

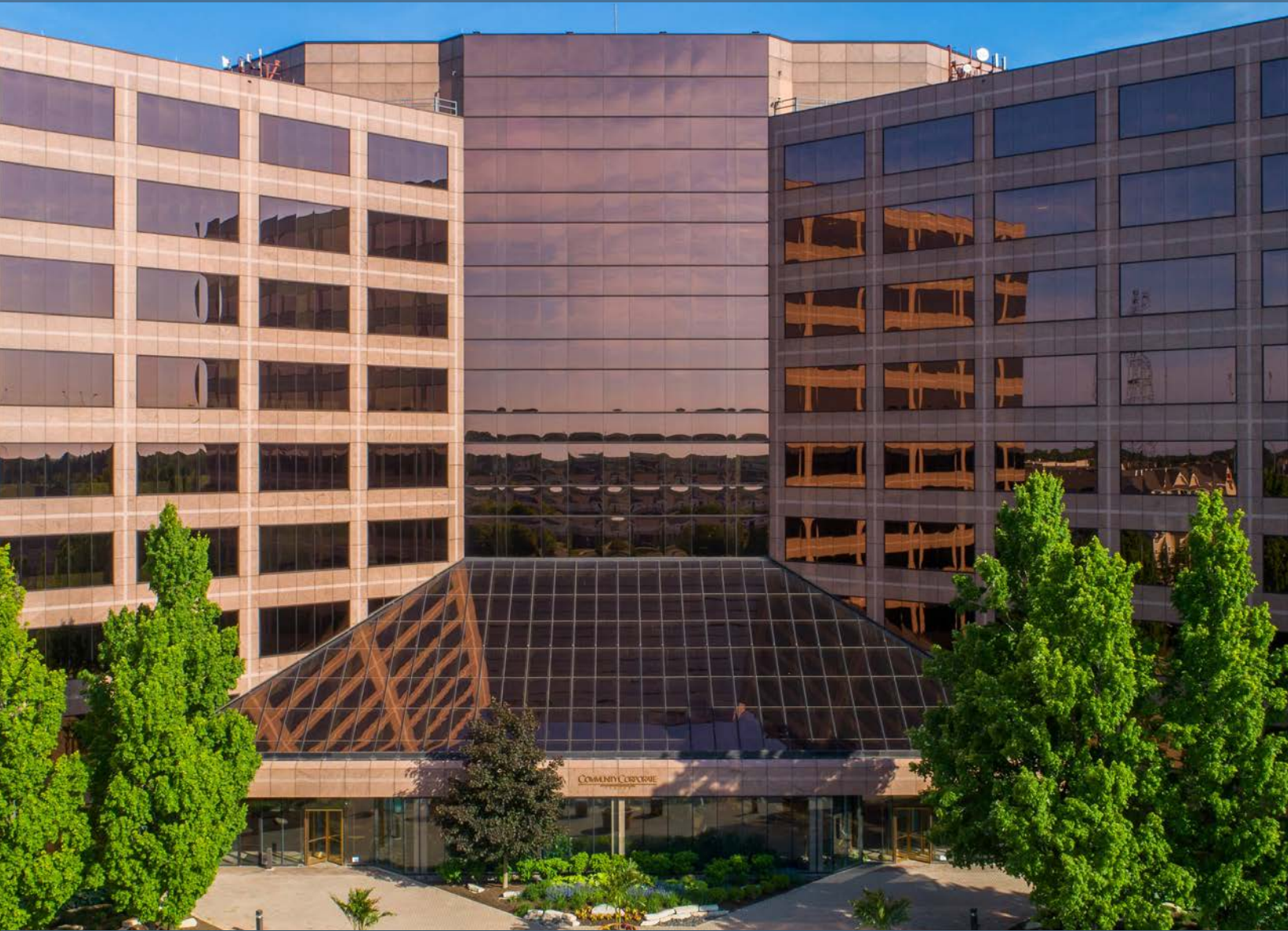
Community Corporate Center

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

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.

