

6% co-op
(3% for years 5-10)
*new lease must be signed by
9.30.25



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 106	2,197	Mostly open space; available 3/1/26
Suite 108	589	Efficient suite with private office
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

25,543 RSF

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





Marble lobby



Outdoor seating area



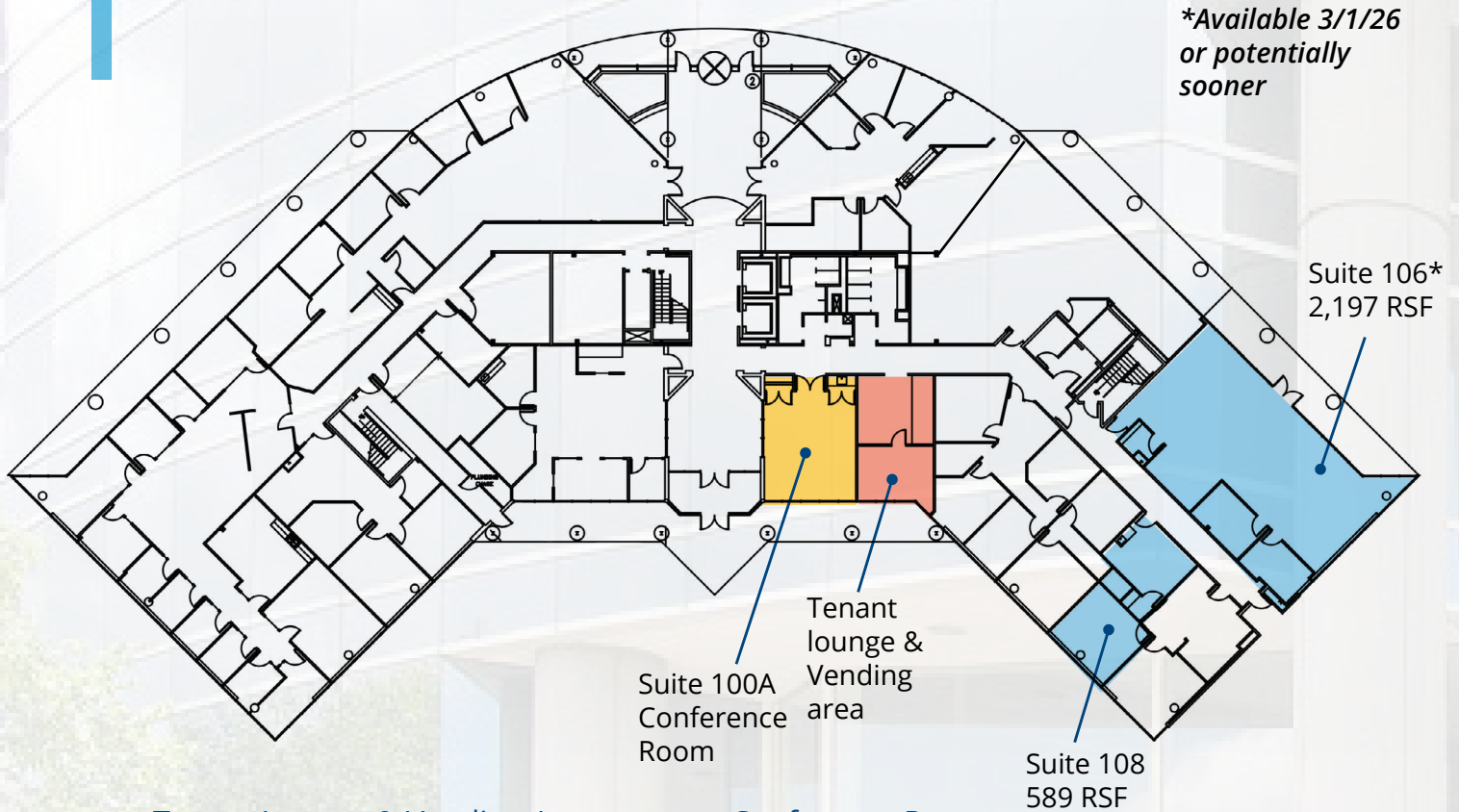
Example tenant finishes



1103

Schrock Road

1 First Floor



