

Community Corporate Center

445 Hutchinson Ave.
Columbus, Ohio 43235

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.

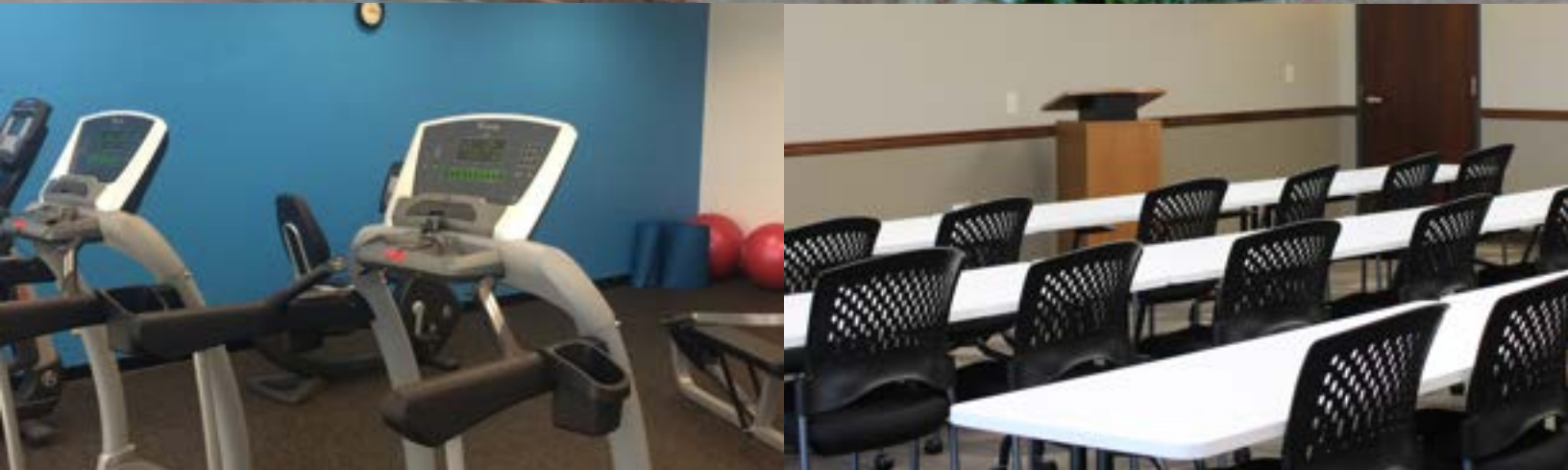
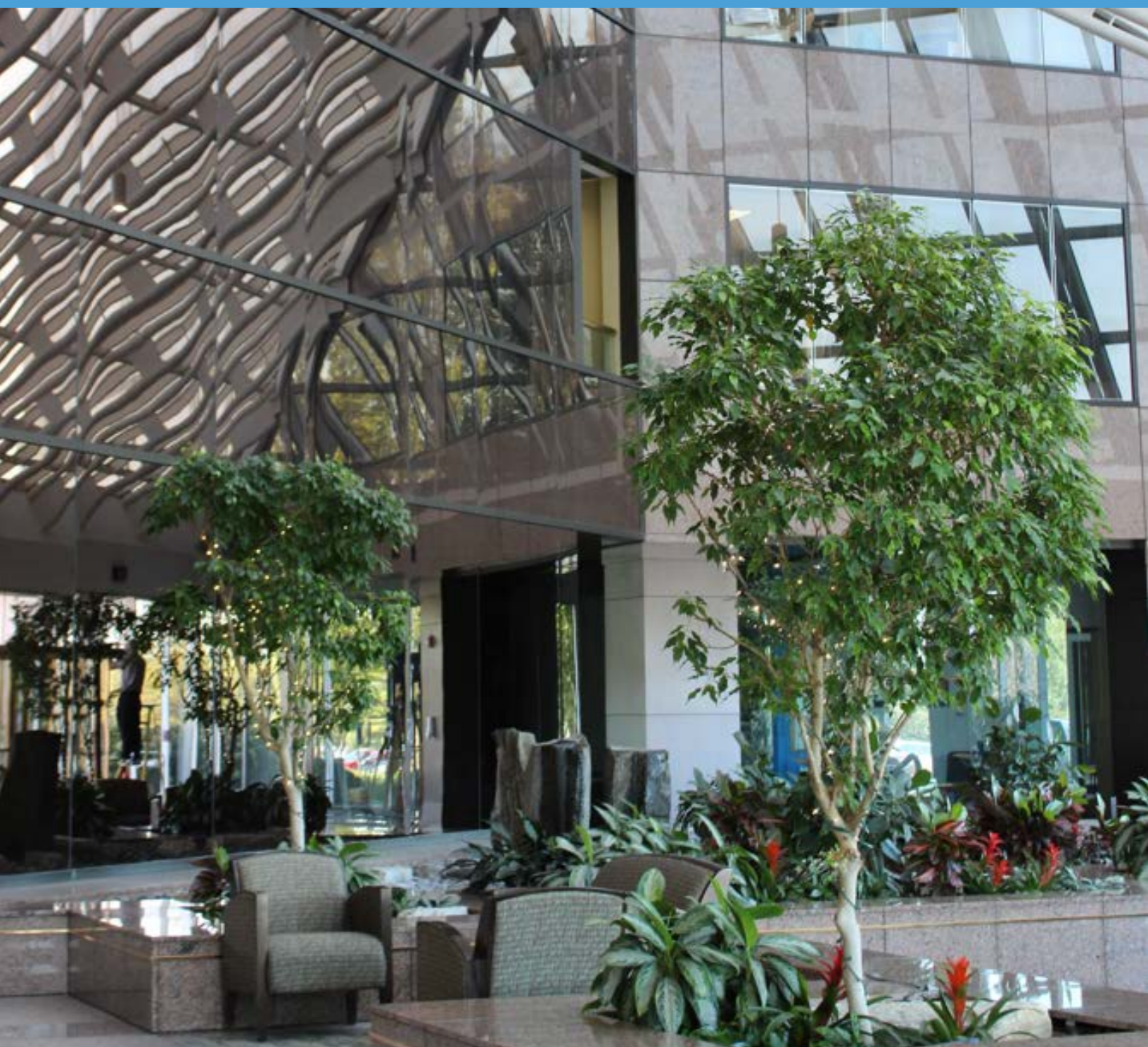
Community Corporate Center has incredible freeway visibility and is in close proximity to The Shops at Worthington as well as numerous restaurants, banks, gas stations, and hotels.