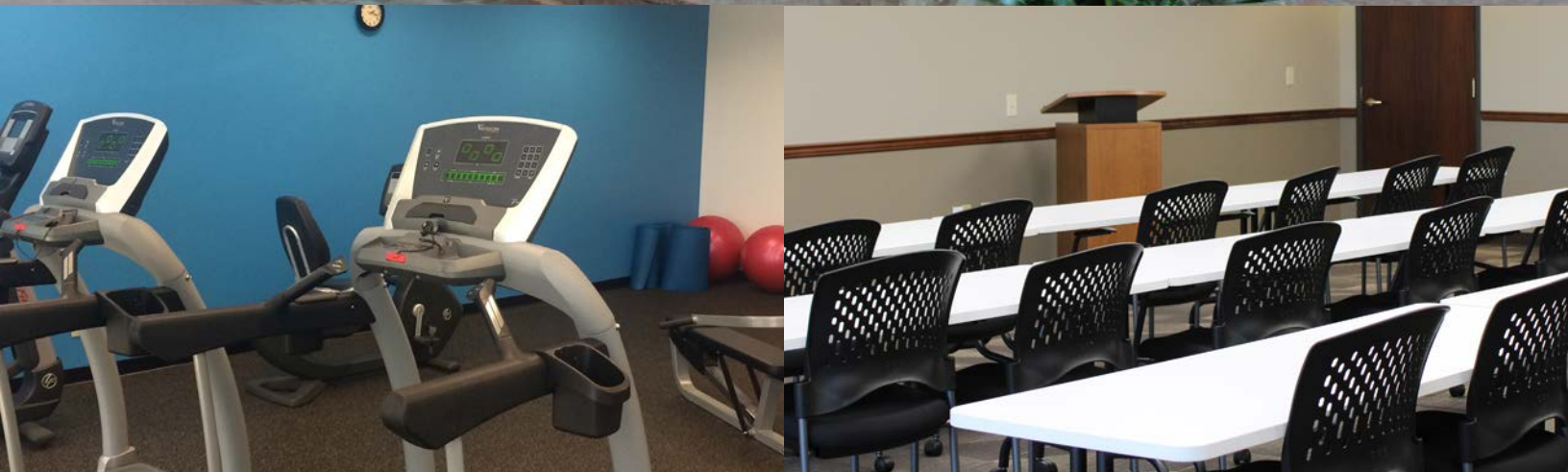
Originally built in 1988, the nine-story building contains 256,495 square feet of office space. With 1,000 surface lot parking spaces, the building has a parking ratio of 4/1,000 SF.

