



56,818 SF | FOR SALE

PERFECT OWNER-USER
OR SINGLE TENANT
OPPORTUNITY

3400

MORSE CROSSING

Columbus / Ohio

EASTON SUBMARKET

CBRE

PROPERTY OVERVIEW

3400 MORSE CROSSING



THE OFFERING

CLASS A EASTON OFFICE BUILDING

CBRE, as exclusive advisor to the Owner, is pleased to offer for sale 3400 Morse Crossing, a two (2) story Class A office asset in Columbus's premier suburban submarket. The property was built in 1990 and was renovated in 1997 and again in 2015. The building encompasses approximately 56,818 rentable square feet and is situated on a 4.14-acre parcel near the premier lifestyle community in the State of Ohio, Easton Town Center. Easton is home to over 300 retail establishments and over 8.3 million SF of mixed-use development. Easton Town Center attracts over 30 million visitors annually and has attracted every major employer and Fortune 500 company in the Greater Columbus area.

ADDRESS	3400 Morse Crossing Columbus, OH 43219
BUILDING SIZE	56,818 SF
TYPICAL FLOORPLATE	28,409 SF
YEAR BUILT / RENO	1990 / 1997 / 2015
PARKING RATIO	5.5 / 1,000 SF
ELEVATORS	One (1) Passenger Elevator
COUNTY	Franklin County
PARCEL ID	010-237385-00
FURNITURE, FIXTURES & EQUIPMENT	FF&E Negotiable
SALE PRICE	Negotiable



Easton Submarket

The only standalone building for sale in Central Ohio's premier office submarket and mixed-use community

Boutique Size

Perfect opportunity for an owner-user or single-tenant

Convenient Access

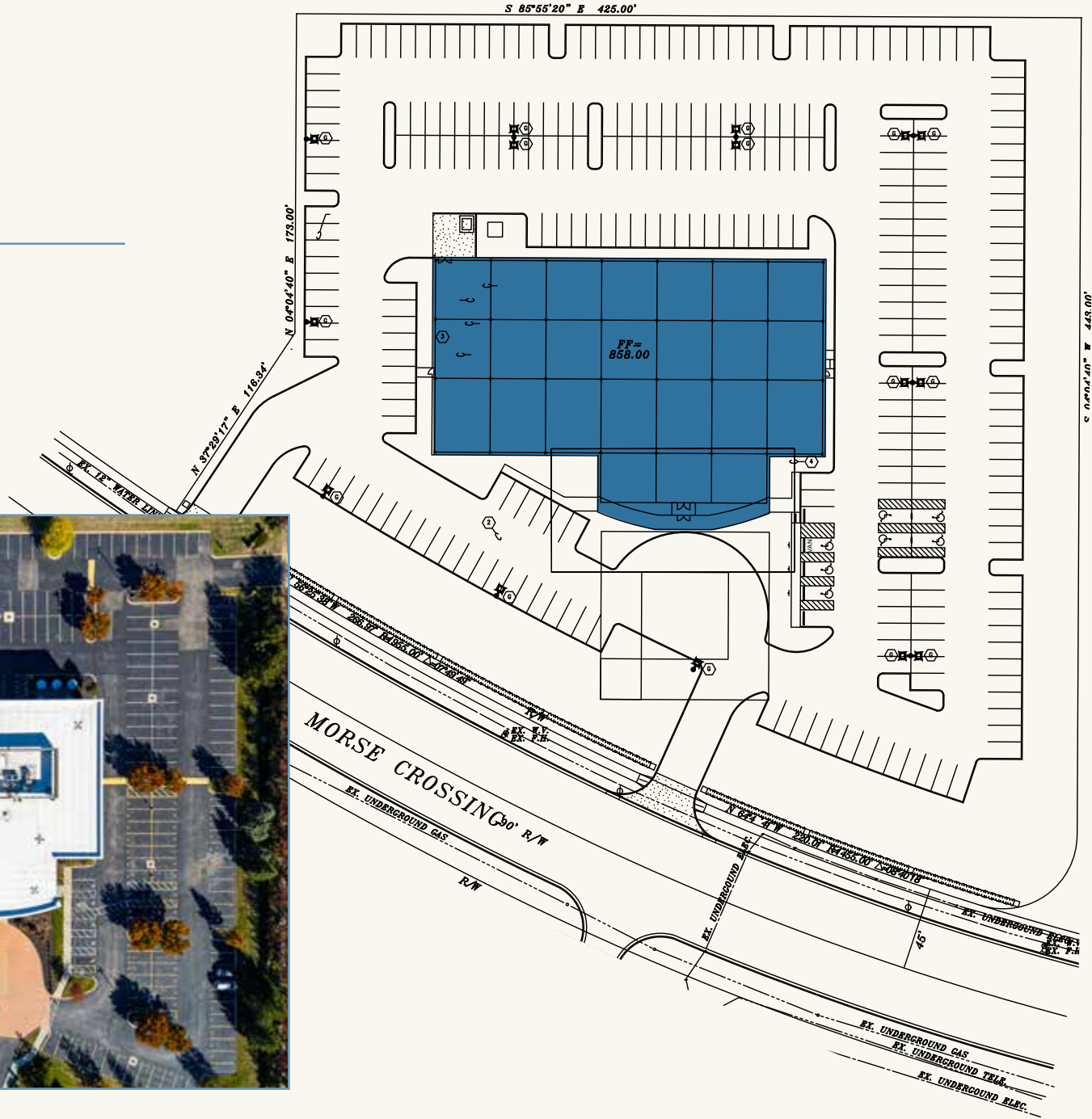
A half-mile from the new Easton Interchange with convenient access to I-70, I-71, I-270 and I-670. It is also 5 minutes from Port Columbus International Airport and 12 minutes from Downtown Columbus.