- > 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

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AVAILABILITY

Suite	RSF	Rate	Description
100	5,024	\$12.00 NNN	Multiple private offices
140	2,069	\$12.00 NNN	Efficient suite with private offices and kitchenette
155	1,299	\$12.00 NNN	Cafe space with back of house kitchen
185	6,329	\$12.00 NNN	Large first floor suite with 10+ private offices
205A	5,122	\$12.00 NNN	Three sides of glass containing a nice mix of large and small offices
215	4,196	\$12.00 NNN	Open space with several offices
320*	3,385	\$12.00 NNN	Efficient suite with private offices
330*	6,210	\$12.00 NNN	Mix of open space and offices
440	8,215	\$12.00 NNN	Mix of open space and offices
520**	2,152	\$12.00 NNN	Private, hard-wall offices
525	1,065	\$12.00 NNN	Efficient suite, built for small user
545**	2,354	\$12.00 NNN	Three offices, a conference room, and multiple cubes
650***	7,644	\$12.00 NNN	Up to 8 private offices, 2 conference & kitchenette
695***	1,987	\$12.00 NNN	Efficient suite with 3 offices
700	3,736	\$12.00 NNN	6 offices, conference rooms, kitchenette
760	6,821	\$12.00 NNN	Well-finished space with outstanding views
810	3,989	\$12.00 NNN	Multiple offices and a kitchenette
850	2,153	\$12.00 NNN	Efficient suite with a conference room, kitchenette
940	2,159	\$12.00 NNN	Efficient suite with mostly private offices
995	5,555	\$12.00 NNN	Top floor with excellent views, combination of private offices and open space