Tenant Lounge & Vending Area



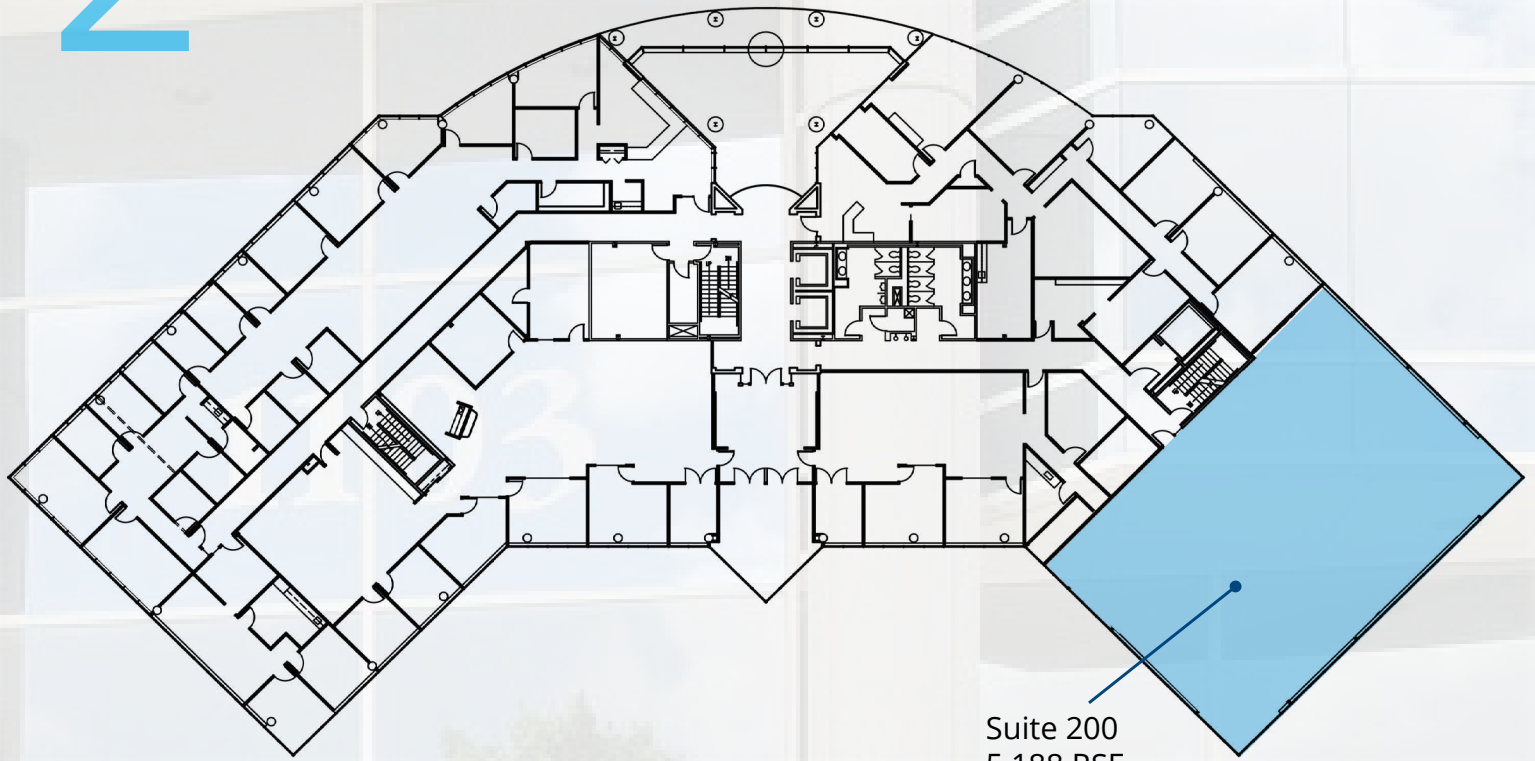
Conference Room



Suite 106



2 Second Floor



Suite 200
5,188 RSF

Suite 200

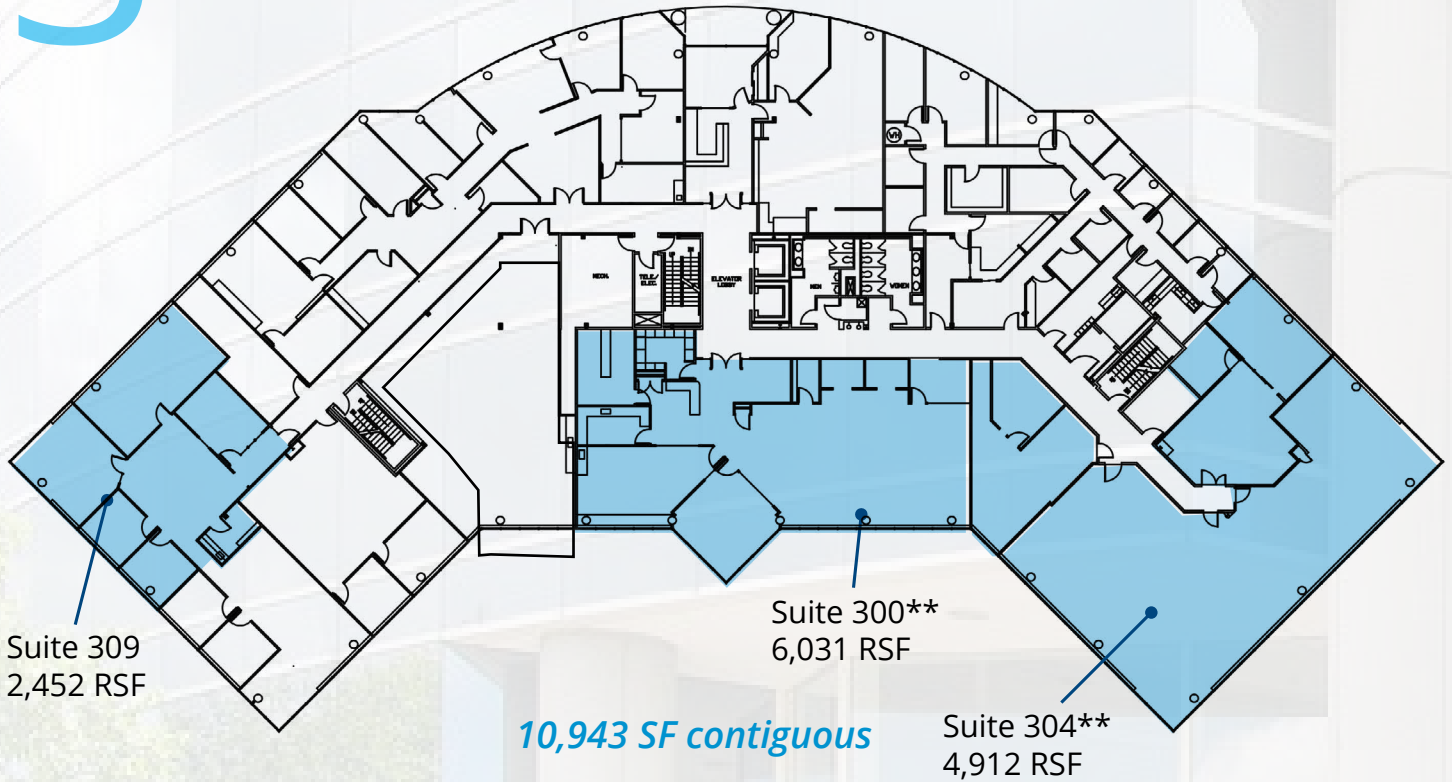


1103 Schrock Road

3 Third Floor