Plug & Play Opportunity

Fully furnished with high end furniture and fixtures

SITE PLAN

3400 MORSE CROSSING



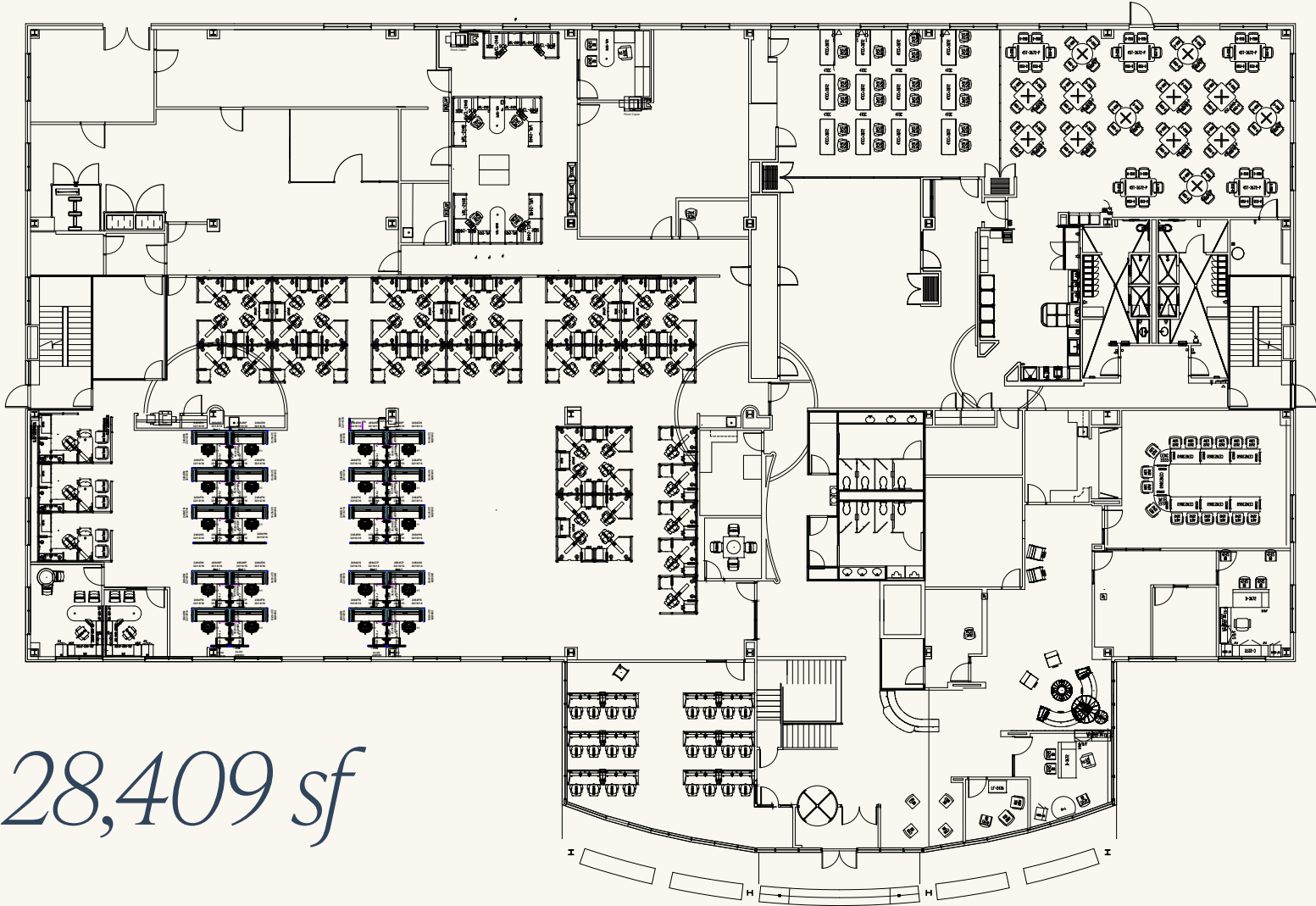
FLOOR PLANS

3400 MORSE CROSSING



FLOOR PLAN

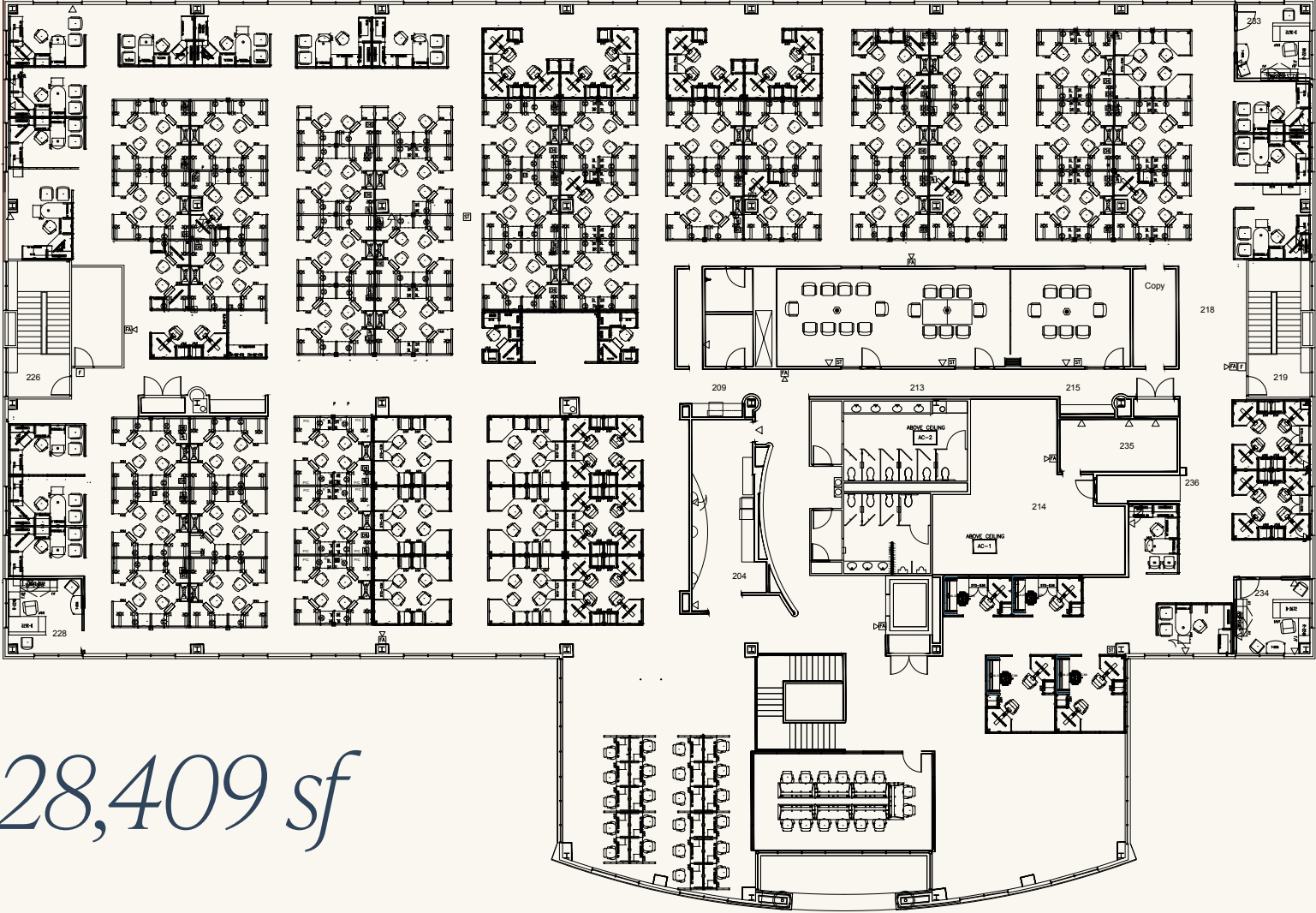
FIRST FLOOR



28,409 sf

FLOOR PLAN

SECOND FLOOR



28,409 sf

INTERIOR PHOTOS

3400 MORSE CROSSING





*A variety of versatile
conference and
boardrooms*



