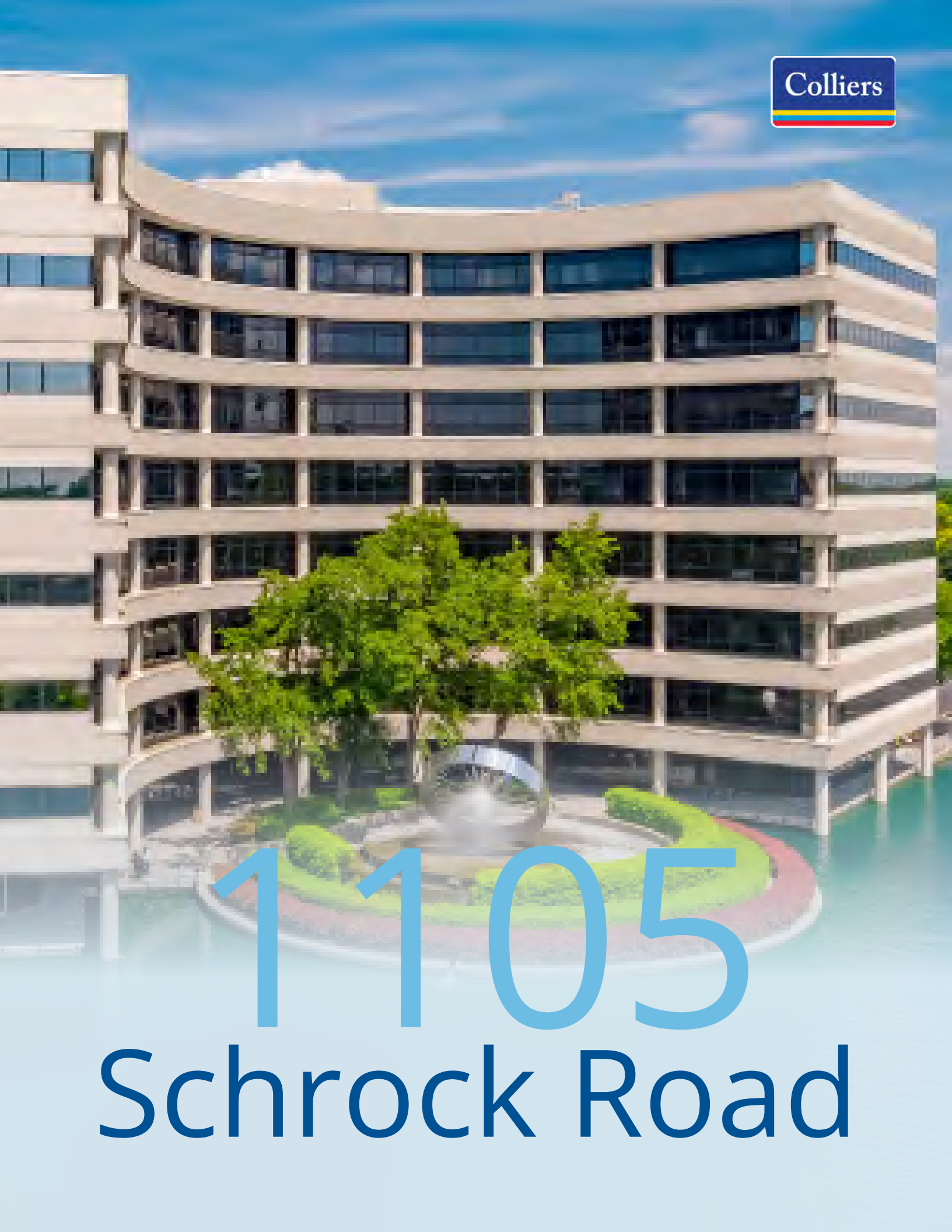




1105

Schrock Road

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
Suite 204*	4,903	Cubicles, offices and conference room
Suite 224	709	Small, efficient suite
Suite 236*	3,080	Open floor plan; build-out opportunity
Suite 302	6,742	Cubicles, offices and break room
Suite 525	640	Small, efficient suite
Suite 610	1,464	Small, efficient suite
Suite 636	2,485	Up to 6 private offices, kitchenette

