

Community Corporate Center

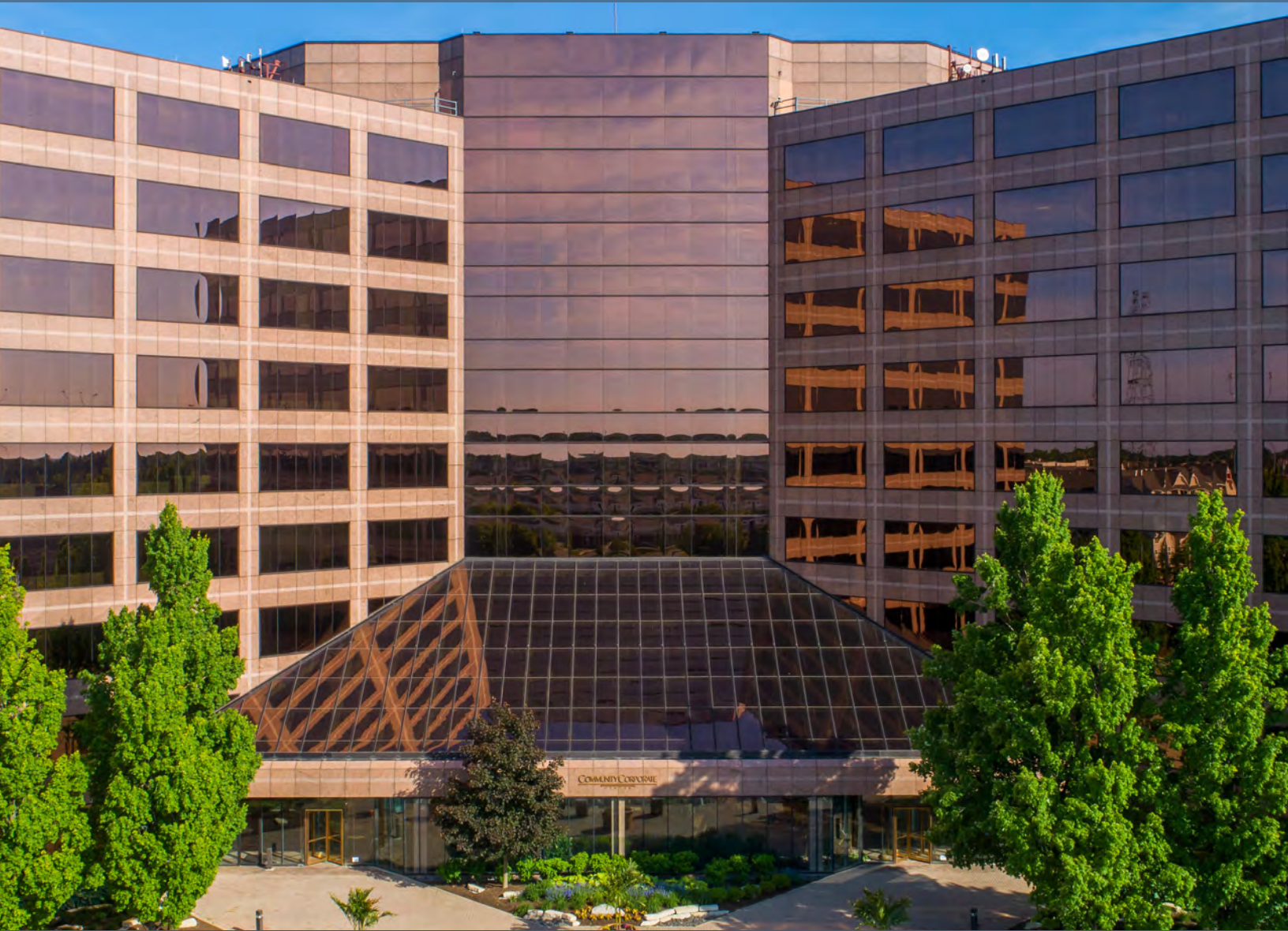


445 Hutchinson Ave.
Columbus, Ohio

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**

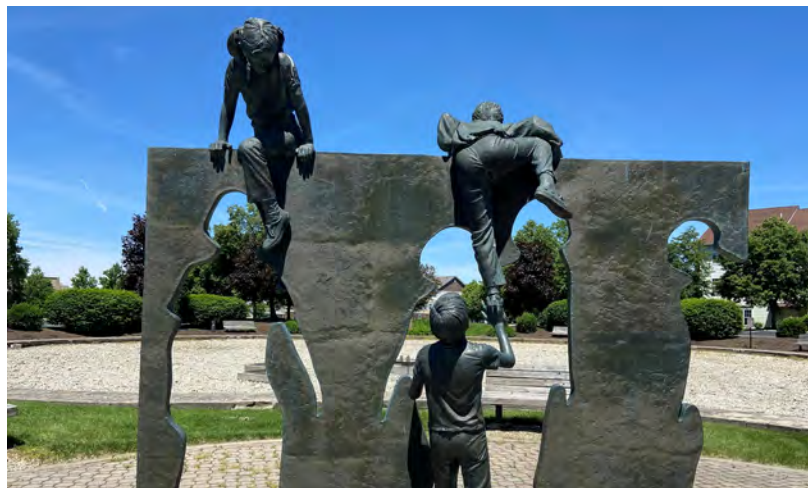
Centrally located with **easy access to I-270, I-71, SR-315, and US-23**

