

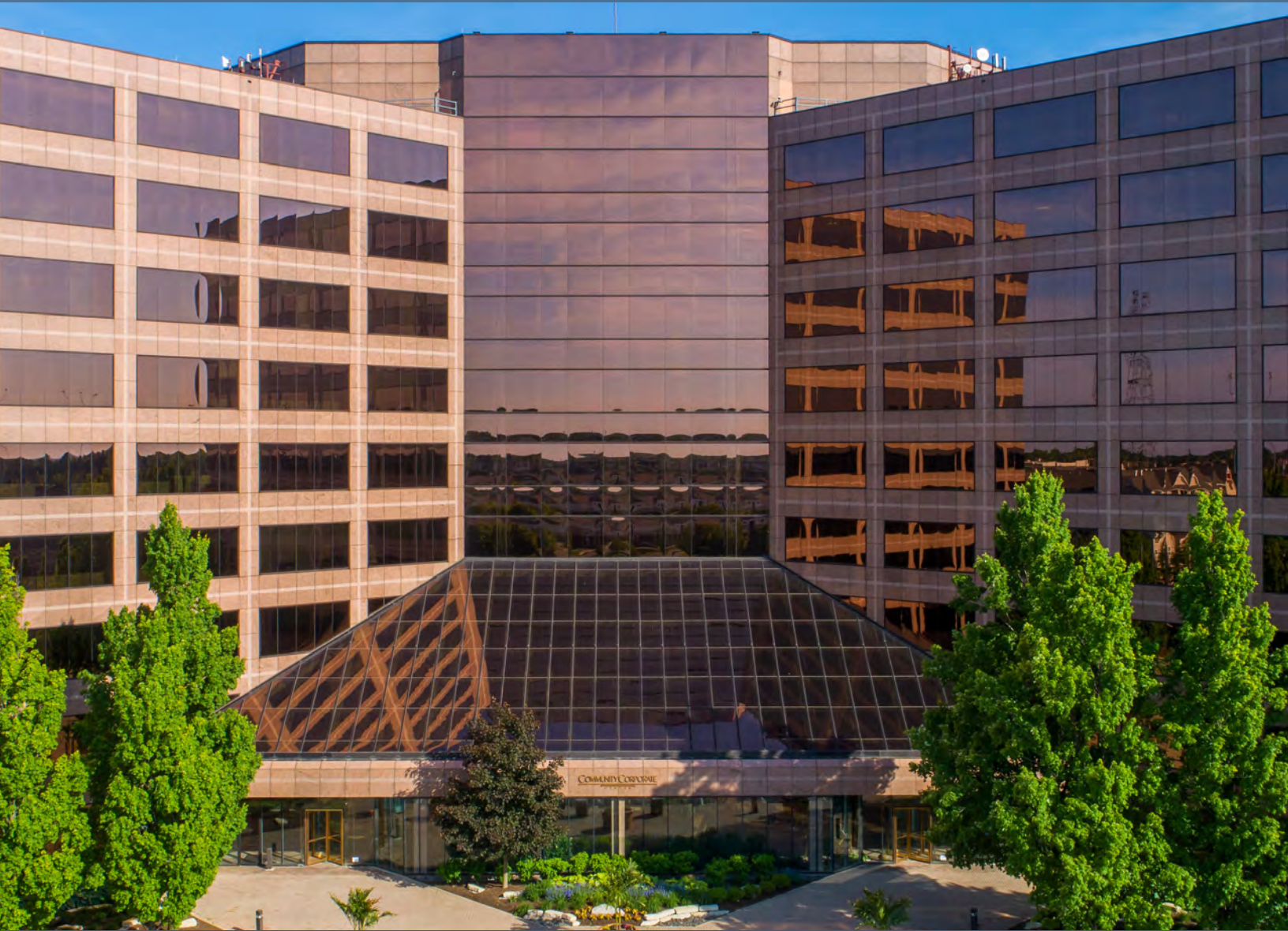
# Community Corporate Center

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

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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**