Lease Rate

\$17 MG

Max Contiguous

7,983 RSF

SF Available

27,399 RSF

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





Monument signage



Cafe Calvin



Example tenant finishes



1105 Schrock Road

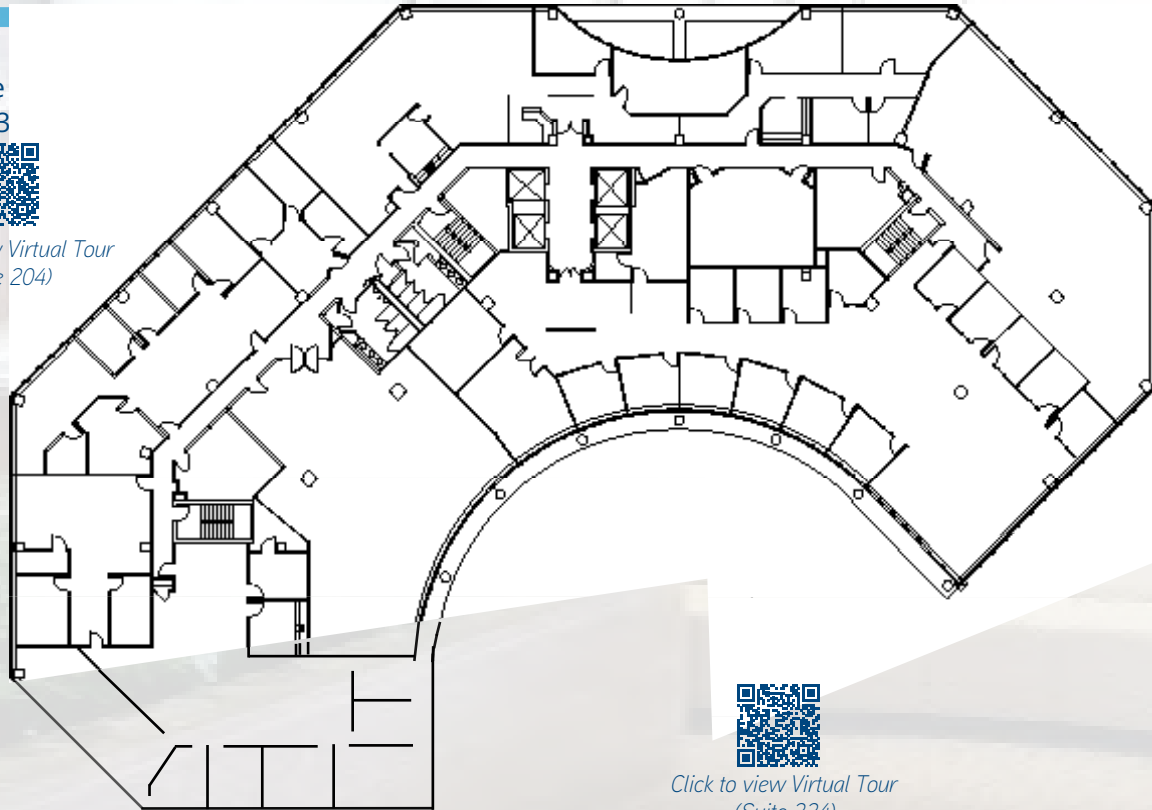
2

Second Floor

Suite
4,903



