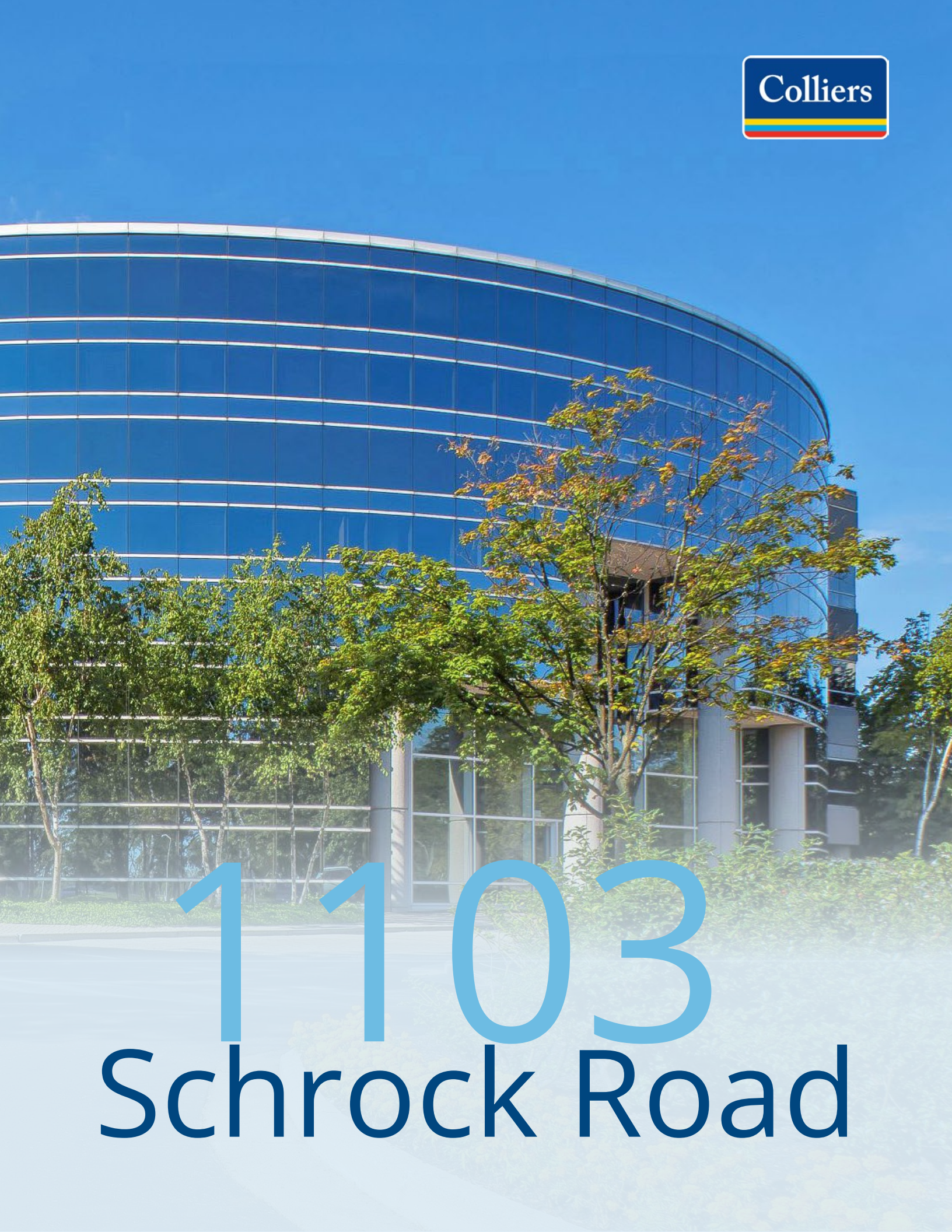


1103 Schrock Road

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

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

Lease Rate

