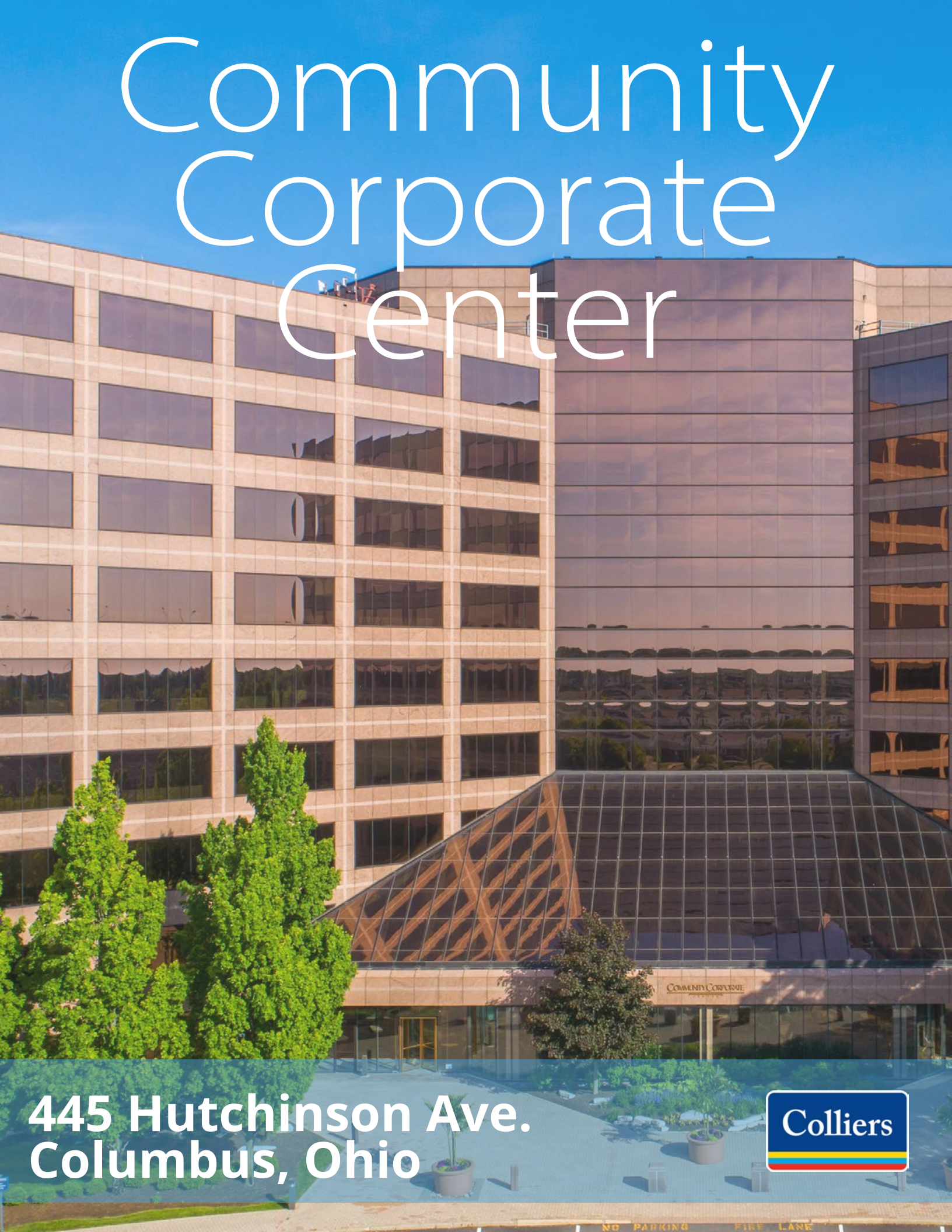
Community Corporate Center

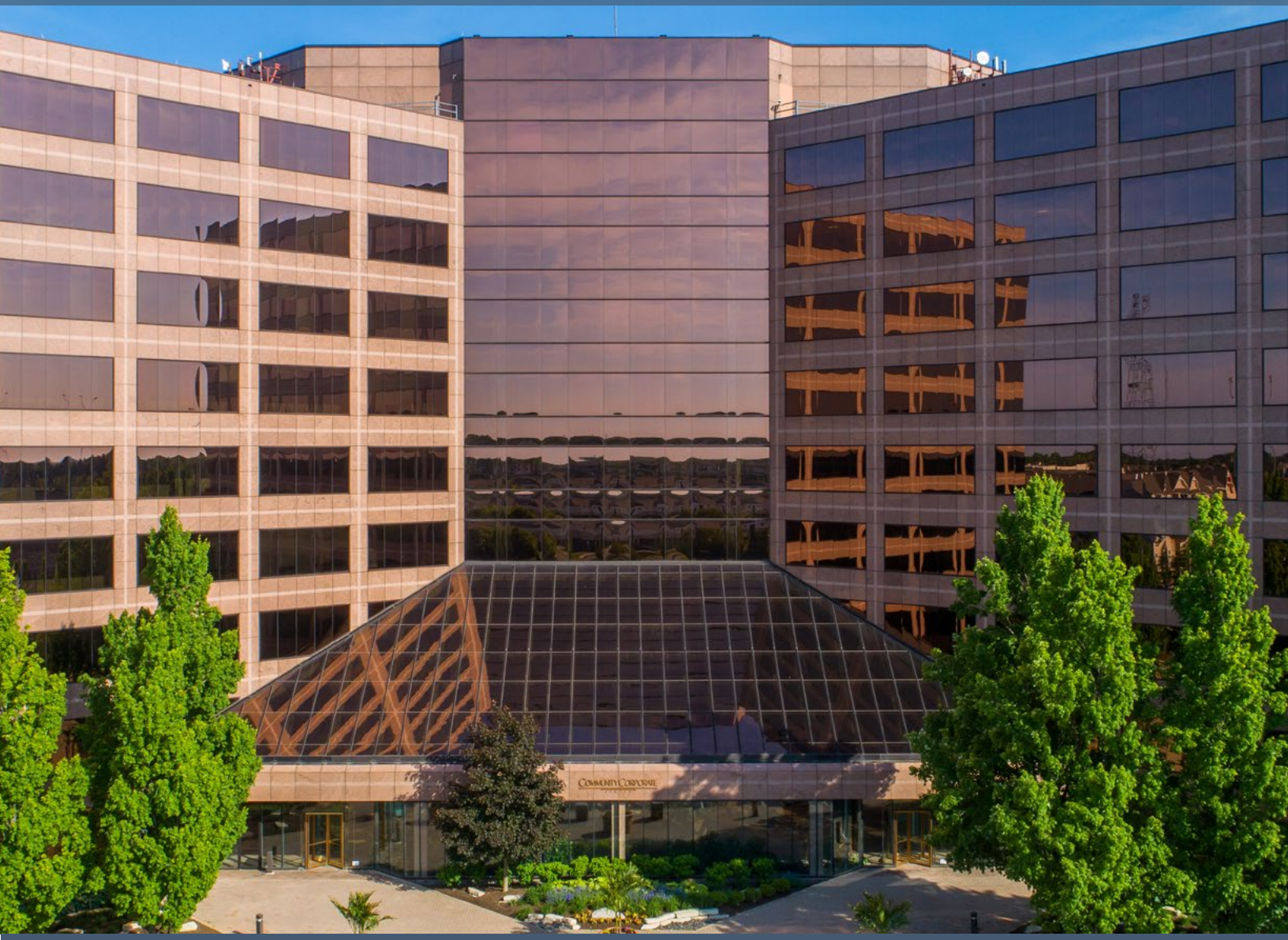


445 Hutchinson Ave.
Columbus, Ohio

Colliers

>> Build Your Community

Create a sense of place in Columbus' suburban core



As the tallest suburban office building in Columbus, Community Corporate Center is a prominent fixture of the Worthington submarket. Worthington's strong community spirit, excellent quality of life, and unique shopping and dining attractions serve as a solid foundation for visitors, families, businesses, and their employees.

FEATURES

Prestigious **Class A** building

Executive underground parking

Excellent **freeway visibility**

Building signage available

Potential **monument signage** available

Full-service deli and catering

Large common **conference room/training center**

24-hour card key access

Workout facility with showers/lockers

Dramatic, **three-story atrium**

Centrally located with **easy access to I-270, I-71, SR-315, and US-23**

Amenity-rich location

Energy Star certified in 2018

On-site property management





PROPERTY OVERVIEW

Located in Crosswoods Center, Community Corporate Center is the tallest building in suburban Columbus and boasts outstanding 360 degree views. The building features a contemporary L-shaped design with its two wings joined at the center by a glass, three-story atrium. The building overlooks a beautiful pond and is highlighted by a heavily landscaped entrance.

Originally built in 1988, the nine-story building contains 256,495 square feet of office space. With 1,000 surface lot parking spaces, the building has a parking ratio of 4/1,000 SF.

Community Corporate Center has incredible freeway visibility and is in close proximity to The Shops at Worthington as well as numerous restaurants, banks, gas stations, and hotels.

> 7 miles to Dublin
> 10 miles to Easton
> 15 miles to Broad Street & High Street
> 15 miles to New Albany
> 15 miles to John Glenn International Airport