*Click to view Virtual Tour
(Suite 204)*



Suite 236
3,080 RSF



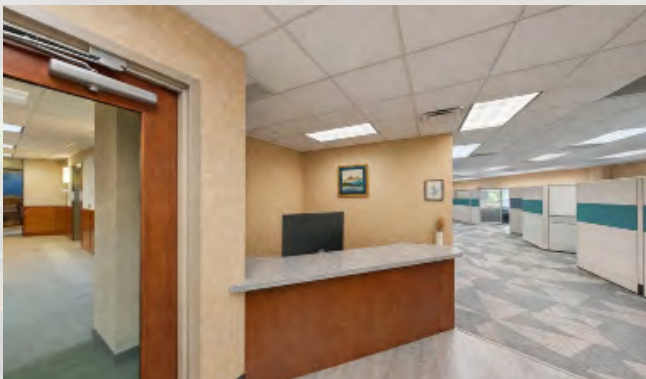
*Click to view Virtual Tour
(Suite 236)*



*Click to view Virtual Tour
(Suite 224)*

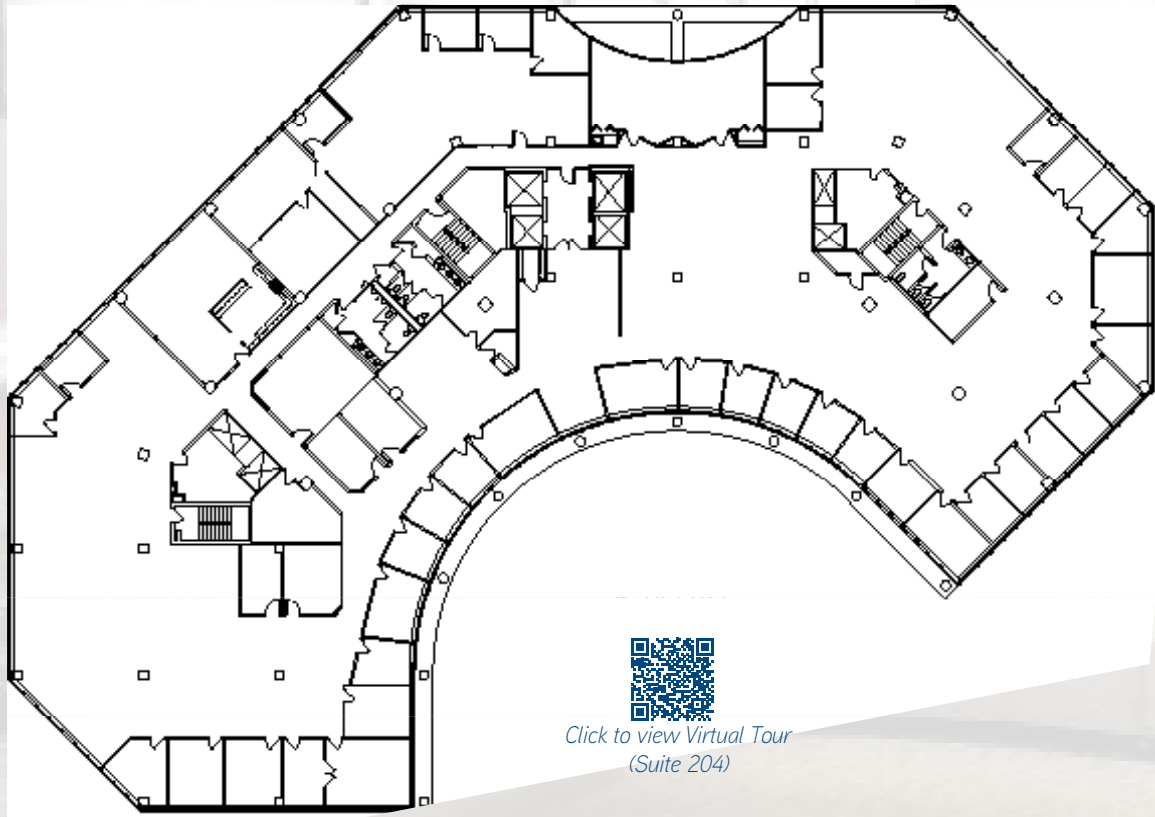
***Suite 204 and Suite 236 can be
combined for a total of 7,983 SF***