$16.50 MG

Max Contiguous

10,943 RSF

SF Available

22,757 RSF

Colliers



Marble lobby

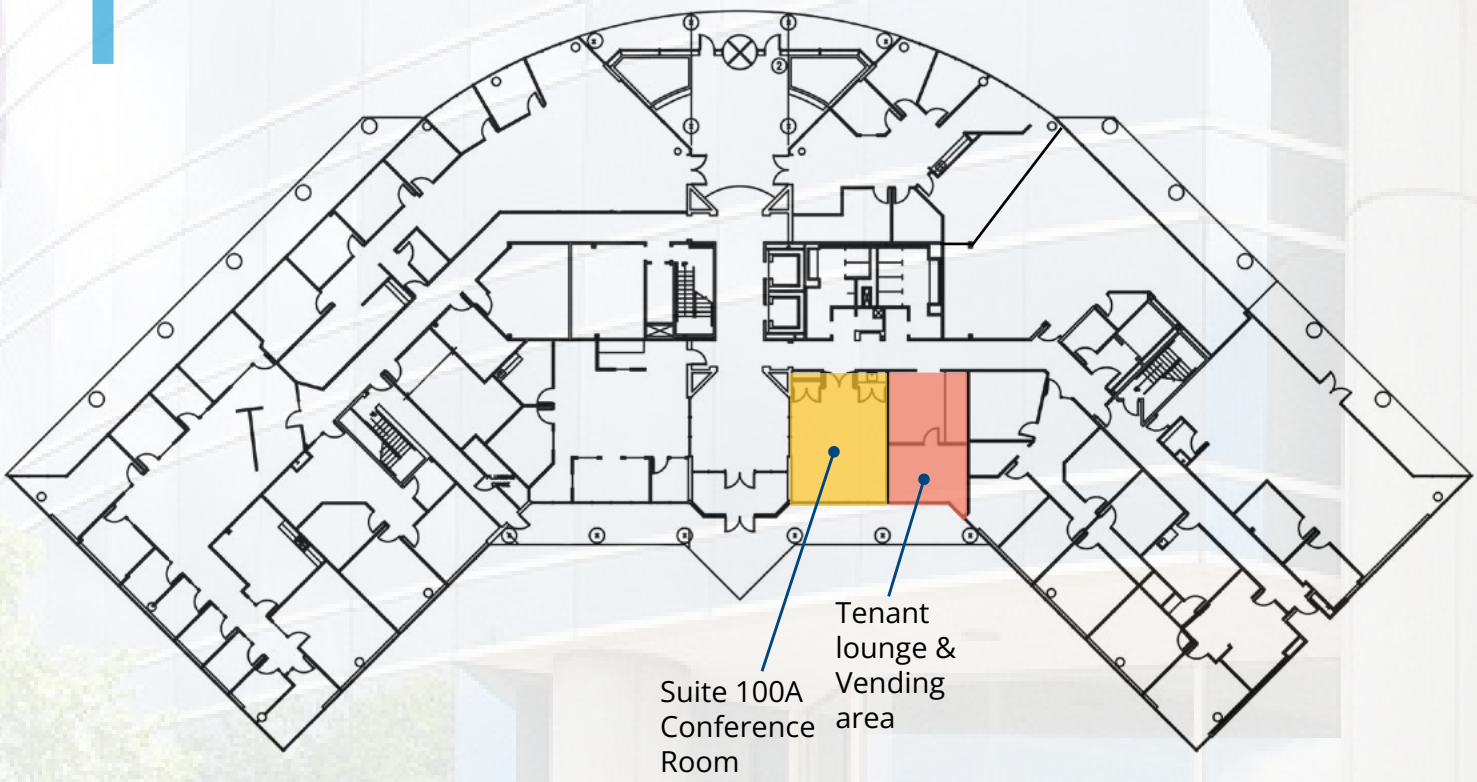


Outdoor seating area

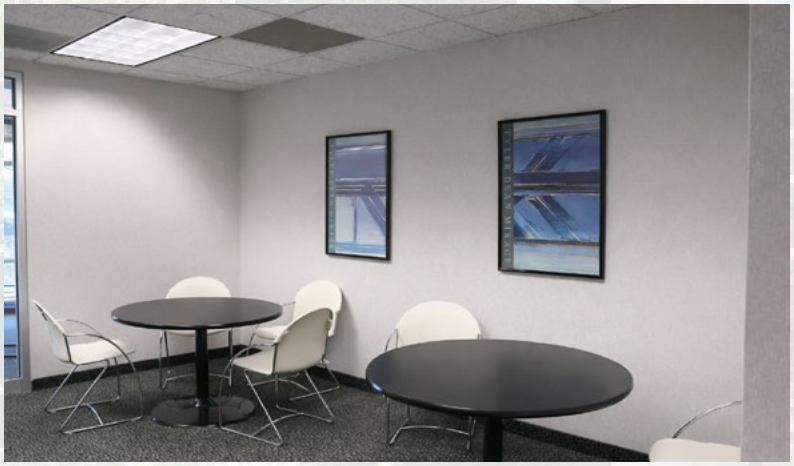


