

CROSSWOODS

Tech Center

**Lease
Opportunity**

**220-242 E Campus View
Columbus, OH 43235**



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Opportunity

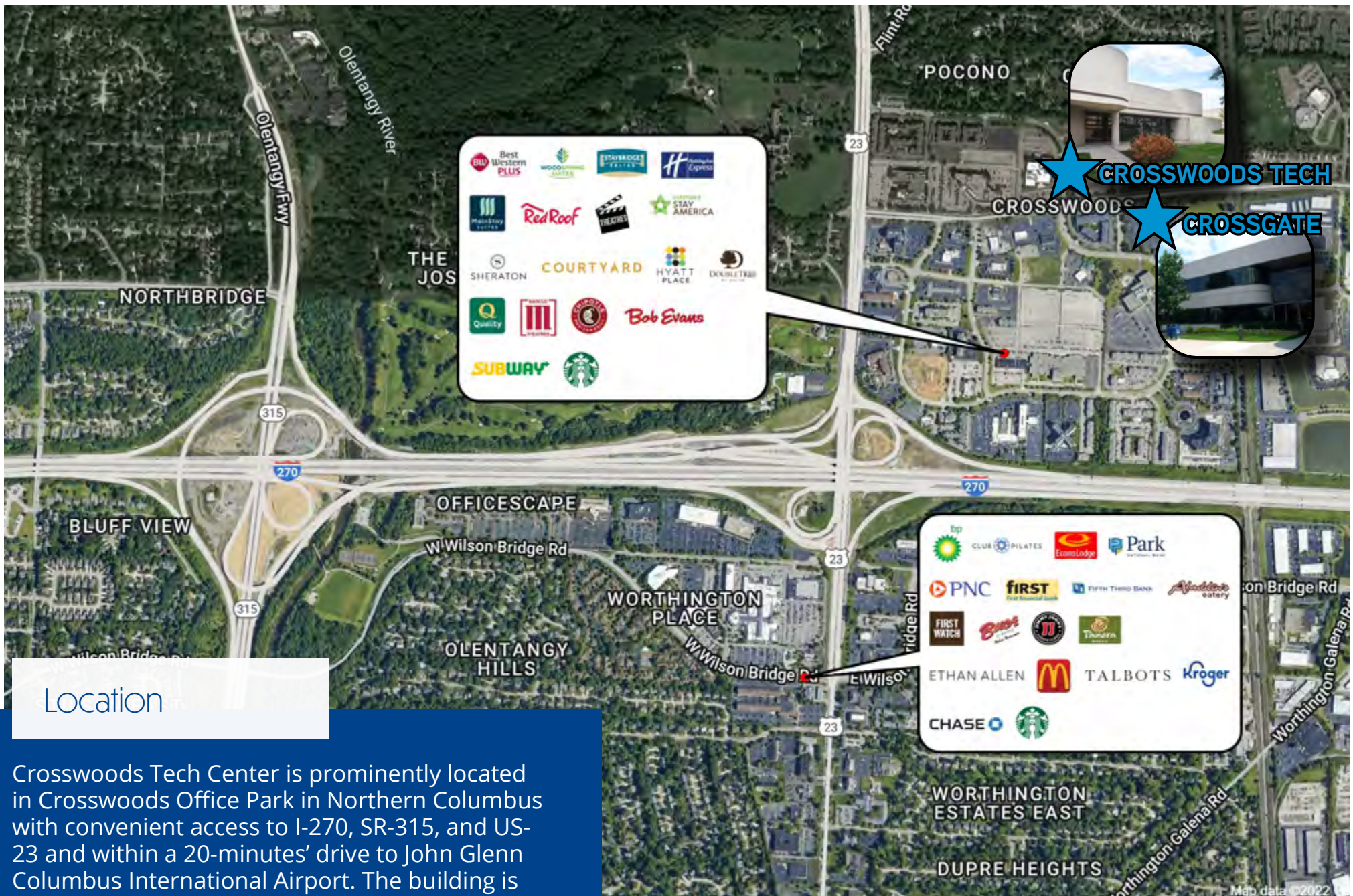
Crosswoods Tech Center is a 71,556 SF three-building office/flex campus centrally located in Worthington, one of Columbus, Ohio's top suburban submarkets. The buildings feature single-story 24/7 direct-entry suites with high ceilings, generous large windows in the front, and many suites including rear van-high dock doors that allow for direct shipping and receiving.