**Suite 300 contains 80KW Diesel generator with 275 gallon tank*

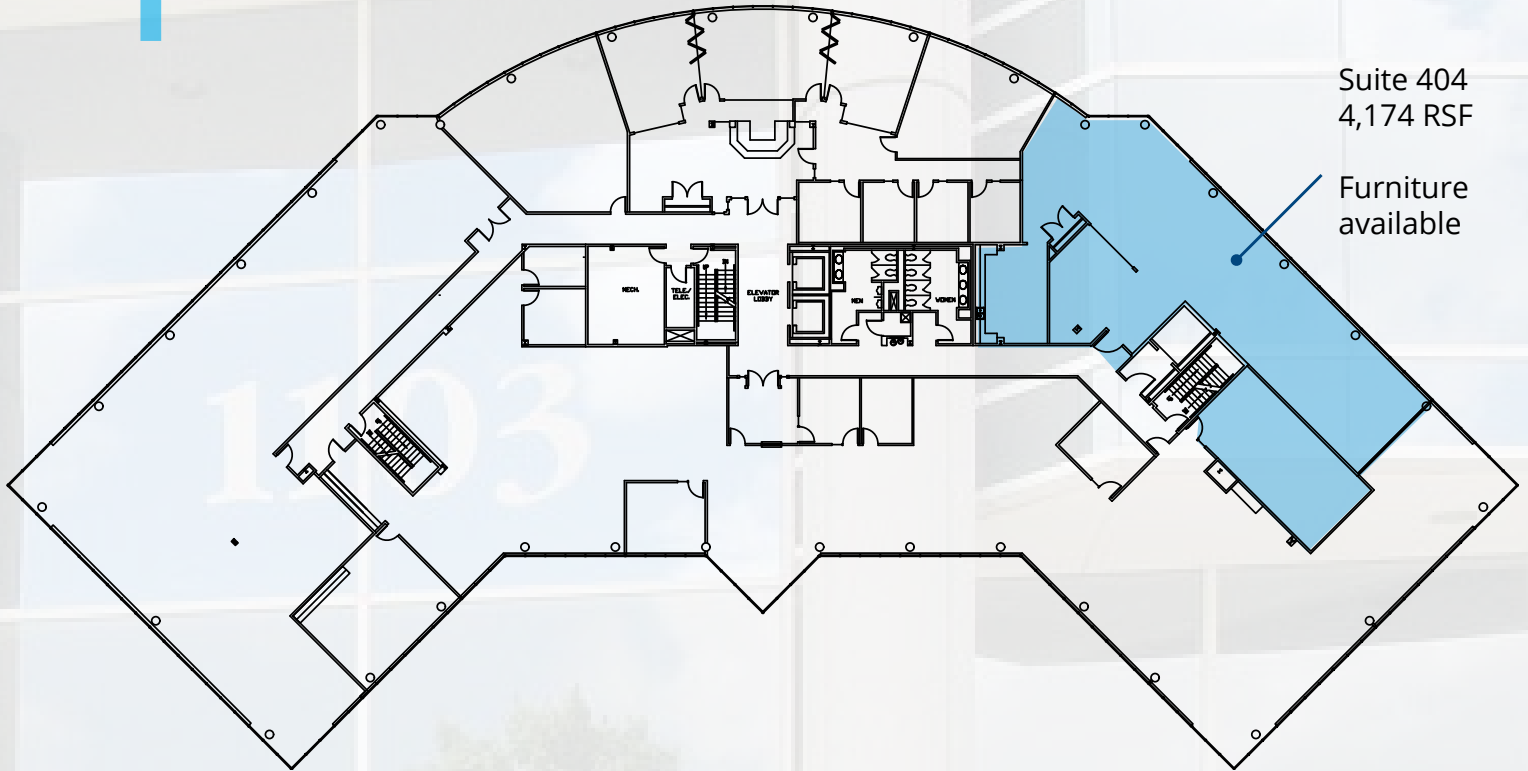
***Suites 300 & 304 can be combined for up to 10,943 SF*



Suite 300



4 Fourth Floor



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.