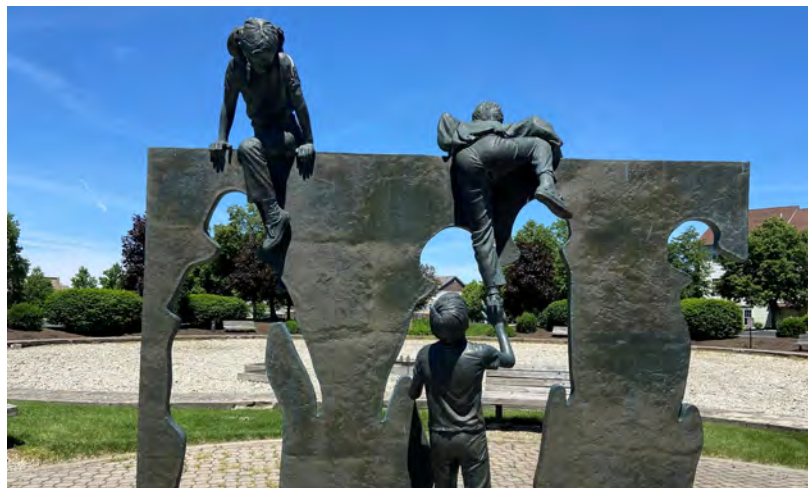
Centrally located with **easy access to I-270, I-71, SR-315, and US-23**

**Amenity-rich location**

**Energy Star certified** in 2018

**On-site property management**

*building signage available*



# 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.

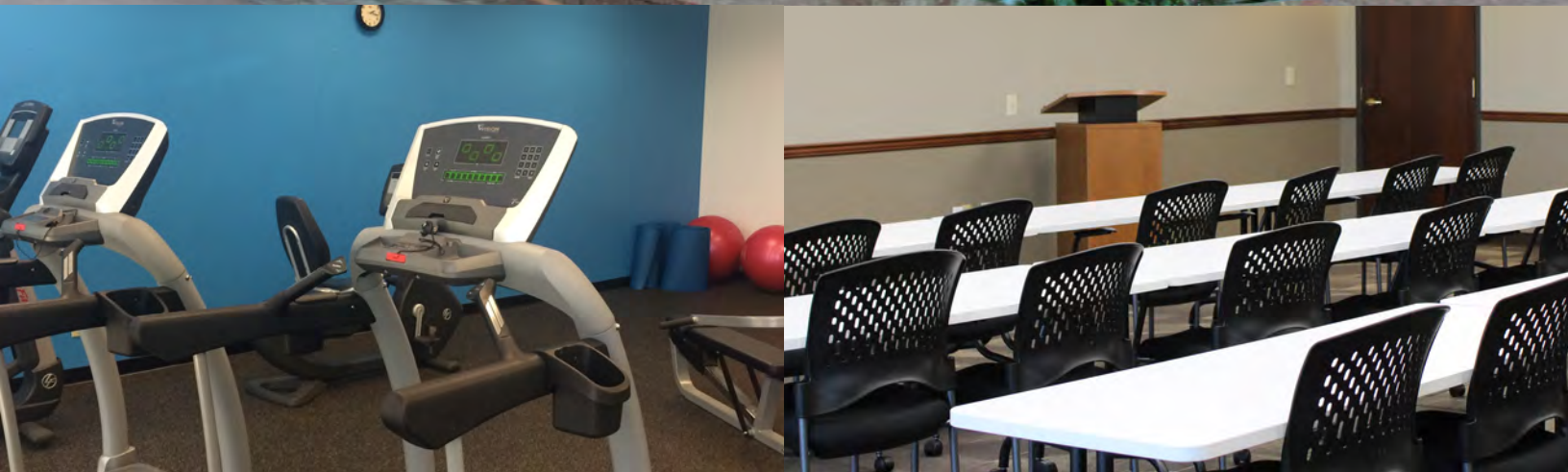
Originally built in 1988, the nine-story building contains 256,495 square feet of office space. With 1,000 surface lot parking spaces, the building has a parking ratio of 4/1,000 SF.

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                  |
| 142   | 3,471 | Mix of open space and offices; available 10/1/26                      |
| 150   | 774   | Efficient suite with direct lobby entrance                            |
| 205wA | 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                   |
| 920   | 2,107 | Efficient suite with 2 conference rooms and 4 offices                 |
| 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, mix of open space and                 |

*\* These suites can be combined for a total of 9,595 SF*

*\*\* These suites can be combined for a total of 4,506 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 \(Suite 150\)](#)

## SUITE 142 | 3,471 SF

Mix of cubicles, private offices and meeting rooms



[Click for Virtual Tour \(Suite 142\)](#)

## SUITE 140 | 2,069 SF

Efficient suite with private offices and kitchenette



[Click for Virtual Tour \(Suite 140\)](#)