Crosswoods Tech Center

Features & Amenities

- Highly visible building signage
- Direct-entry single-story office and warehouse suites
- Abundant parking at a ratio of 4/1,000
- Convenient access to I-270, SR-315, and US-23
- Within a 5-minute walk to Starbucks and Chipotle and close proximity to numerous Crosswoods area hotels and restaurants.
- Located within an Opportunity Zone that provides the chance for business owners to earn federal tax incentives through Qualified Opportunity Funds. Please consult with your tax advisors to see if your business qualifies.







Rentable Areas (APPROX)

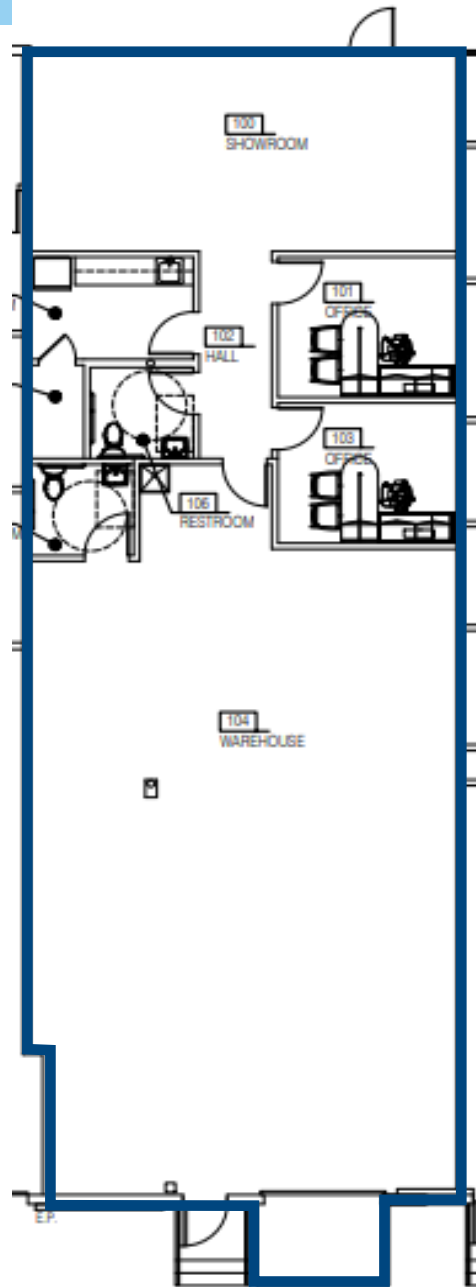
Buiding/Suite	RSF	Lease Rate	Space Notes
7638 Crosswoods Dr.	2,432 SF	\$9.95 PSF NNN	Move-in ready flex suite with showroom entrance, two offices, break room, two restrooms, and climate-controlled warehouse with van-height dock door.
246 E Campus View Blvd	5,189 SF	\$15.00 NNN	Fully built-out medical office space featuring direct entry and high visibility building signage opportunity ideal for various medical/office users. Available 9/1/2026

Operating Expenses

\$7.04PSF
Tenant is responsible for in-suite janitorial services and separately metered utilities.

