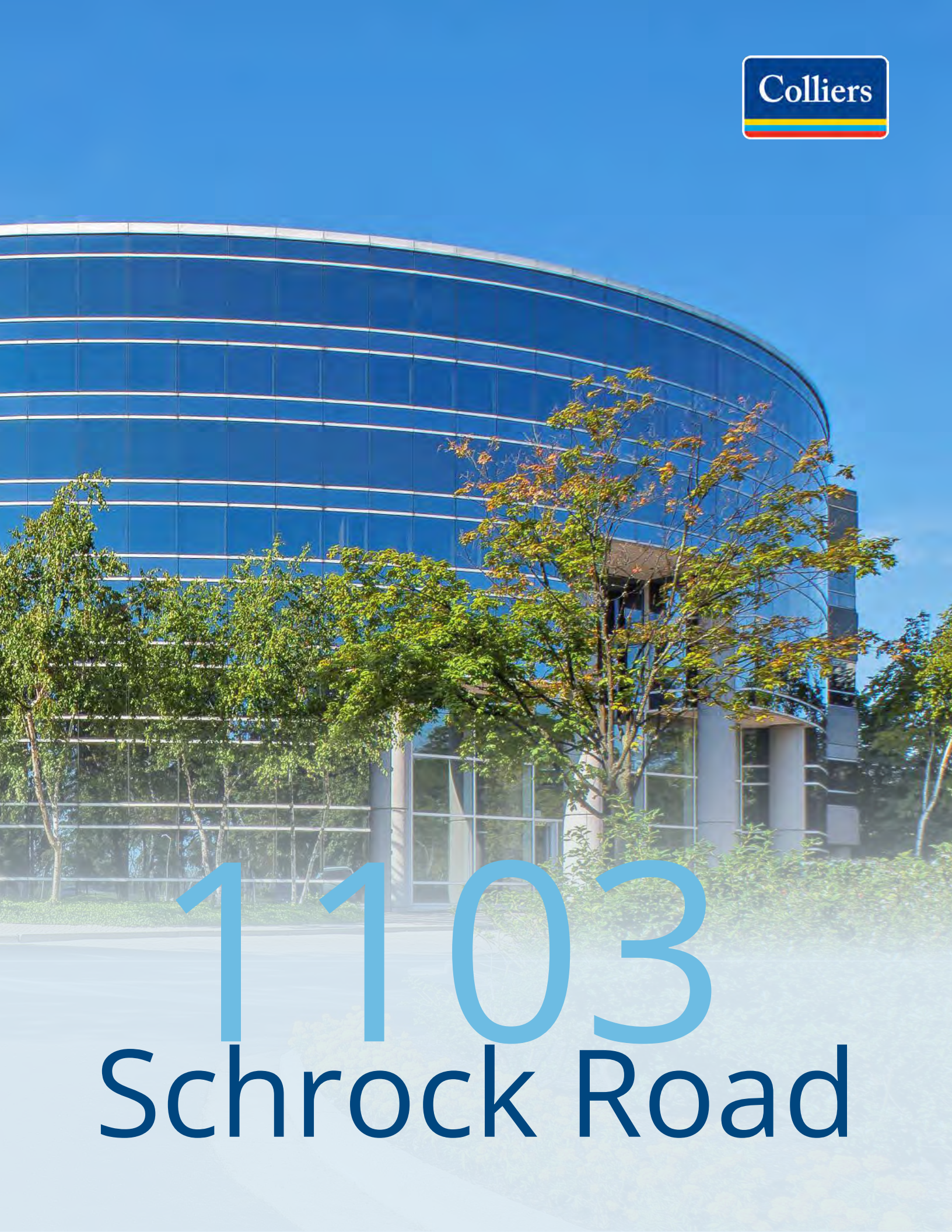


A large, modern building with a curved glass facade reflecting the sky and surrounding trees. The building is surrounded by greenery and trees with some autumn-colored leaves. The sky is clear blue.