Open floorplans with private offices on both floors



Full-size kitchen and large break room with access to outdoor seating area



Data Center

Central Staircase

*Common spaces
and breakout rooms
throughout*

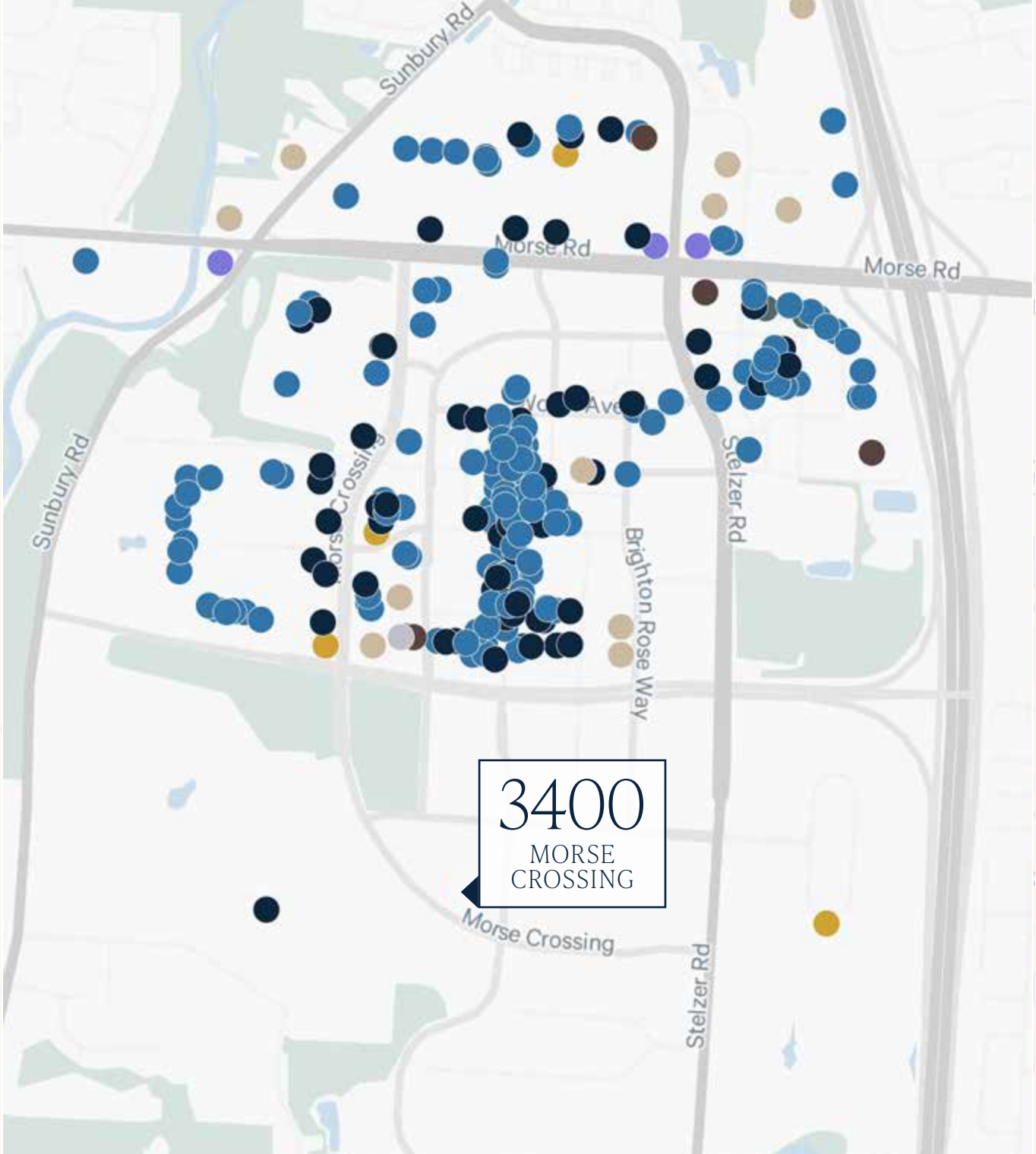
LOCATION OVERVIEW

3400 MORSE CROSSING



FIRST CLASS AMENITIES

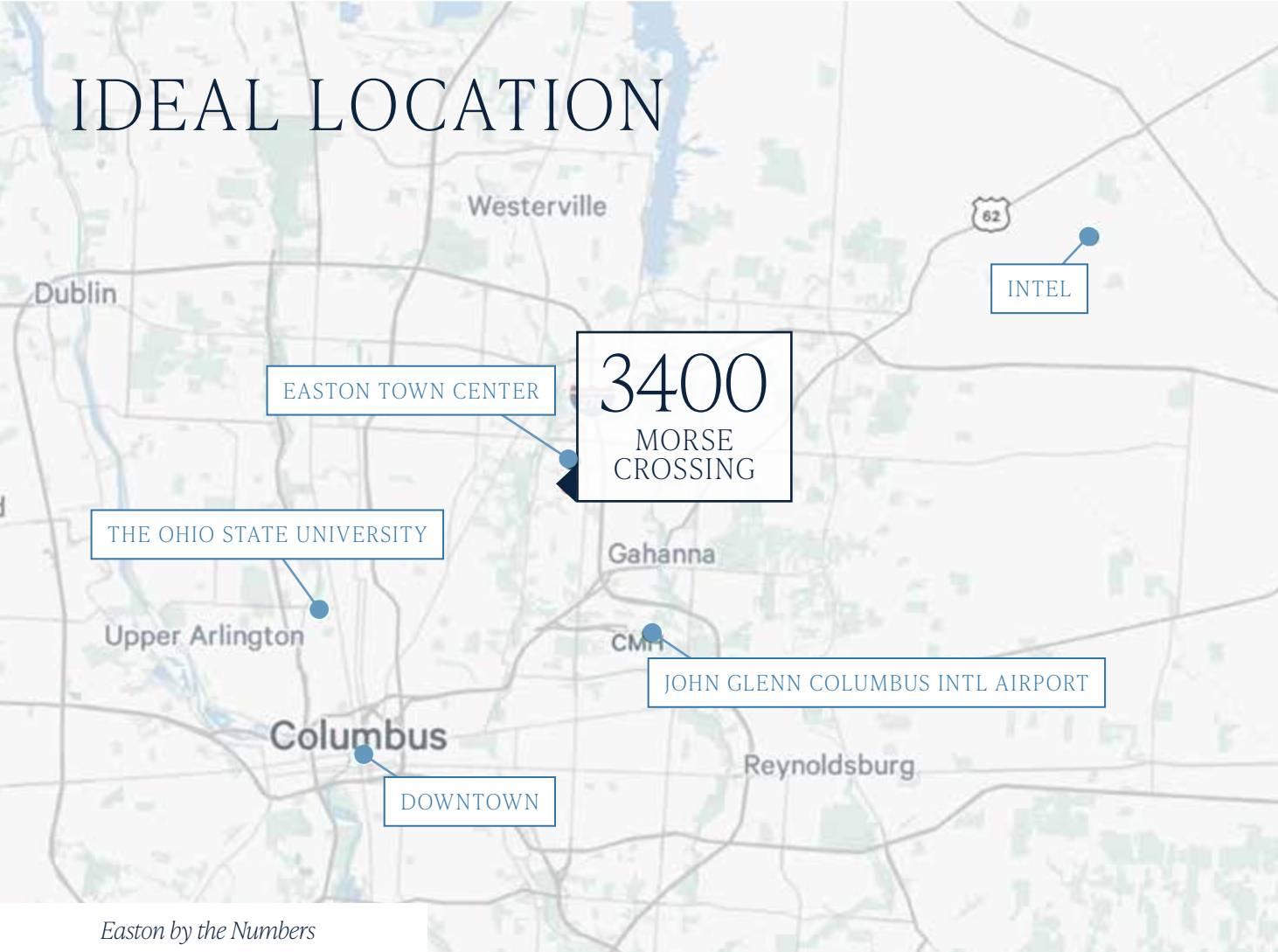
- RETAIL
- DINING
- BANKING
- HOTELS
- GROCERY
- FUEL



EASTON TOWN CENTER

