

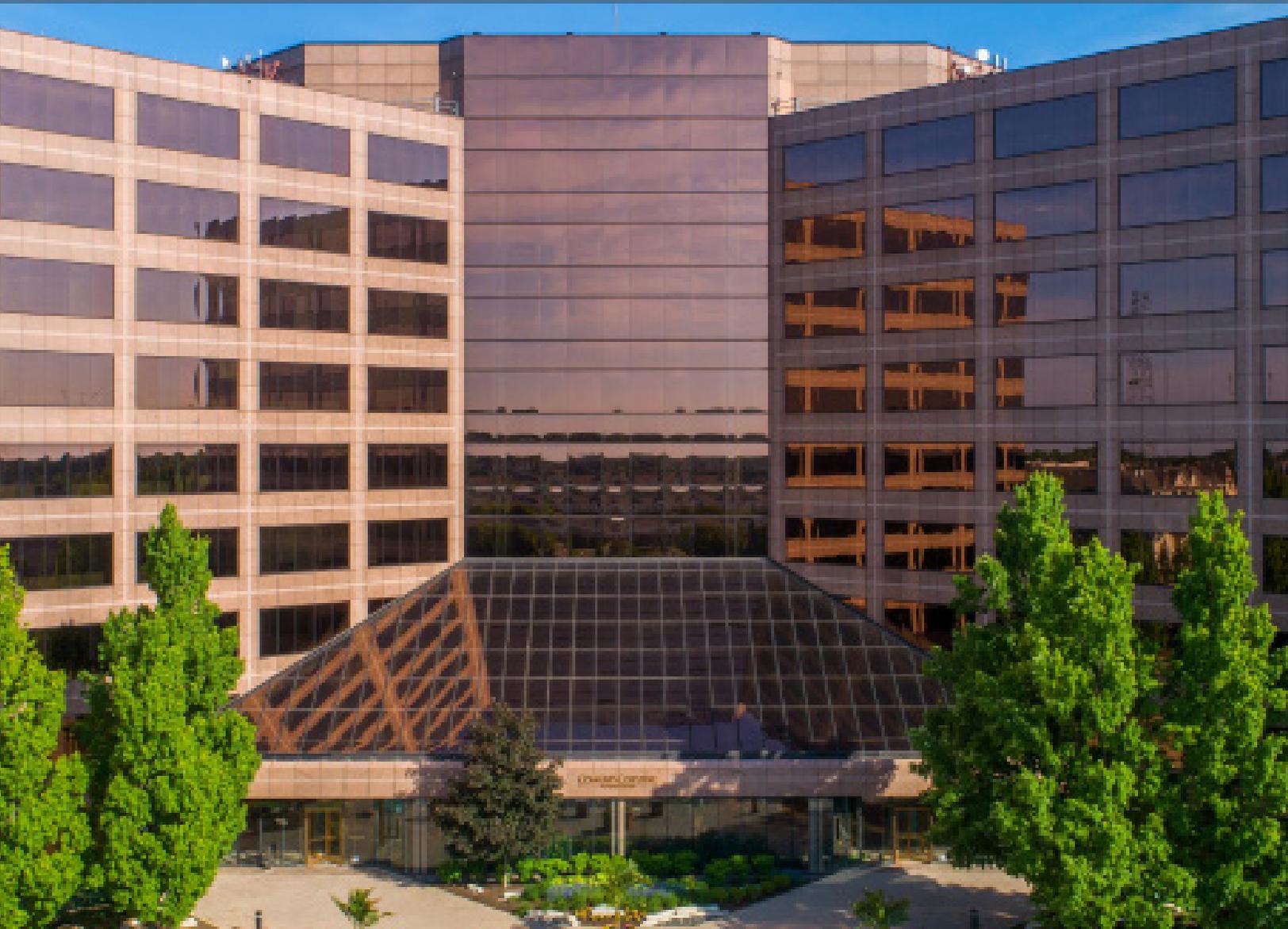
# Community Corporate Center

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

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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
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*

