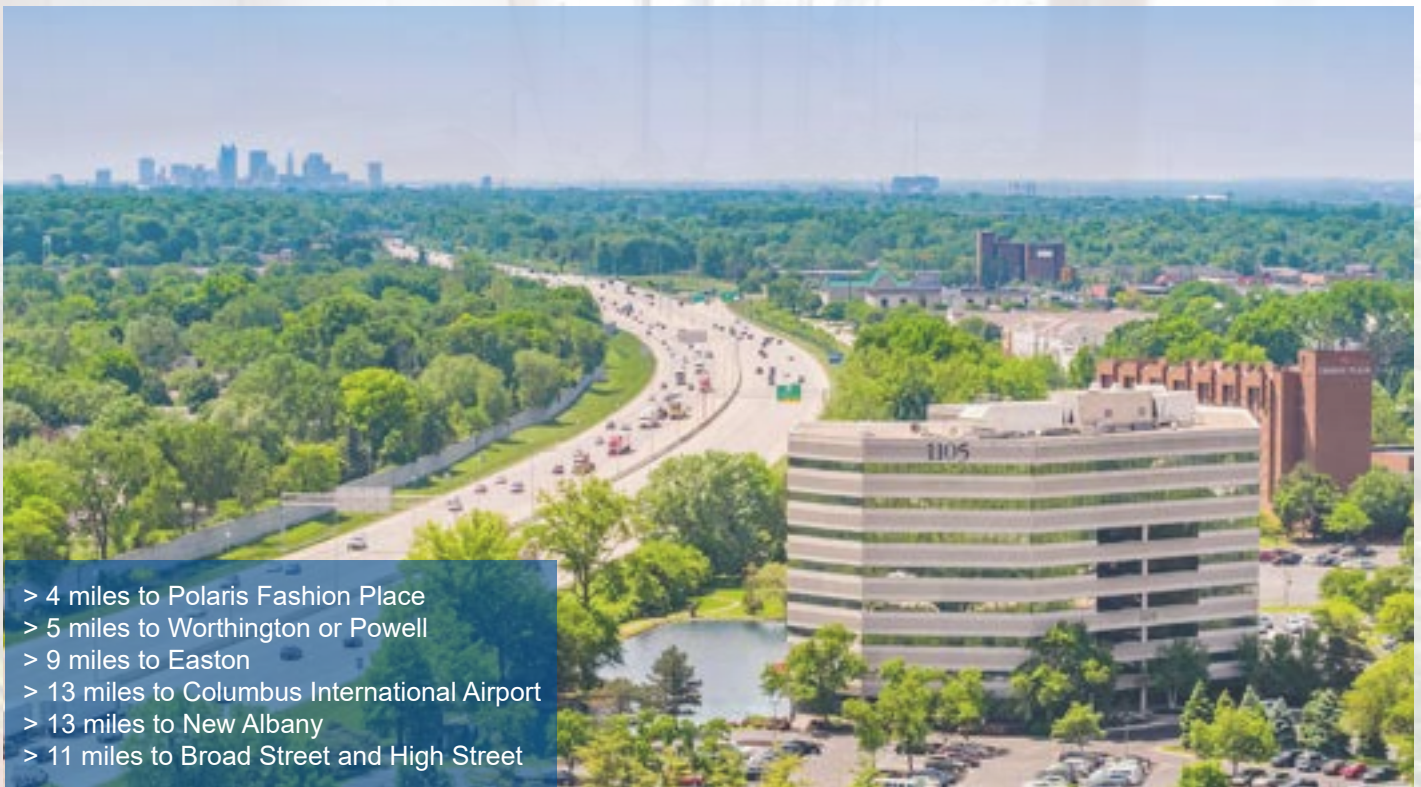


1105 Schrock Road



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



Area Demographics



Population
123,712



Households
50,554



Average Household Income
\$92,665



Median Age
37



% with Bachelor's Degree
(or higher)
45%

