

# CROSSGATE Center

## Lease Opportunity

355 E Campus View Blvd  
Columbus, OH 43235



**Christopher Potts, CCIM**

☎ +1 614 437 4654

☎ +1 614 296 4529

✉ christopher.potts@colliers.com

**Taylor Fanté, CCIM**

☎ +1 614 410 5292

☎ +1 740 317 9194

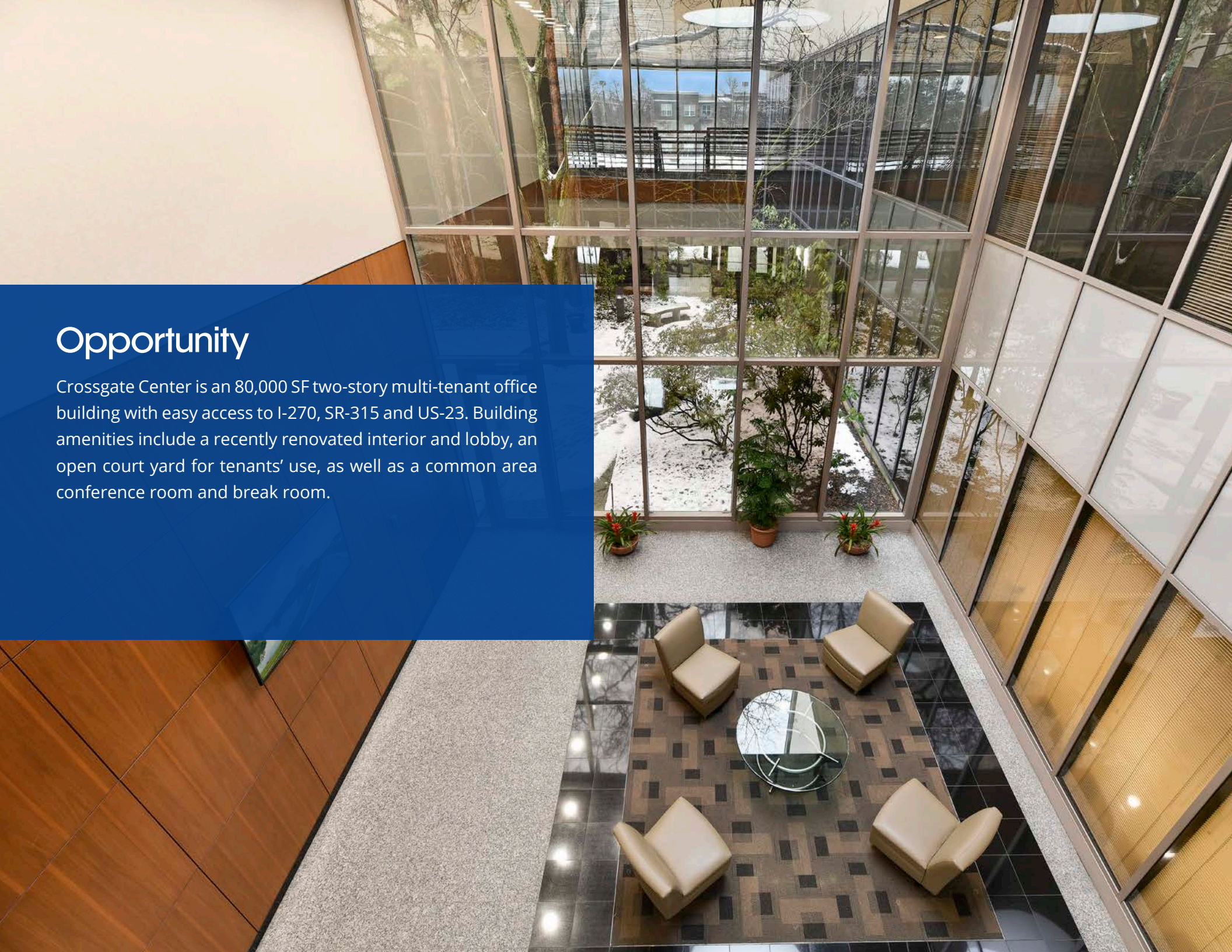
✉ taylor.fante@colliers.com

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## Opportunity

Crossgate Center is an 80,000 SF two-story multi-tenant office building with easy access to I-270, SR-315 and US-23. Building amenities include a recently renovated interior and lobby, an open court yard for tenants' use, as well as a common area conference room and break room.