Community Corporate Center

445 Hutchinson Ave. | Columbus, Ohio 43235





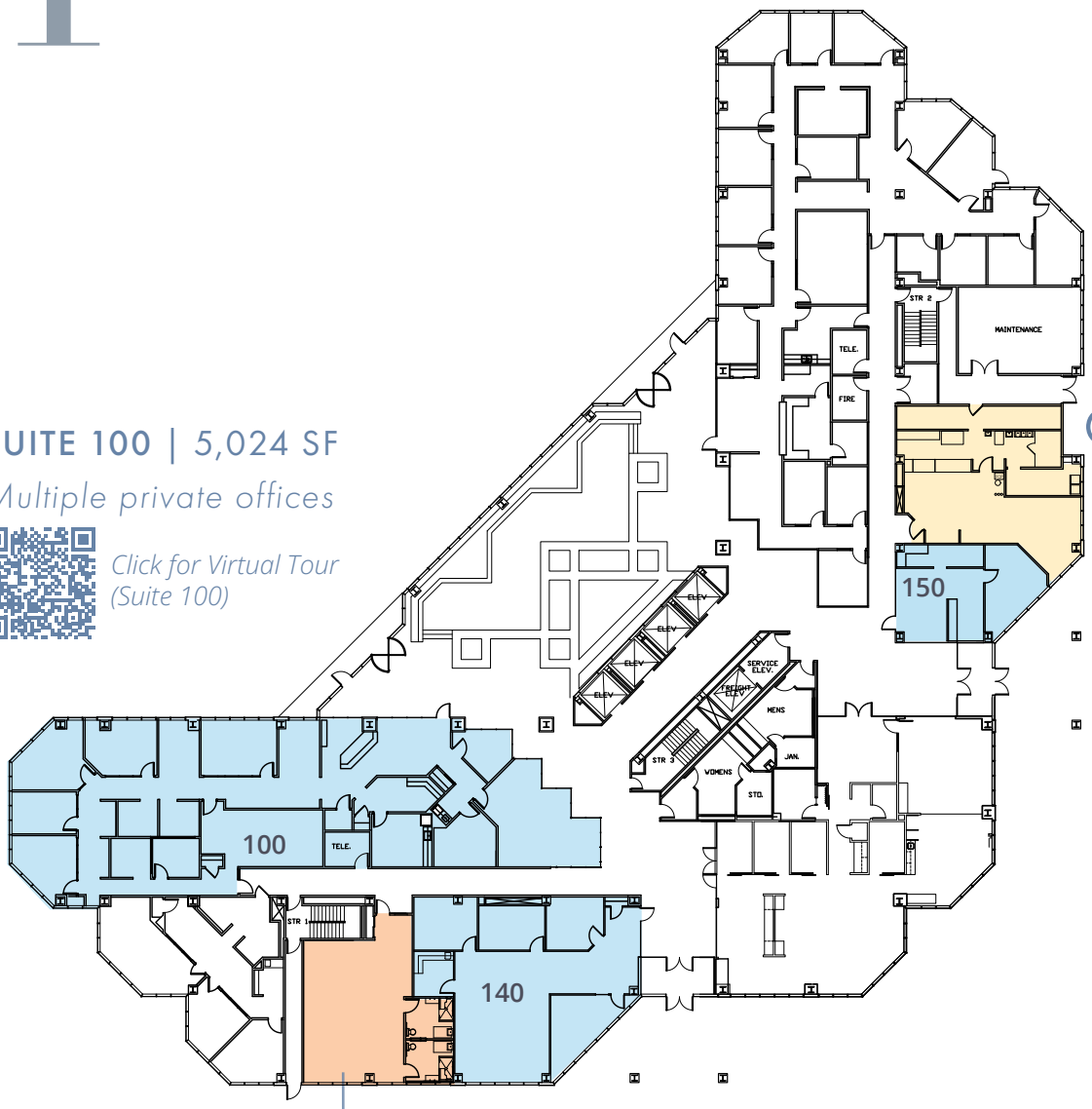


AVAILABILITY

Suite	RSF	Description
100	5,024	Multiple private offices
140	2,069	Efficient suite with private offices and kitchenette
150	774	Efficient suite with direct lobby entrance
205A	5,122	Three sides of glass containing a nice mix of large and small offices
215	4,196	Open space with several offices
320*	3,385	Efficient suite with private offices
330*	6,210	Mix of open space and offices
440	8,215	Mix of open space and offices
520**	2,152	Private, hard-wall offices
525***	1,065	Efficient suite, built for small user
545**	2,354	Three offices, a conference room, and multiple cubes
550***	5,237	Renovated suite, private offices and conference rooms
640	7,580	Great mix of private offices and cube space; kitchenette
695	1,987	Efficient suite with 3 offices
710	1,418	Efficient suite with 2 private offices
760	6,821	Well-finished space with outstanding views
810	3,989	Multiple offices and a kitchenette
830	3,976	Great mix of private offices and conference space
850	2,153	Efficient suite with a conference room, kitchenette
940	3,004	Efficient suite with mostly private offices
955	2,401	Private offices, conference, and kitchenette
995	5,555	Top floor with excellent views, open space/private offices

**** These suites can be combined for a total of 9,595 SF***
***** These suites can be combined for a total of 4,506 SF***
****** These suites can be combined for a total of 6,302 SF***

1 First Floor



SUITE 100 | 5,024 SF

Multiple private offices

Click for Virtual Tour (Suite 100)

CAFE

SUITE 150 | *774 SF*

Direct lobby entrance, efficient suite

Click for Virtual Tour (Suite 150)

FITNESS CENTER

SUITE 140 | 2,069 SF

Efficient suite with private offices and kitchenette

Click for Virtual Tour (Suite 140)

