

CROSSGATE Center

Lease Opportunity

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Columbus, OH 43235



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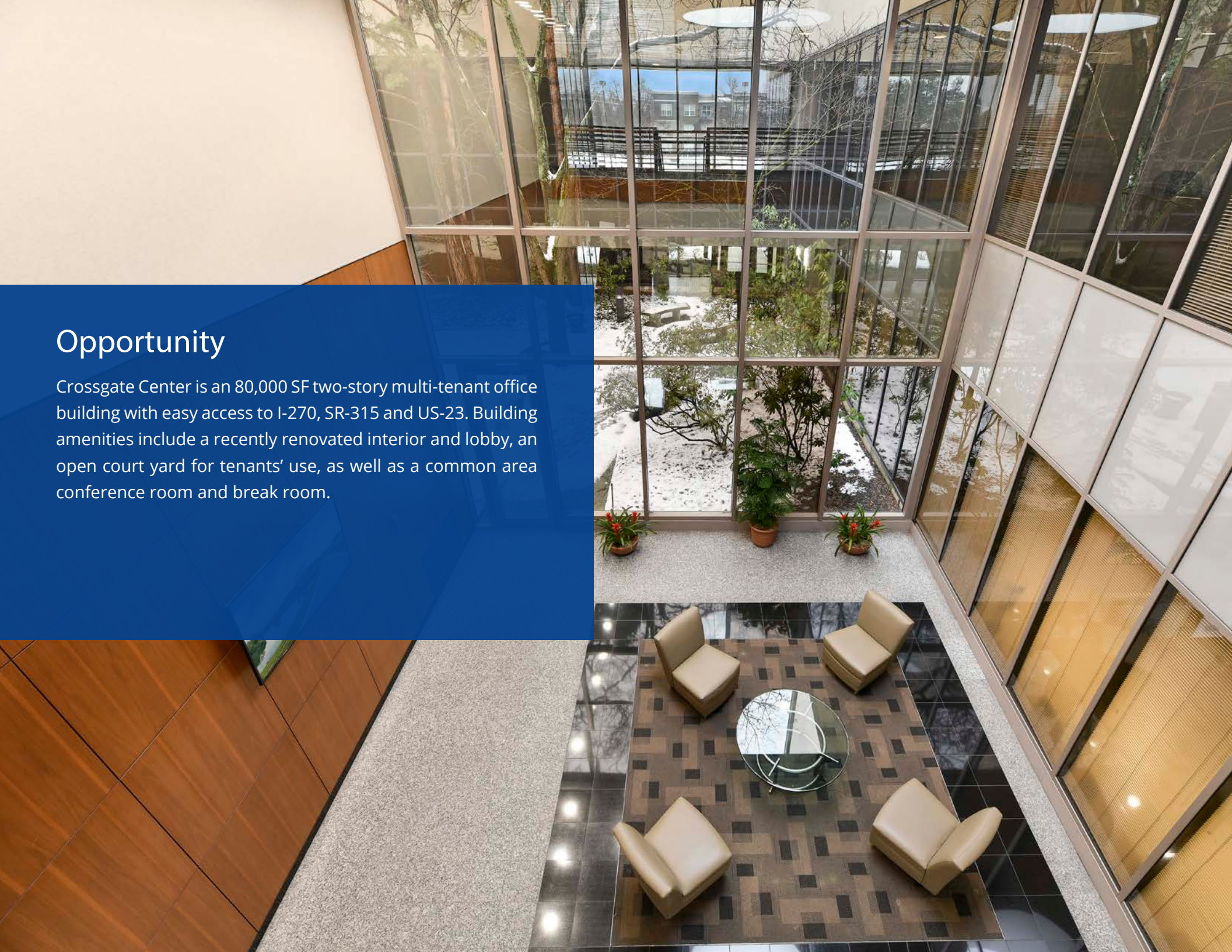
Taylor Fanté, CCIM

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Colliers

Opportunity

Crossgate Center is an 80,000 SF two-story multi-tenant office building with easy access to I-270, SR-315 and US-23. Building amenities include a recently renovated interior and lobby, an open court yard for tenants' use, as well as a common area conference room and break room.





Crossgate Center

Features & Amenities

- Easily accessible from I-270, SR-315 and US-23
- Open area courtyard for tenants' use
- Parking ratio of 4/1,000 SF
- Recently renovated interior and lobby
- Surrounded by numerous hotels and a range of restaurants
- Common area conference room and break room available





Location

Crossgate Center is located within easy access to several major highways. Hotels, shopping and restaurants are all just minutes away.