## Crossgate Center

## Features & Amenities

- Easily accessible from I-270, SR-315 and US-23
- Open area courtyard for tenants' use
- Parking ratio of 4/1,000 SF
- Recently renovated interior and lobby
- Surrounded by numerous hotels and a range of restaurants
- Common area conference room and break room available







## Location

Crossgate Center is located within easy access to several major highways. Hotels, shopping and restaurants are all just minutes away.



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CROSSGATE







## Rentable Areas (APPROX)

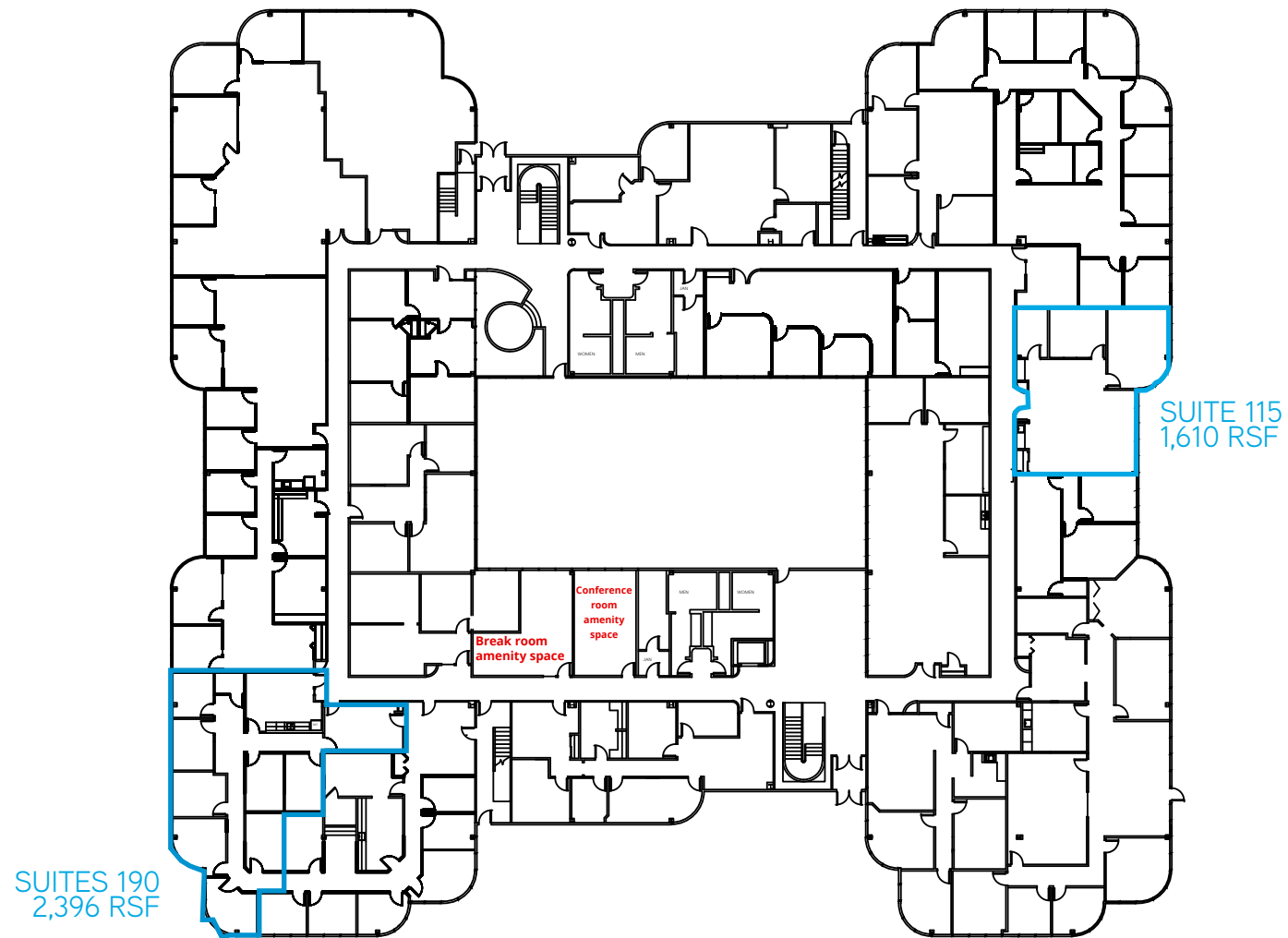
Suite 115	1,610 SF	Small suite with private offices and open workspaces
Suite 190	2,396 SF	8 private offices with large reception, break room and rear egress
Suite 260	2,940 SF	Dense build-out with private offices and reception
Suite 285	1,182 SF	Small suite with private offices and courtyard views