Suite 204



3

Third Floor



[Click to view Virtual Tour
\(Suite 204\)](#)

Suite 302



1105 Schrock Road

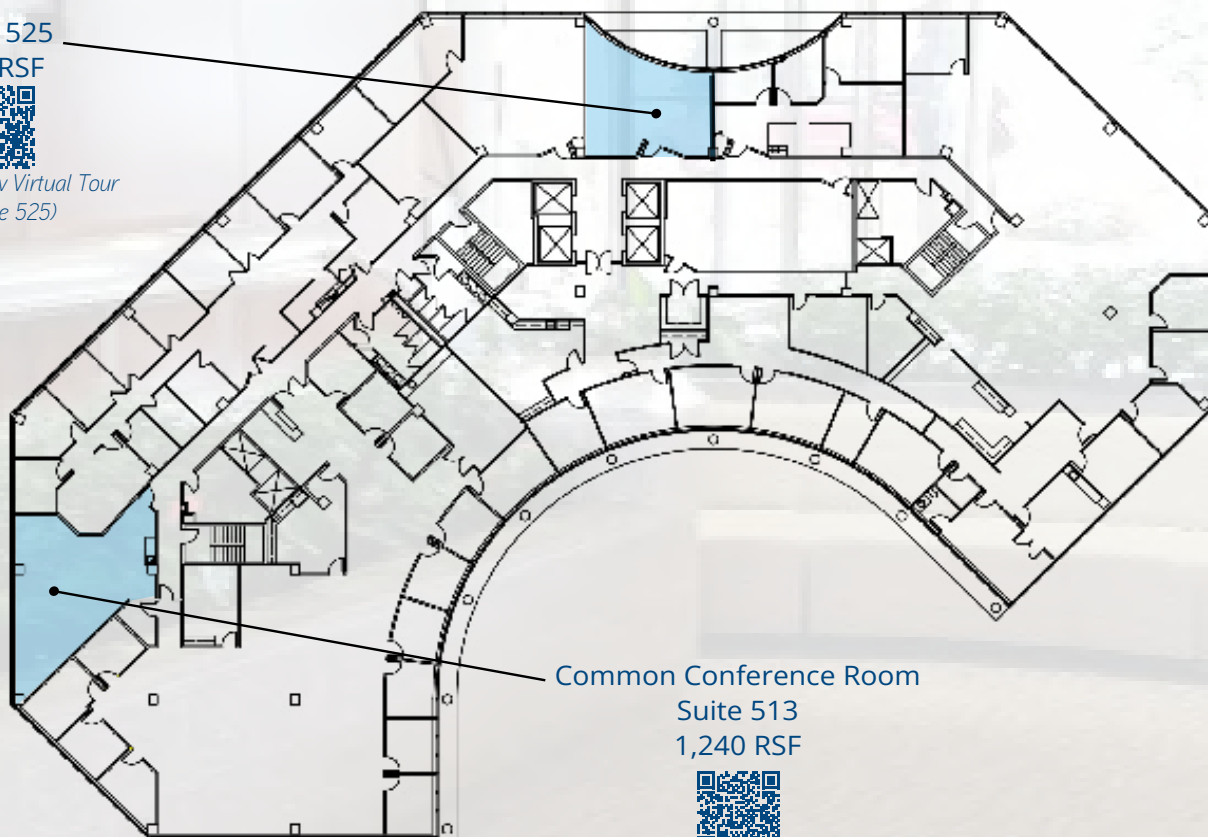
5 Fifth Floor

Suite 525

640 RSF



*Click to view Virtual Tour
(Suite 525)*



Common Conference Room

Suite 513

1,240 RSF



*Click to view Virtual Tour
(Suite 513)*

Common Conference Rooms



6 Sixth Floor

Suite 610
1,464 RSF



[Click to view Virtual Tour
\(Suite 610\)](#)