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CROSSGATE





Rentable Areas (APPROX)

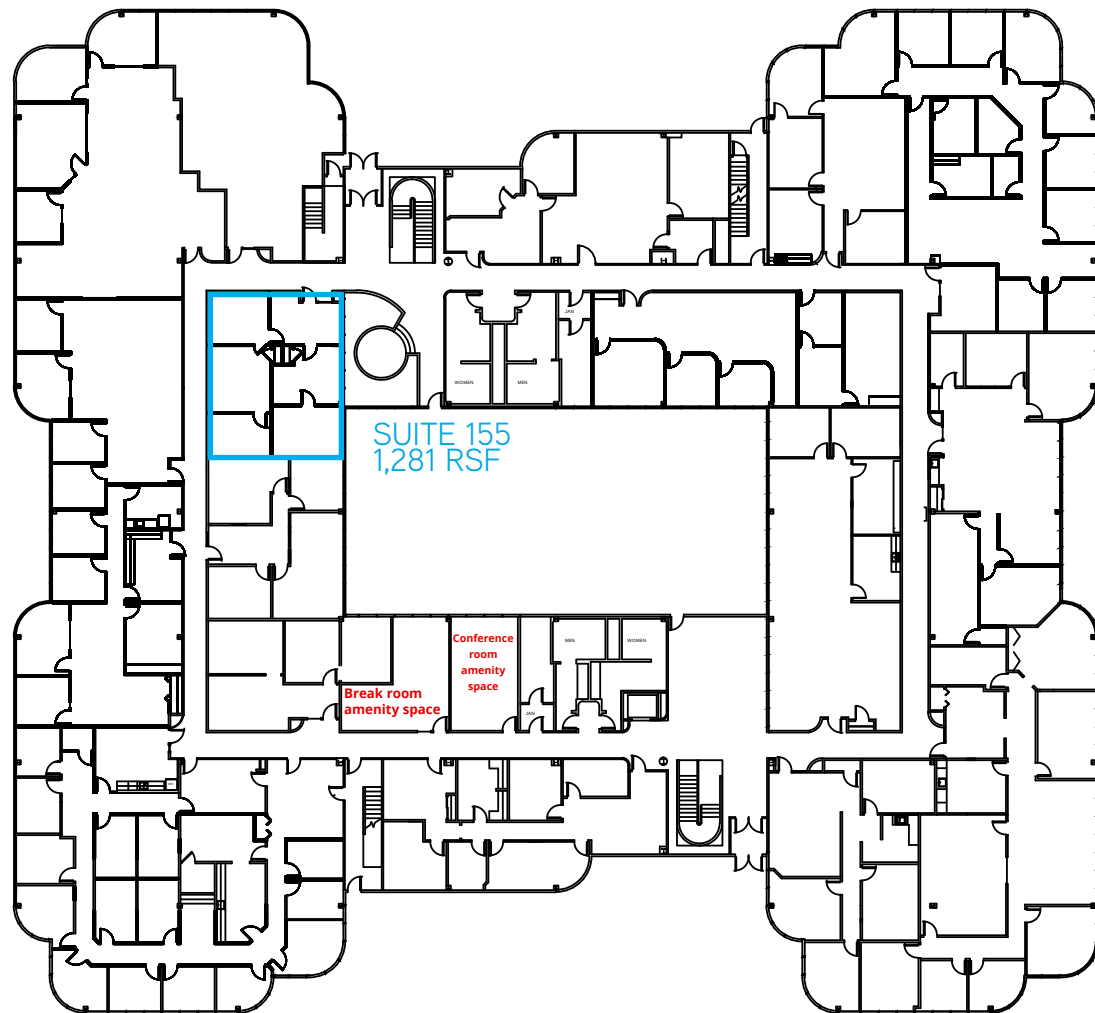
Suite 155	1,281 SF	Small suite with private offices and open workspaces
Suite 208	1,964 SF	Corner suite with private offices. Landlord will complete Spec Suite Options 1 or 2 for 5-year lease term.
Suite 260	2,940 SF	Dense build-out with private offices and reception

