

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	Cubicles and 2 private offices
Suite 109	2,248	Efficient suite; Mix of cubes and offices
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

27,202 RSF

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

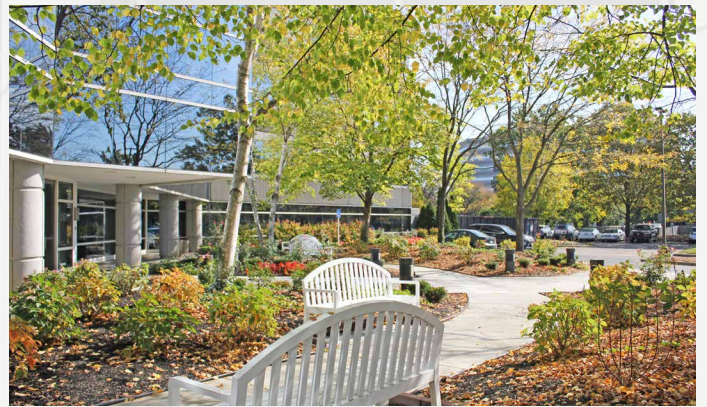


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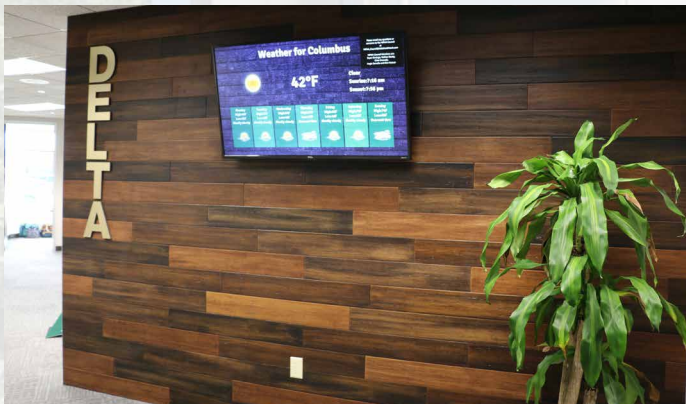
The Office Space