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



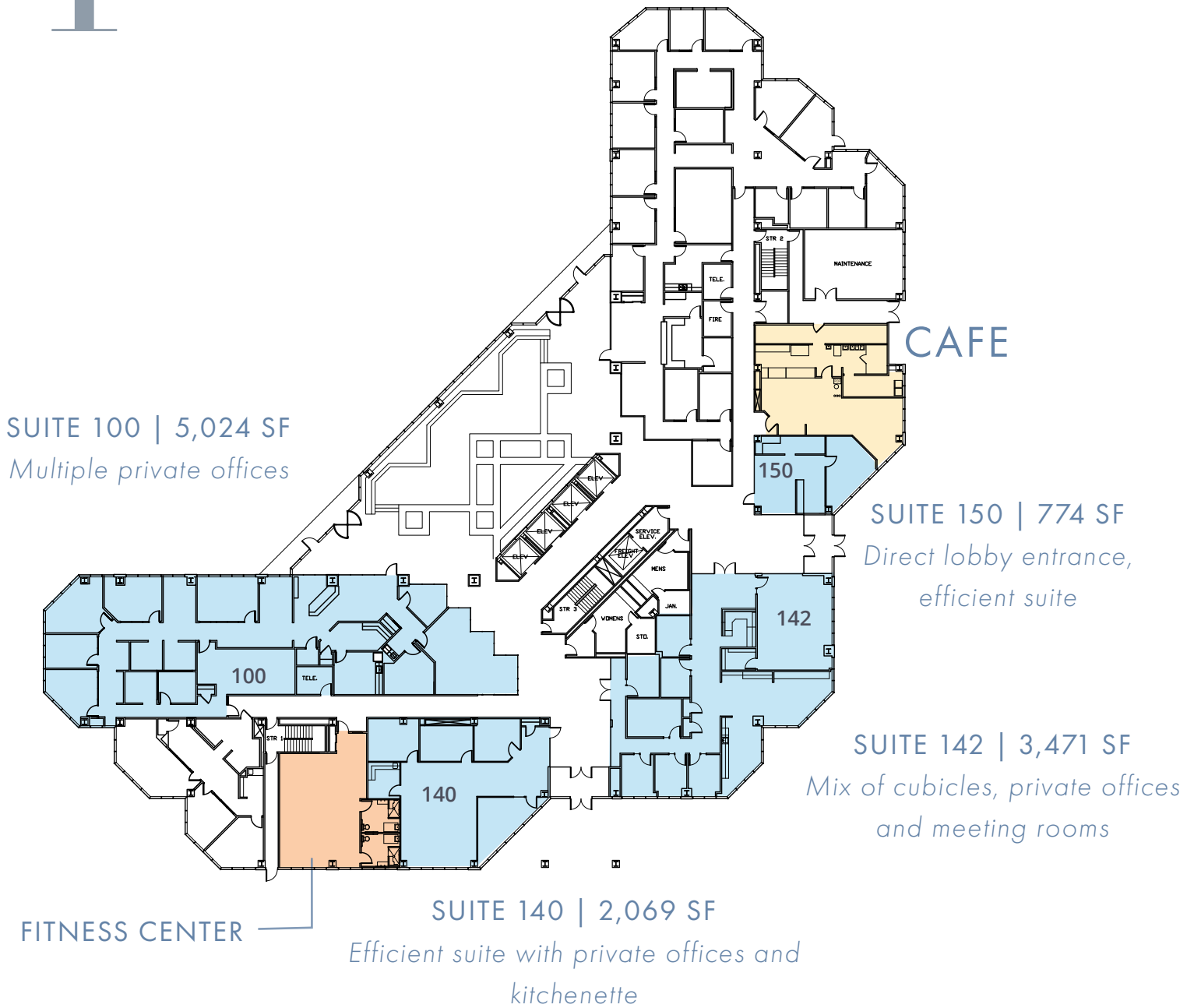
AVAILABILITY

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
695	1,987	Efficient suite with 3 offices
760	6,821	Well-finished space with outstanding views
810	3,989	Multiple offices and a kitchenette
850	2,153	Efficient suite with a conference room, kitchenette
920	2,107	Efficient suite with 2 conference rooms and 4 offices
940	2,159	Efficient suite with mostly private offices
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