Basic Lease Rate

\$18.95 FSG

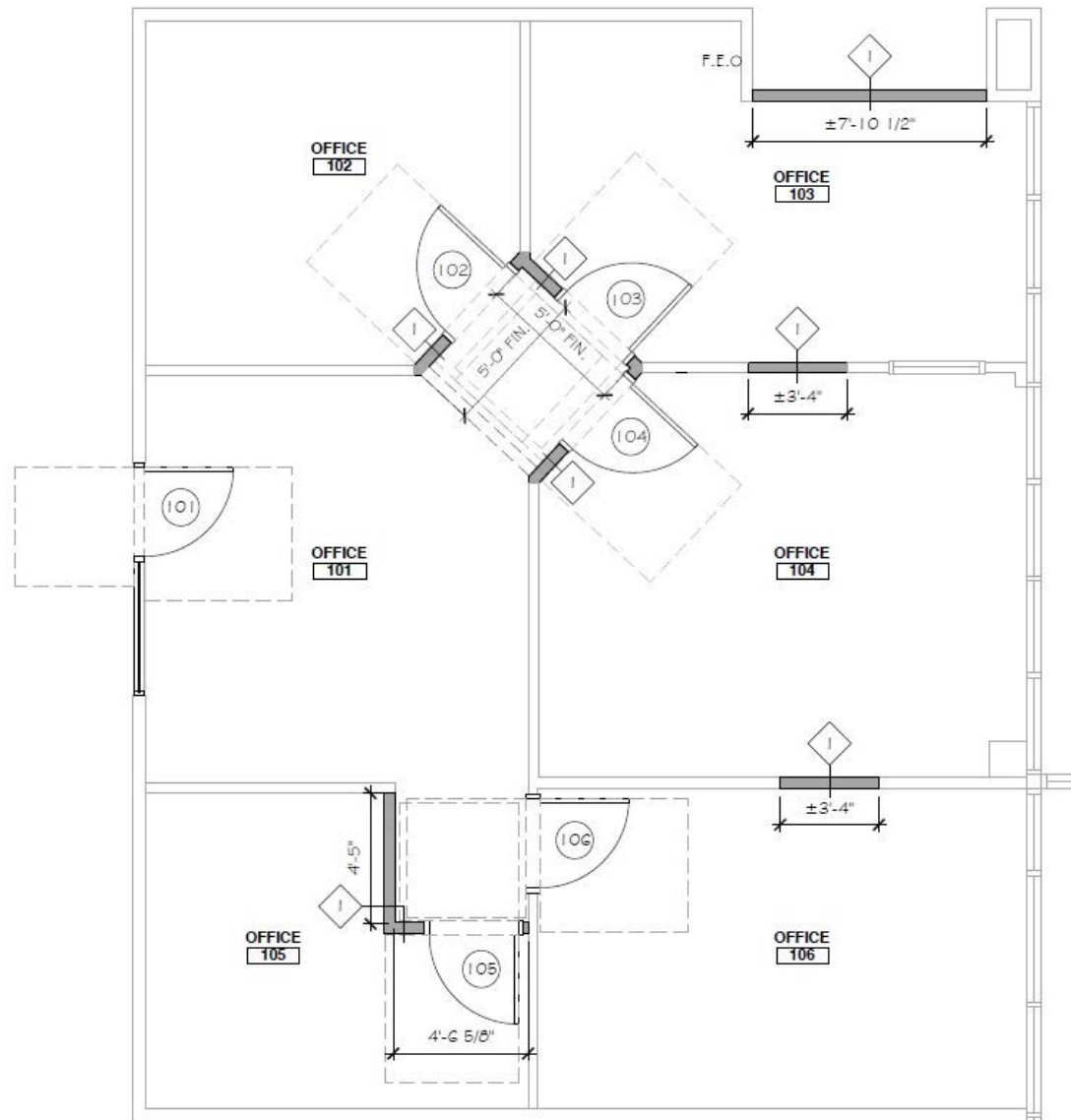
Floor Plans - Crossgate Center

First Floor



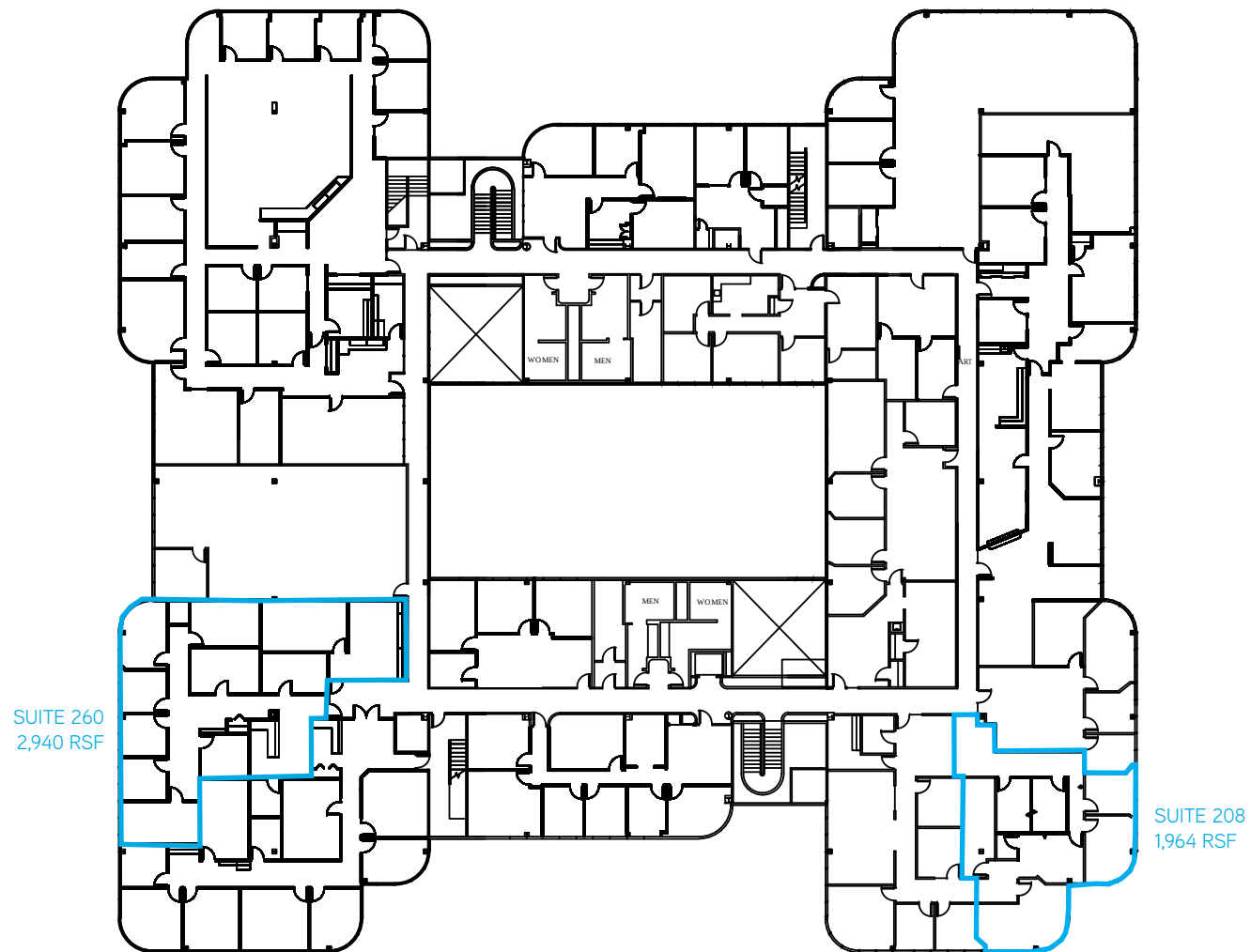
Floor Plans - Crossgate Center

Suite 155 - 1,281 RSF