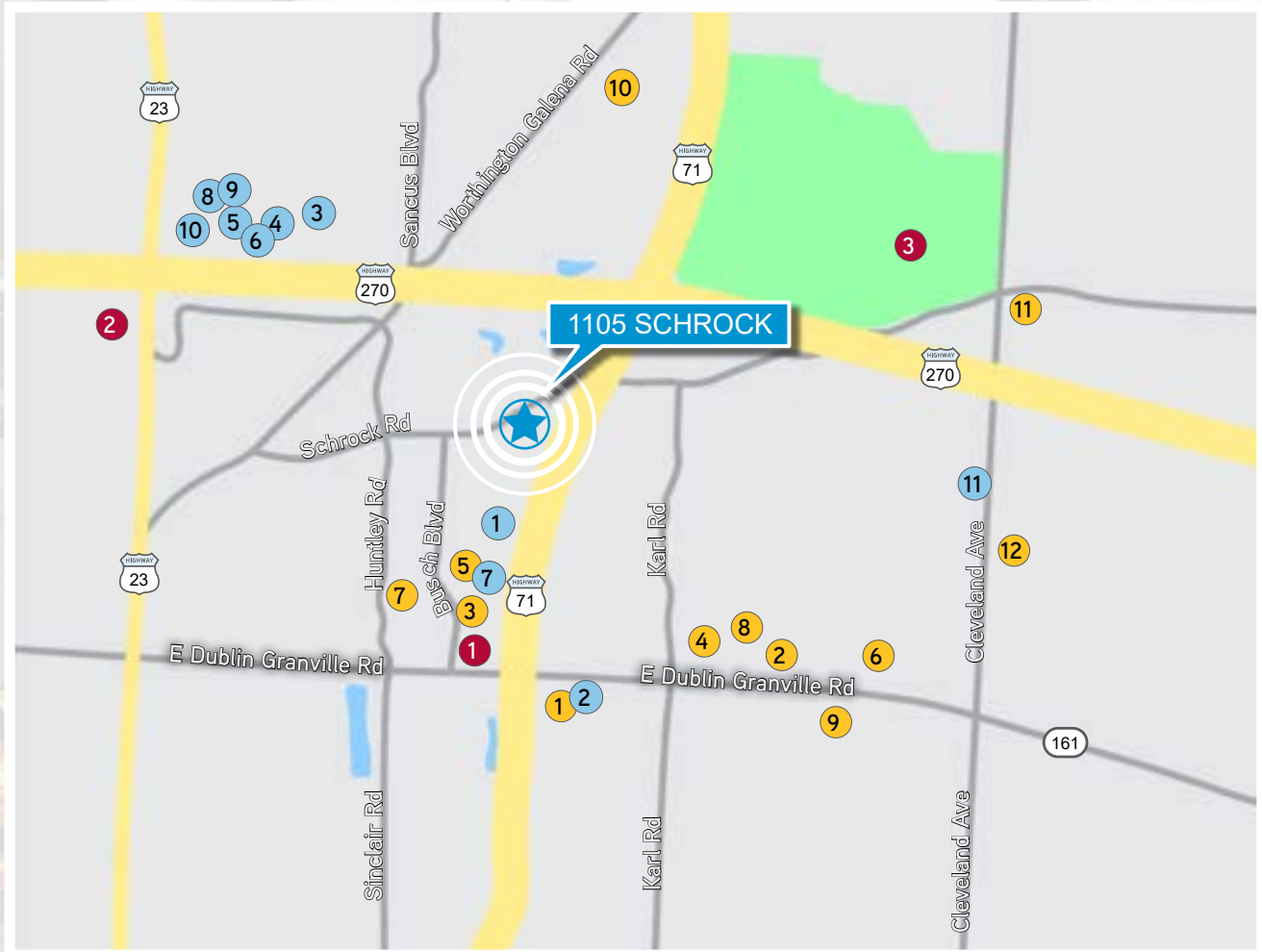


Daytime Worker Population
81,374

*Based on a 3 mile radius

1105

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 |



The Shops at Worthington



Sharon Woods Metro

1105 Schrock Road

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