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%

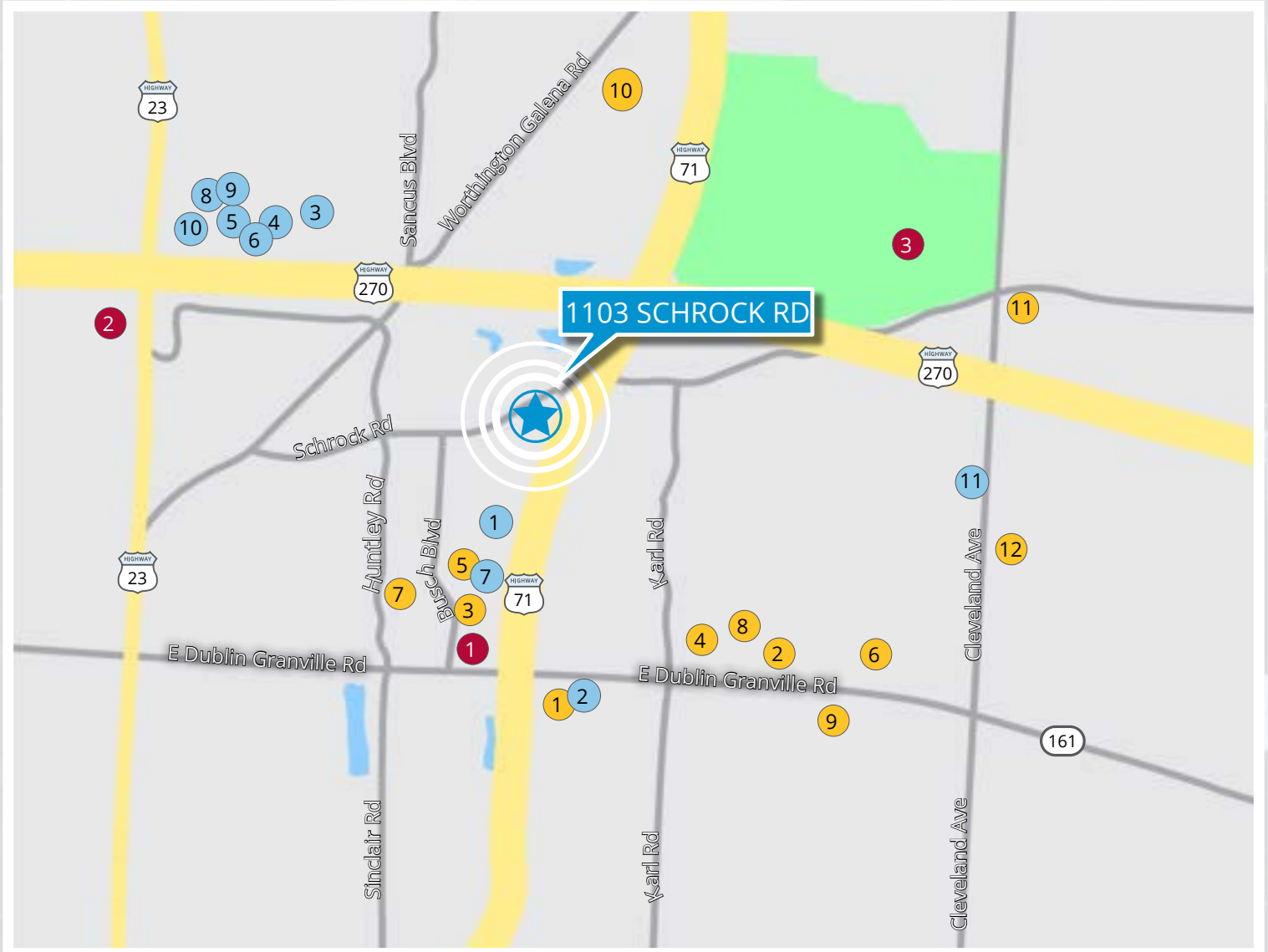


Daytime Worker Population
84,351

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



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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Greater Columbus Region