LEASE RATE

\$12.00 NNN

OPEX ESTIMATED TO BE

\$9.51

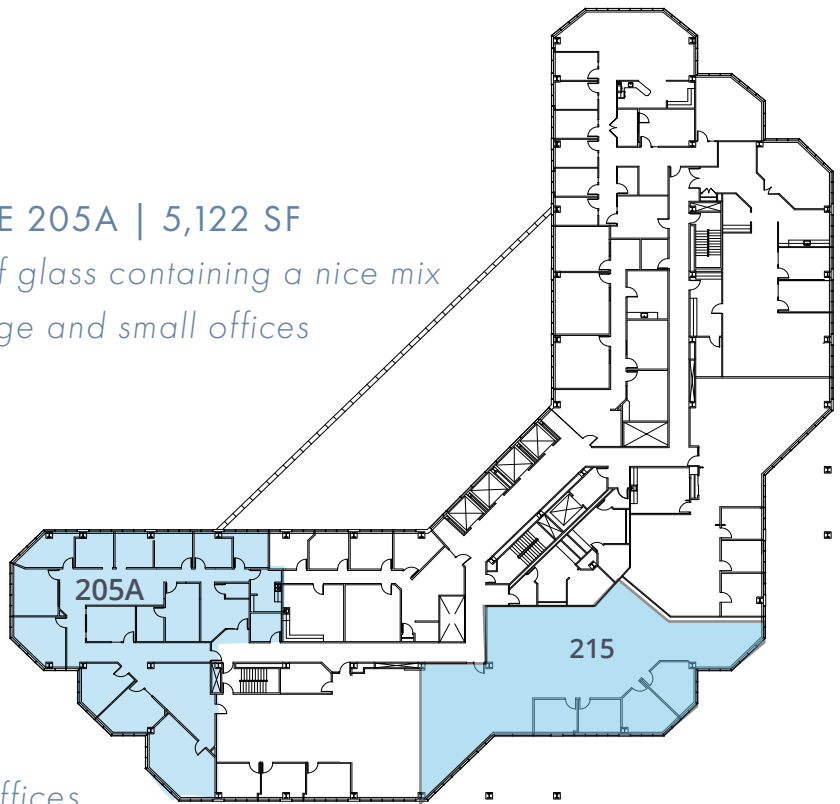
2 Second Floor

SUITE 205A | 5,122 SF

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

SUITE 215 | 4,196 SF

mostly open space with four offices



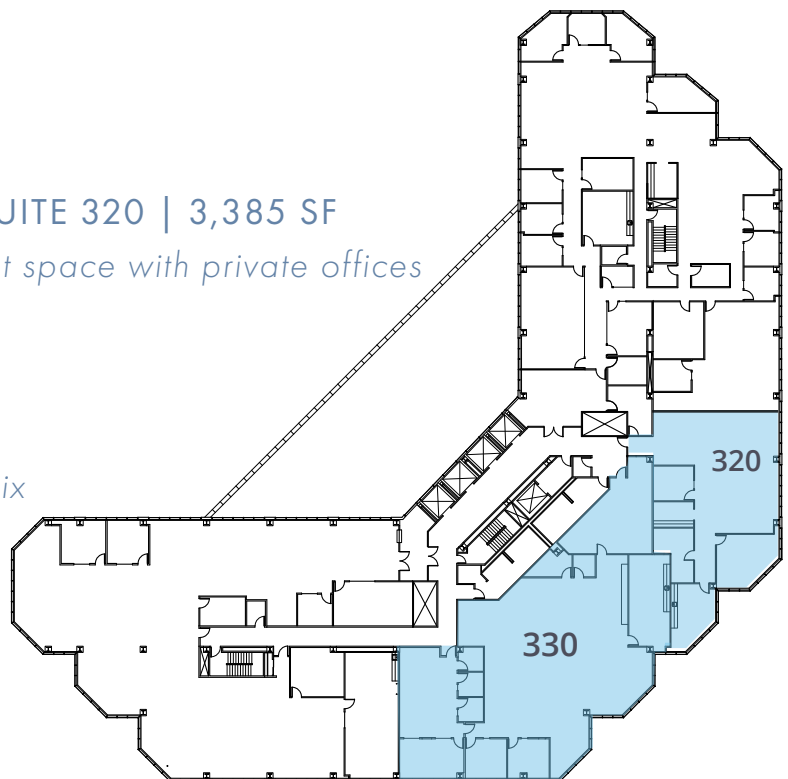
3 Third Floor

SUITE 320 | 3,385 SF

Efficient space with private offices