FITNESS CENTER

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*



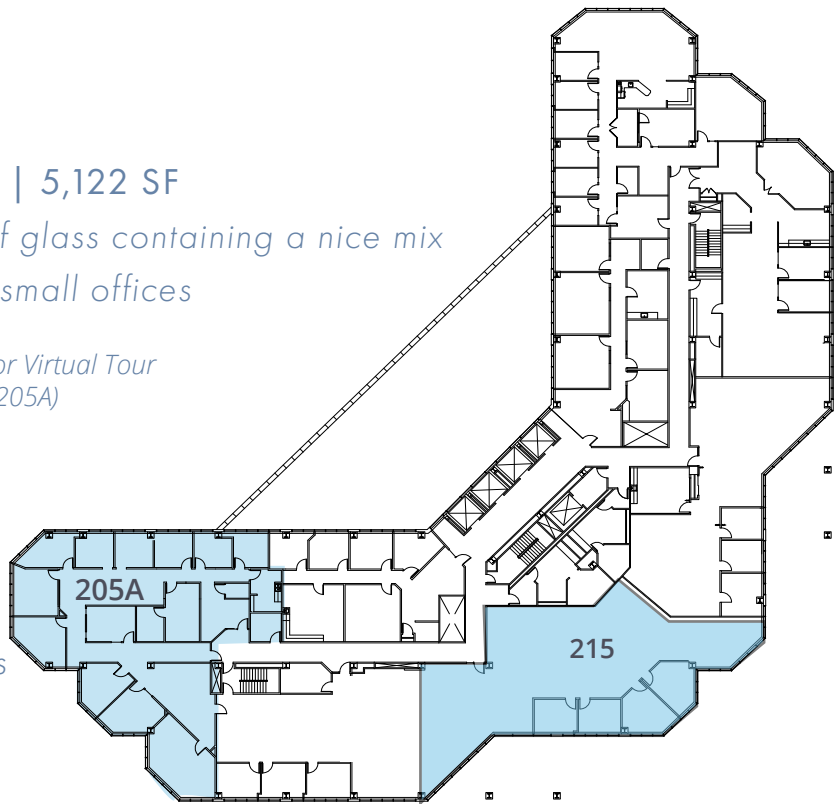
*Click for Virtual Tour  
(Suite 205A)*

### 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*



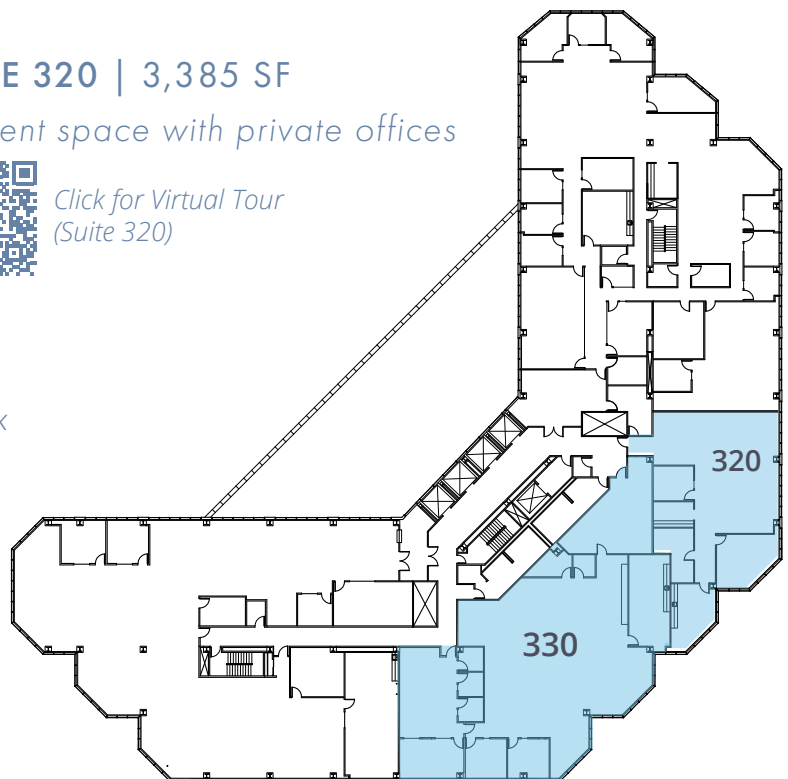
*Click for Virtual Tour  
(Suite 320)*

### 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

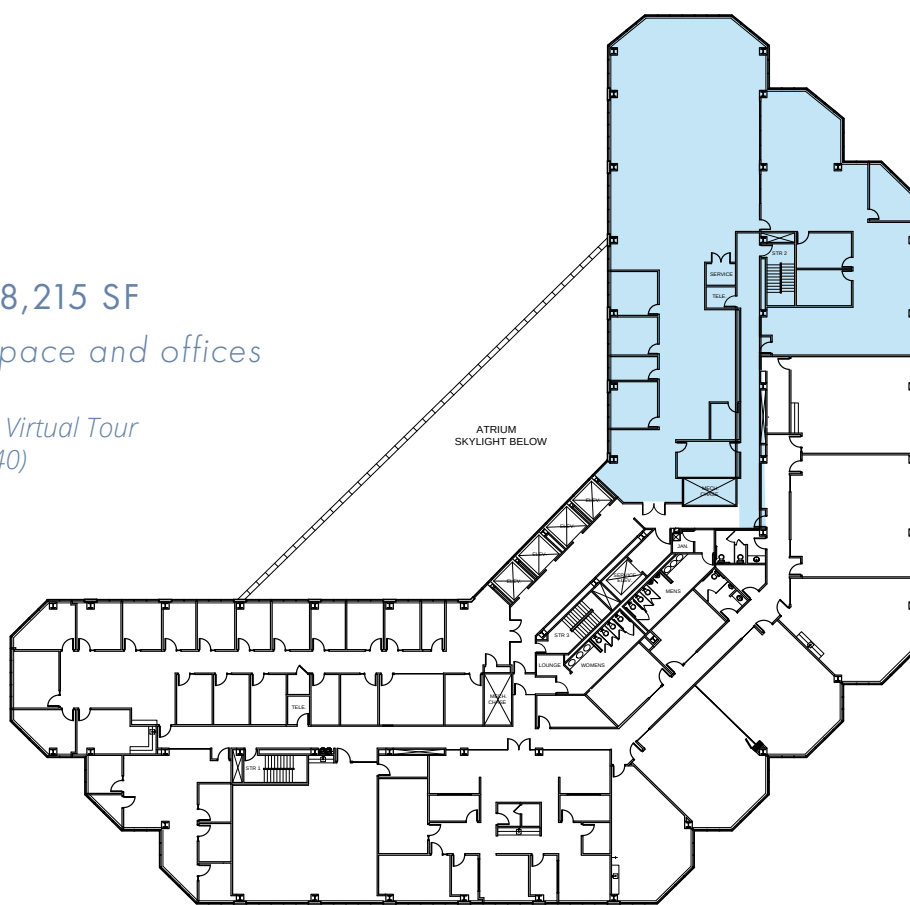
