



Colliers



**Rush Creek
COMMERCE CENTER**
400 - 406 E. Wilson Bridge Rd.

For Lease

Flex Space

406 E Wilson Bridge Rd
Worthington, OH 43085

Rush Creek Commerce Center is a four-building, multi-tenant, Class A flex property totaling 100,042 SF. This property offers easy access to I-270 and SR-23. Each space offers above standard amenities, including glass storefront windows with signage, ample parking and rear truck access to dock and drive-in doors. The property has been well maintained and is ideal for a wide variety of users seeking quality office/warehouse space in a prime suburban location.

Available March 1, 2025

Rush Creek Commerce Center
is owned by:



Available Space

10,310 ± SF

Lease Rate

\$7.50/SF NNN

Operating Expenses
(estimated 2025)

\$5.15/SF

Building Amenities

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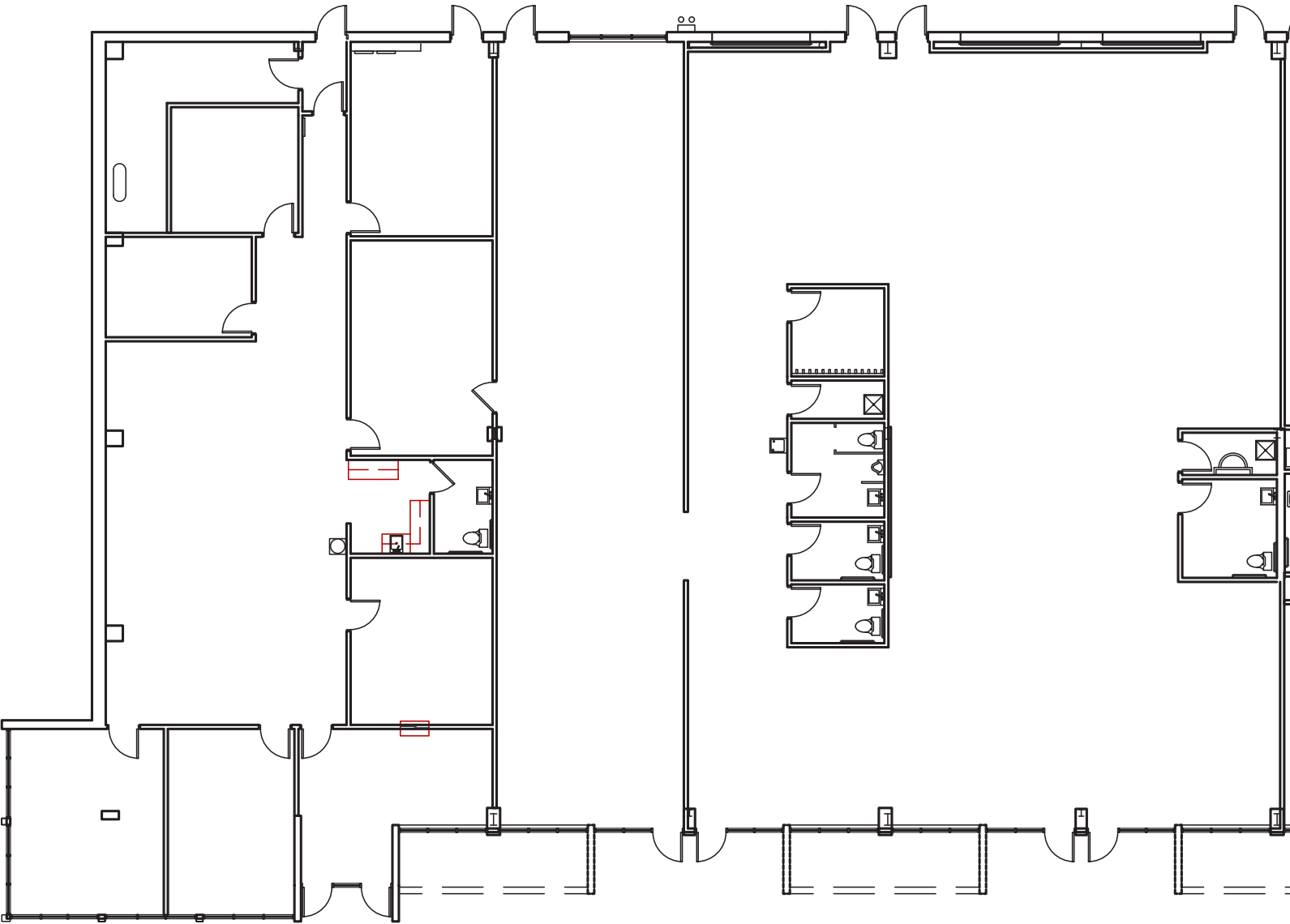
- Hard to find space
- 3 drive-in doors
- 18' clear height
- 40' x 40' column spacing
- Wet sprinkler system
- Exterior signage opportunities
- Quality restaurants, hotels, and shopping nearby
- Built in 1983
- Multiple access points to I-71 and I-270
- Excellent parking ratio