SUITE 330 | 6,210 SF

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

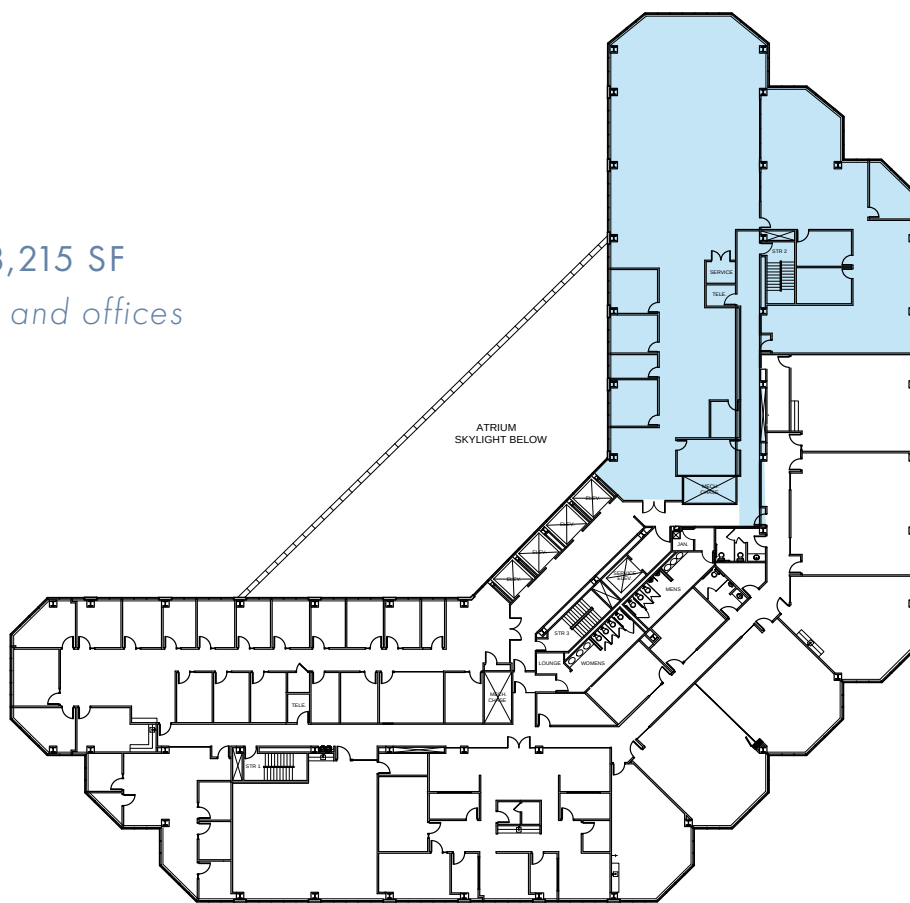


*Suites 320 & 330 can be
combined for a total of 9,595 SF*

4

Fourth Floor

SUITE 440 | 8,215 SF
mix of open space and offices



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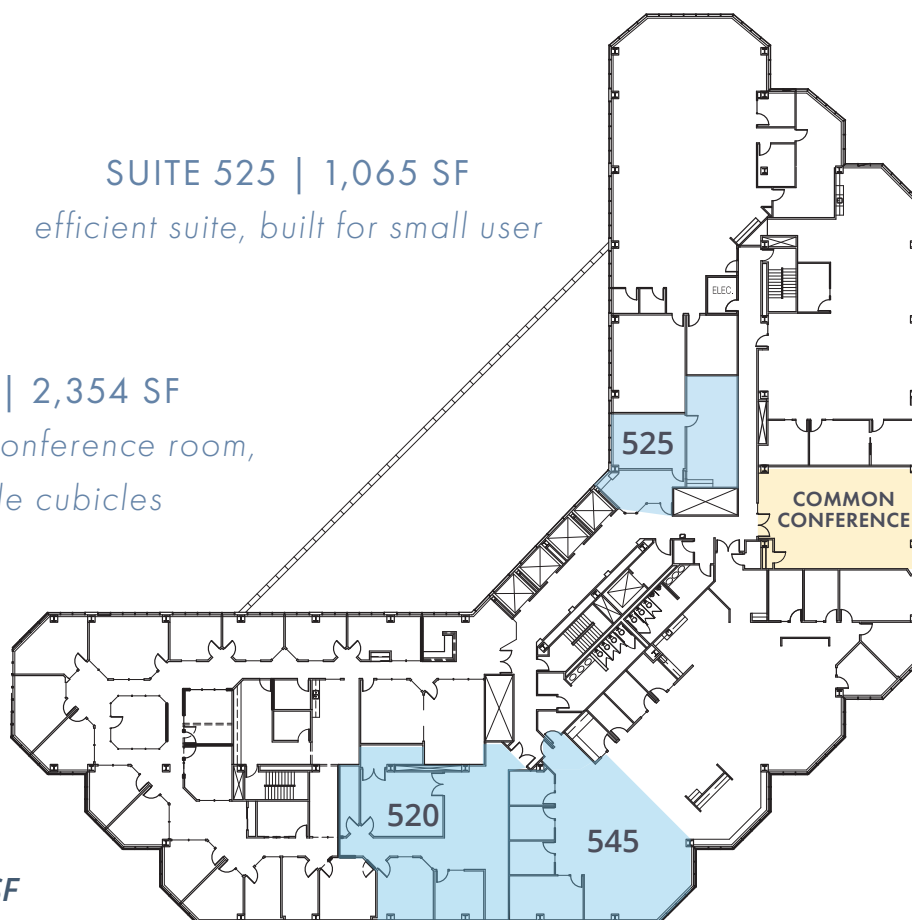
Fifth Floor

