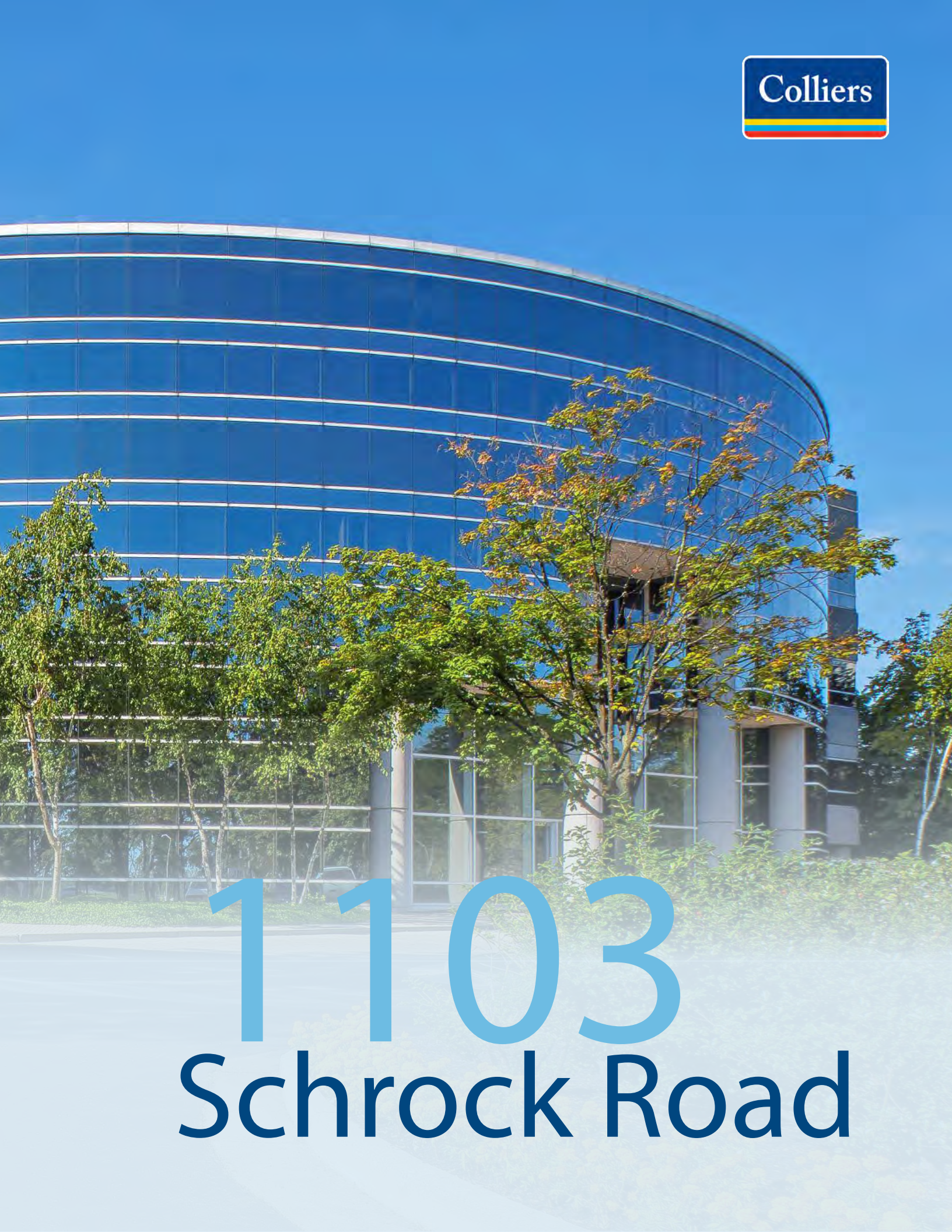


The background of the entire page is a photograph of a large, modern building with a curved glass facade. The building is blue and reflects the sky. In front of the building are several trees with green and yellow leaves. The sky is a clear, bright blue.