# 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*



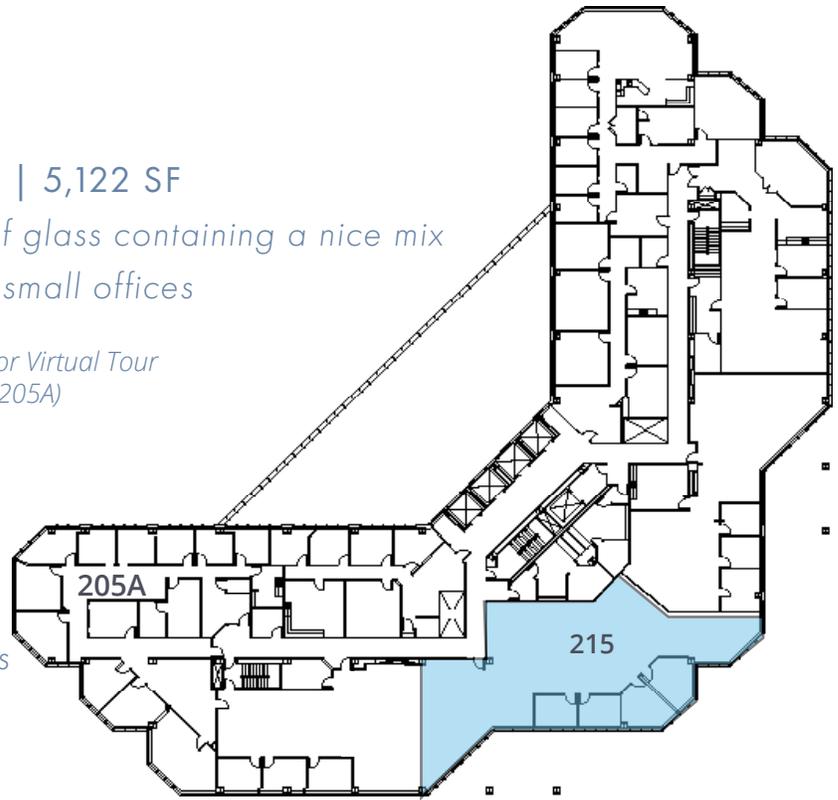
*Click for Virtual Tour  
(Suite 205A)*

**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*



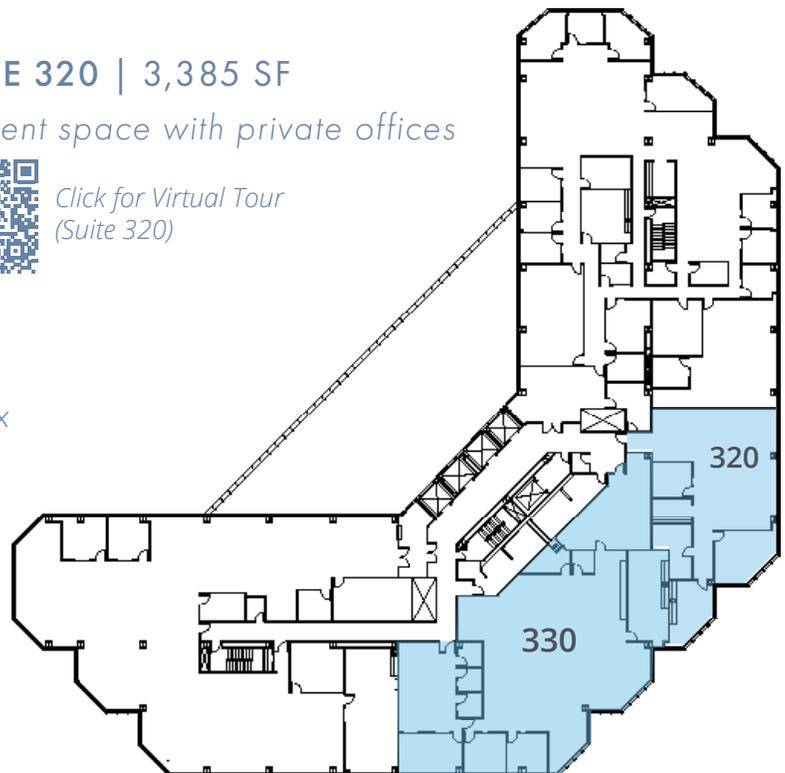
*Click for Virtual Tour  