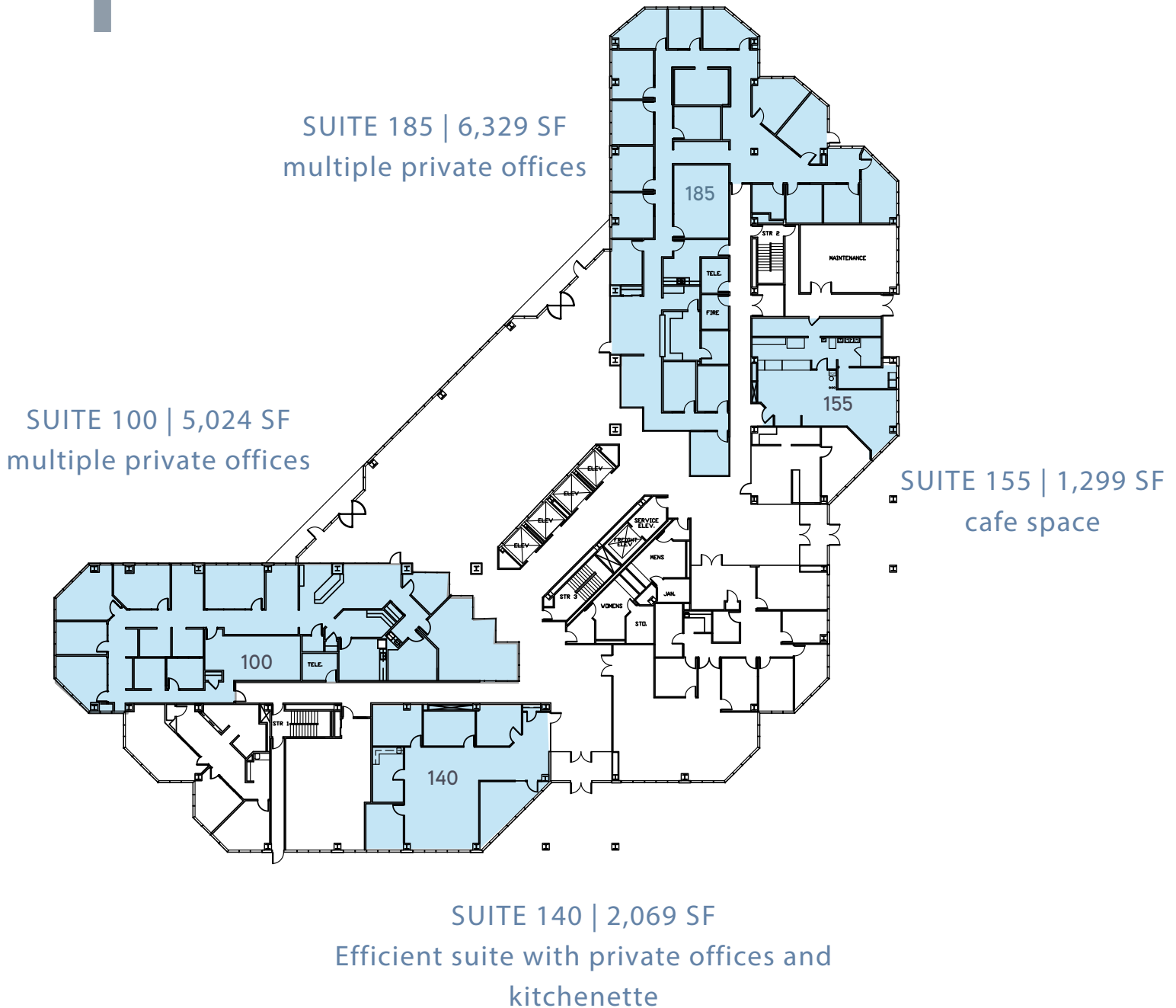
* These suites can be combined for a total of 9,595 SF