LEASE RATE

$12.00 NNN

OPEX ESTIMATED TO BE

$9.51

2 Second Floor

SUITE 205A | 5,122 SF

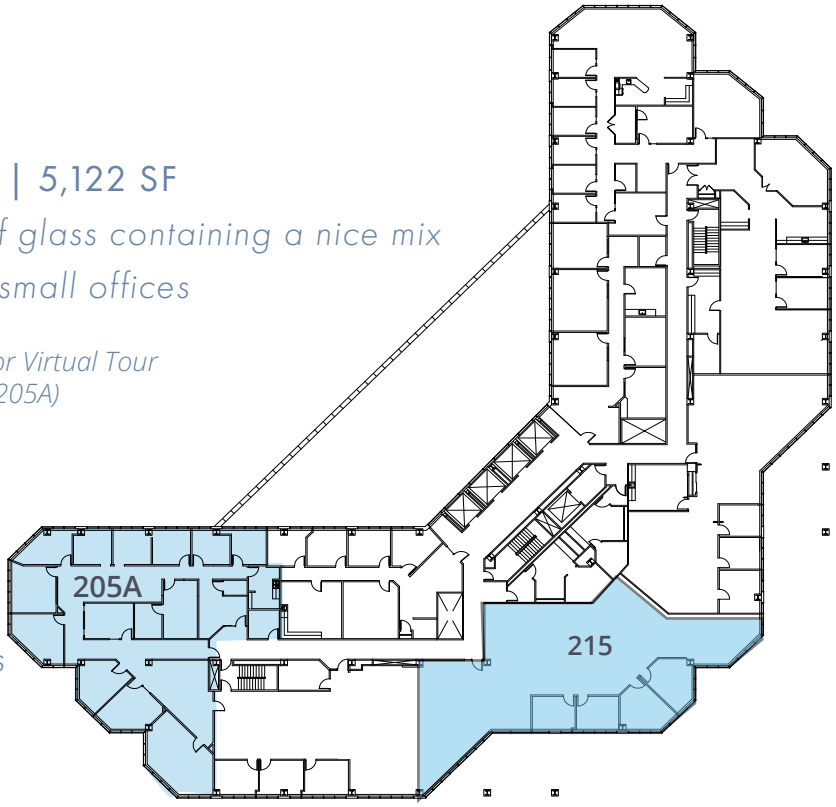
Three sides of glass containing a nice mix of large and small offices

Click for Virtual Tour (Suite 205A)

SUITE 215 | 4,196 SF

Mostly open space with four offices

Click for Virtual Tour (Suite 215)



3 Third Floor

SUITE 320 | 3,385 SF

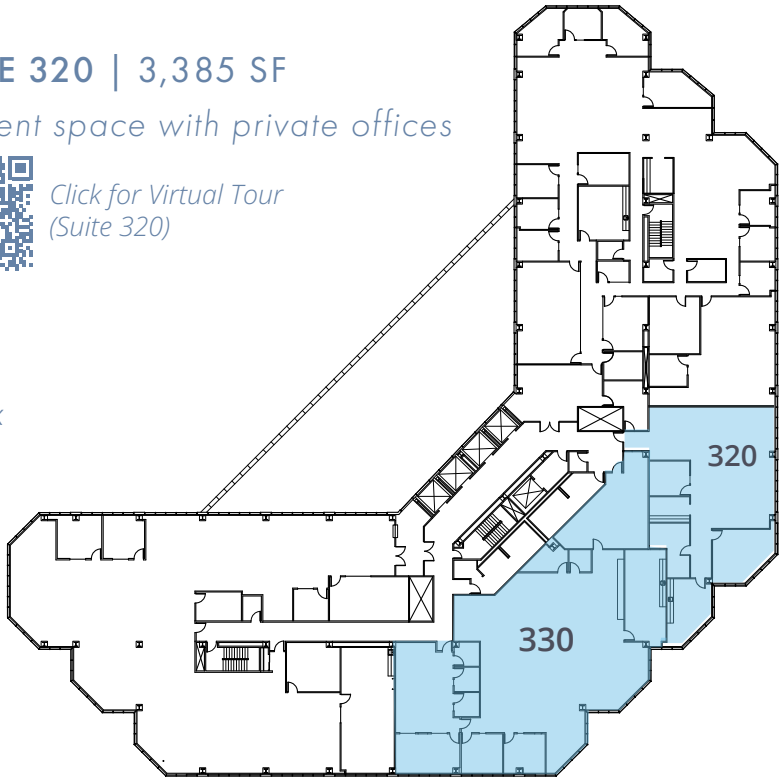
Efficient space with private offices

Click for Virtual Tour (Suite 320)

SUITE 330 | 6,210 SF

Three sides of glass containing a nice mix of large and small offices

Click for Virtual Tour (Suite 330)