Colliers

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



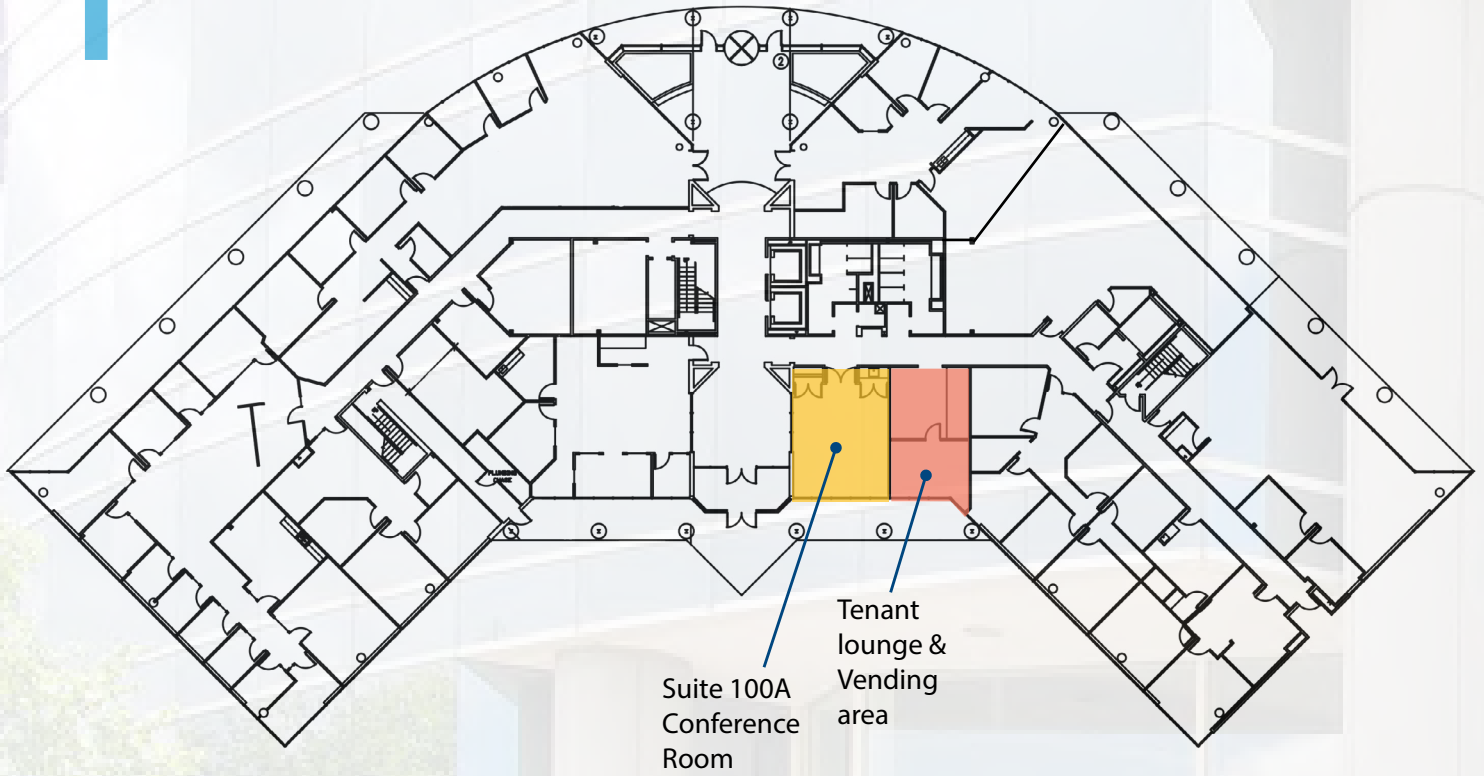
Outdoor seating area



1103

Schrock Road

1 First Floor



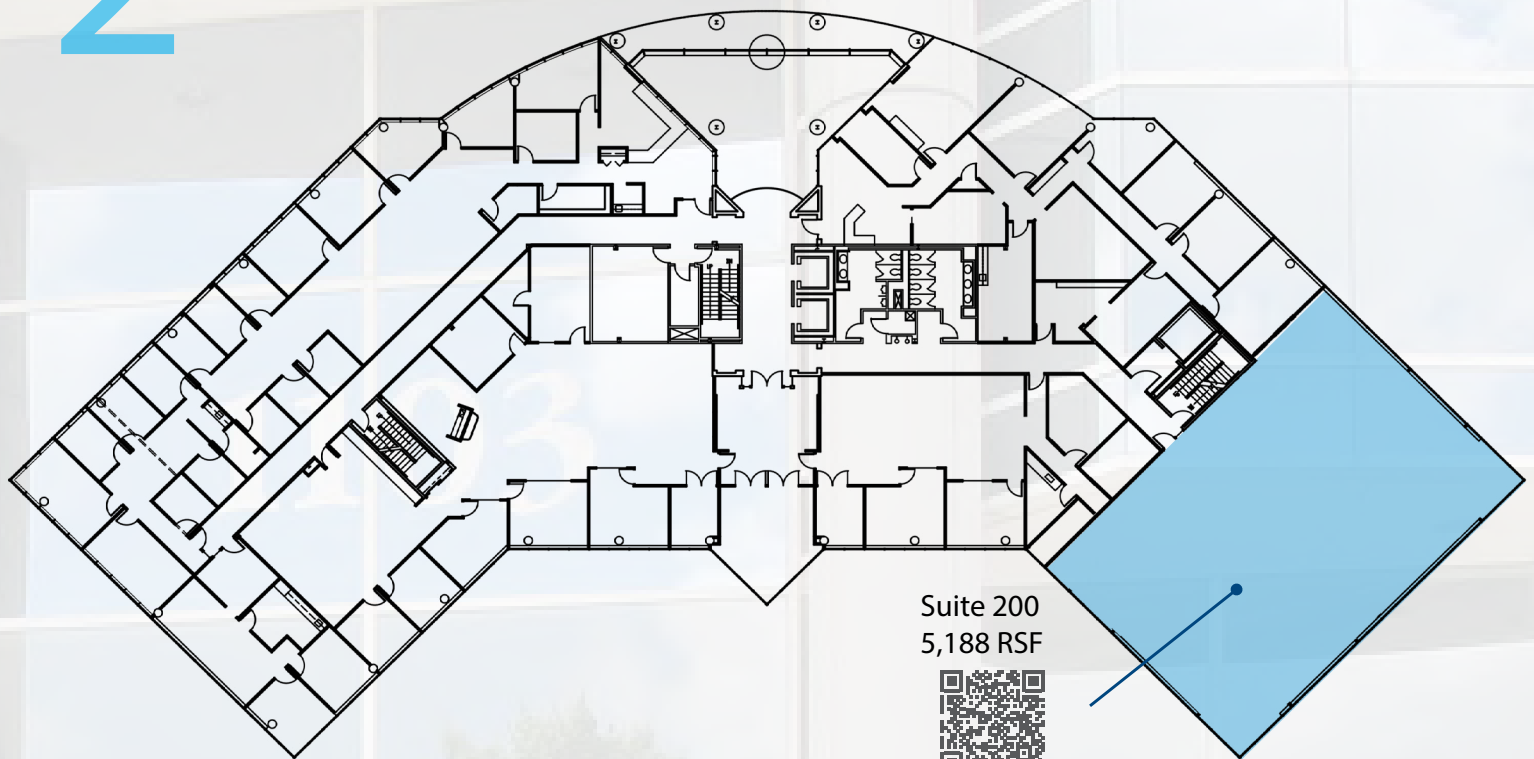
Tenant Lounge & Vending Area



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

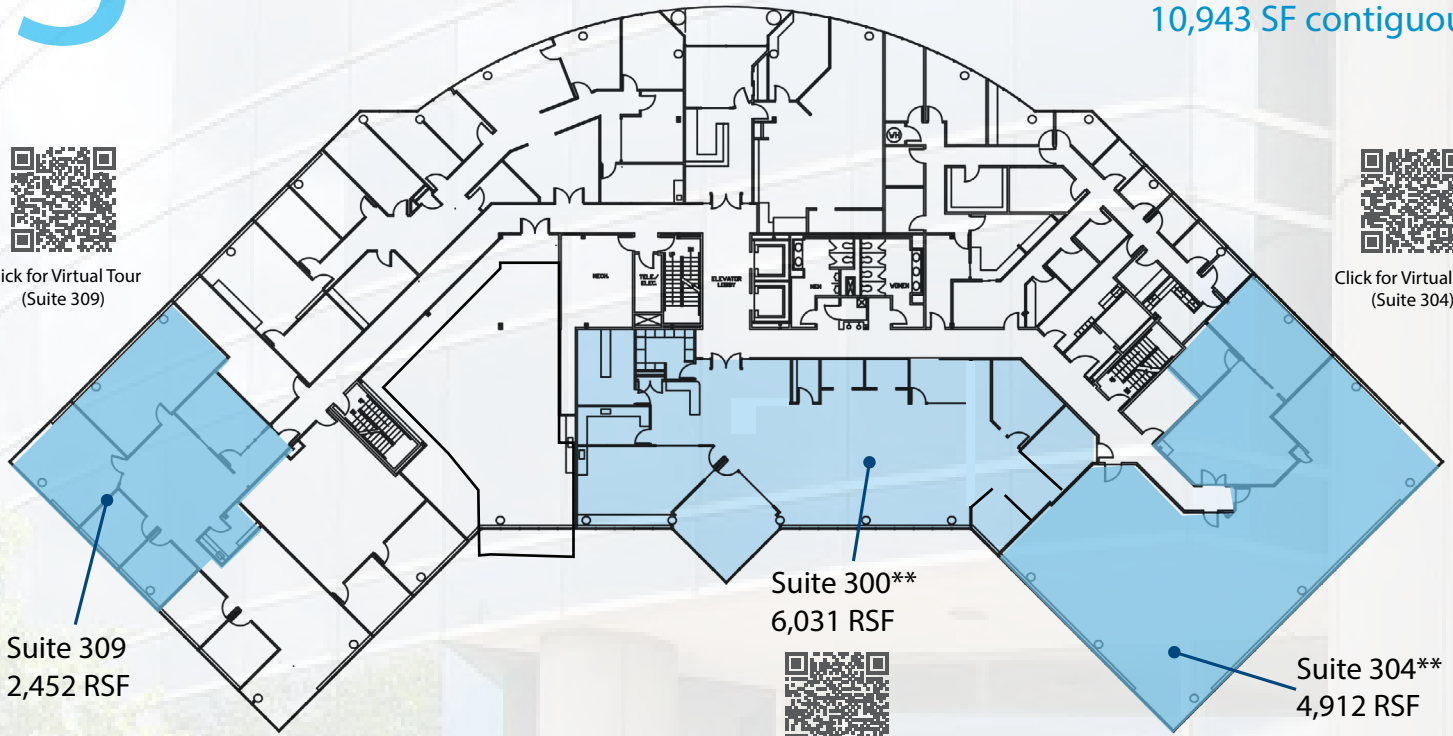
10,943 SF contiguous



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

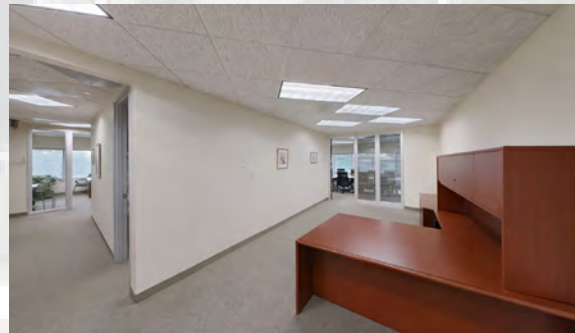
Suite 300



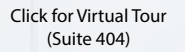
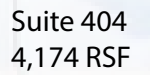
Suite 304



Suite 309



4 Fourth Floor



Furniture
available

A wide-angle photograph of a large, empty office space. The room features a drop ceiling with several rectangular fluorescent light fixtures. The walls are white, and the floor is covered in a brown carpet. Large windows along the back wall provide a view of the outdoors. A white pillar is visible in the foreground, and a red fire alarm pull station is mounted on the right wall.