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.

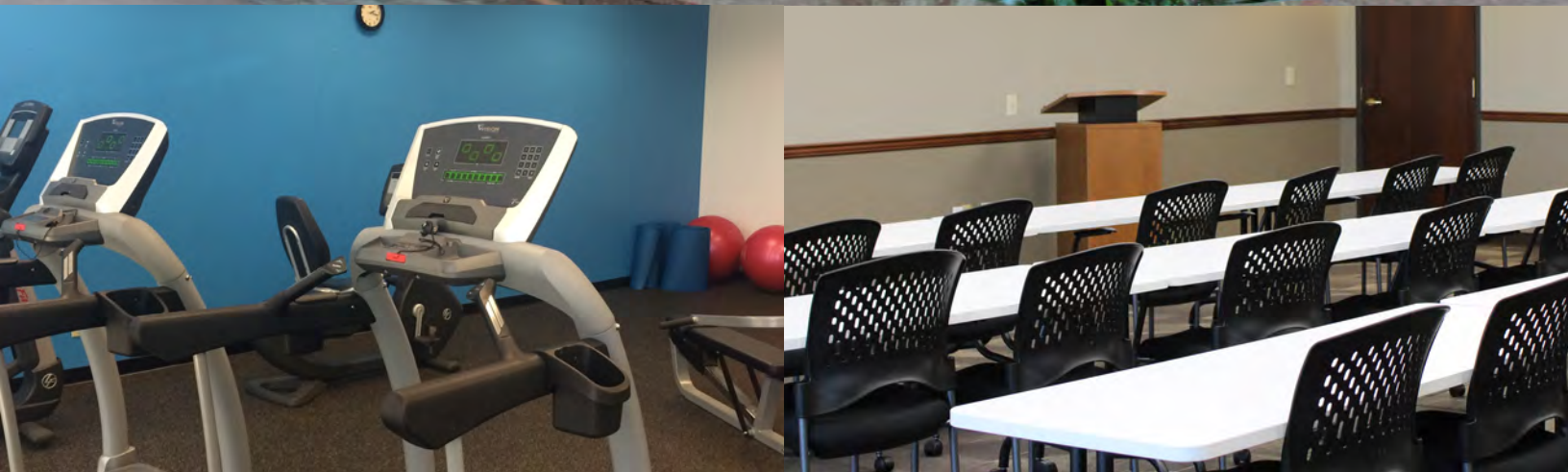
Originally built in 1988, the nine-story building contains 256,495 square feet of office space. With 1,000 surface lot parking spaces, the building has a parking ratio of 4/1,000 SF.