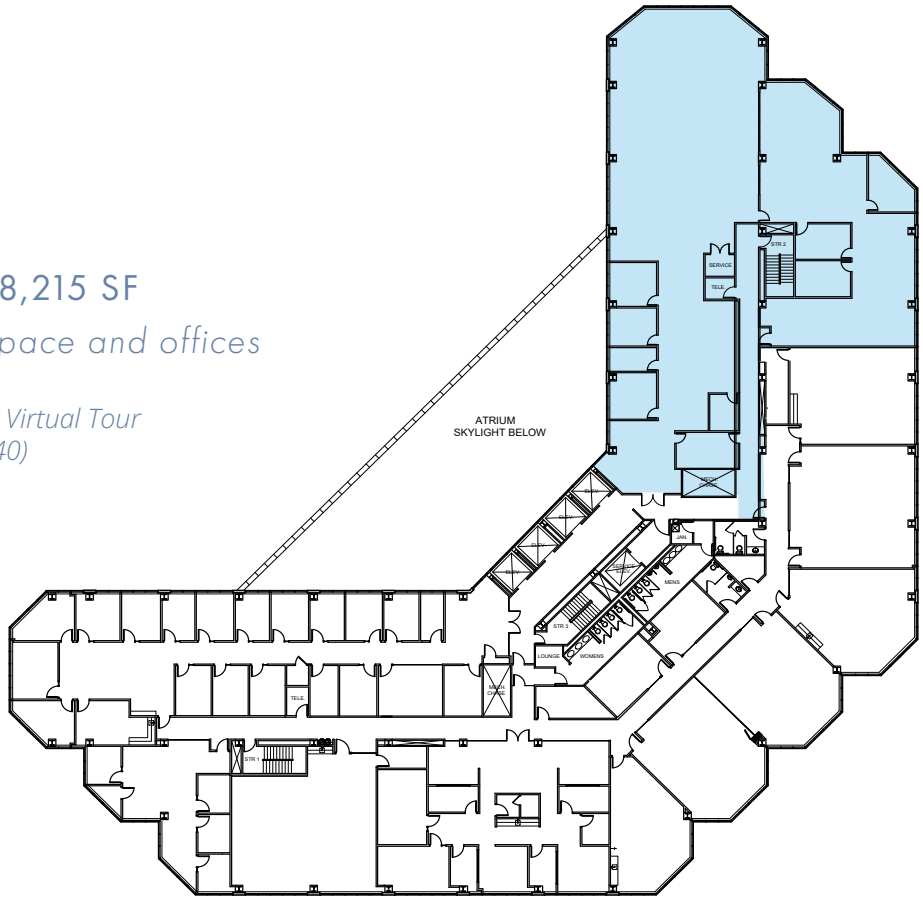
Suites 320 & 330 can be combined for a total of 9,595 SF

4 Fourth Floor

SUITE 440 | 8,215 SF

Mix of open space and offices

Click for Virtual Tour (Suite 440)



5 Fifth Floor

SUITE 550 | 5,237 SF

Space for cubes and conference

Click for Virtual Tour (Suite 550)

SUITE 525 | 1,065 SF

Efficient suite, built for small user

Click for Virtual Tour (Suite 525)

SUITE 520 | 2,152 SF

Private, hard-wall offices

Click for Virtual Tour (Suite 520)

SUITE 545 | 2,354 SF

Three offices, a conference room, and multiple cubicles

Click for Virtual Tour (Suite 545)



Suites 525 & 550 can be combined for a total of 6,302 SF

Suites 520 & 545 can be combined for a total of 4,506 SF

6 Sixth Floor

SUITE 640 | 7,580 RSF

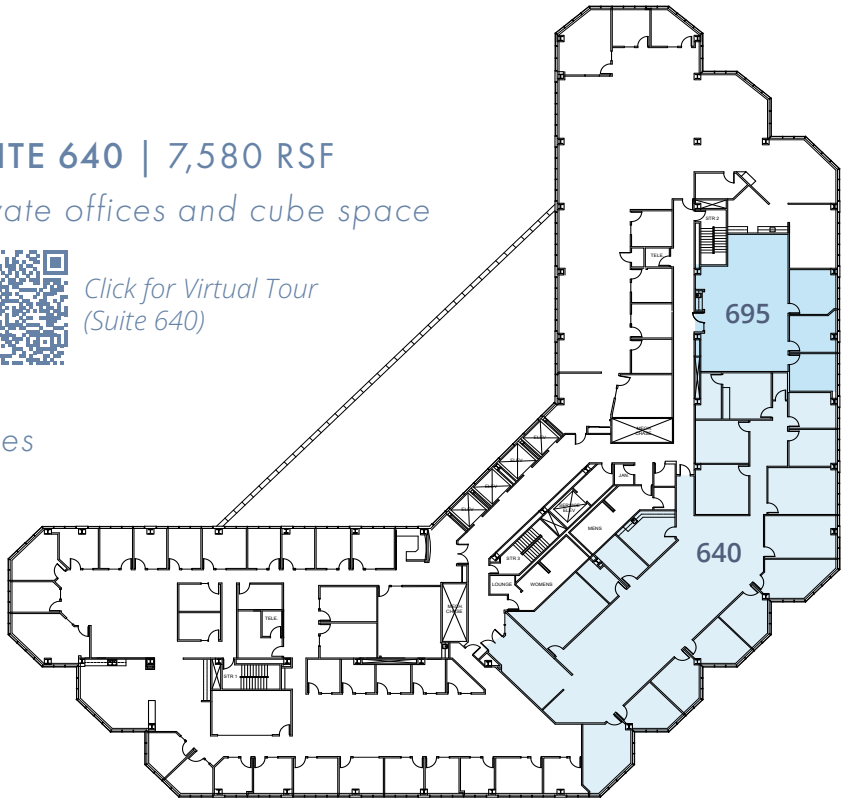
Private offices and cube space

Click for Virtual Tour (Suite 640)