** These suites can be combined for a total of 4,506 SF

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

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First Floor



Operating Expenses
estimated to be \$9.51

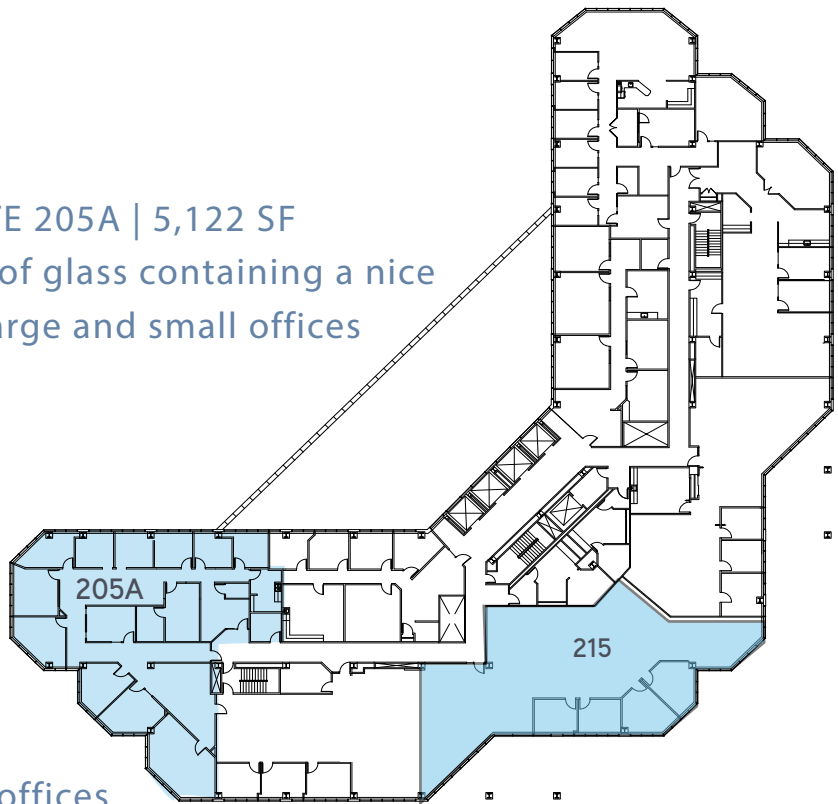
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Second Floor

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

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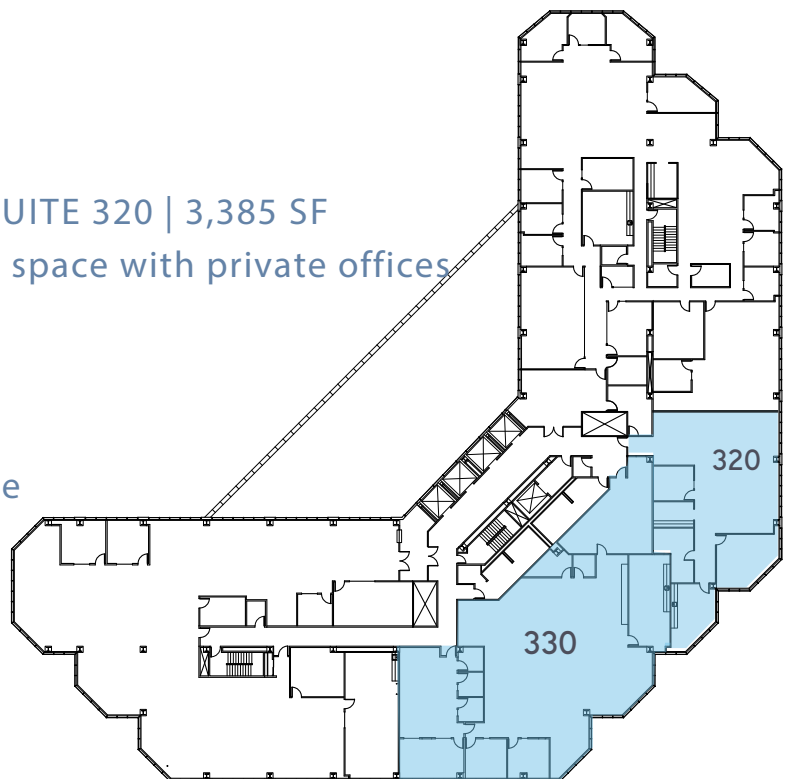
Third Floor