marble lobby



outdoor seating area



example tenant finishes



example tenant finishes

1103

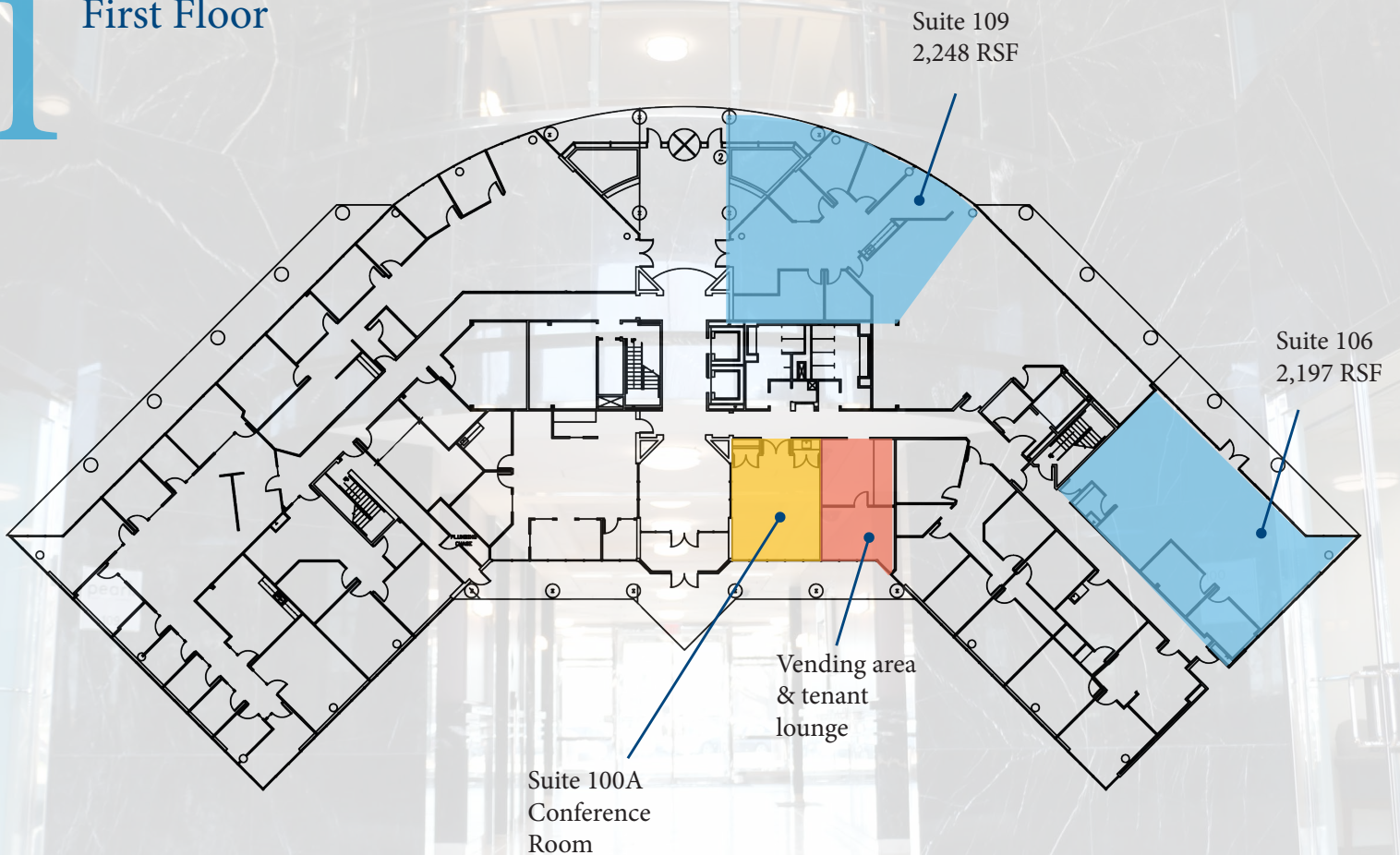
Schrock Road



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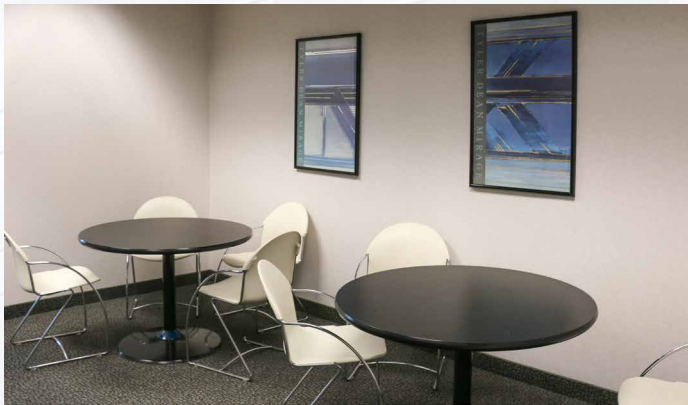
First Floor