SUITE 695 | 1,987 RSF

Efficient suite with 3 private offices

Click for Virtual Tour (Suite 695)



These suites can be combined for a total of 9,567 SF

7 Seventh Floor

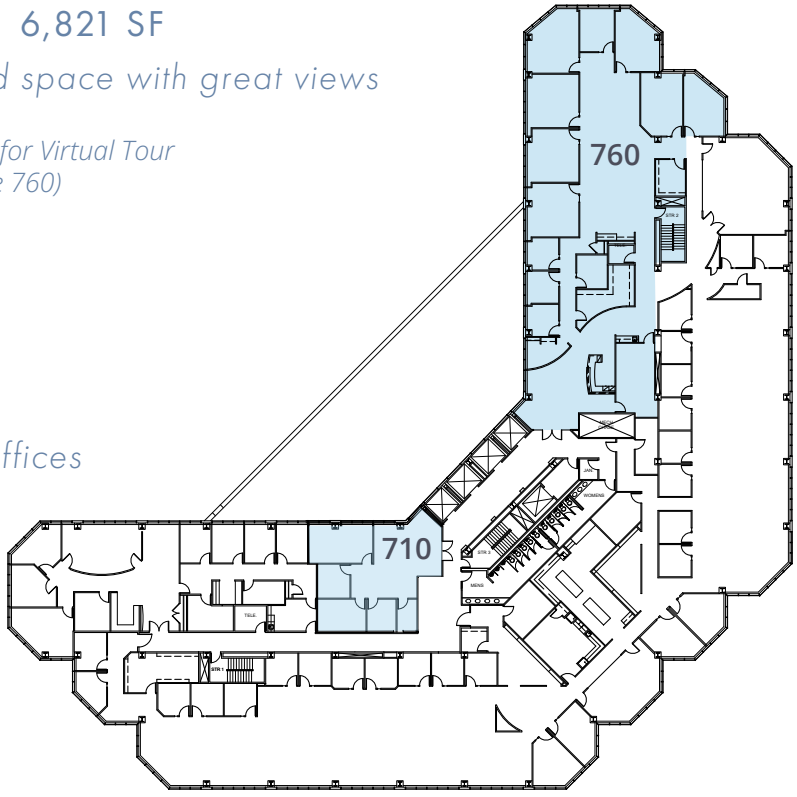
SUITE 760 | 6,821 SF

Well-finished space with great views

Click for Virtual Tour (Suite 760)

SUITE 710 | 1,418 SF

Efficient suite with 2 private offices



8 Eighth Floor

SUITE 830| 3,976 SF

Great mix of private offices and conference rooms

SUITE 850| 2,153 SF

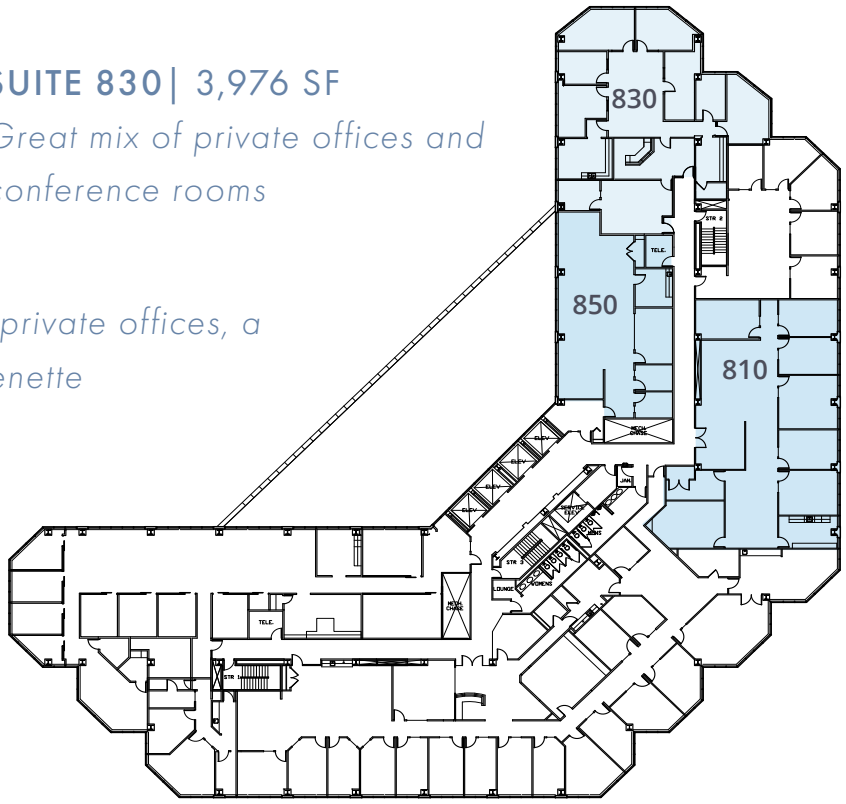
Open office space with private offices, a conference, and a kitchenette

Click for Virtual Tour (Suite 850)

SUITE 810 | 3,989 SF

Multiple offices and a kitchenette

Click for Virtual Tour (Suite 810)