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

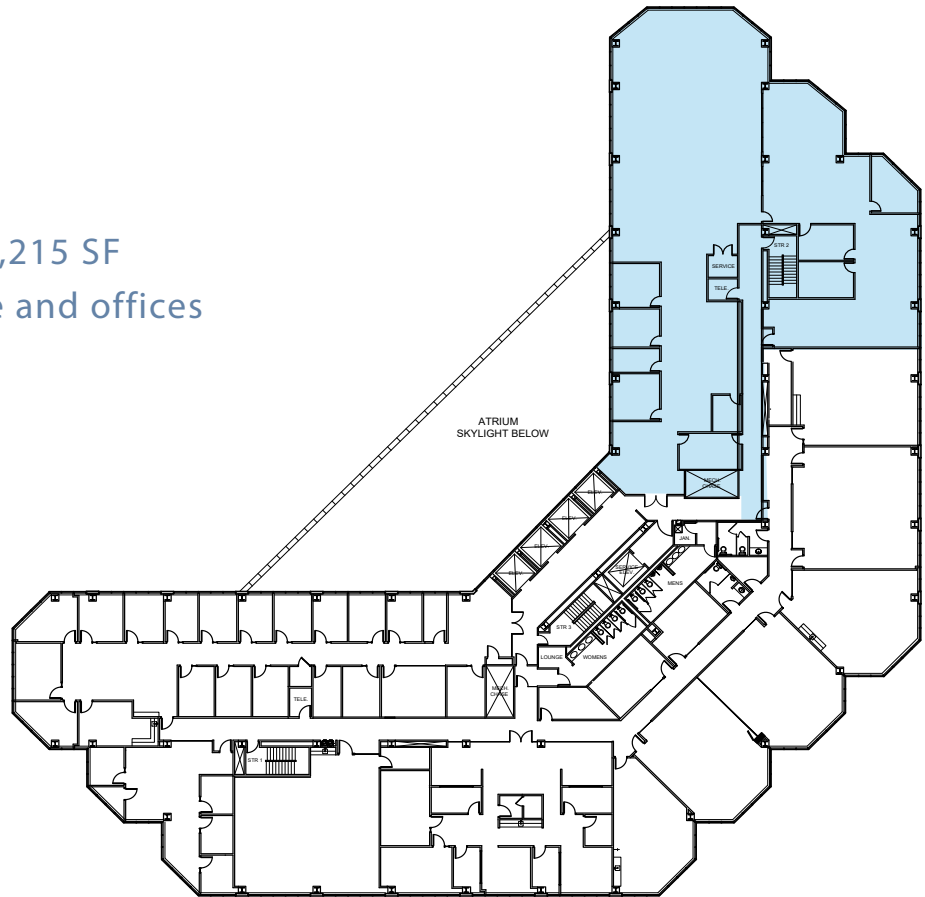


These suites can be combined for a total of 9,595 SF

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Fourth Floor

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



