

CROSSWOODS

Tech Center

Lease Opportunity

220-242 E Campus View
Columbus, OH 43235



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Opportunity

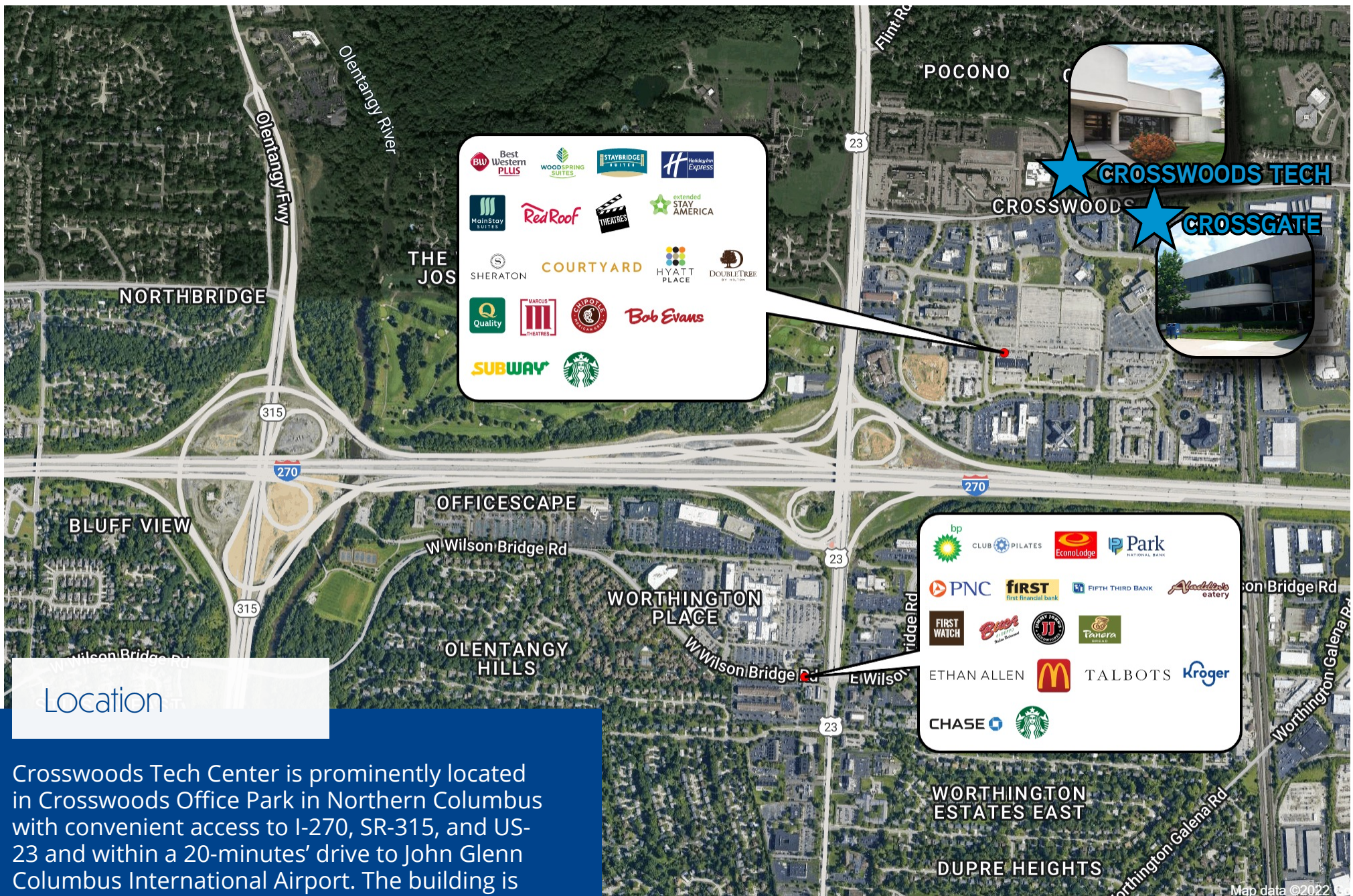
Crosswoods Tech Center is a 71,556 SF three-building office/flex campus centrally located in Worthington, one of Columbus, Ohio's top suburban submarkets. The buildings feature single-story 24/7 direct-entry suites with high ceilings, generous large windows in the front, and many suites including rear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





Crosswoods Tech Center is prominently located in Crosswoods Office Park in Northern Columbus with convenient access to I-270, SR-315, and US-23 and within a 20-minutes' drive to John Glenn Columbus International Airport. The building is just a five-minute walk across E Campus View Blvd to Starbucks and Chipotle. A variety of hotels, shopping, and restaurants are easily accessible within a few minutes' drive within the Worthington submarket.



Rentable Areas (APPROX)

Buiding/Suite	RSF	Lease Rate	Space Notes
7634 Crosswoods Dr.	3,872 SF	\$9.95 PSF NNN	Functional and efficient flex suite featuring 3 offices, a conference room, break room, restrooms, and 1,955 RSF temperature-controlled warehouse with van-high dock access.
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.