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%



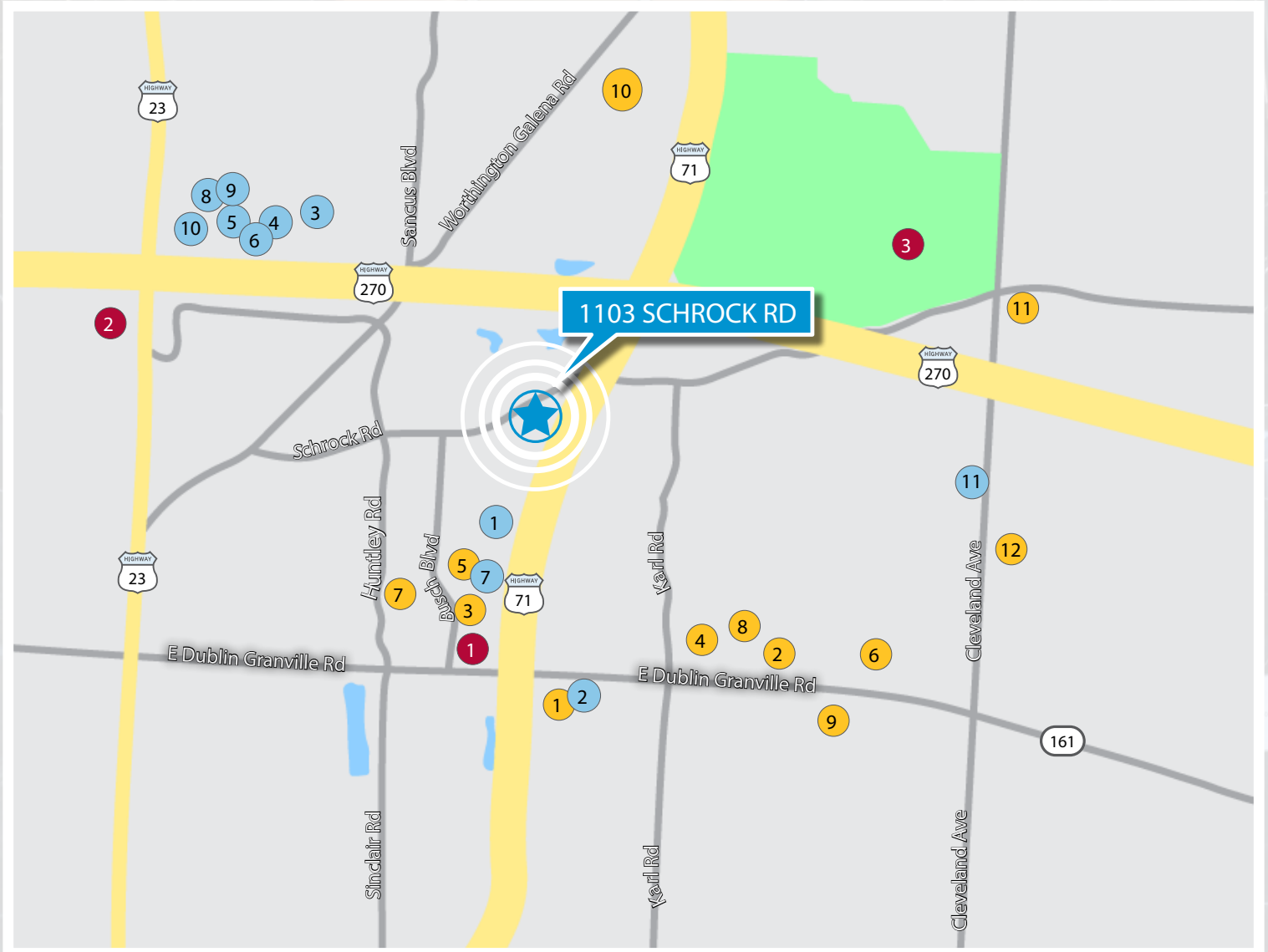
Daytime Worker Population

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

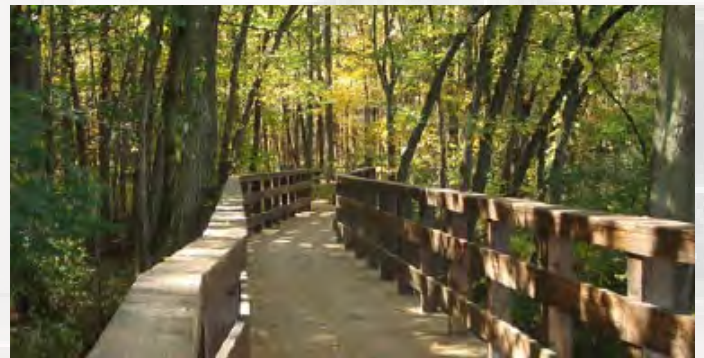
- | | |
|---------------------|----------------------|
| 1 WoodSpring Suites | 6 Homewood Suites |
| 2 TownePlace Suites | 7 Courtyard Marriott |
| 3 Residence Inn | 8 Motel 6 |
| 4 Sheraton Suites | 9 Extended Stay |
| 5 DoubleTree | 10 Hyatt Place |

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



1103



Andrew Jameson, SIOR CCIM
Vice Chair
614 206 6882
andrew.jameson@colliers.com

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