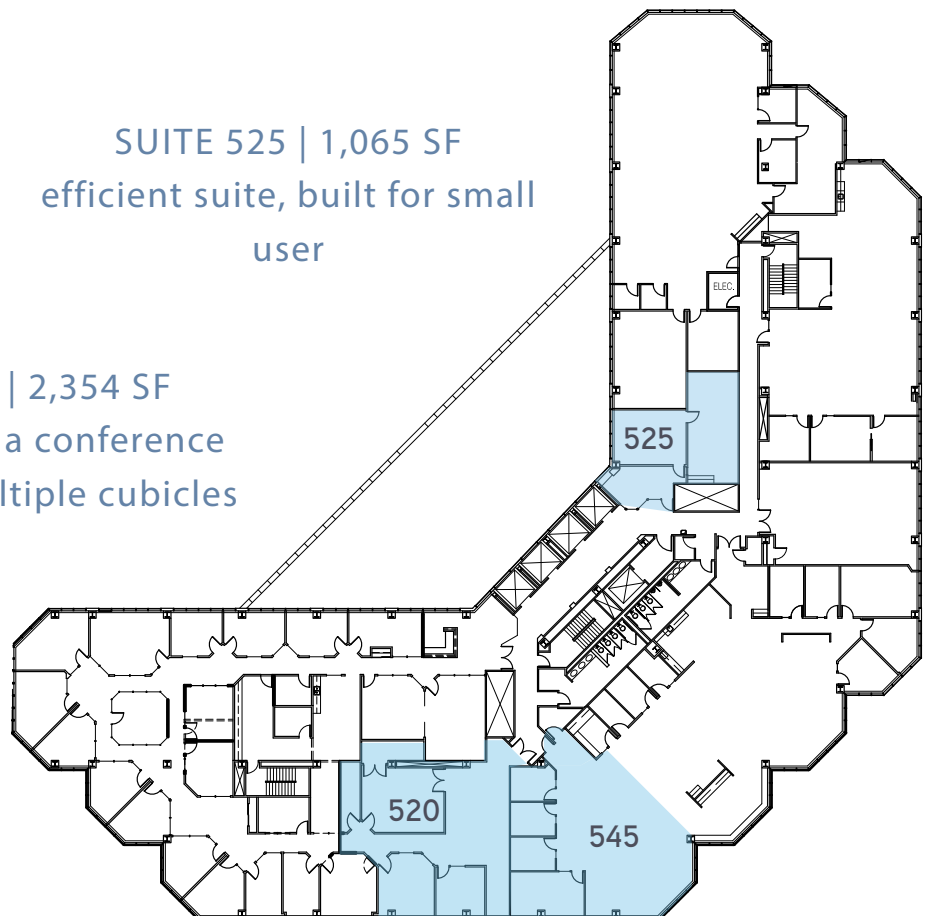
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Fifth Floor

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



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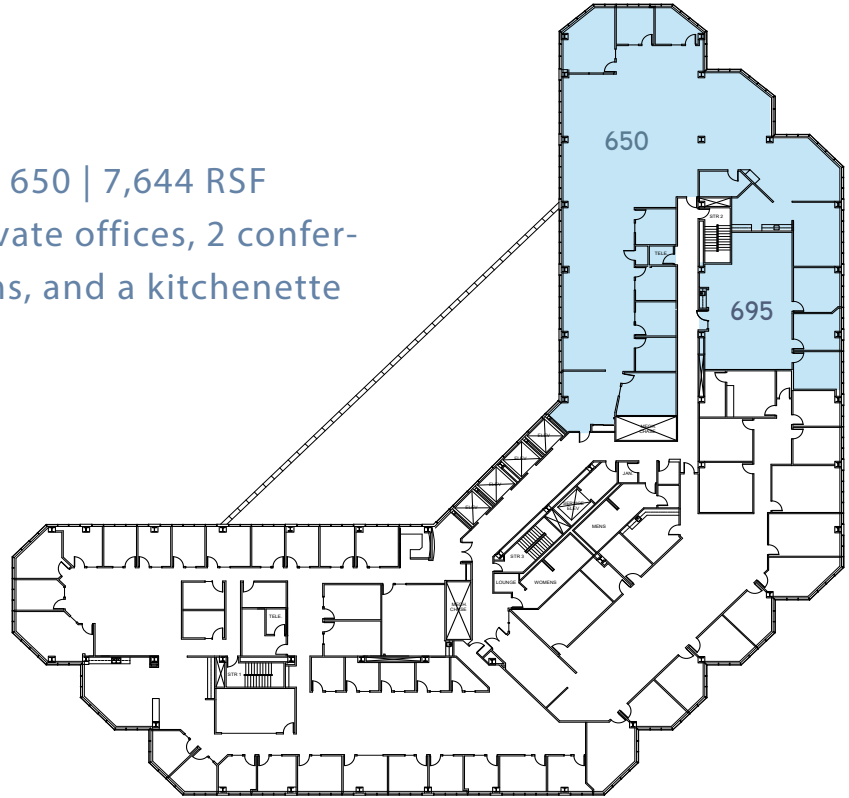
Sixth Floor