1103 Schrock Road

1 First Floor



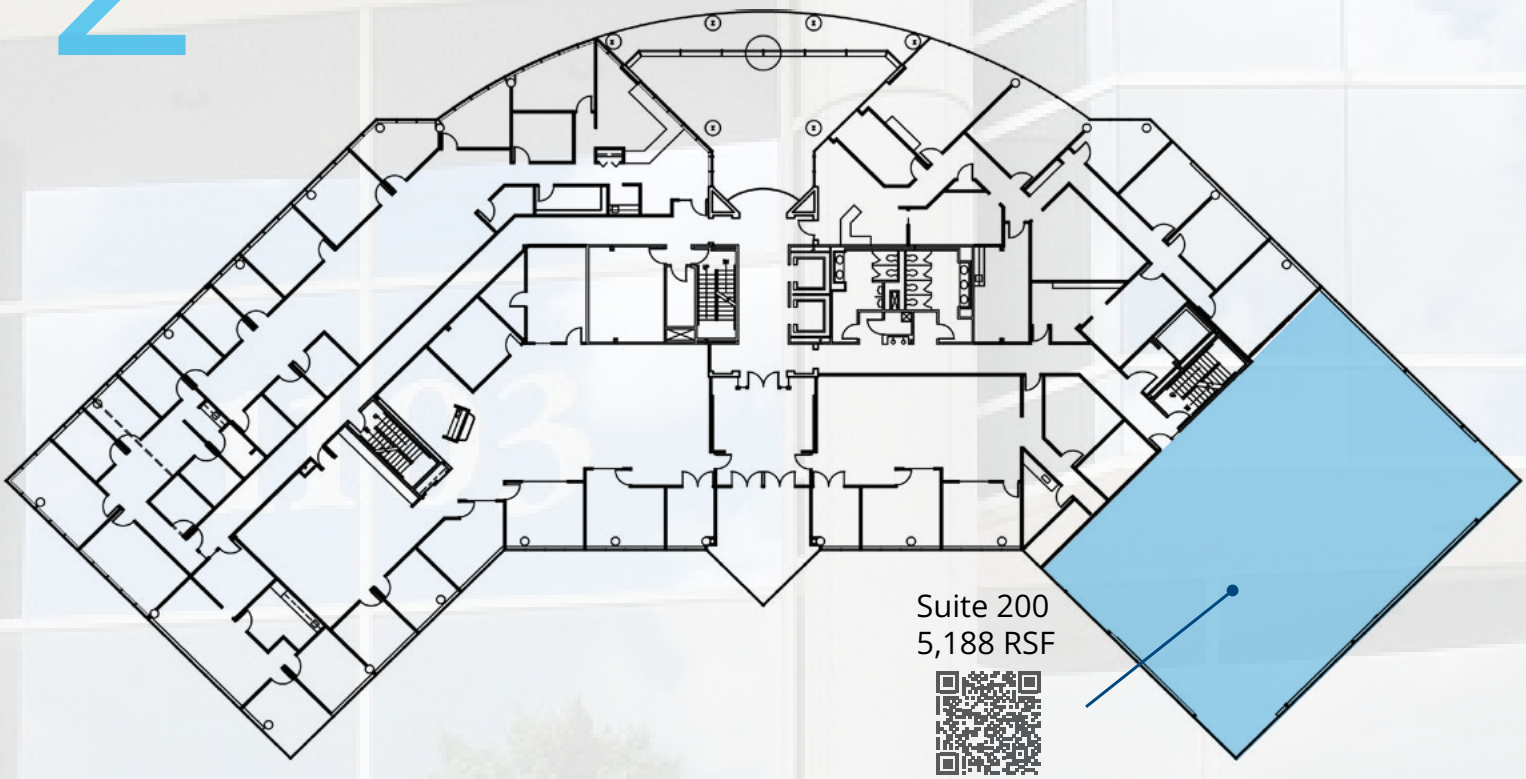
Tenant Lounge & Vending Area



Conference Room



2 Second Floor



Click for Virtual Tour (Suite 200)