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
550***	5,237	Renovated suite, private offices and conference rooms
575***	3,370	Three private offices with open space
640	7,580	Great mix of private offices and cube space; kitchenette
695	1,987	Efficient suite with 3 offices
710	1,418	Efficient suite with 2 private offices
760	6,821	Well-finished space with outstanding views
810	3,989	Multiple offices and a kitchenette
830	3,976	Great mix of private offices and conference space
850	2,153	Efficient suite with a conference room, kitchenette
920	2,107	Efficient suite with 2 conference rooms and 4 offices
940	3,004	Efficient suite with mostly private offices
955	2,401	Private offices, conference, and kitchenette
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*

**** These suites can be combined for a total of 9,672 SF*

1

First Floor

SUITE 100 | 5,024 SF

Multiple private offices



Click for Virtual Tour
(Suite 100)

CAFE

SUITE 150 | 774 SF

Direct lobby entrance,
efficient suite



Click for Virtual Tour
(Suite 150)

SUITE 142 | 3,471 SF

Mix of cubicles, private offices
and meeting rooms



Click for Virtual Tour
(Suite 142)

SUITE 140 | 2,069 SF

Efficient suite with private offices
and kitchenette



Click for Virtual Tour
(Suite 140)

FITNESS CENTER

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



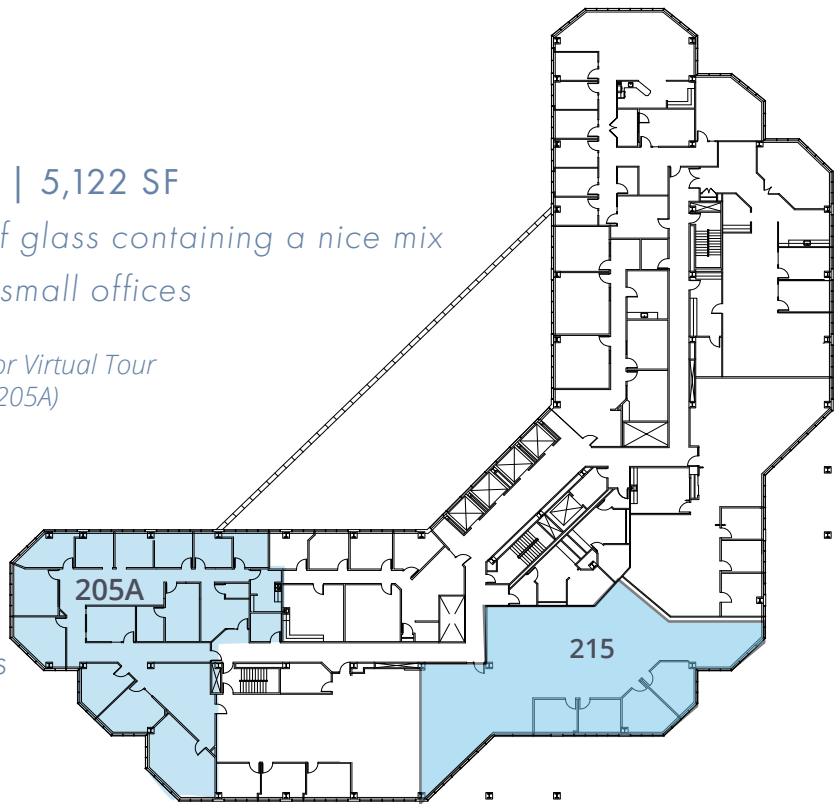
*Click for Virtual Tour
(Suite 205A)*

SUITE 215 | 4,196 SF

Mostly open space with four offices