Suite 636
2,485 RSF



[Click to view Virtual Tour
\(Suite 636\)](#)

Suite 636

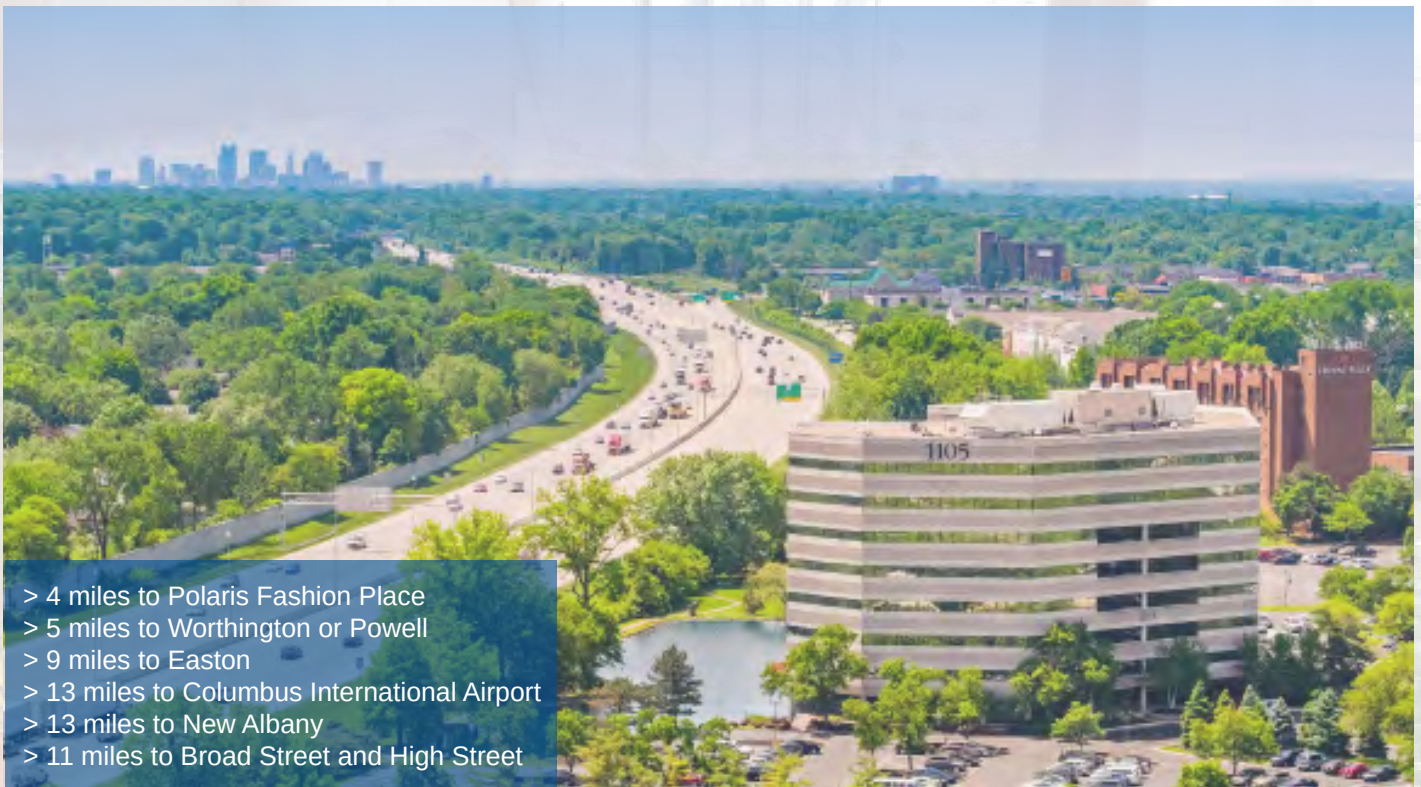


1105 Schrock Road



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%