SUITE 525 | 1,065 SF
efficient suite, built for small user

SUITE 545 | 2,354 SF
*three offices, a conference room,
 and multiple cubicles*

SUITE 520 | 2,152 SF
private, hard-wall offices

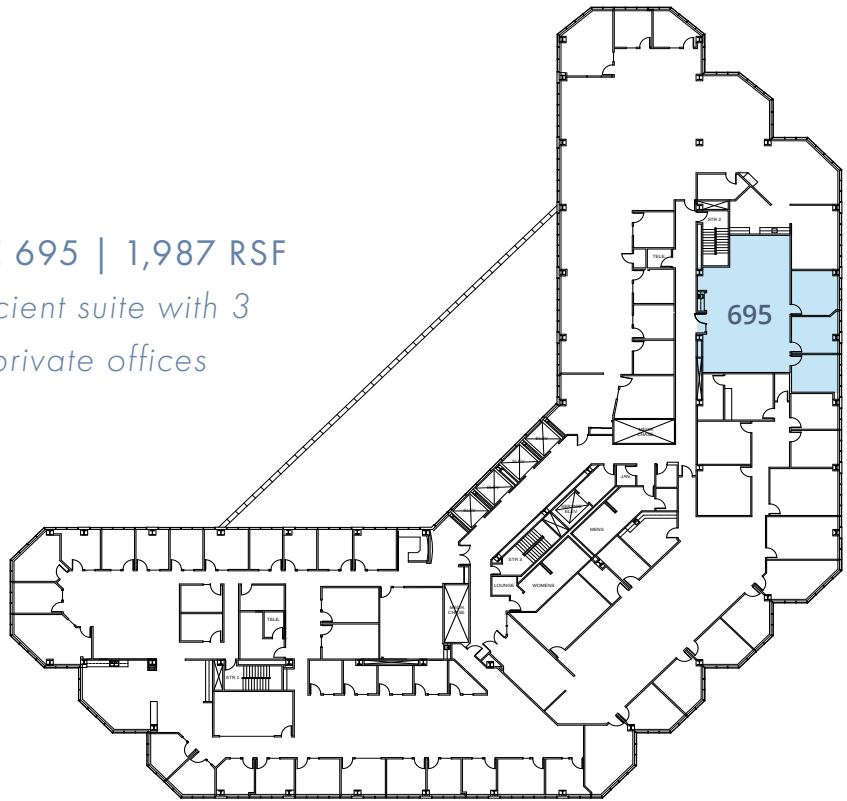
*Suites 520 & 545 can be
 combined for a total of 4,506 SF*