1103
Schrock Road

1103 Schrock Road | Columbus, Ohio 43229

Property Overview

1103 Schrock Road is a Class A office building located in Columbus, Ohio. Built in 1988, the four-story building contains 100,179 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
Suite 200	5,188	Mostly open space
Suite 300*	6,031	Suite has a generator
Suite 304*	4,912	Corner suite with open floor plan
Suite 309	2,452	Efficient suite; 5 private offices
Suite 404	4,174	Mostly open space

Lease Rate

\$14.50 MG

Max Contiguous

10,943 RSF

SF Available

22,757 RSF

**Suite 300 and Suite 304 can be combined for a total of 10,943 SF*





Marble lobby

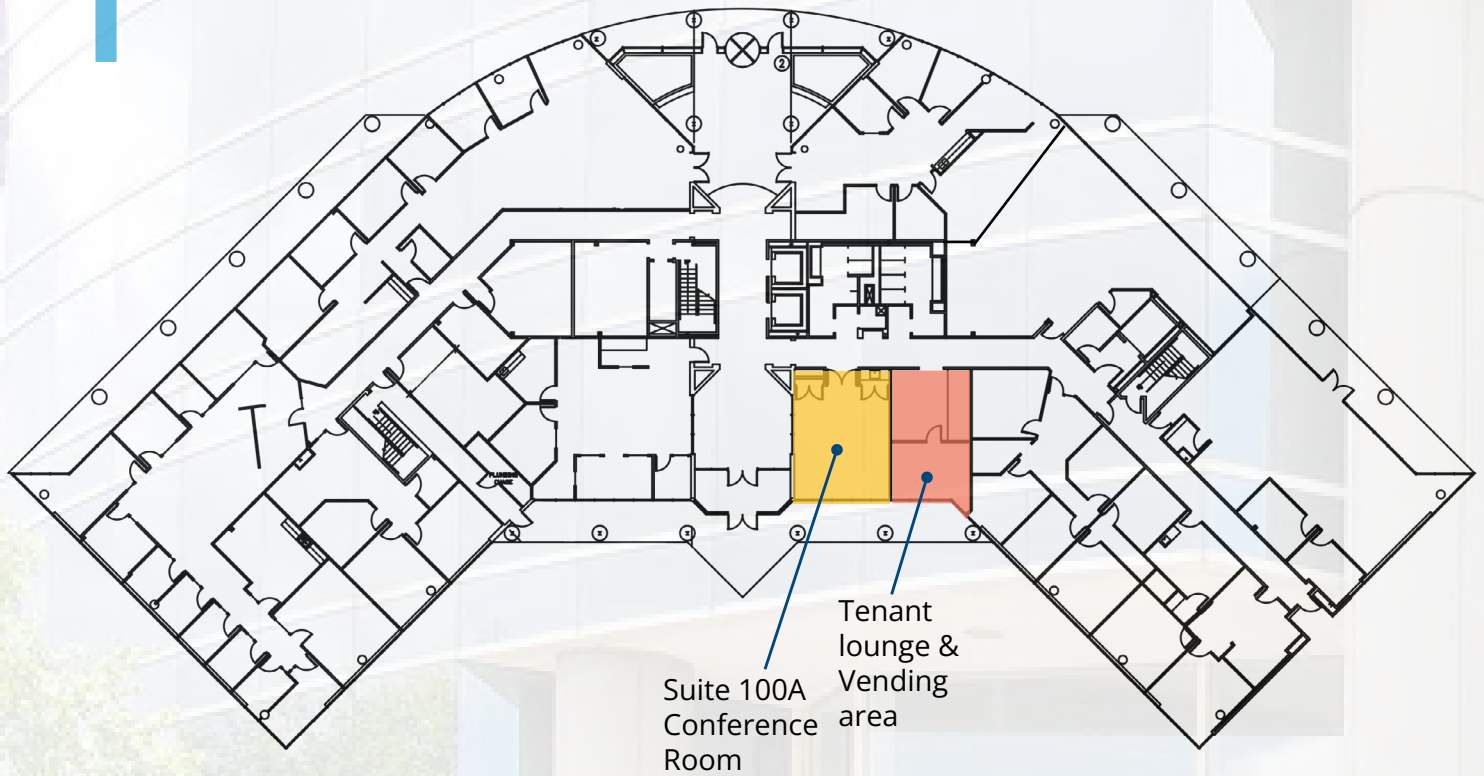


Outdoor seating area



1103 Schrock Road

1 First Floor

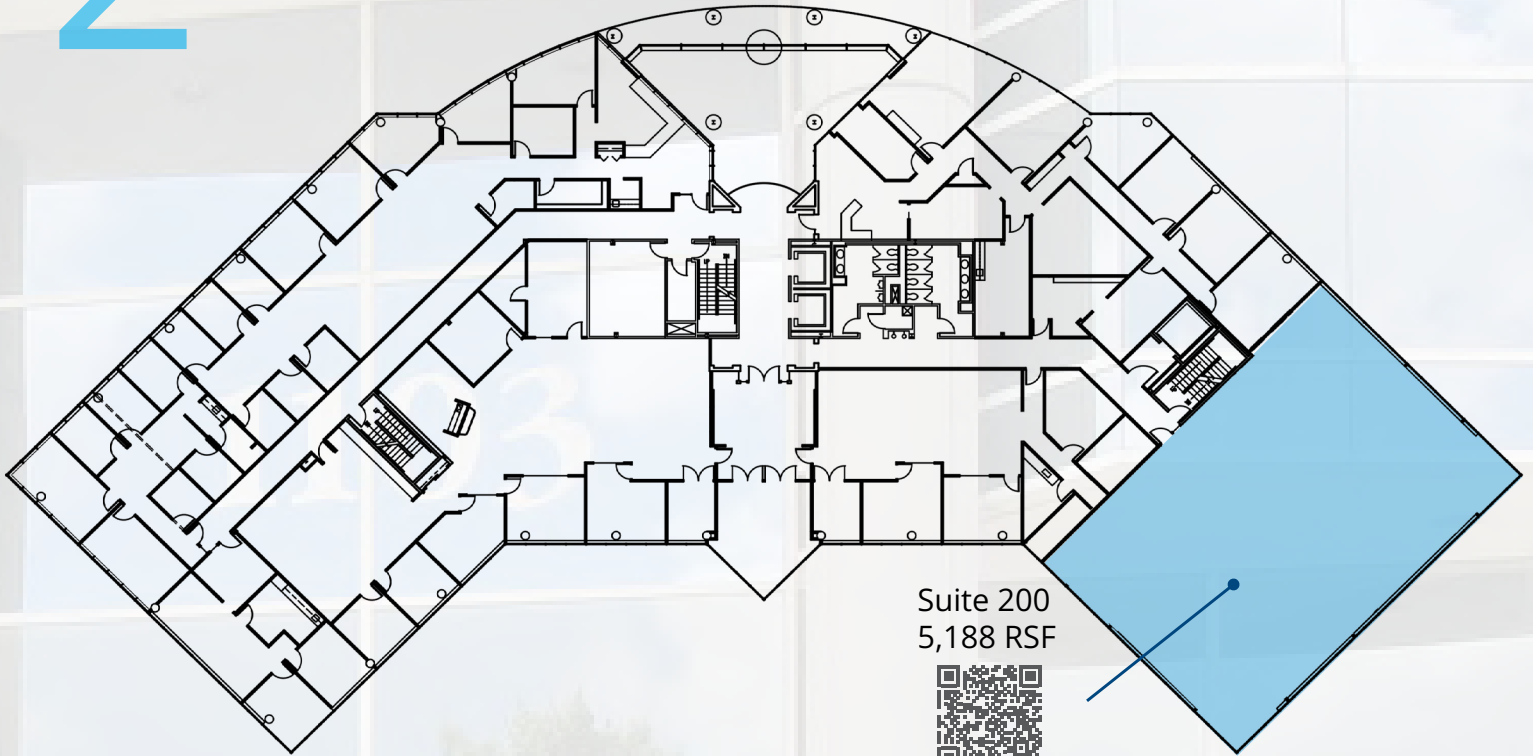