9 Ninth Floor

SUITE 995 | 5,555 SF

Excellent views; nicely built out space with mostly private offices

Click for Virtual Tour (Suite 995)

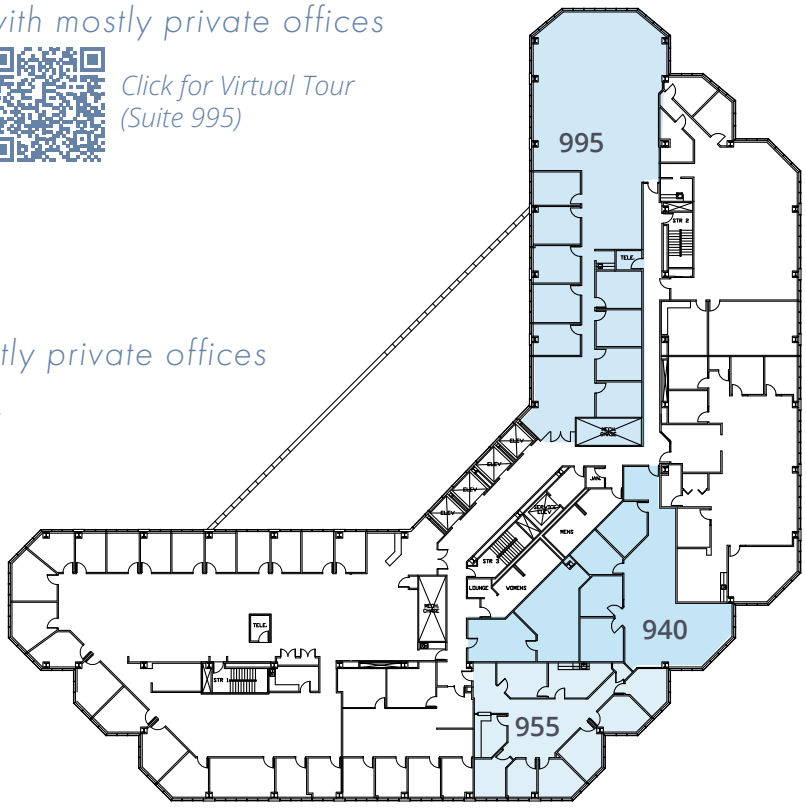
SUITE 940 | 3,004 SF

Efficient office with mostly private offices

Click for Virtual Tour (Suite 940)

SUITE 955 | 2,401 SF

Efficient suite with private offices and a kitchenette



Suites 940 & 955 can be combined for a total of 5,405 SF


Average daily traffic volume =
more than 169,000
vehicles per day
Bob Evans
j. gilbert's
WOOD-FIRED STEAKS & SEAFOOD
SUSHI & ROLL BAR
LOTUSGRILL
DOUBLETREE
Sheraton
WOODSPRING SUITES
INTERSTATE
270

LOCAL AMENITIES

(within 1 mile - not shown on map)

RESTAURANTS

Wurst und Bier
El Acapulco
Redlands Grill
Woody's Wing House
HC Way
Mirchi Columbus
Subway
Jason's Deli