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Suite 109



vending area



conference room



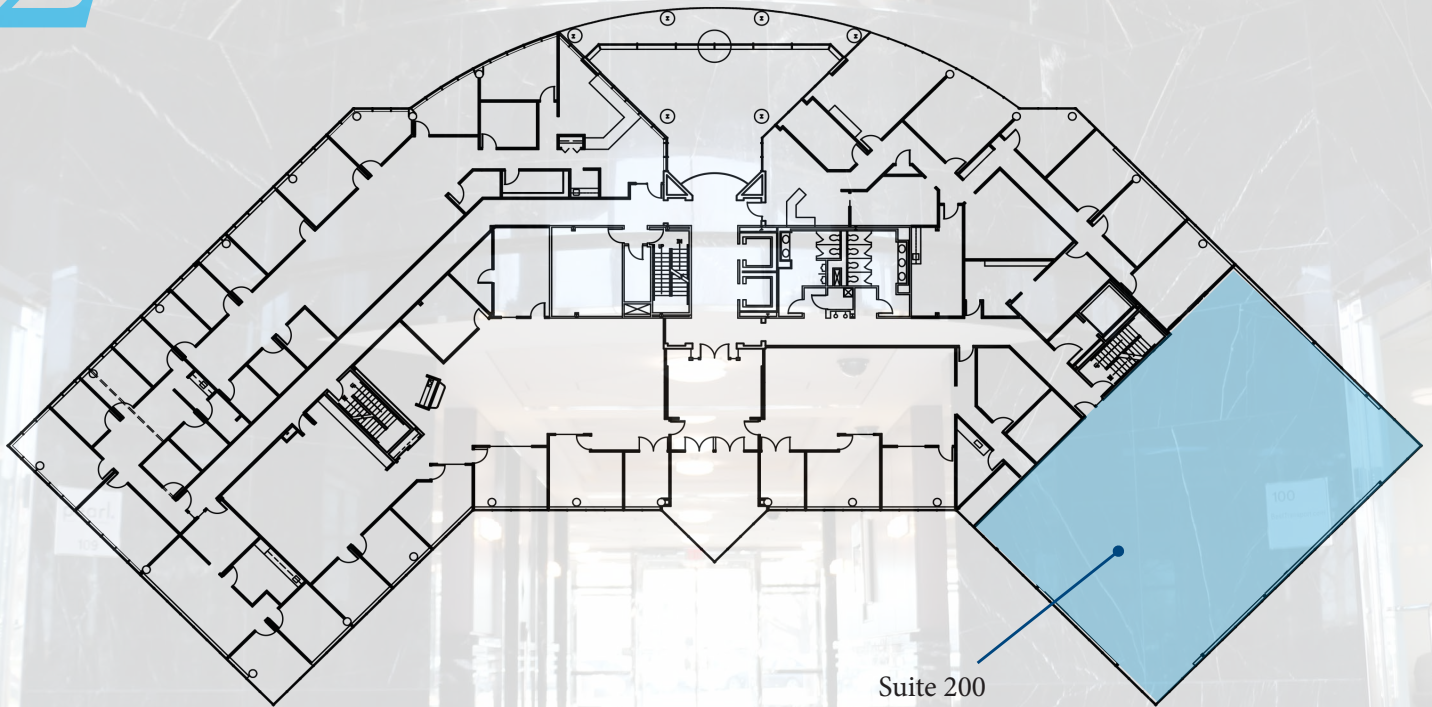
1103 Schrock Road



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2

Second Floor

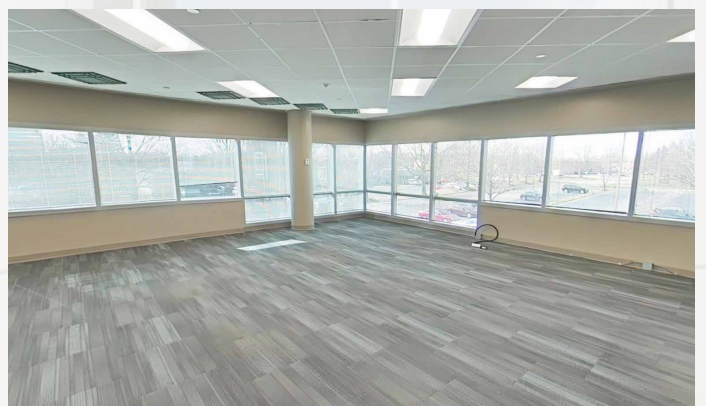


Suite 200
5,188 RSF