Suite 200



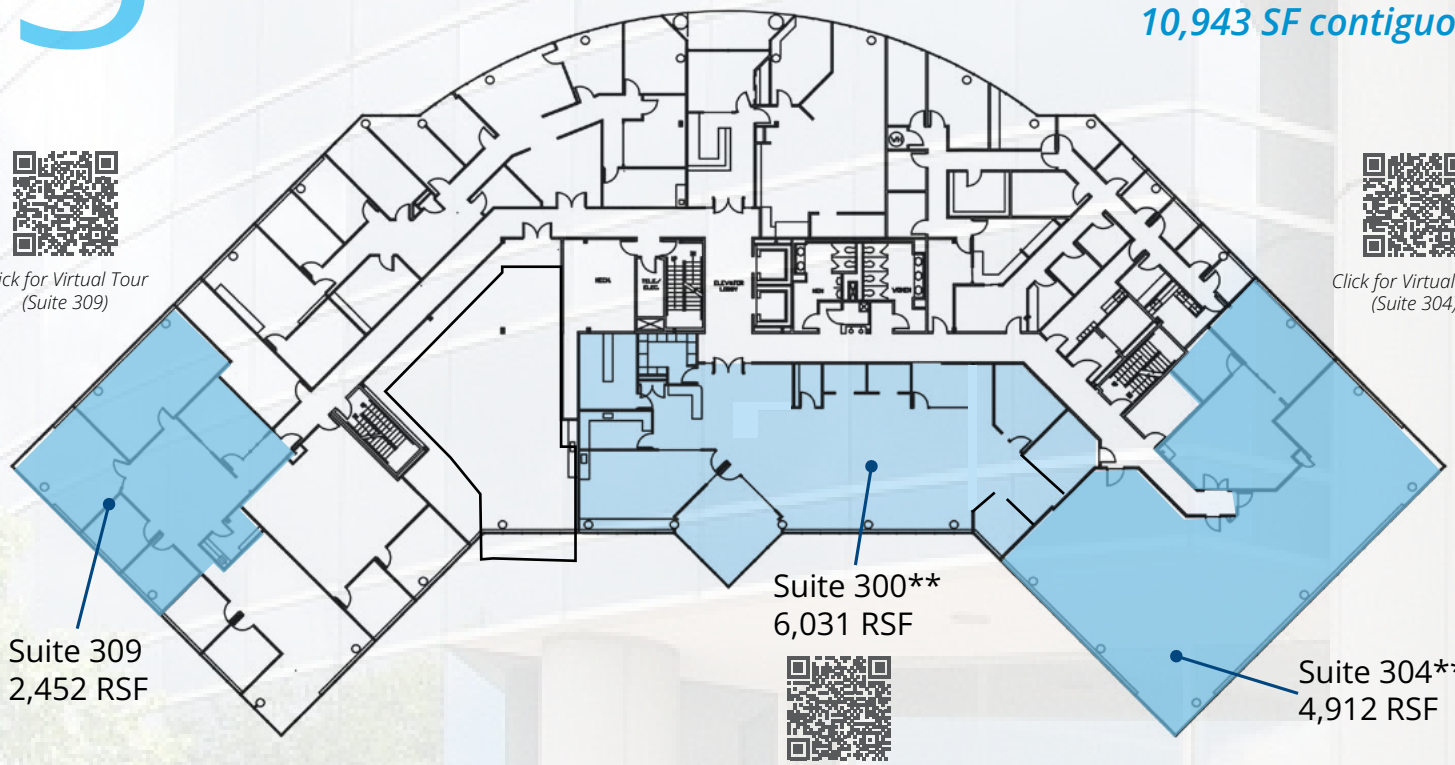
1103 Schrock Road

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)

Click for Virtual Tour (Suite 300)