## Fourth Floor

### 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*



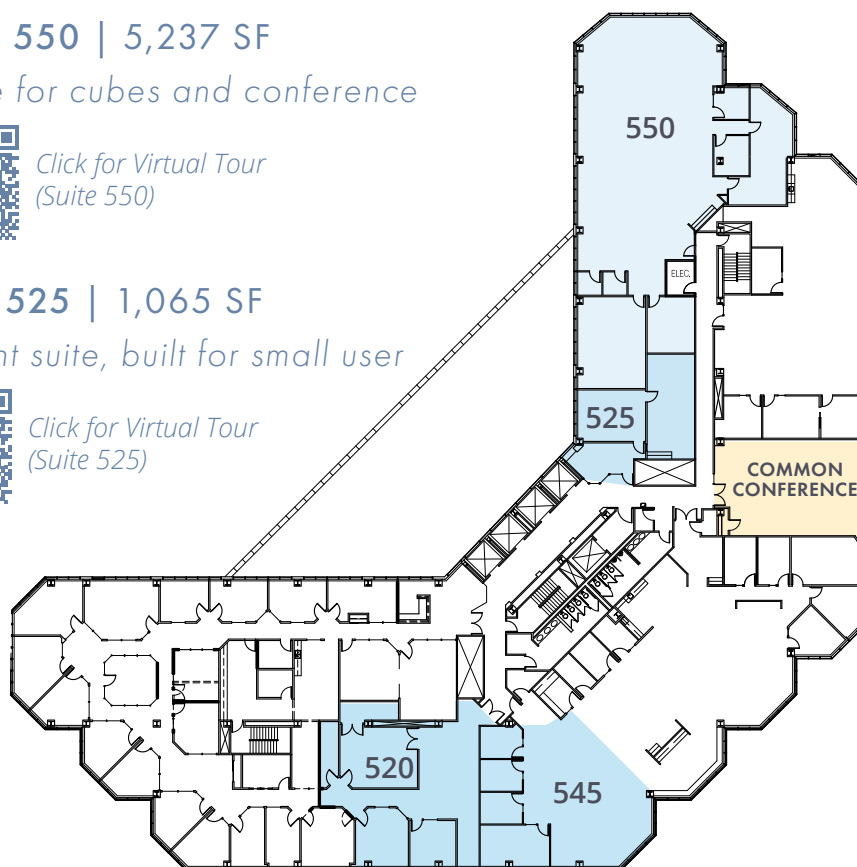
*Click for Virtual Tour  
(Suite 520)*

### 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*



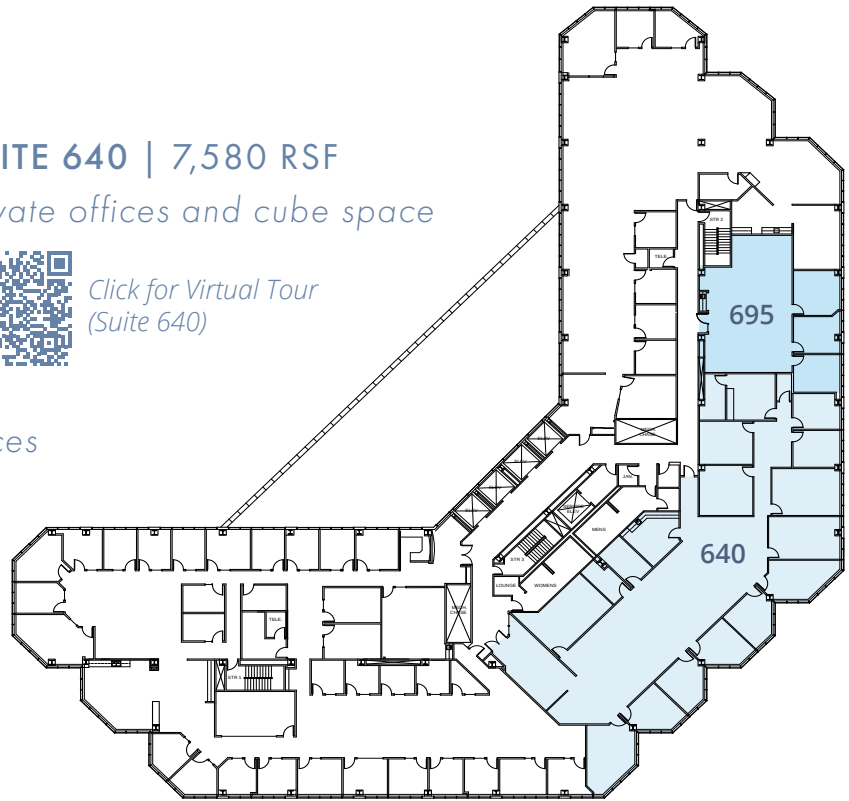
*Click for Virtual Tour  
(Suite 640)*

### 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

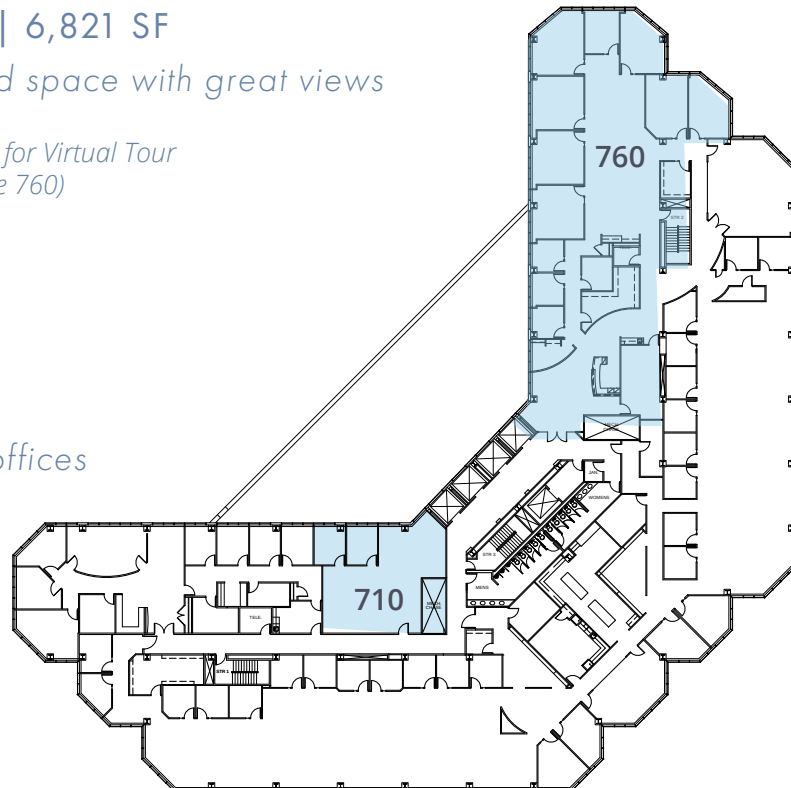
