

CROSSWOODS

Tech Center

Lease
Opportunity

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Columbus, OH 43235



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Opportunity

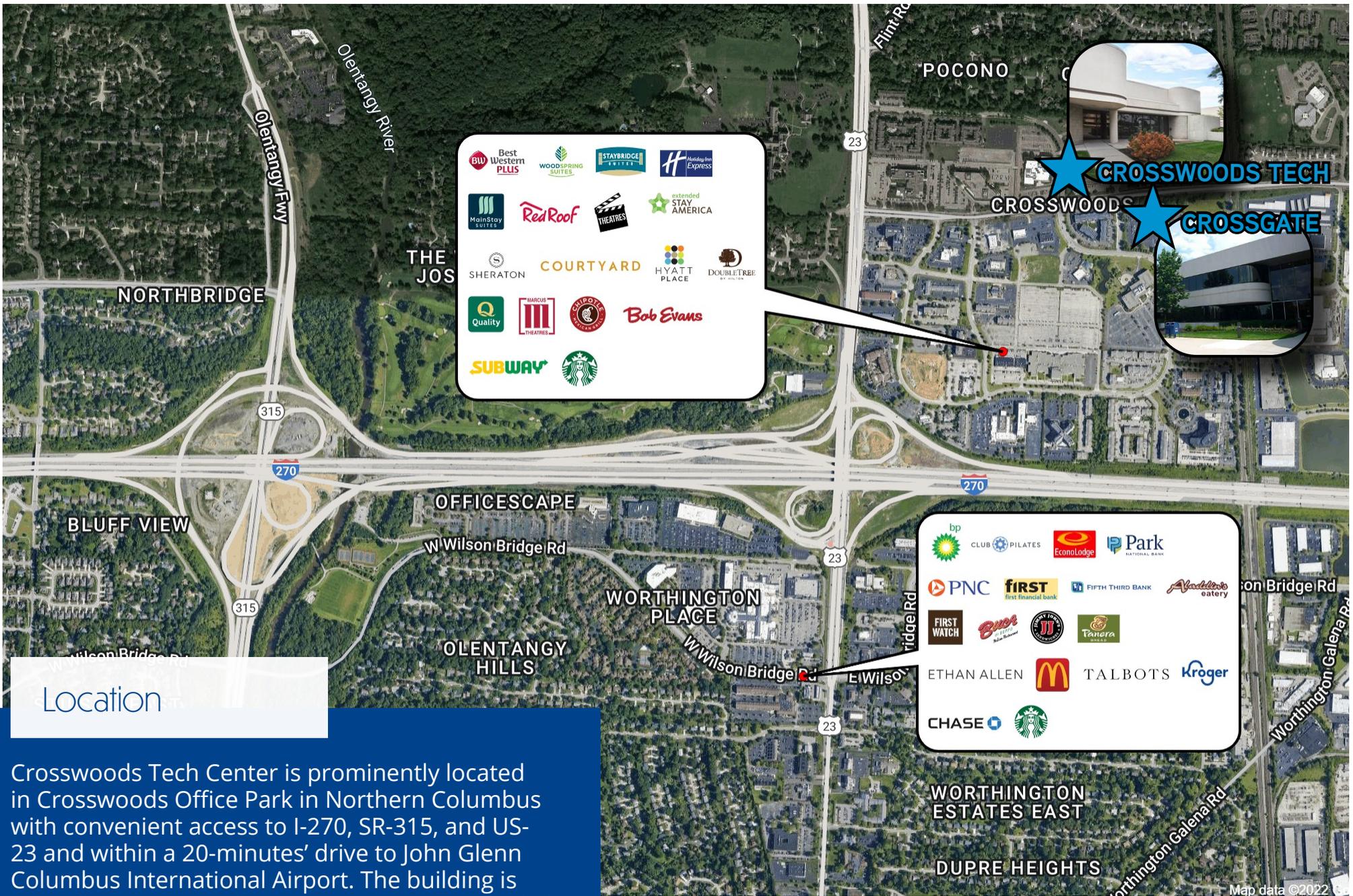
Crosswoods Tech Center is a 71,556 SF three-building office/flex campus centrally located in Worthington, one of Columbus, Ohio's top suburban submarkets. The buildings feature single-story 24/7 direct-entry suites with high ceilings, generous large windows in the front, and many suites including rear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





- Best Western PLUS
- WOODSPRING SUITES
- STAYBRIDGE SUITES
- Holiday Inn Express
- MainStay SUITES
- Red Roof
- THEATRES
- extended STAY AMERICA
- SHERATON
- COURTYARD
- HYATT PLACE
- DOUBLETREE
- Quality
- MARCUS THEATRES
- CHIPOTLE
- Bob Evans
- SUBWAY
- Starbucks

- bp
- CLUB PILATES
- EconoLodge
- Park NATIONAL BANK
- PNC
- FIRST first financial bank
- FIFTH THIRD BANK
- Alondra's eatery
- FIRST WATCH
- Buck
- THEATRES
- Panera
- ETHAN ALLEN
- McDonald's
- TALBOTS
- Kroger
- CHASE
- Starbucks



Location

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.