Suite 300

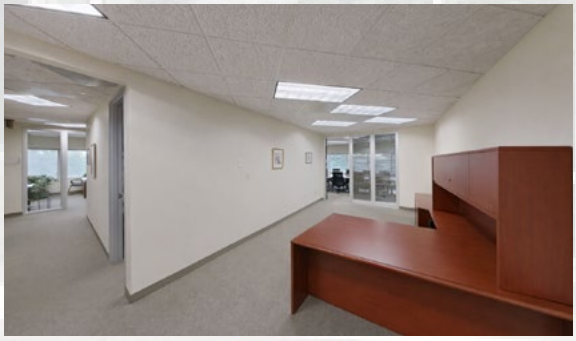




Suite 304

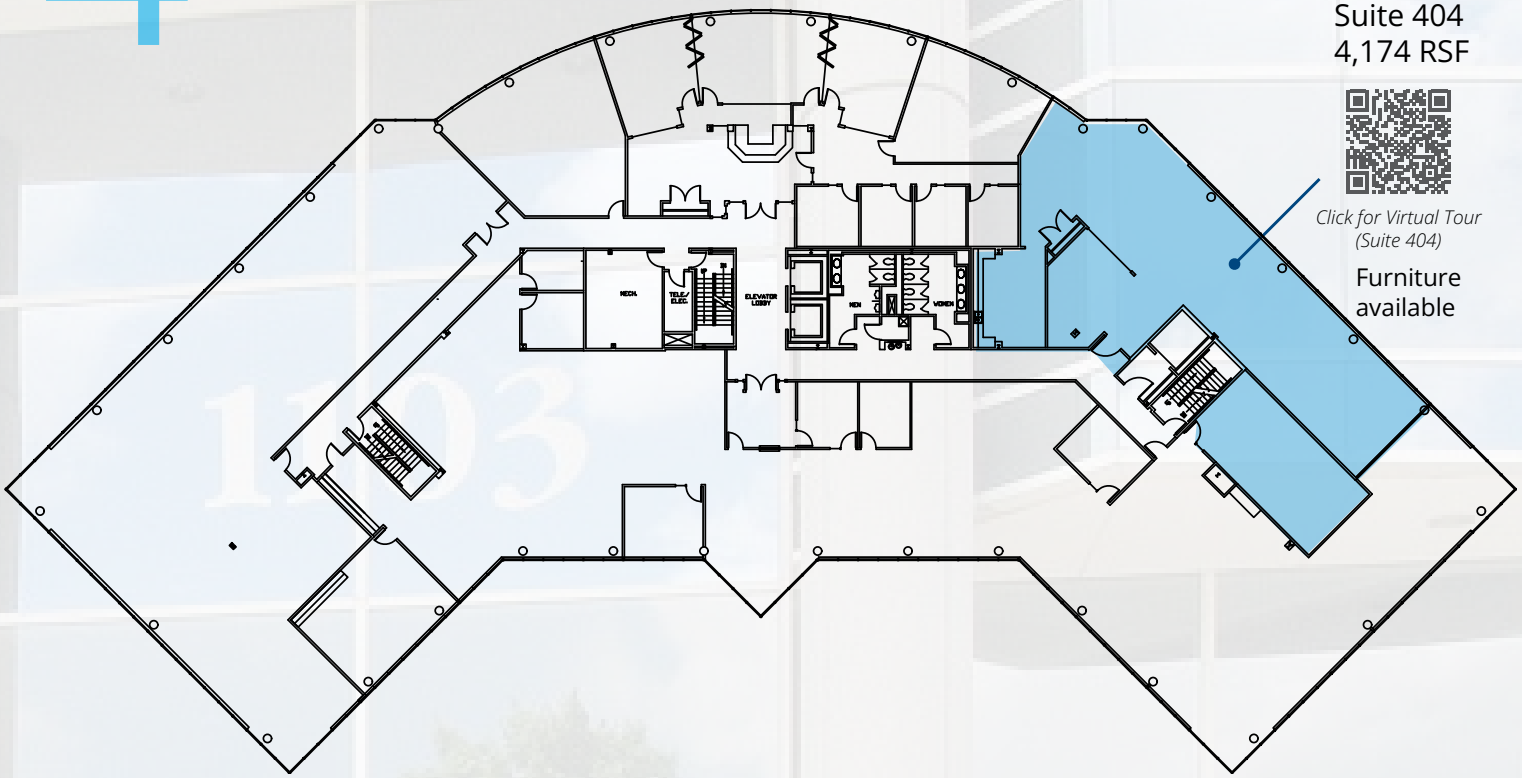


Suite 309



Colliers

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.