*Well-finished space with great views*



*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*



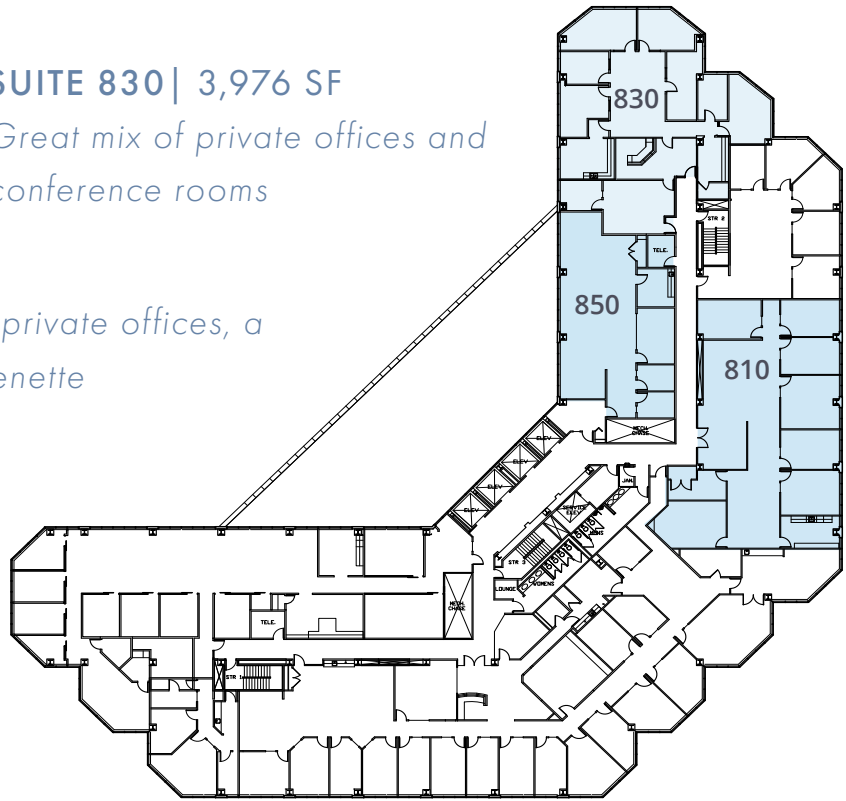
*Click for Virtual Tour  
(Suite 850)*

### 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*



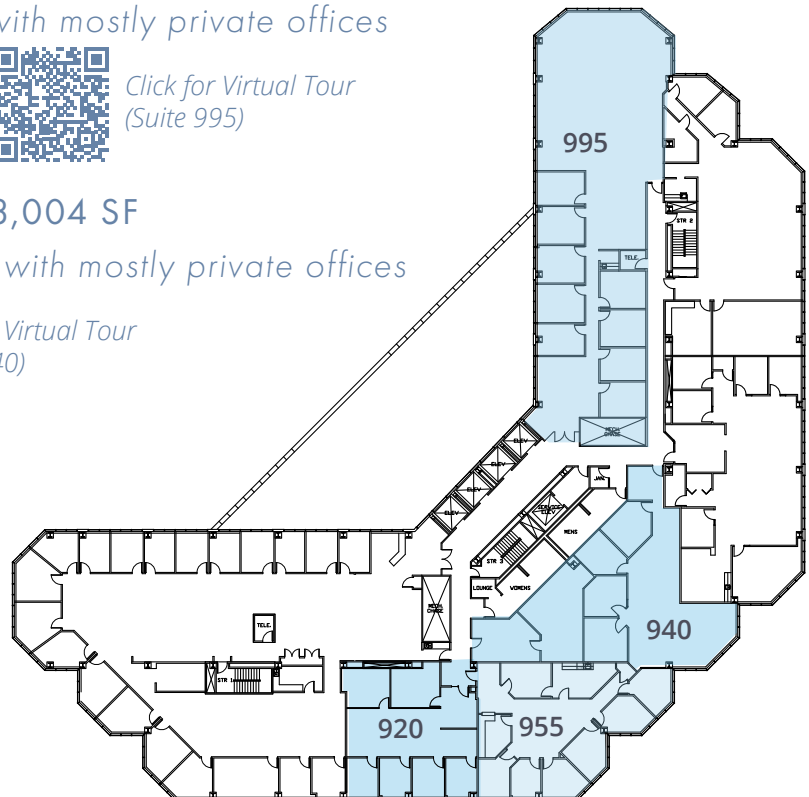
*Click for Virtual Tour  
(Suite 940)*

### SUITE 920 | 2,107 SF

*Efficient suite, 2 conference rooms and 4 offices*