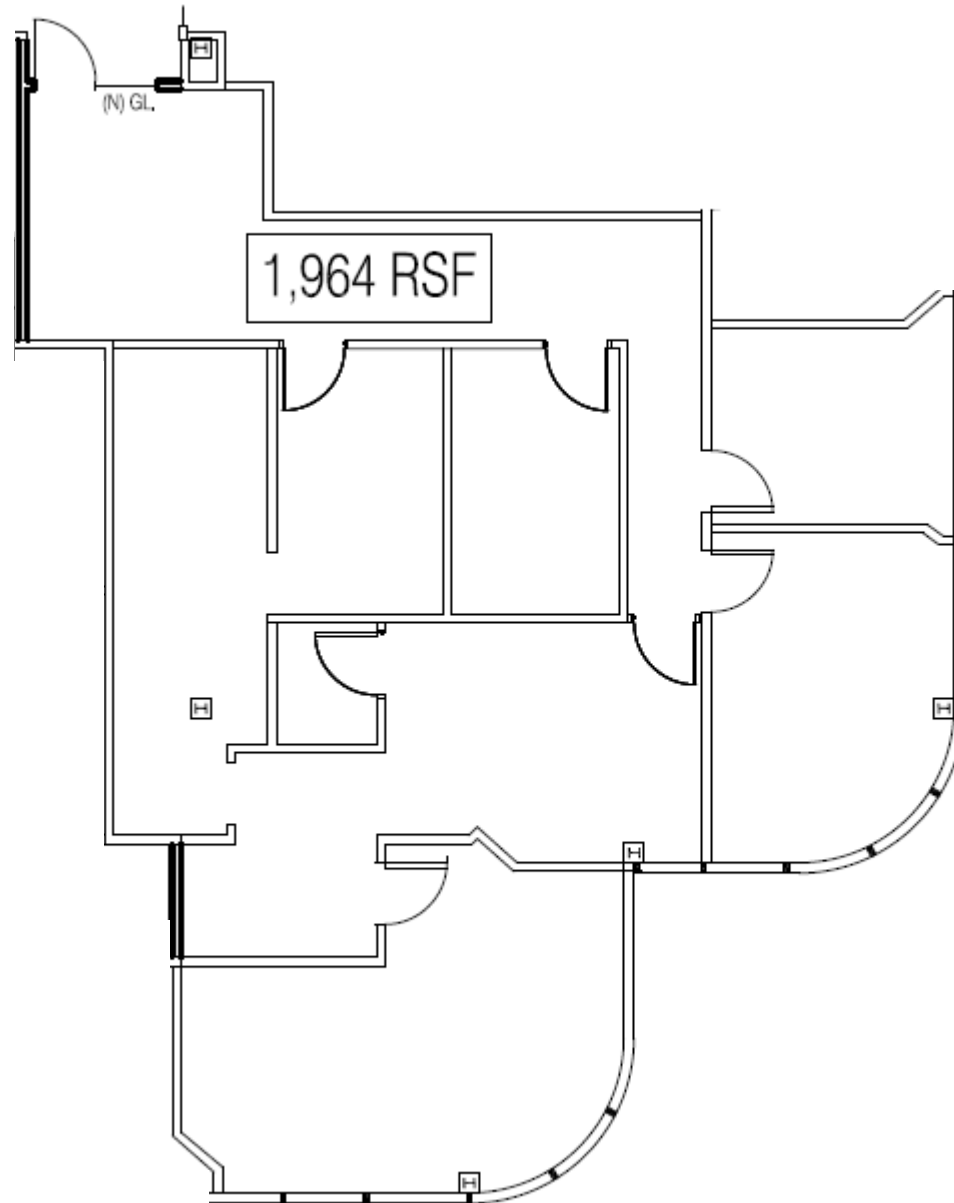
Floor Plans - Crossgate Center

Second Floor



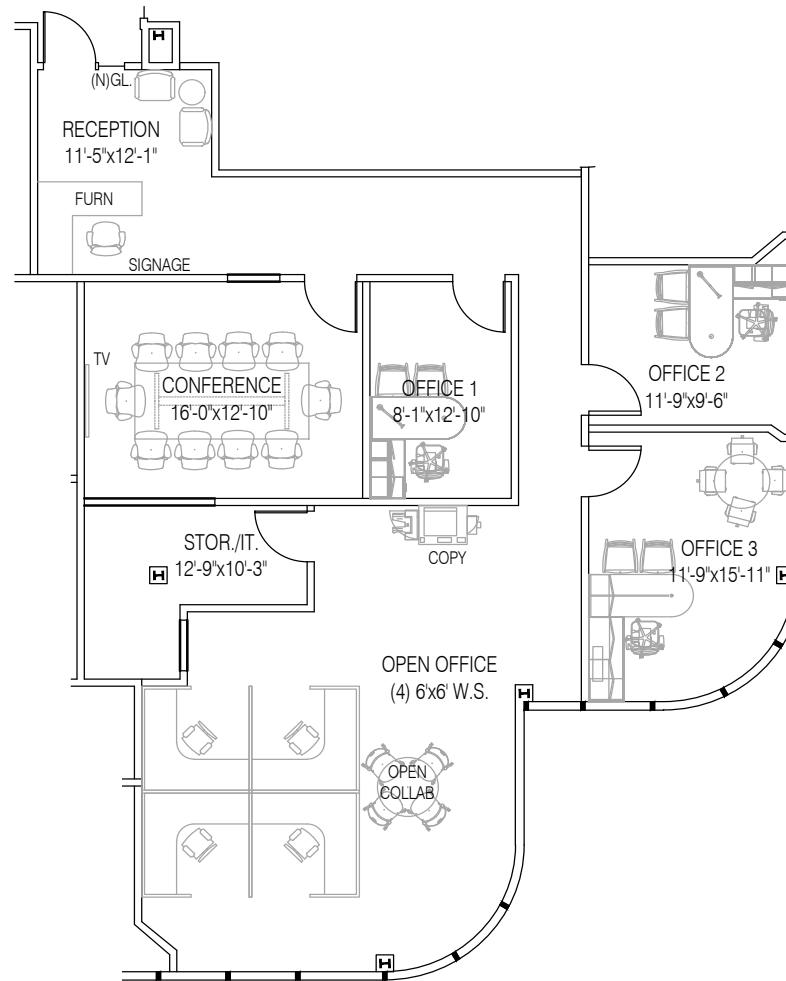
Floor Plans - Crossgate Center

Suite 208 - **1,964 RSF**



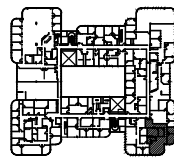