SUITE 650 | 7,644 RSF

Up to 8 private offices, 2 conference rooms, and a kitchenette

SUITE 695 | 1,987 RSF

Efficient suite with 3 private offices



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

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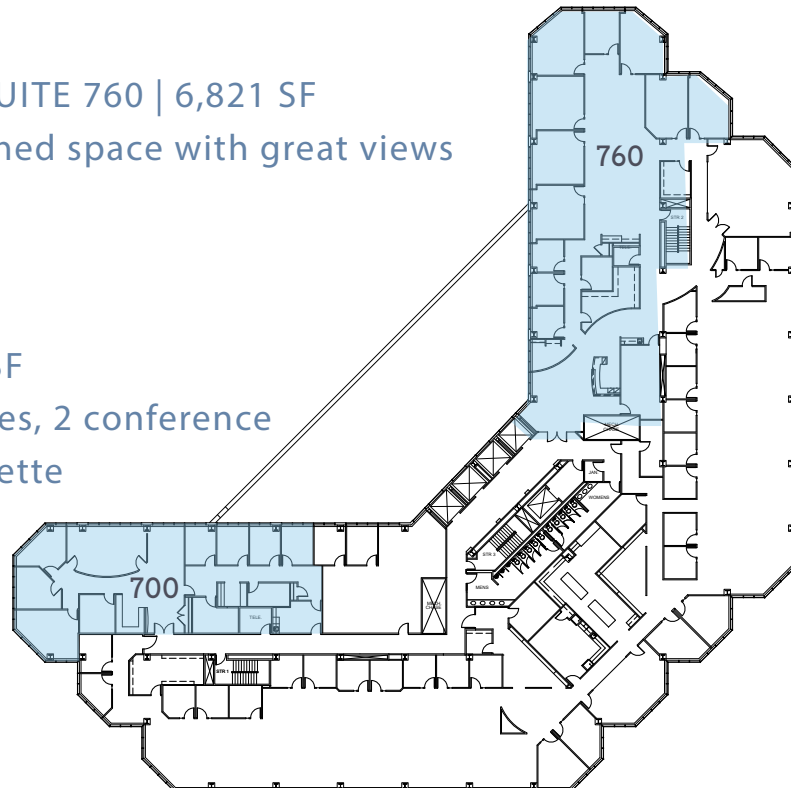
Seventh Floor