### SUITE 955 | 2,401 SF

*Efficient suite with private offices and a kitchenette*



**Suites 920, 940, & 955 can be combined for a total of 7,512 SF**

Average daily traffic volume =  
more than 169,000  
vehicles per day



# 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



4/1,000 SF parking ratio

TOWNEPLACE  
SUITES  
BY MARRIOTT

Residence INN.  
BY MARRIOTT

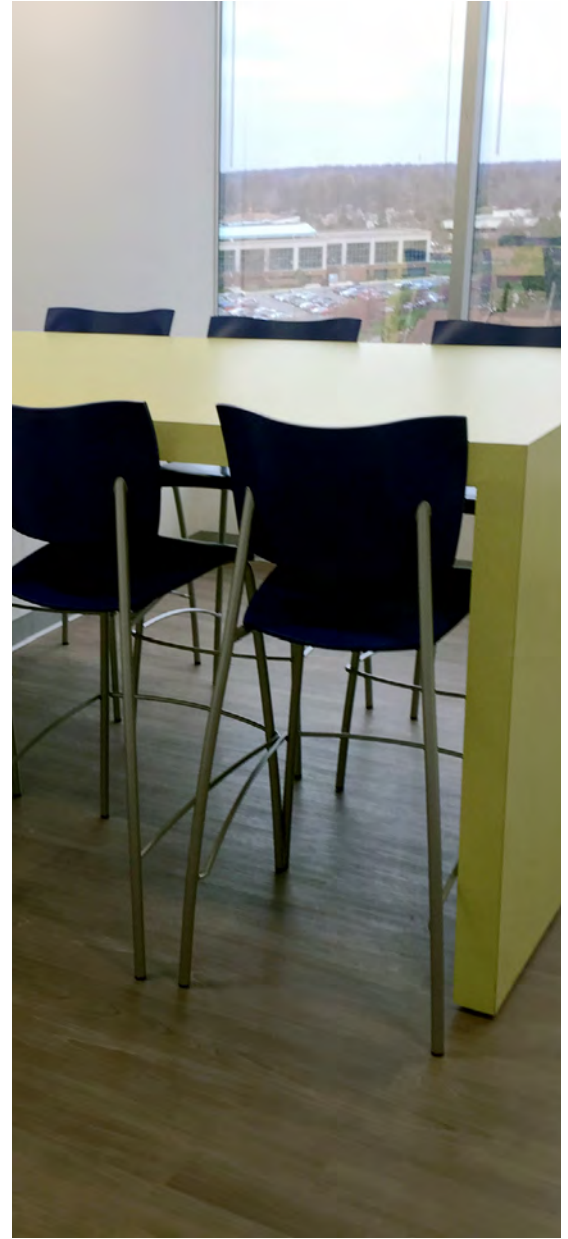
BUILDING SIGNAGE  
AVAILABLE



Community Corporate Center

445 Hutchinson Ave. | Columbus, Ohio 43235

# EXAMPLE FINISHES





COLLIERS | COLUMBUS  
GREATER COLUMBUS REGION  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
[colliers.com/Columbus](http://colliers.com/Columbus)

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