Operating Expenses

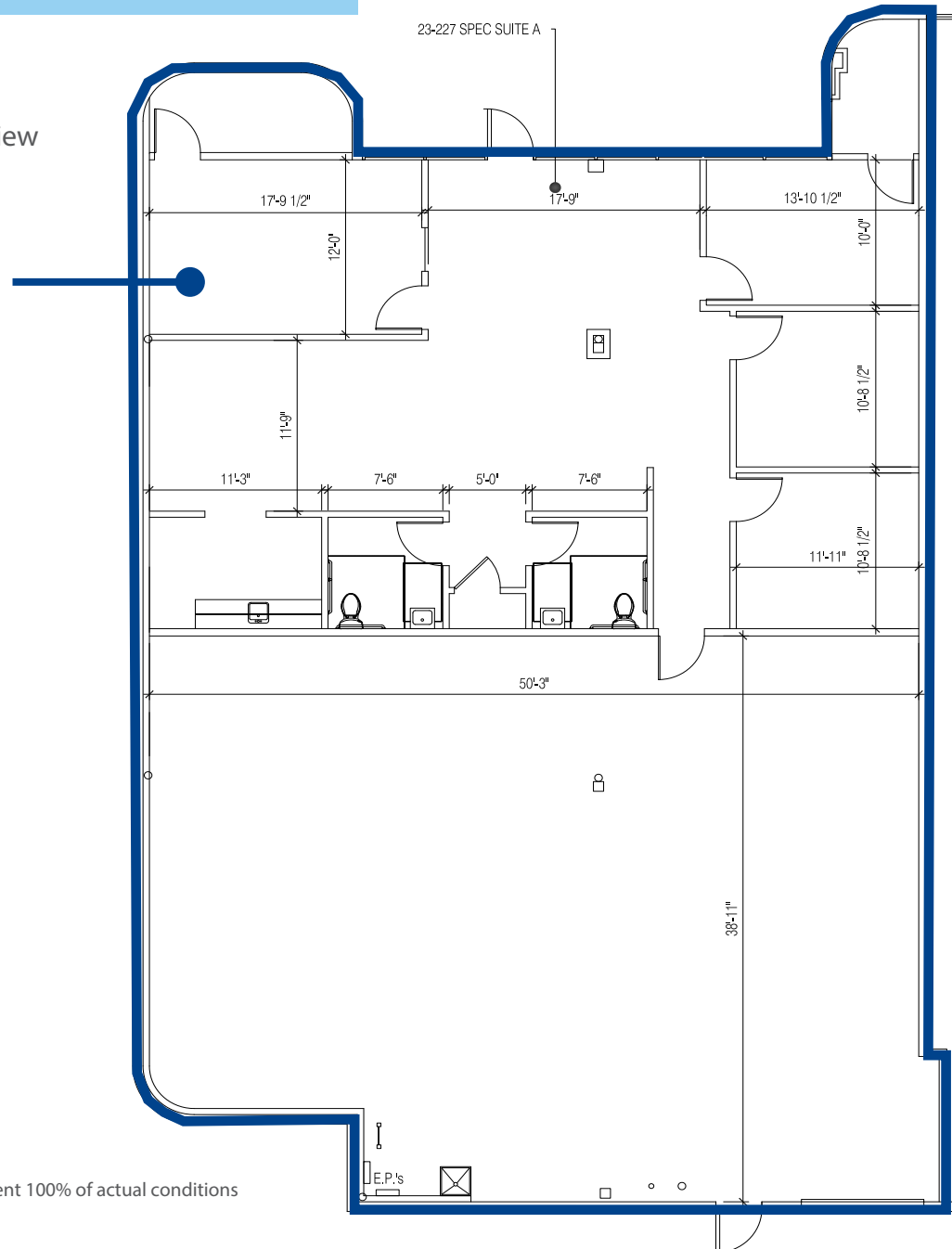
\$7.04PSF

Tenant is responsible for in-suite janitorial services and separately metered utilities.

Floor Plans - Crosswoods Tech

7634 E Campus View Blvd.

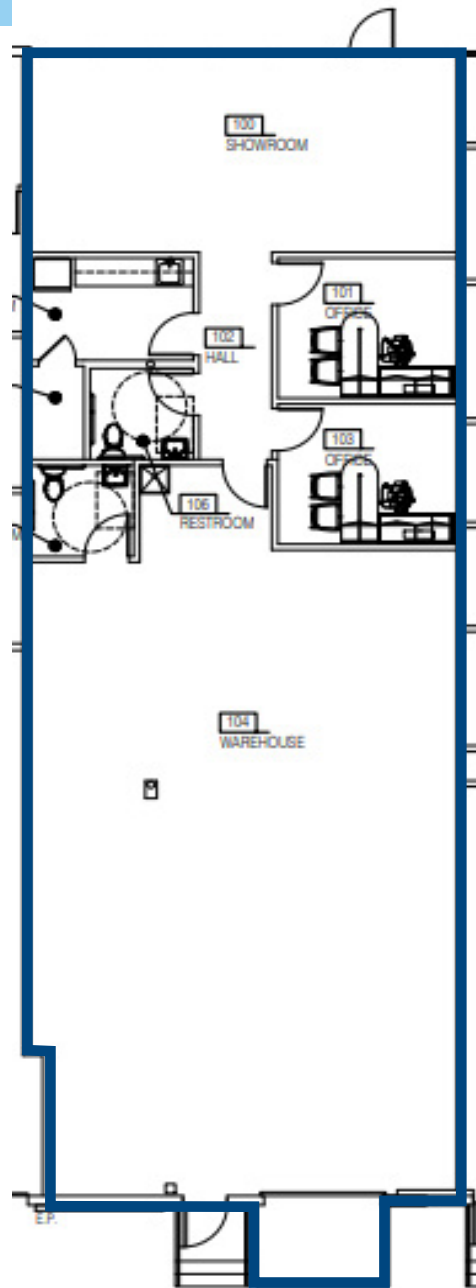
Scan below to view
a 360° tour



*Visual walk through link is close but does represent 100% of actual conditions
or include the furniture shown

Floor Plans - Crosswoods Tech

7638 E Campus View Blvd.



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