Potential Spec Suite Option 1

Suite 208 - 1,964 RSF



Proposed Plan

N.T.S.



building key plan

Second Floor

N.T.S.



Schematic Design For:
Spec Suite

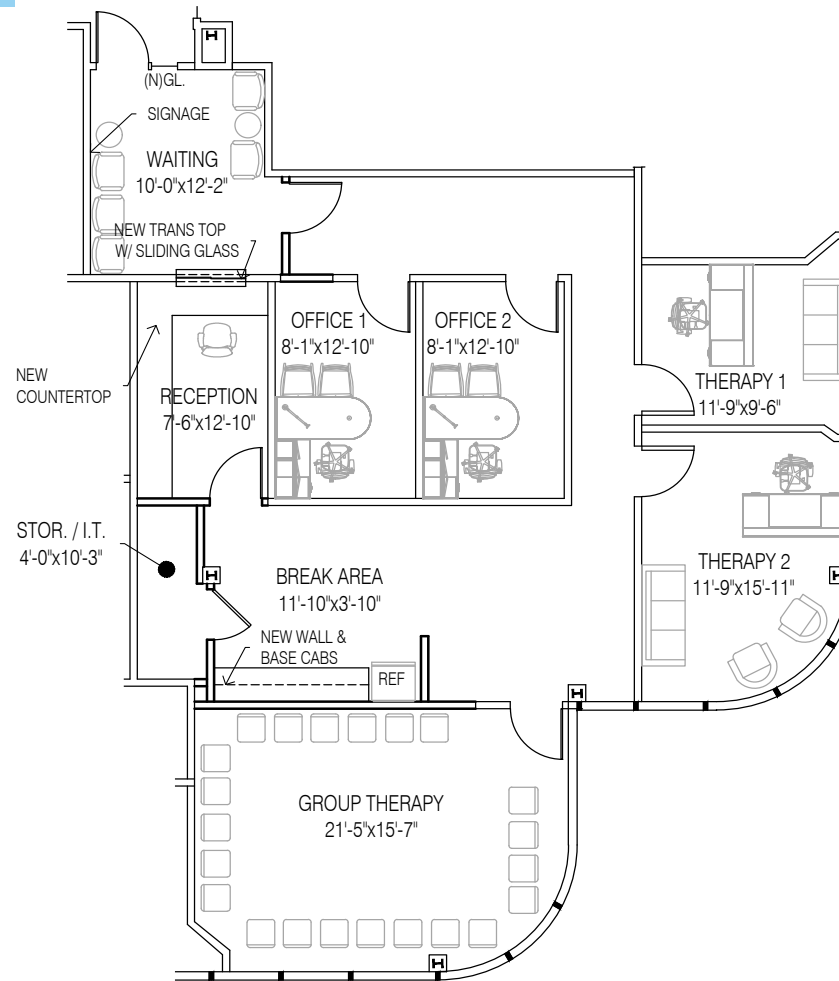
355 E Campus View Blvd - Suite 208

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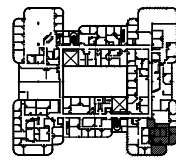
Potential Spec Suite Option 2

Suite 208 - 1,964 RSF



Proposed Plan

N.T.S.