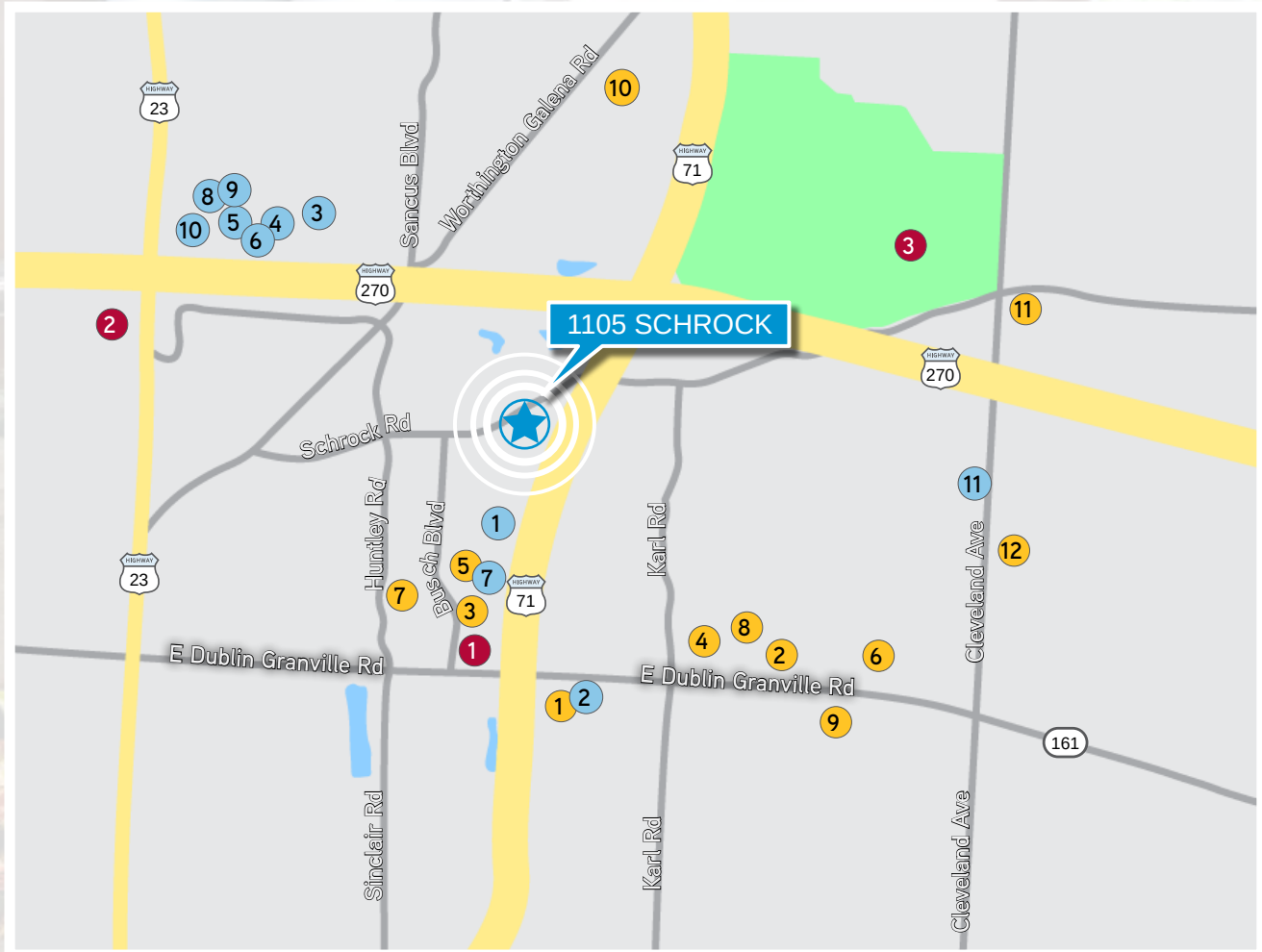


Daytime Worker Population
81,374

*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 |



1105 Schrock Road



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