HOTELS

Homewood Suites
Courtyard
Extended Stay
Motel 6
Hyatt Place
Quality Inn

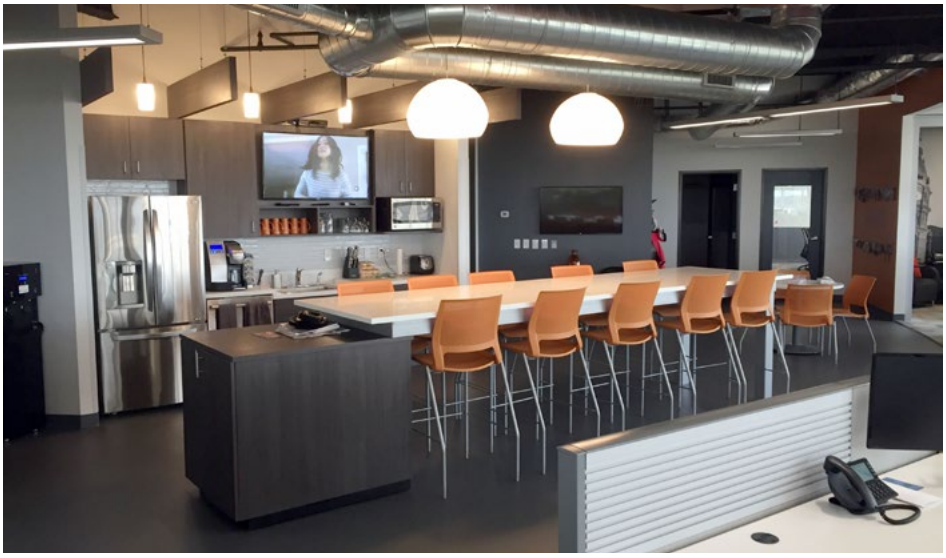


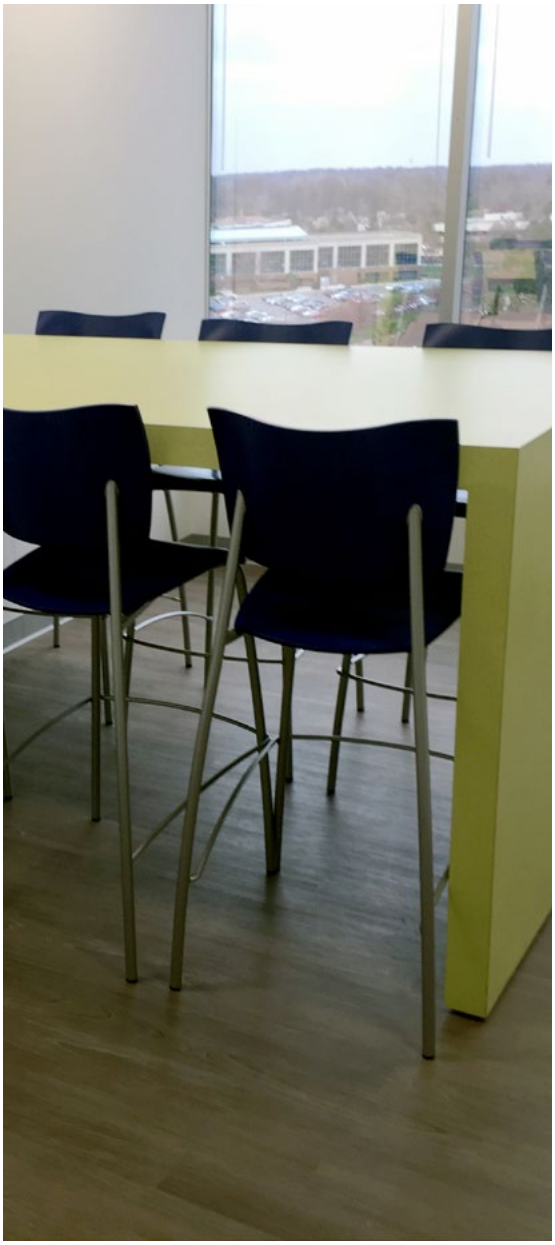


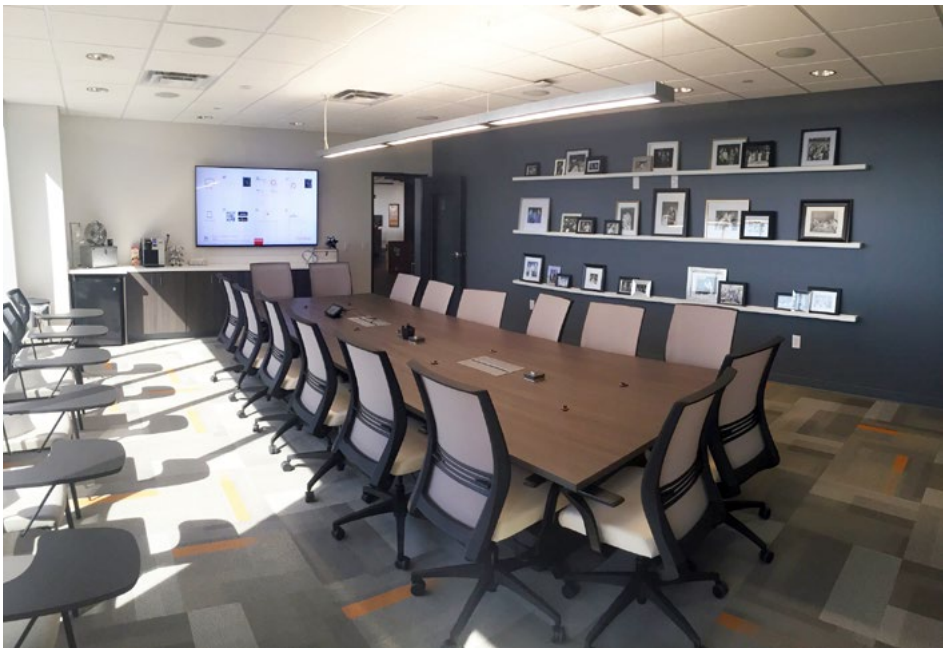
Community Corporate Center

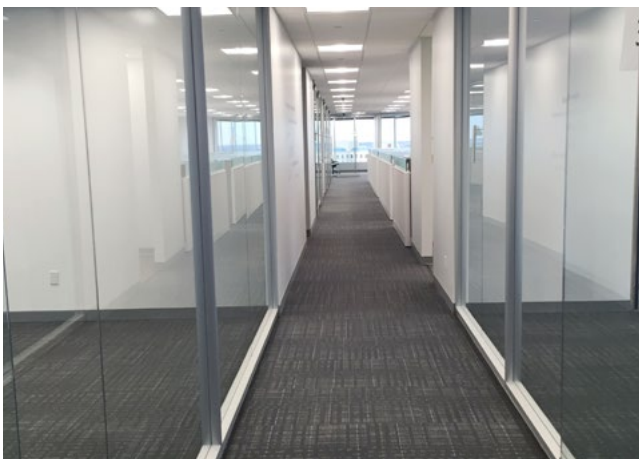
445 Hutchinson Ave. | Columbus, Ohio 43235

EXAMPLE FINISHES













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