Colliers

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



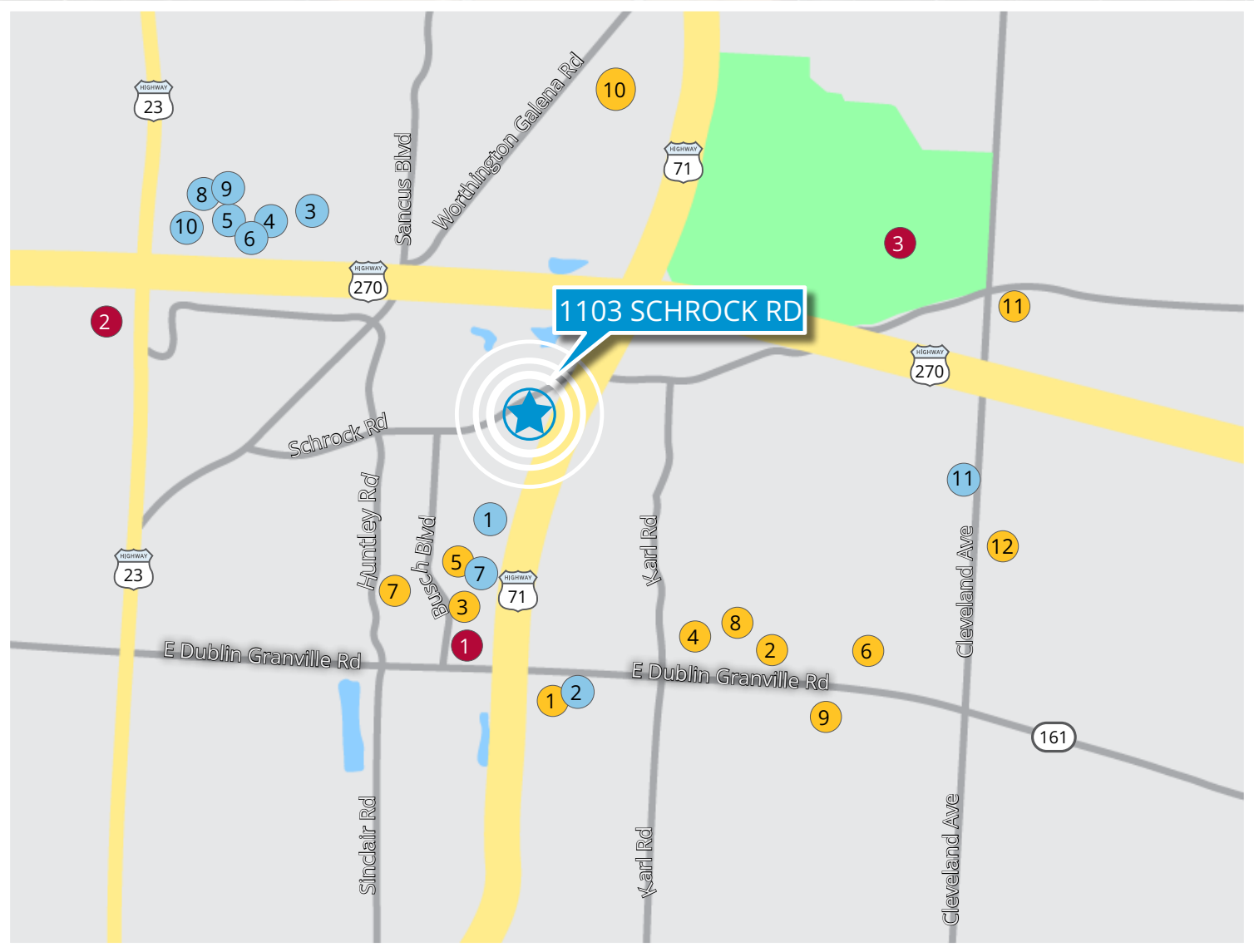
% with Bachelor's Degree (or higher)
45%



Daytime Worker Population
84,351

1103 Schrock Road

Amenity Map



Colliers

Nearby Amenities

Restaurants

1. Roosters
2. Red Pepper Caribbean
3. Bob Evans
4. Tasty Hands Restaurant
5. China Jade
6. China Dynasty
7. Cibo Restaurant
8. Chipotle
9. Mariachis
10. Marco's Pizza
11. Grapevine Restaurant
12. Yanni's Greek Restaurant

Hotels

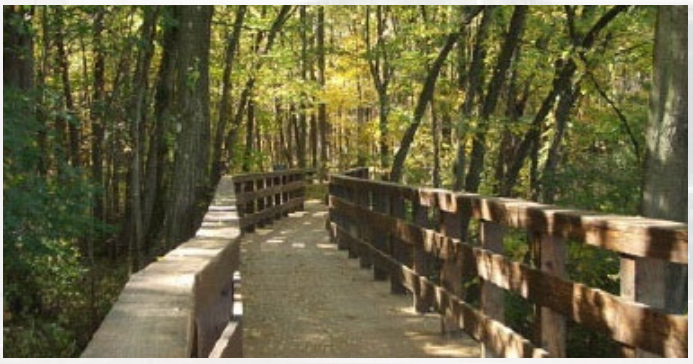
1. WoodSpring Suites
2. TownePlace Suites
3. Residence Inn
4. Sheraton Suites
5. DoubleTree
6. Homewood Suites
7. Courtyard Marriott
8. Motel 6
9. Extended Stay
10. Hyatt Place

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



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