*Click for Virtual Tour
(Suite 215)*



3

Third Floor

SUITE 320 | 3,385 SF

Efficient space with private offices



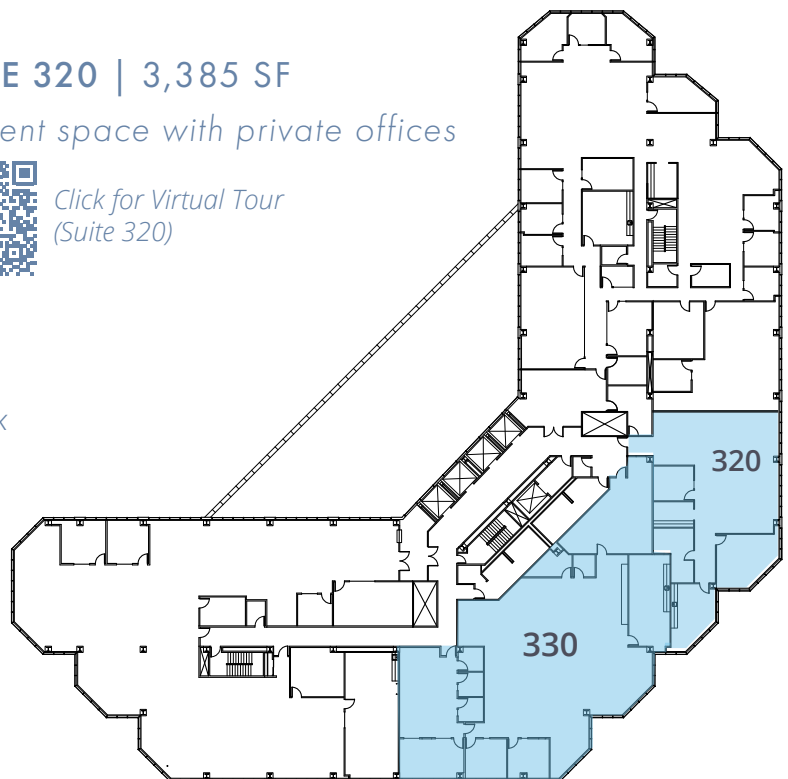
*Click for Virtual Tour
(Suite 320)*

SUITE 330 | 6,210 SF

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



*Click for Virtual Tour
(Suite 330)*



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

4

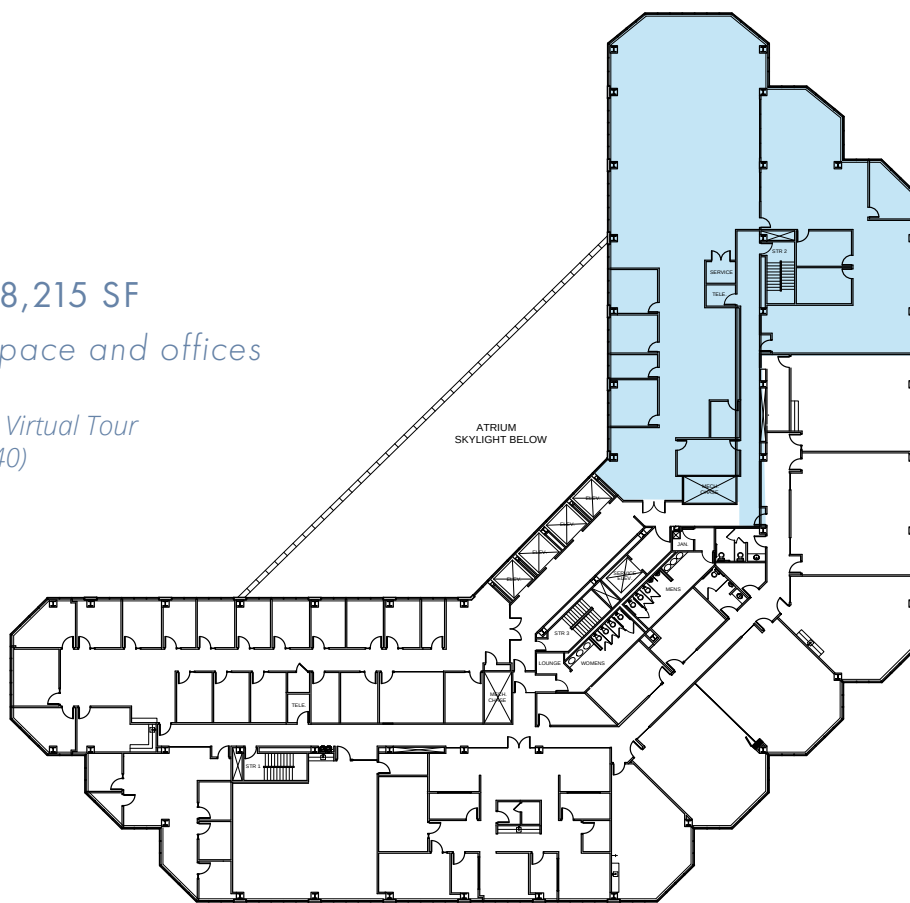
Fourth Floor

SUITE 440 | 8,215 SF

Mix of open space and offices



*Click for Virtual Tour
(Suite 440)*



5

Fifth Floor

SUITE 550 | 5,237 SF

Space for cubes and conference



*Click for Virtual Tour
(Suite 550)*

SUITE 525 | 1,065 SF

Efficient suite, built for small user



*Click for Virtual Tour
(Suite 525)*