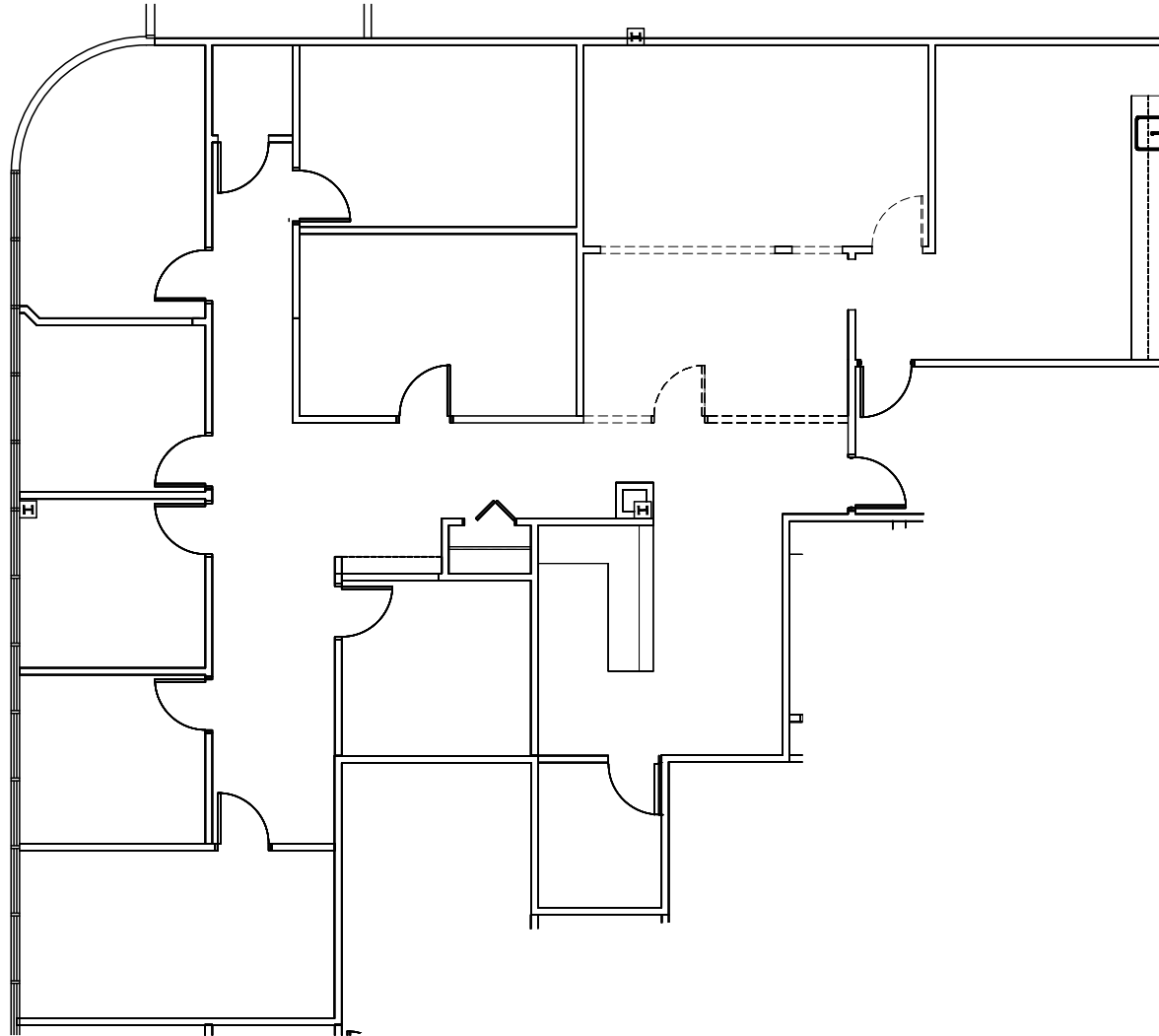
building key plan

Second Floor

N.T.S.

Floor Plans - Crossgate Center

Suite 260 - **2,940 RSF**



Property Photos



CROSSGATE Center



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