6 Sixth Floor

SUITE 695 | 1,987 RSF

*Efficient suite with 3
private offices*

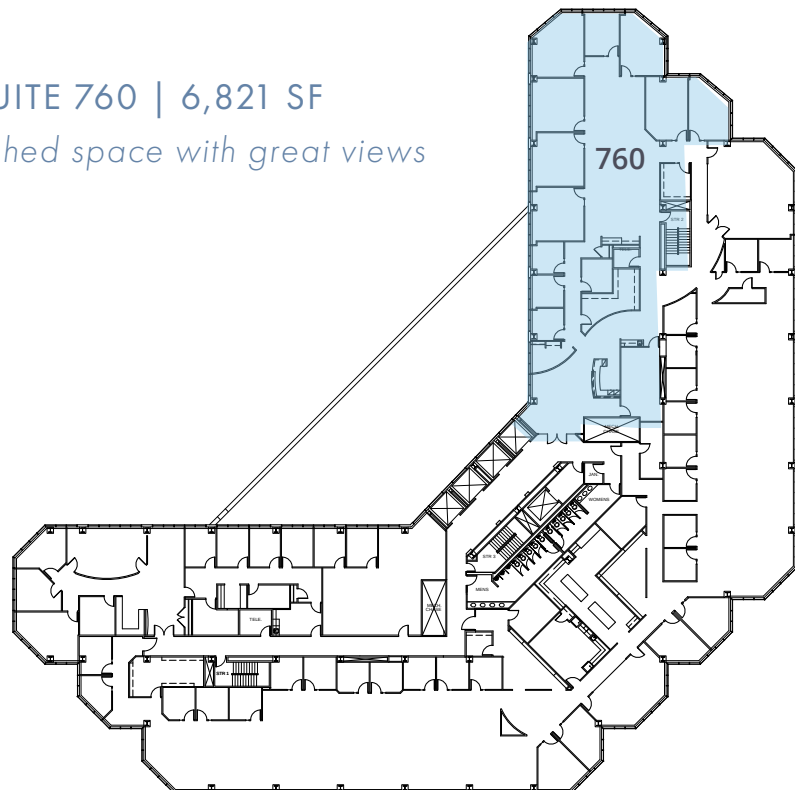


These suites can be combined for a total of 9,631 SF

7 Seventh Floor

SUITE 760 | 6,821 SF

well-finished space with great views

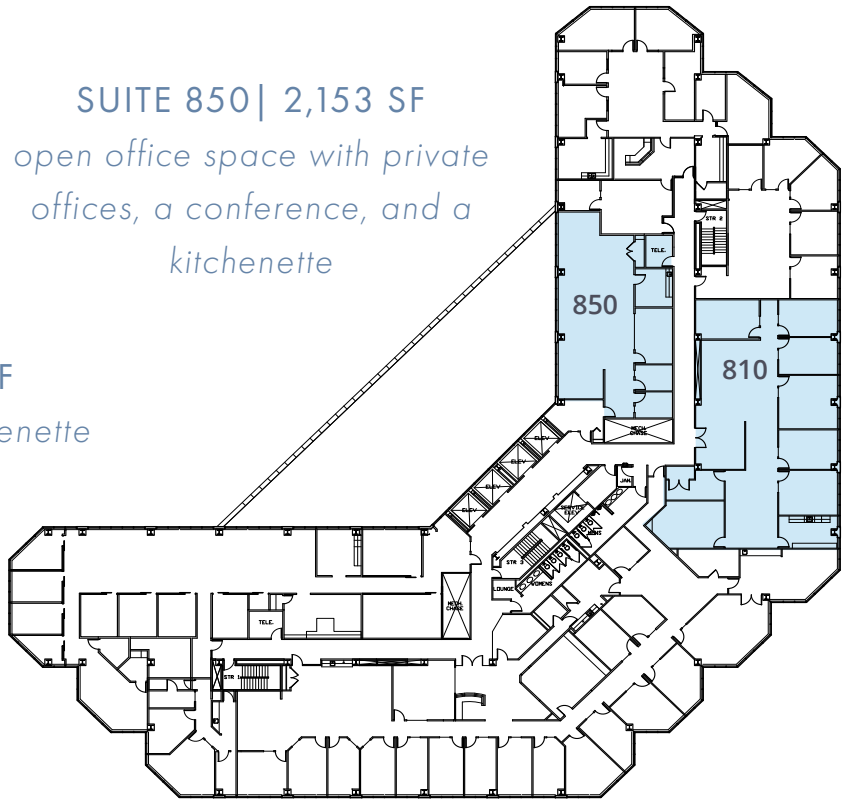


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Eighth Floor

SUITE 850 | 2,153 SF
*open office space with private
 offices, a conference, and a
 kitchenette*