SUITE 520 | 2,152 SF

Private, hard-wall offices



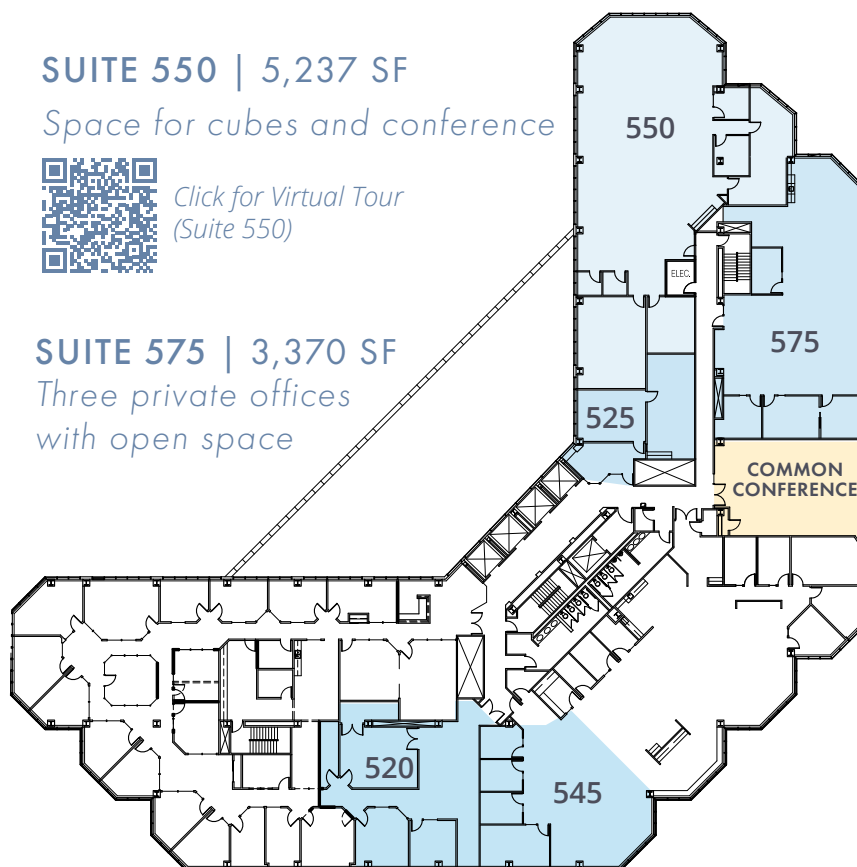
*Click for Virtual Tour
(Suite 520)*

SUITE 545 | 2,354 SF

Three offices, a conference room, and multiple cubicles



*Click for Virtual Tour
(Suite 545)*



Suites 525, 550, and 575 can be combined for a total of 9,672 SF

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

6 Sixth Floor

SUITE 640 | 7,580 RSF

Private offices and cube space



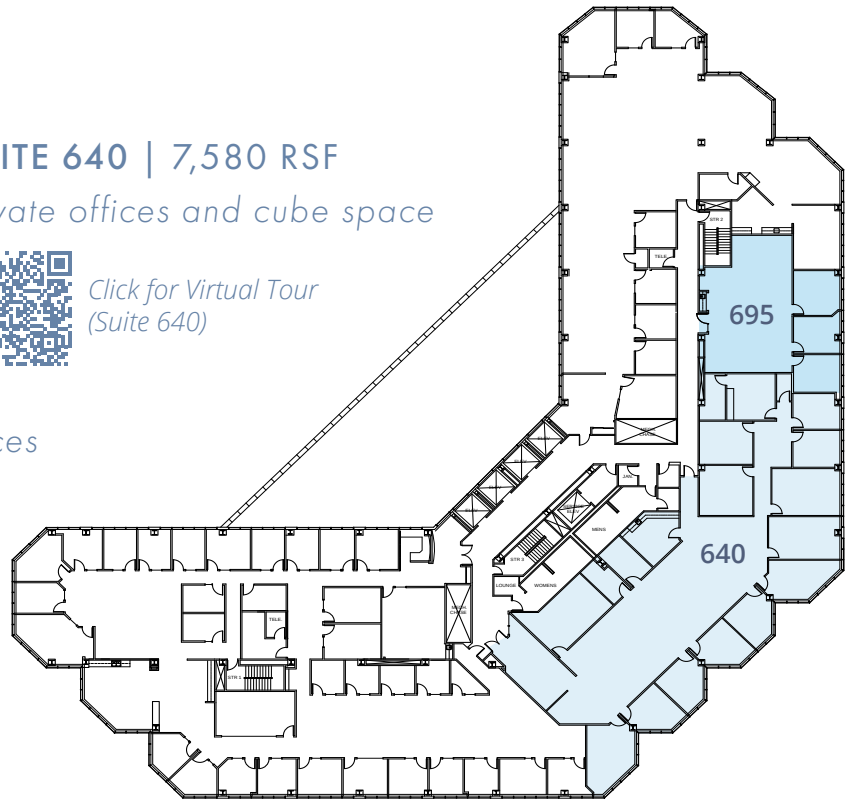
*Click for Virtual Tour
(Suite 640)*

SUITE 695 | 1,987 RSF

Efficient suite with 3 private offices



*Click for Virtual Tour
(Suite 695)*



These suites can be combined for a total of 9,567 SF

7 Seventh Floor

SUITE 760 | 6,821 SF