Map data ©2022



Rentable Areas (APPROX)

Building/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.

Operating Expenses

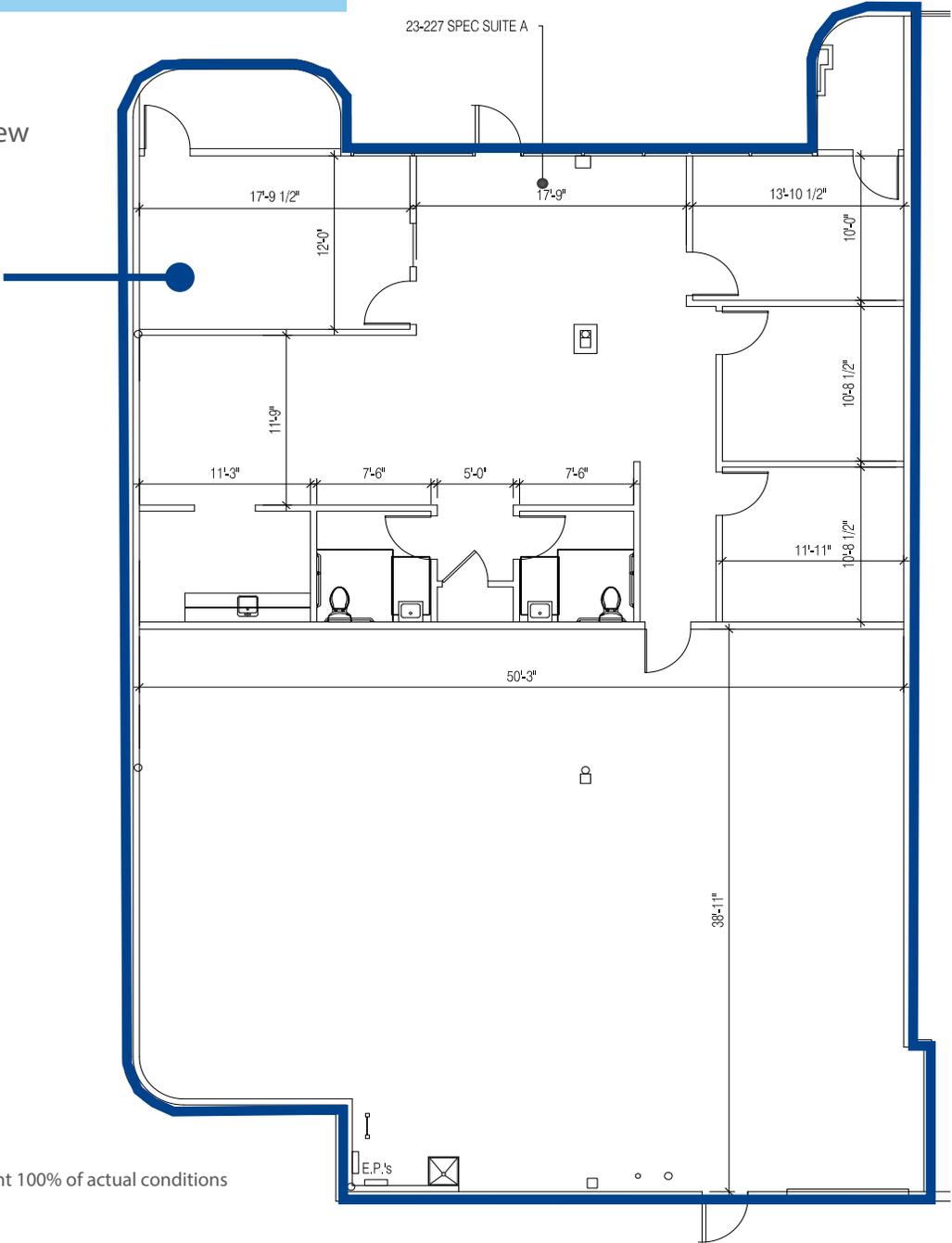
\$7.04PSF

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

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