Floor Plans - Crosswoods Tech

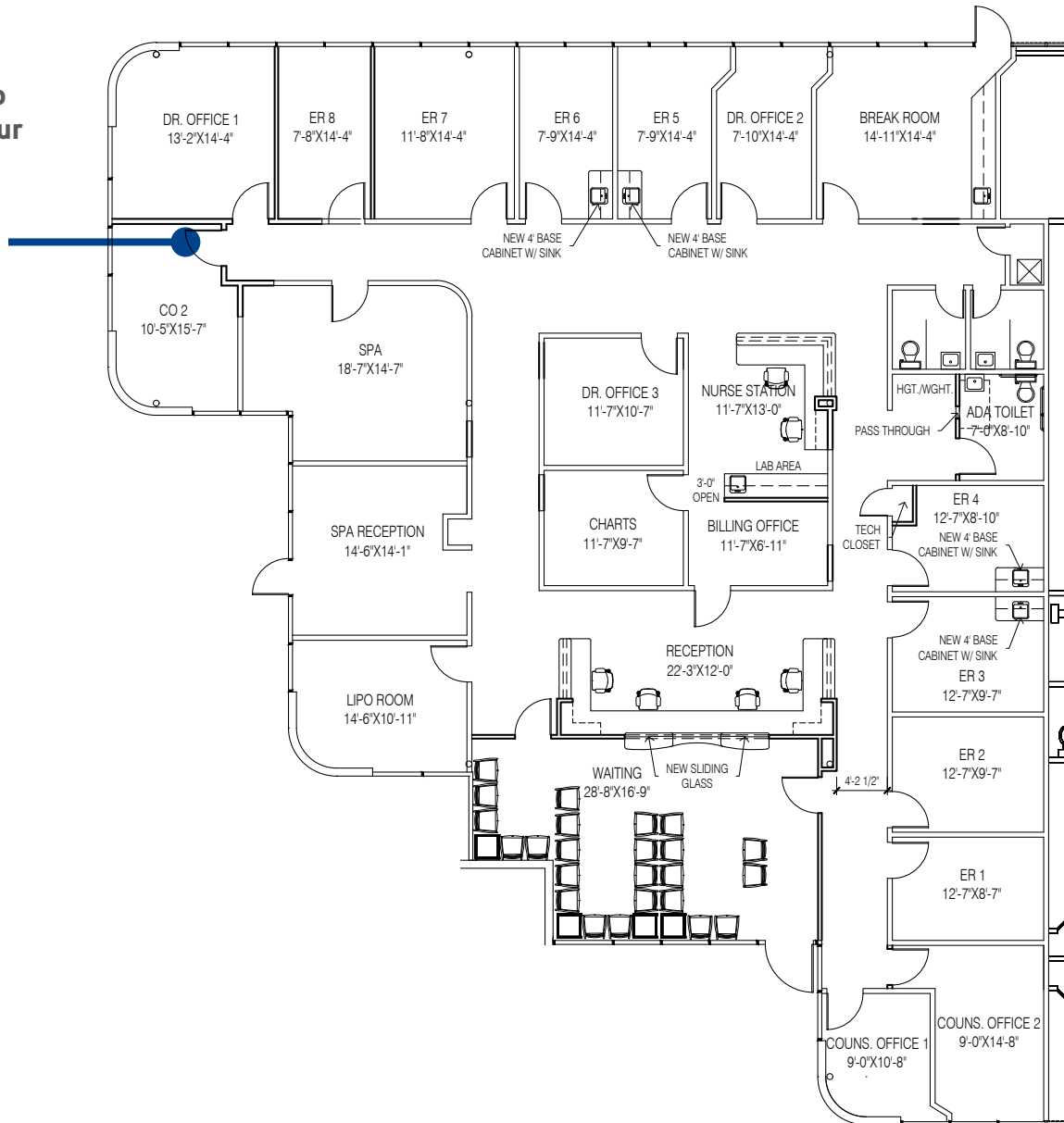
7638 E Crosswoods Dr.



Floor Plans - Crosswoods Tech

246 E Campus View Blvd.

Scan below to
view a 360° tour



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