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Columbus, Ohio 43229

Suite 200

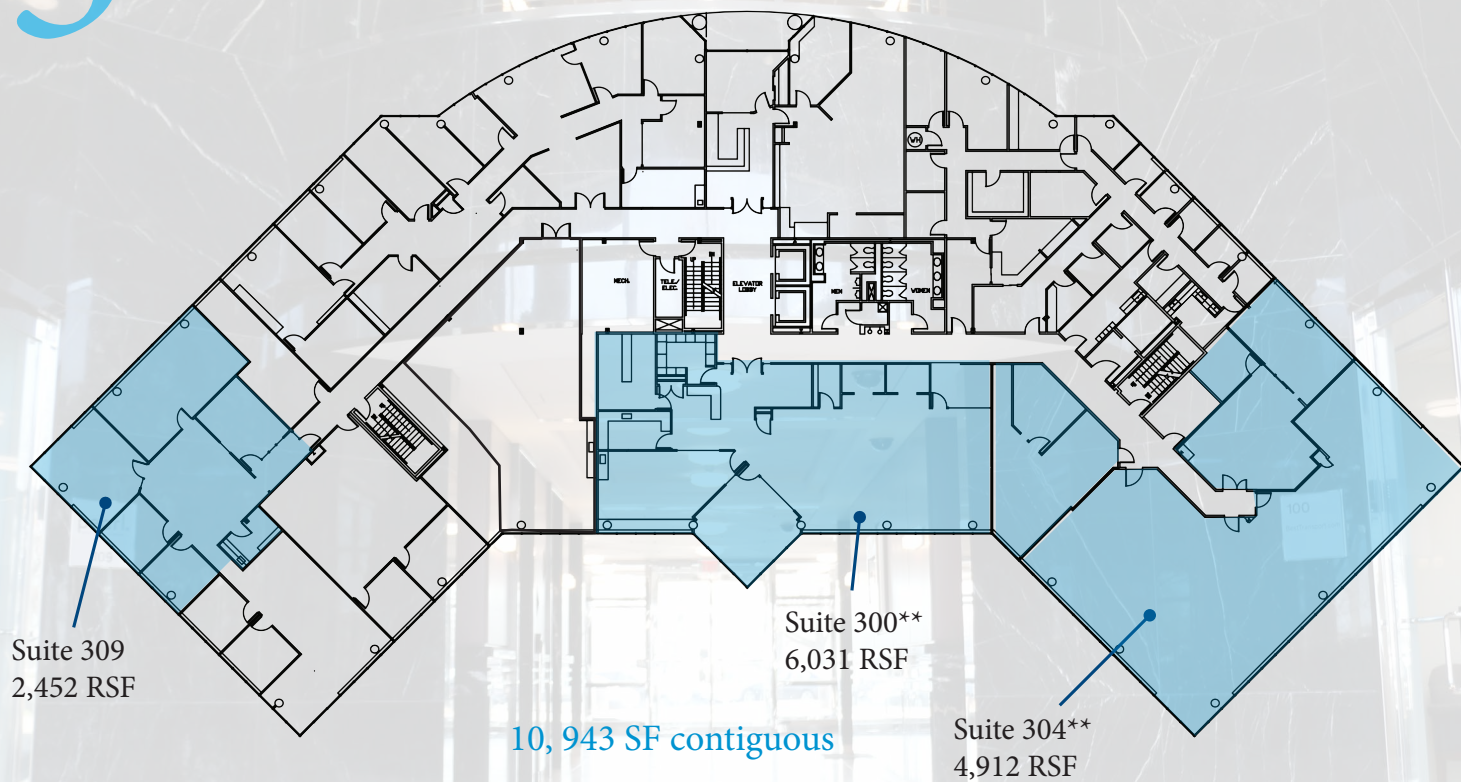


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3 Third Floor



Suite 309
2,452 RSF

Suite 300**
6,031 RSF

Suite 304**
4,912 RSF

10, 943 SF contiguous