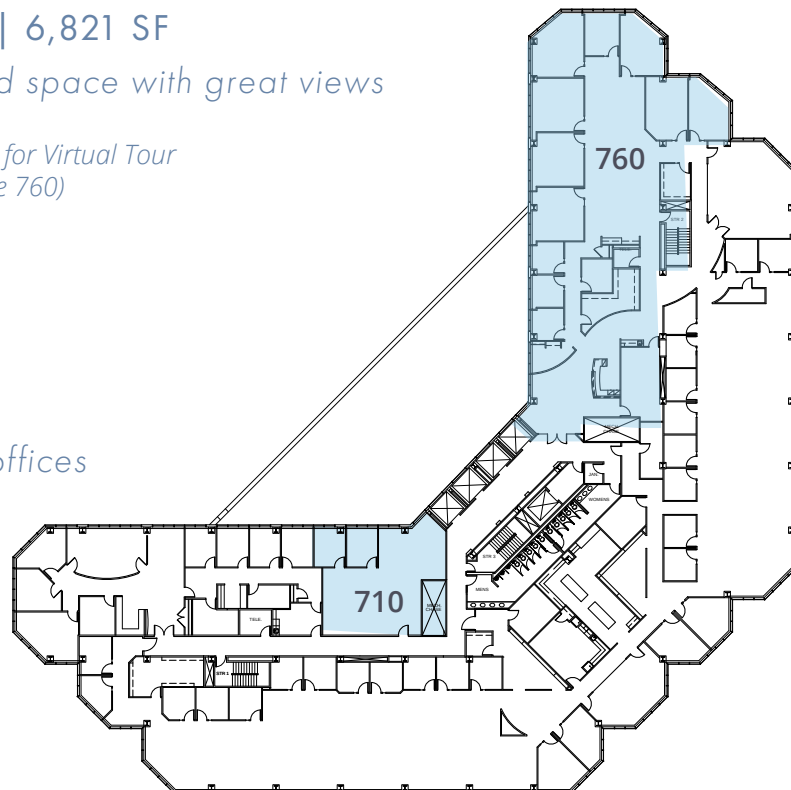
Well-finished space with great views



*Click for Virtual Tour
(Suite 760)*

SUITE 710 | 1,418 SF

Efficient suite with 2 private offices



8

Eighth Floor

SUITE 830 | 3,976 SF

Great mix of private offices and conference rooms

SUITE 850 | 2,153 SF

Open office space with private offices, a conference, and a kitchenette



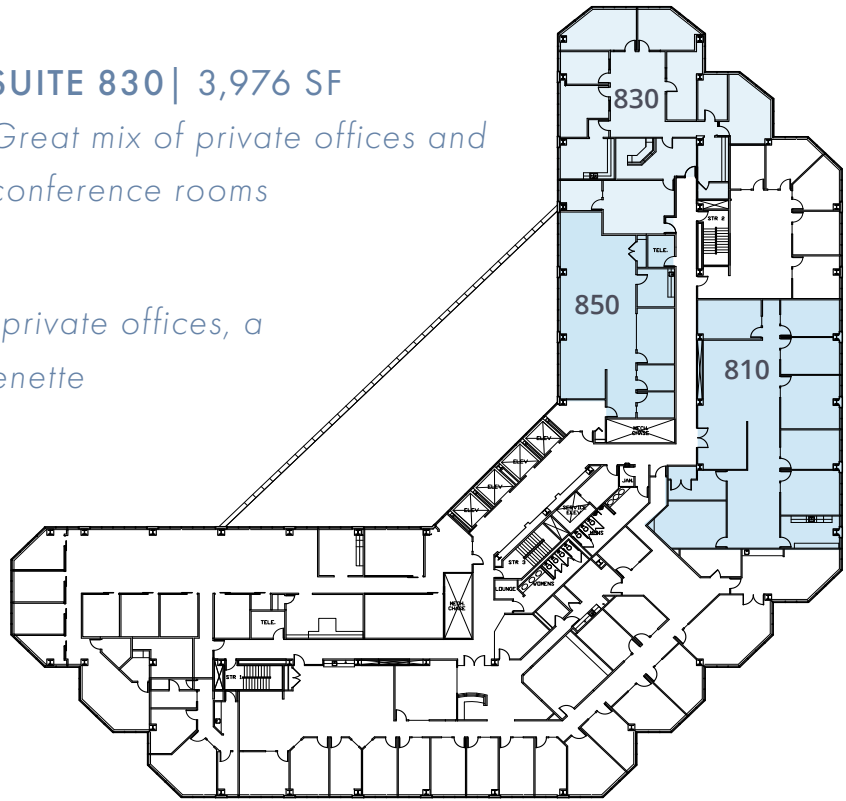
*Click for Virtual Tour
(Suite 850)*

SUITE 810 | 3,989 SF

Multiple offices and a kitchenette



*Click for Virtual Tour
(Suite 810)*



9

Ninth Floor

SUITE 995 | 5,555 SF

Excellent views; nicely built out space with mostly private offices



*Click for Virtual Tour
(Suite 995)*

SUITE 940 | 3,004 SF

Efficient office with mostly private offices