(Suite 320)*

**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**

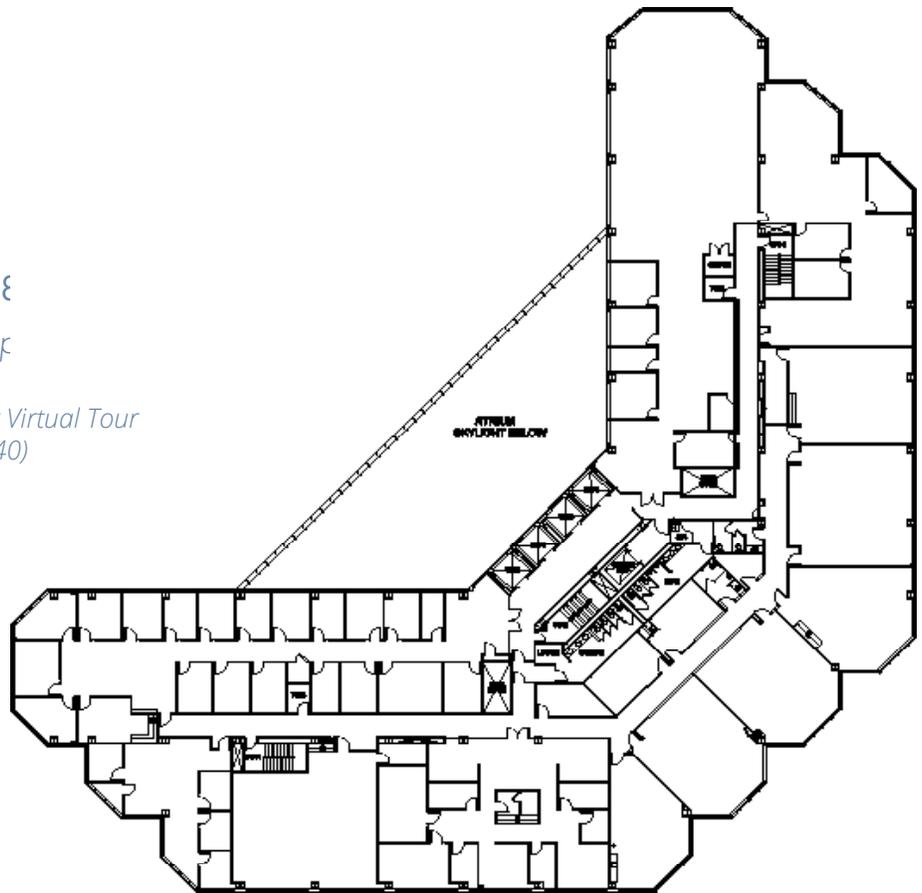
# 4 Fourth Floor

**SUITE 440 | 8**

Mix of open space



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



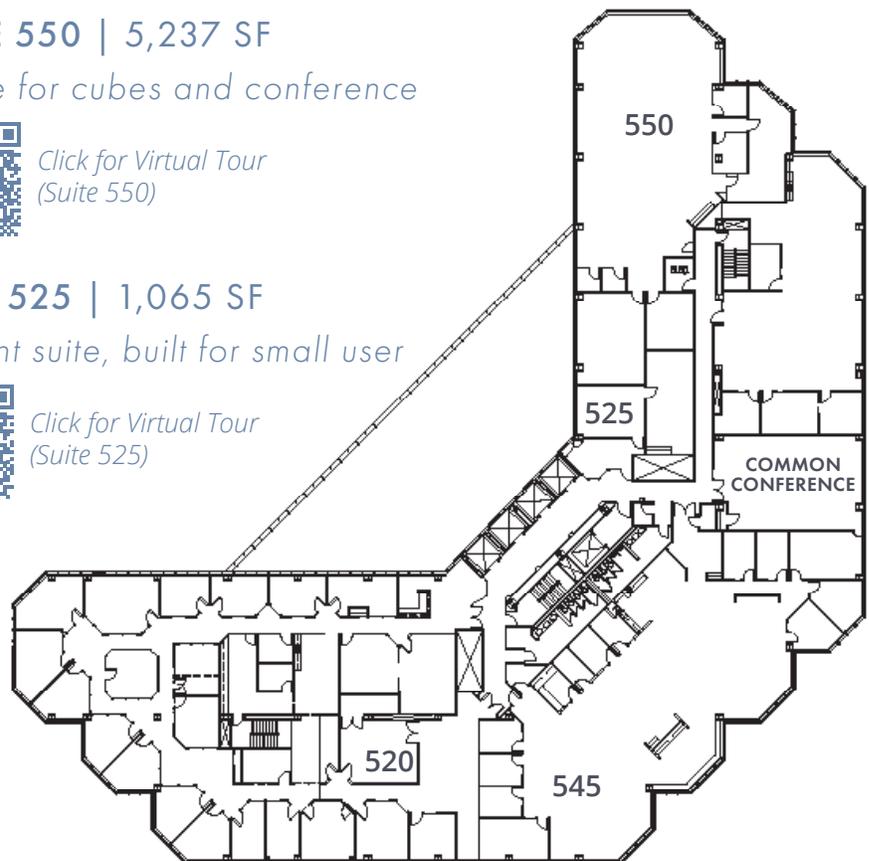
Click for Virtual Tour  
(Suite 520)

**SUITE 545 | 2,354 SF**

Three offices, a conference room, and multiple cubicles



Click for Virtual Tour  
(Suite 545)



Suites 525 & 550 can be combined for a total of 6,302 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**