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

**Suites 300 & 304 are contiguous and can be combined for 10,943 SF



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Suite 300



Suite 304



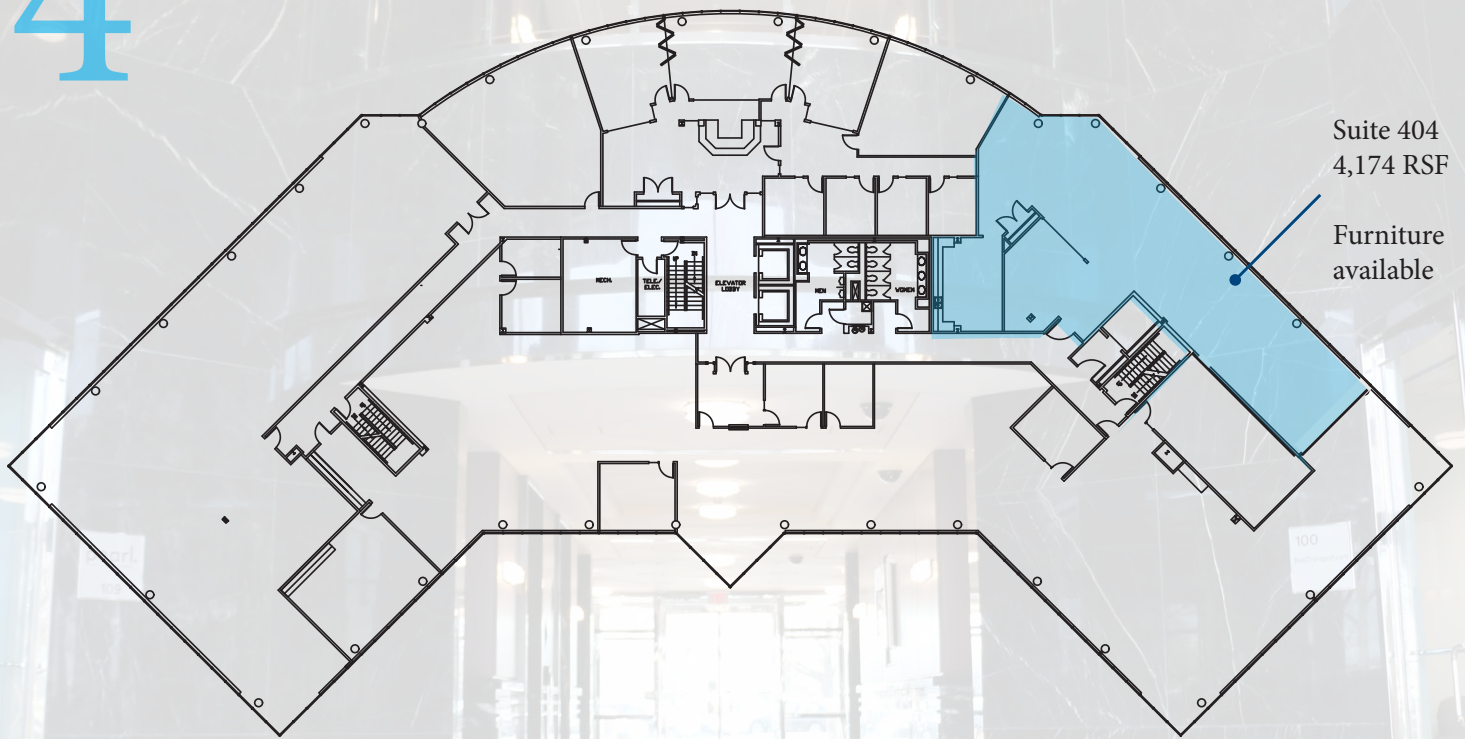
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4