SUITE 760 | 6,821 SF

well-finished space with great views

SUITE 700 | 3,736 SF

Efficient suite with 6 private offices, 2 conference rooms, and a kitchenette

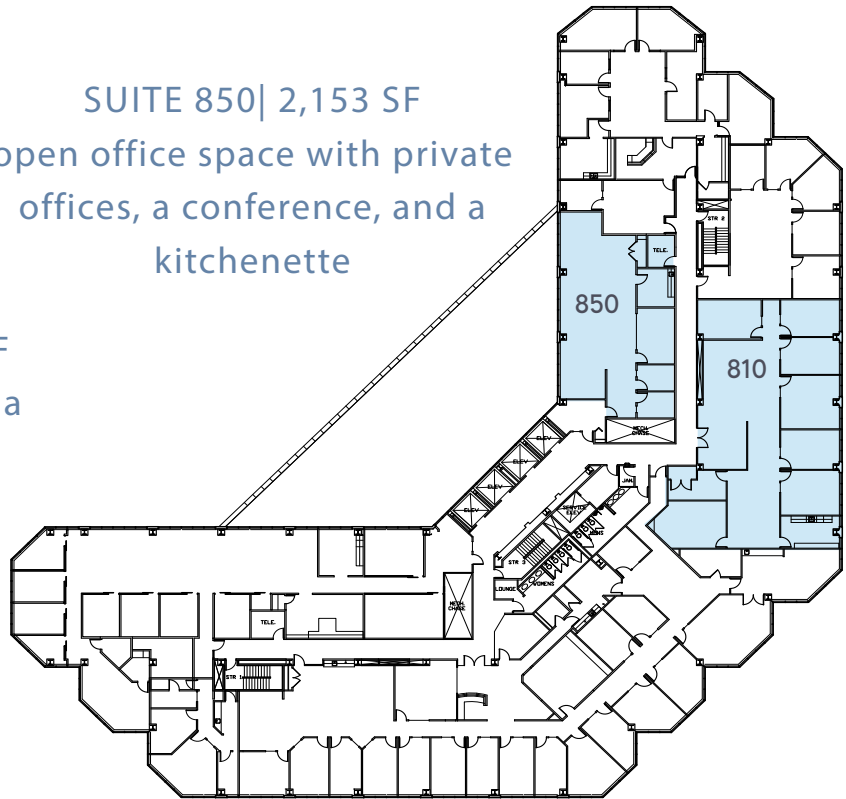


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Eighth Floor

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

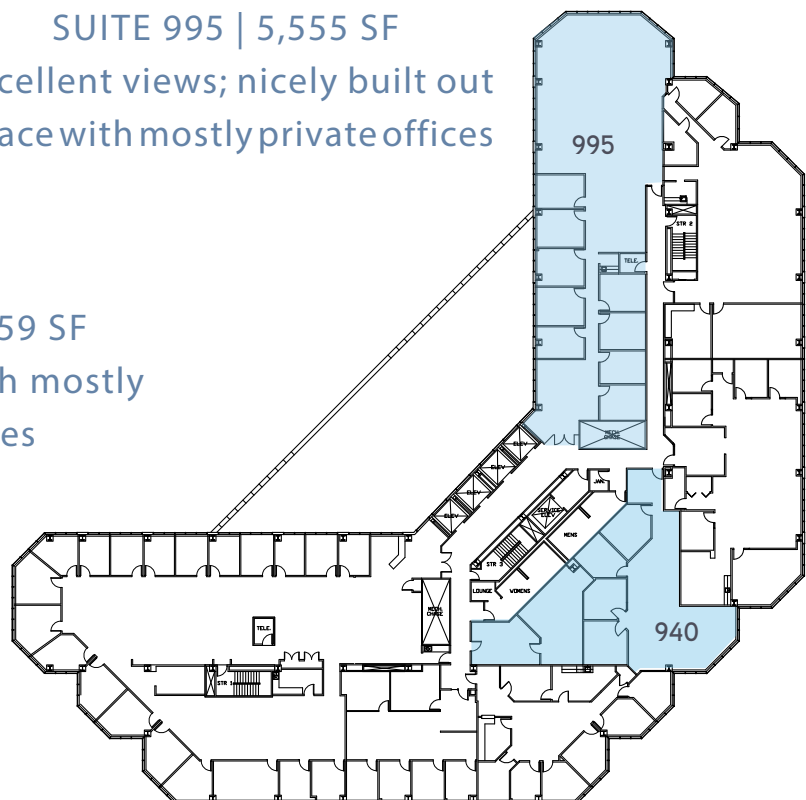


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Ninth Floor

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



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



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EXAMPLE FINISHES





COLLIERS | COLUMBUS
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
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