Floor Plan

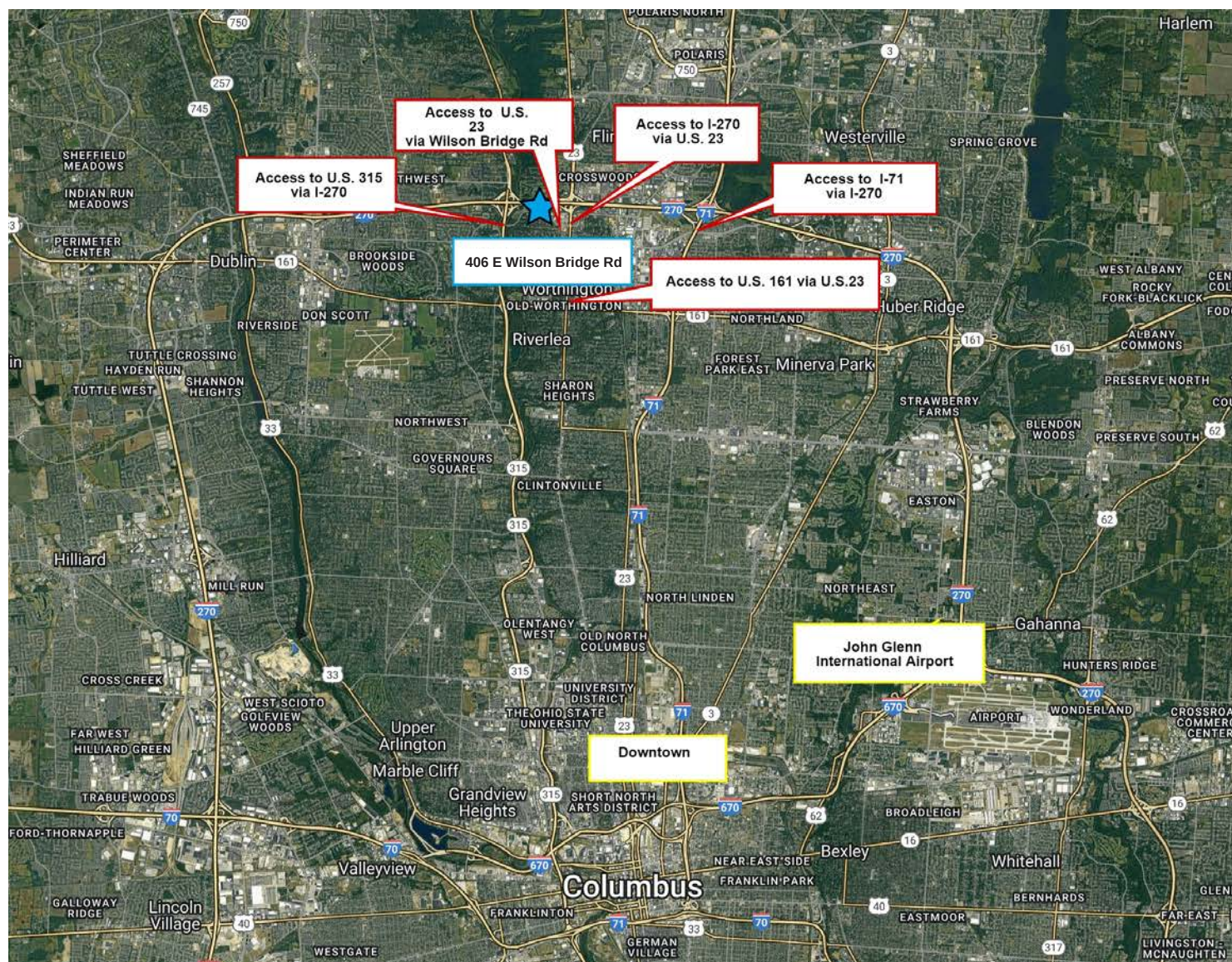
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Suites A - C



Access Map

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