Fourth Floor



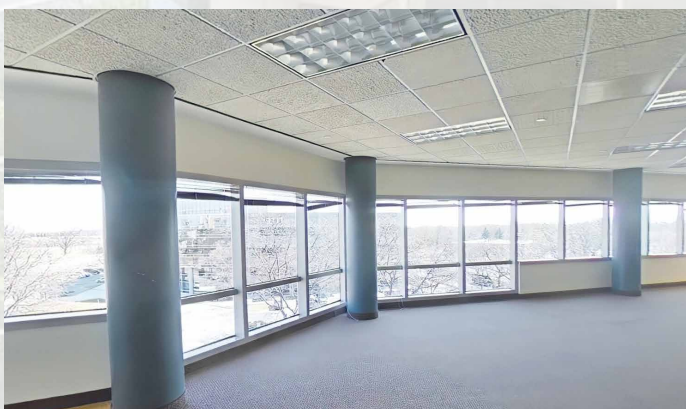
Suite 404
4,174 RSF

Furniture
available



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Suite 404



1103 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



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Area Demographics



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

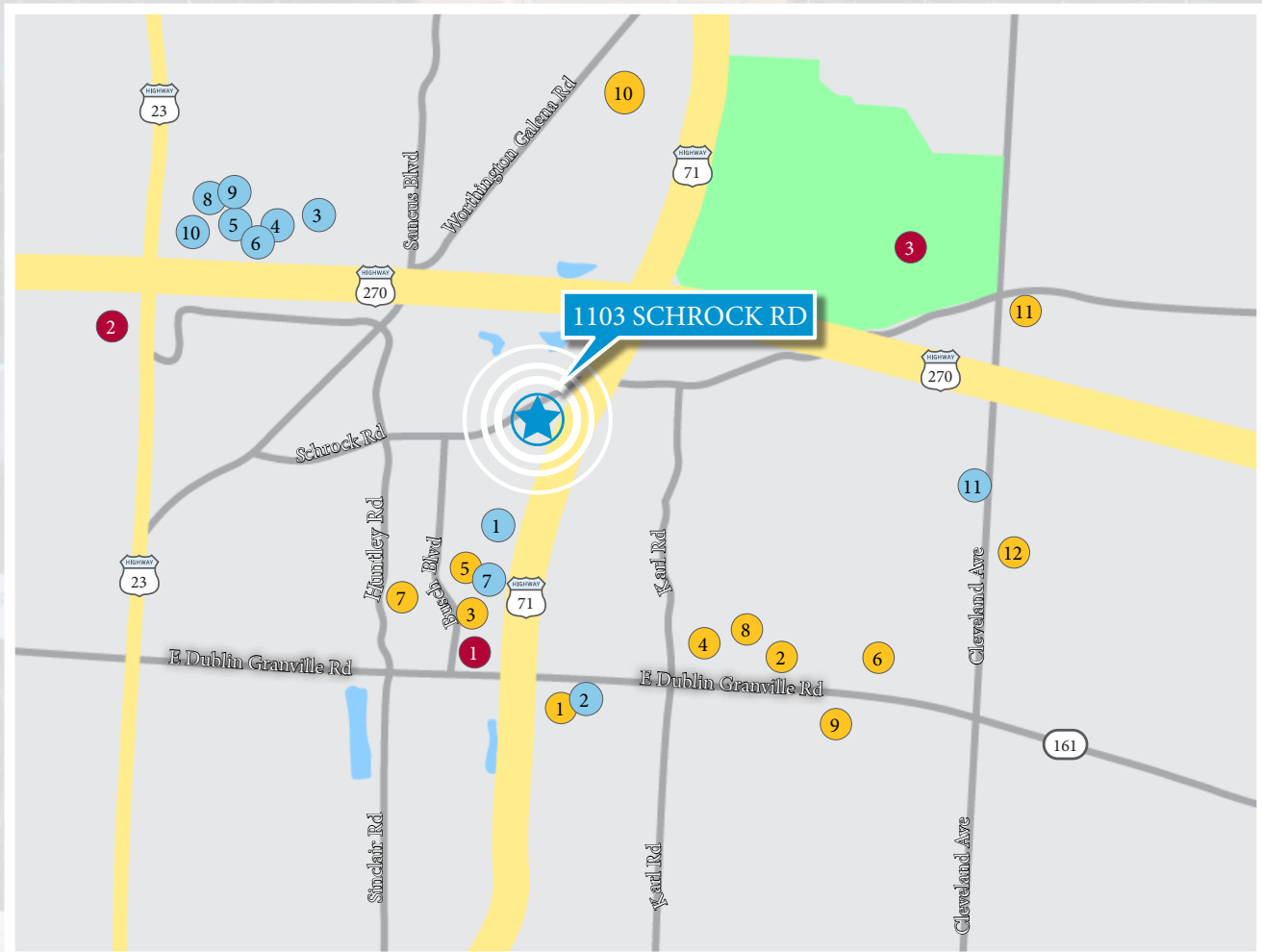
*Based on a 3 mile radius

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Amenity Map





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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 |



The Shops at Worthington



Sharon Woods Metro

1103 Schrock Road

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