Tenant Lounge & Vending Area

Conference Room



2 Second Floor



Suite 200
5,188 RSF



*Click for Virtual Tour
(Suite 200)*

Suite 200



1103 Schrock Road

3 Third Floor

**Suite 300 contains 80KW Diesel generator with 275 gallon tank*
***Suites 300 & 304 can be combined for up to 10,943 SF*

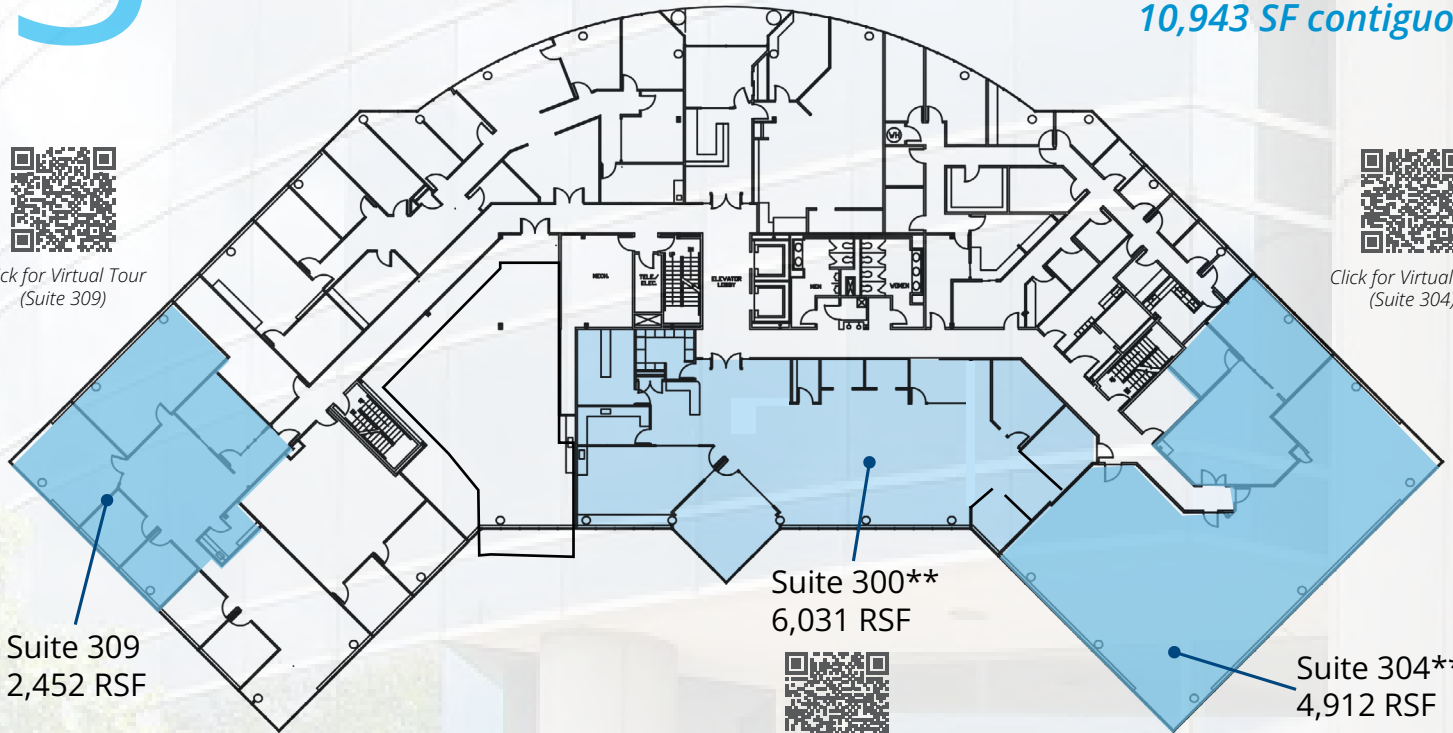
10,943 SF contiguous



Click for Virtual Tour
(Suite 309)