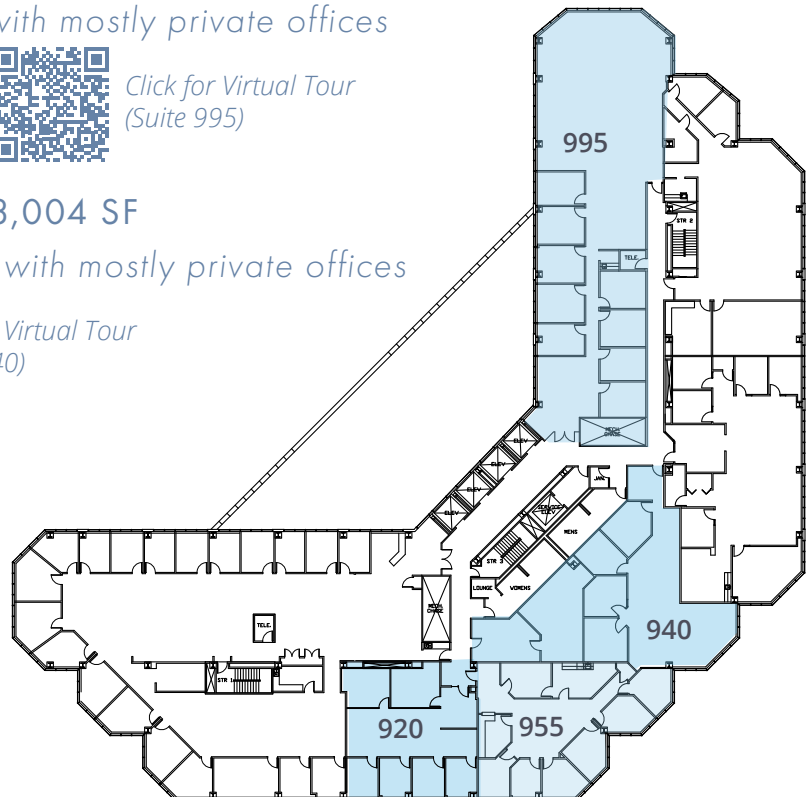
*Click for Virtual Tour
(Suite 940)*

SUITE 920 | 2,107 SF

Efficient suite, 2 conference rooms and 4 offices

SUITE 955 | 2,401 SF

Efficient suite with private offices and a kitchenette



Suites 920, 940, & 955 can be combined for a total of 7,512 SF

Average daily traffic volume =
more than 169,000
vehicles per day



Bob Evans

j. gilbert's
WOOD-FIRED STEAKS & SEAFOOD



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

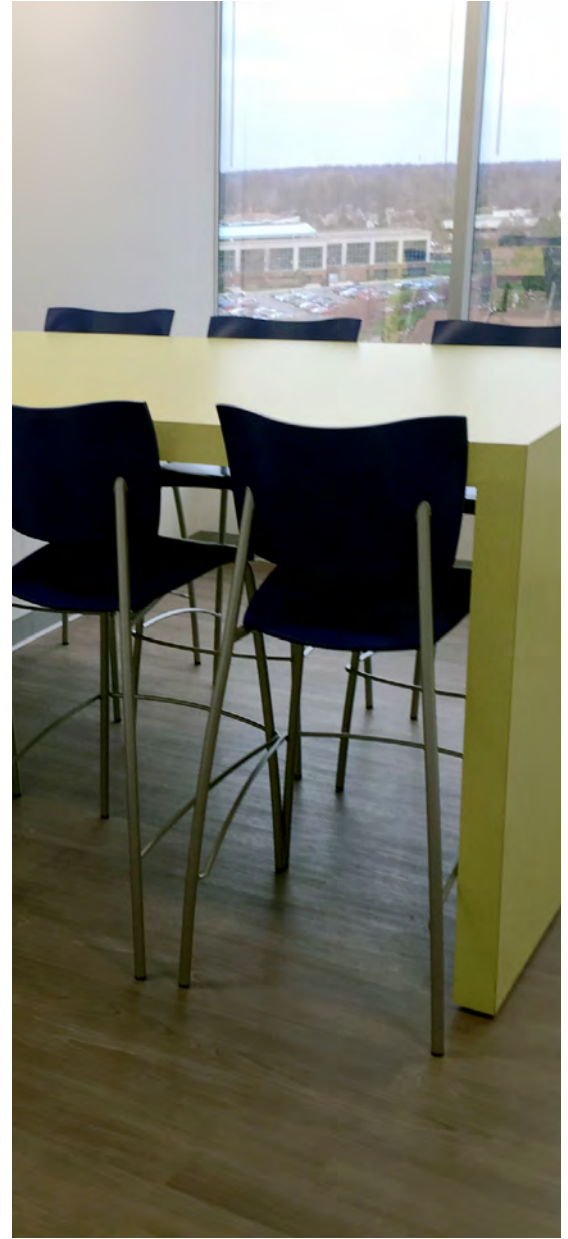
Residence INN.
BY MARRIOTT

BUILDING SIGNAGE
AVAILABLE



Community Corporate Center
445 Hutchinson Ave. | Columbus, Ohio 43235

EXAMPLE FINISHES





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