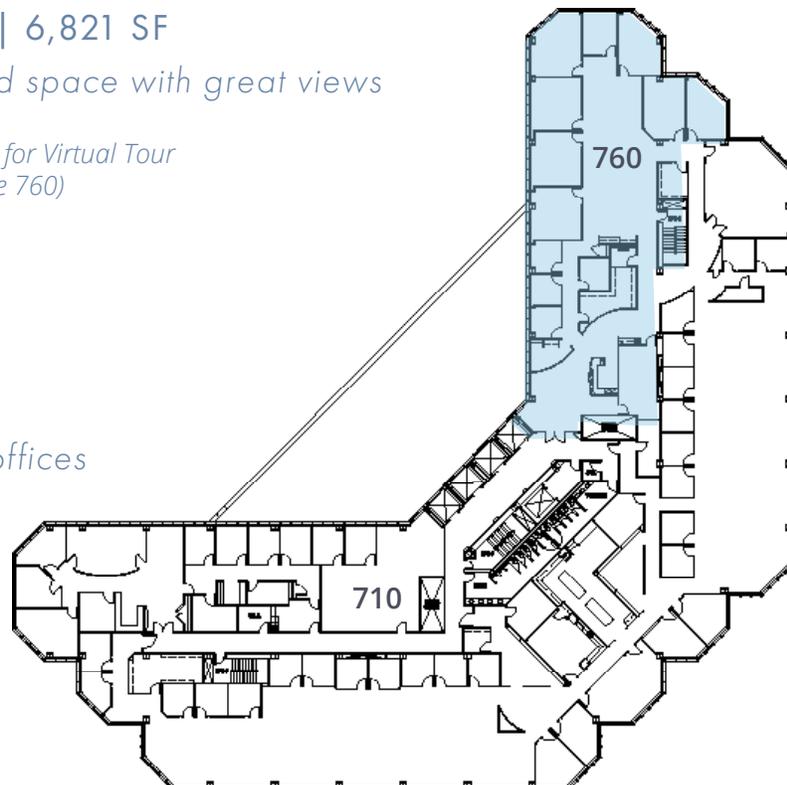
*Well-finished space with great views*



*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*



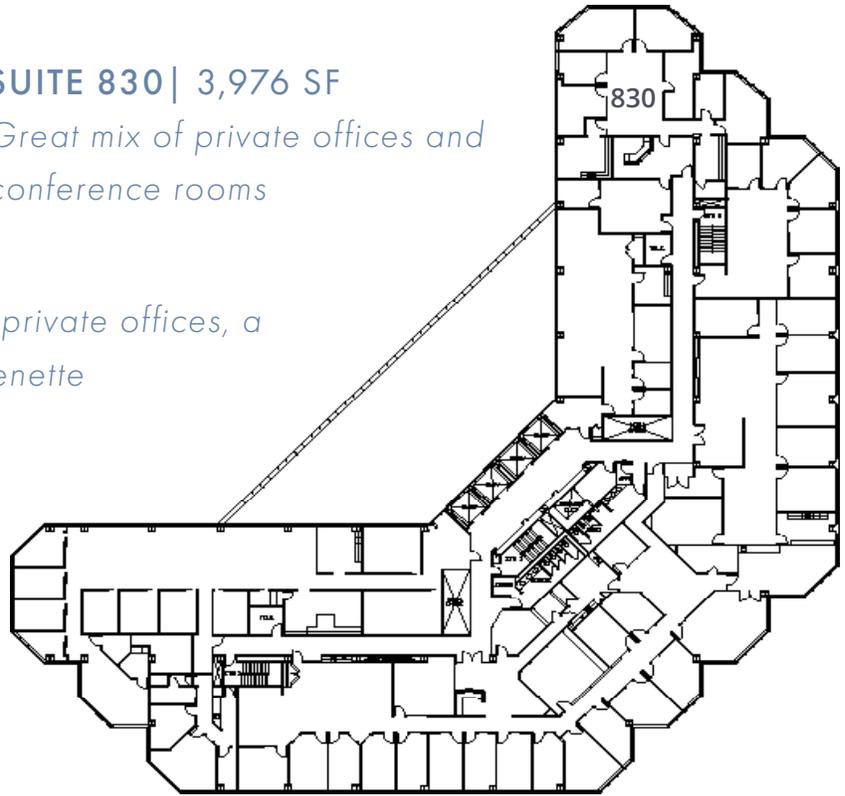
*Click for Virtual Tour (Suite 850)*

**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*



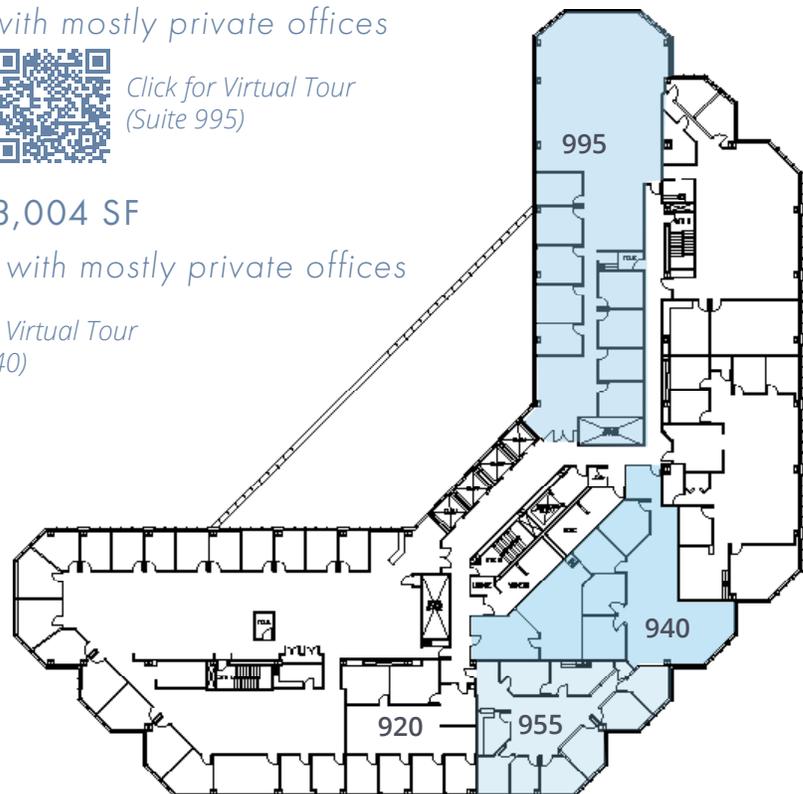
*Click for Virtual Tour (Suite 940)*

**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

**Washizumi**  
SUSHI & ROLL BAR  
Eat Well - Be Happy

**LOTUSGRILL®**

**DOUBLETREE**  
BY HILTON