Click for Virtual Tour
(Suite 304)



Suite 300**
6,031 RSF



Click for Virtual Tour
(Suite 300)

Suite 304**
4,912 RSF

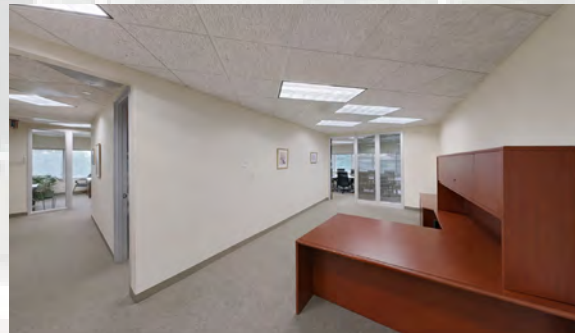
Suite 300



Suite 304

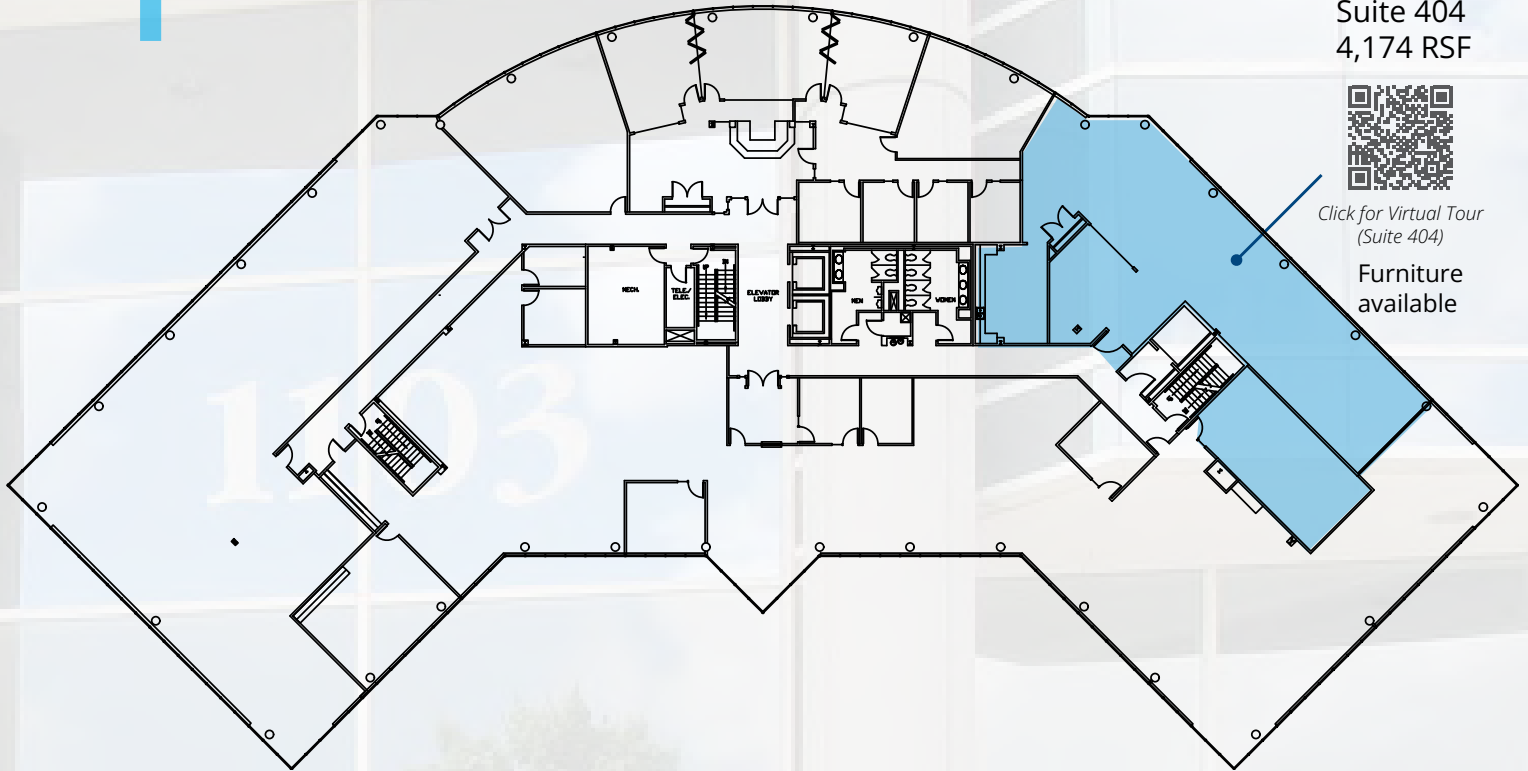


Suite 309



1103 Schrock Road,
Columbus, Ohio 43229

4 Fourth Floor



Suite 404
4,174 RSF



*Click for Virtual Tour
(Suite 404)*

Furniture
available

Suite 404



1103 Schrock Road

Location

1103 Schrock offers excellent freeway visibility and easy access to I-71, making it highly convenient for employees, clients and visitors. Within a two-mile radius, there are over 100 restaurants, 2,000 hotel rooms, three health clubs, major banks, travel agencies, express mail services, and a full-service post office with every essential amenity close at hand.



100
RealEstate.com

Area Demographics

Within a three-mile radius of 1103 Schrock, the area boasts a population of 121,449 residents across 49,688 households. The average household income is \$94,135, reflecting strong consumer spending power. With a median age of 37, the community is a balanced mix of young professionals and families. The daytime worker population of 84,351 further enhances the area's vitality, driving demand for retail, dining and business services.