Central Ohio's largest indoor/outdoor shopping center with over 70 dining options and 300 retailers. Easton offers a variety of entertainment venues and hosts a wide range of outdoor events throughout the year, making it the top choice suburban office location for many Columbus employers.

IDEAL LOCATION



Surrounded by National and Regional Top Employers - Attracting World Class Talent



A half-mile from the new Easton Interchange



Convenient Access to I-70, I-71, I-270 and I-670



5 minutes from CMH Port Columbus International Airport



12 minutes from Downtown Columbus

300+
retail establishments

70+
dining options

8.3M SF
of mixed-use development

30M+
visitors annually

AERIAL VIEW

NORTH

EASTON MARKET

EASTON TOWN CENTER

EASTON COMMONS APARTMENTS

Easton Way

Easton Commons

Morse Crossing

Easton Square Place



AERIAL VIEW

EAST

Easton Commons

Stelzer Road

Easton Square Place

Morse Crossing

Morse Crossing



AERIAL VIEW

SOUTH

DOWNTOWN

NETJETS

ABBOT NUTRITION

JP MORGAN CHASE

Morse Crossing

Easton Square Place



AERIAL VIEW

WEST

JP MORGAN CHASE

VS&CO

JP MORGAN CHASE





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EASTON SUBMARKET

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