**Sheraton**

**WOODSPRING SUITES**  
AN EXTENDED STAY HOTEL

INTERSTATE  
**270**

# 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

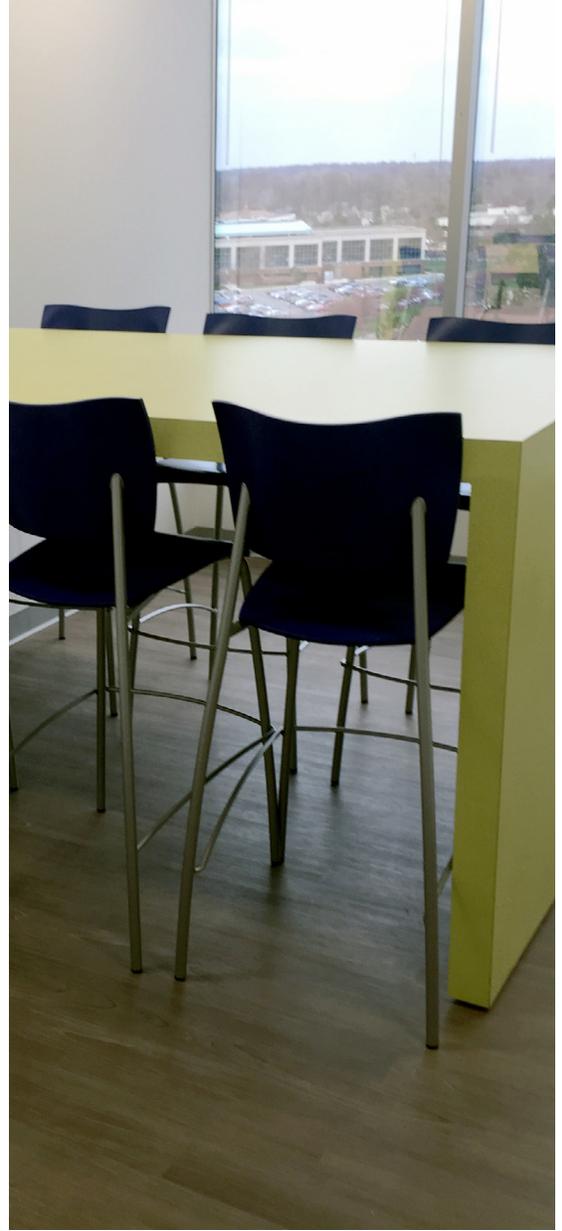
BUILDING SIGNAGE  
AVAILABLE



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# EXAMPLE FINISHES





COLLIERS | COLUMBUS  
GREATER COLUMBUS REGION  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
[colliers.com/Columbus](https://colliers.com/Columbus)

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