Population
121,449



Households
49,688



Average Household Income
\$94,135



Median Age
37.1



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

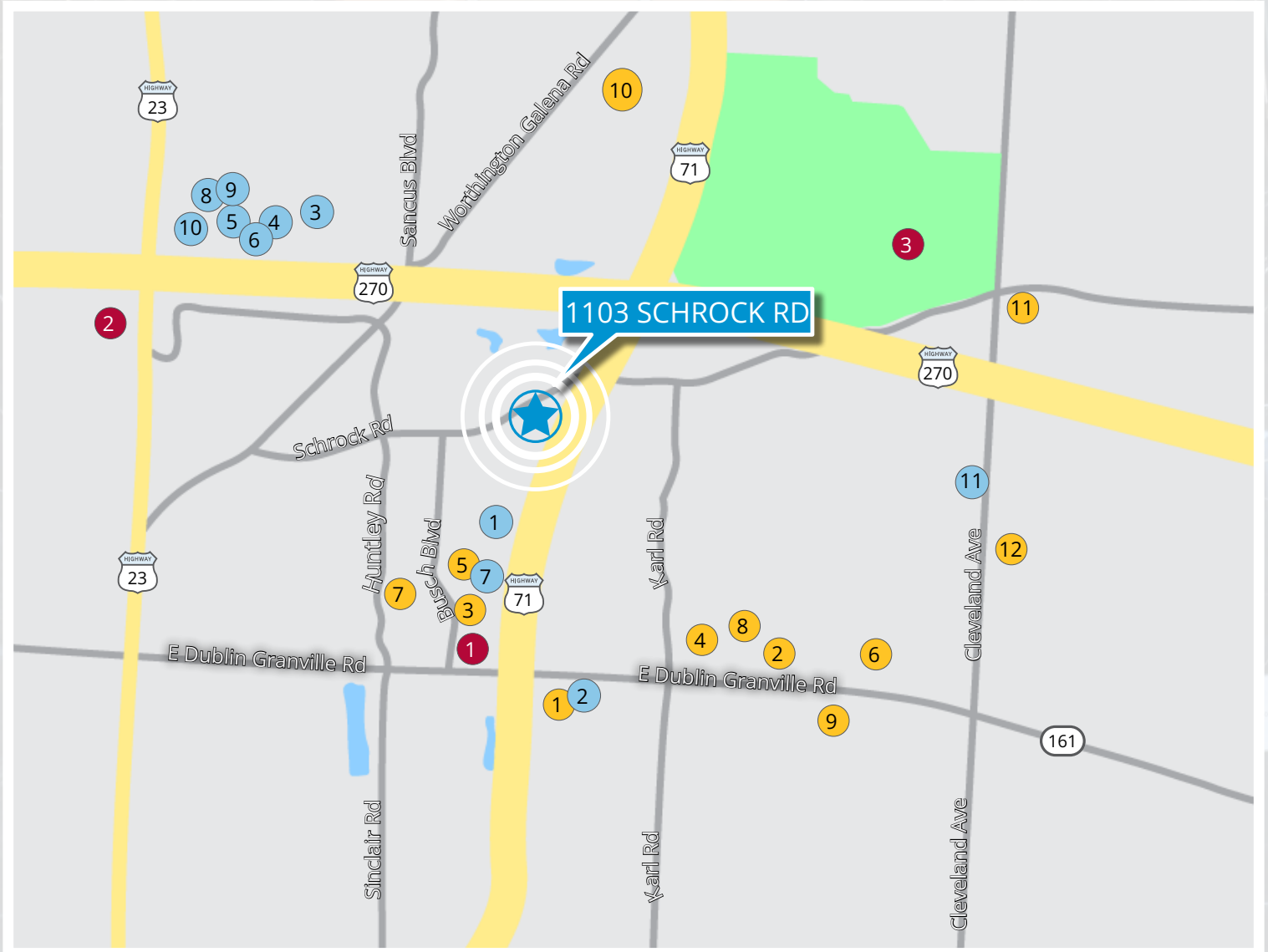


Daytime Worker Population
84,351

1103

Schrock Road

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 |

Hotels

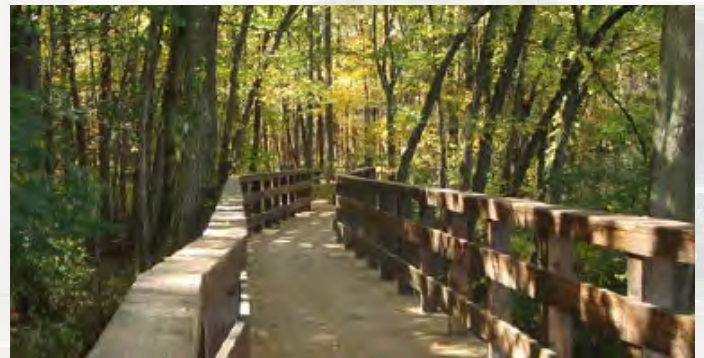
- | | |
|---------------------|----------------------|
| 1 WoodSpring Suites | 6 Homewood Suites |
| 2 TownePlace Suites | 7 Courtyard Marriott |
| 3 Residence Inn | 8 Motel 6 |
| 4 Sheraton Suites | 9 Extended Stay |
| 5 DoubleTree | 10 Hyatt Place |

Other

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



The Shops at Worthington



Sharon Woods Metro

1103 Schrock Road

A photograph of a modern, multi-story office building with a curved facade. The building features large glass windows and horizontal bands of light-colored panels. The number "1103" is prominently displayed in large white digits on the upper right side of the building. In the foreground, there are several green trees and a paved area with a parking sign. The sky is blue with some light clouds.

1103

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