SUITE 810 | 3,989 SF
multiple offices and a kitchenette



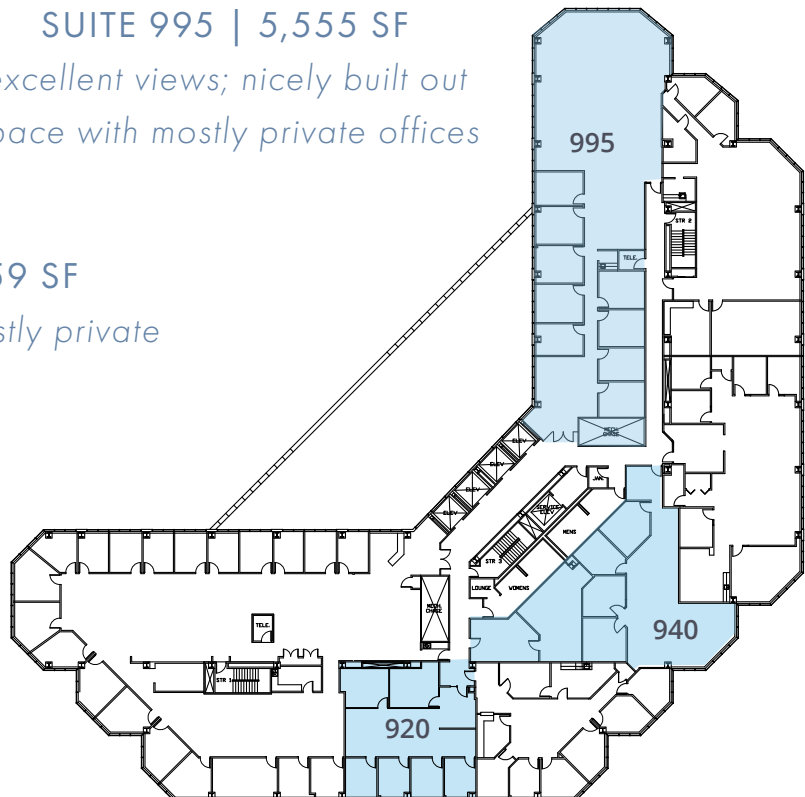
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Ninth Floor

SUITE 995 | 5,555 SF
*excellent views; nicely built out
 space with mostly private offices*

SUITE 940 | 2,159 SF
*Efficient office with mostly private
 offices*

SUITE 920 | 2,107 SF
*Efficient suite, 2 conference rooms
 and 4 offices*



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

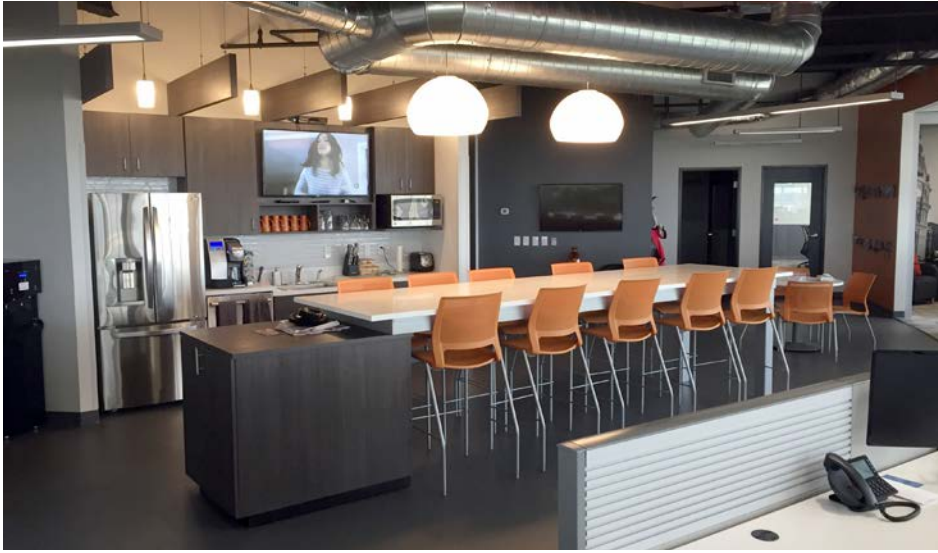
BUILDING SIGNAGE
AVAILABLE



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

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