## Basic Lease Rate

**\$18.25 FSG**

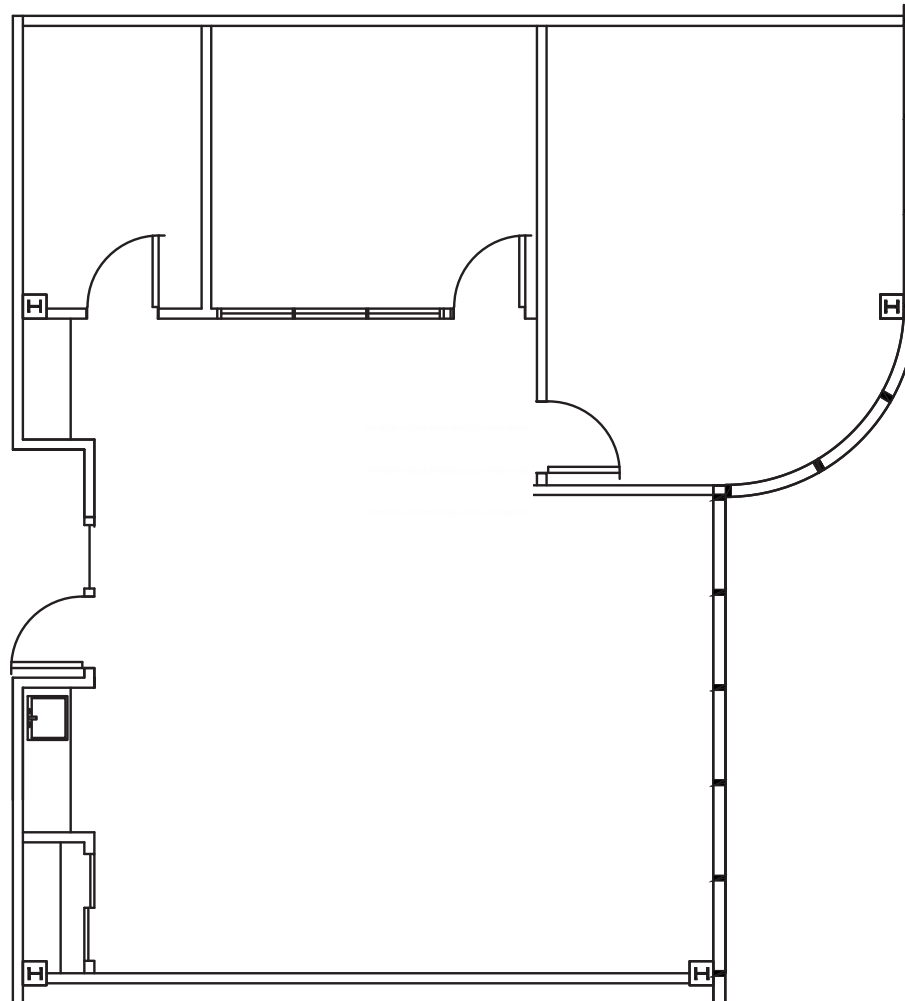
# Floor Plans - Crossgate Center

## First Floor



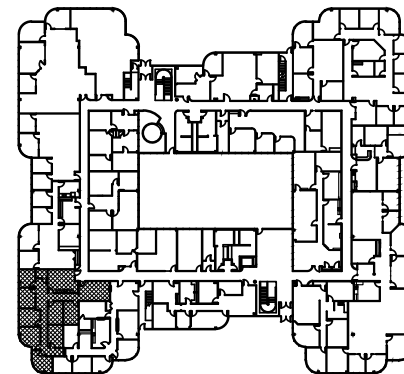
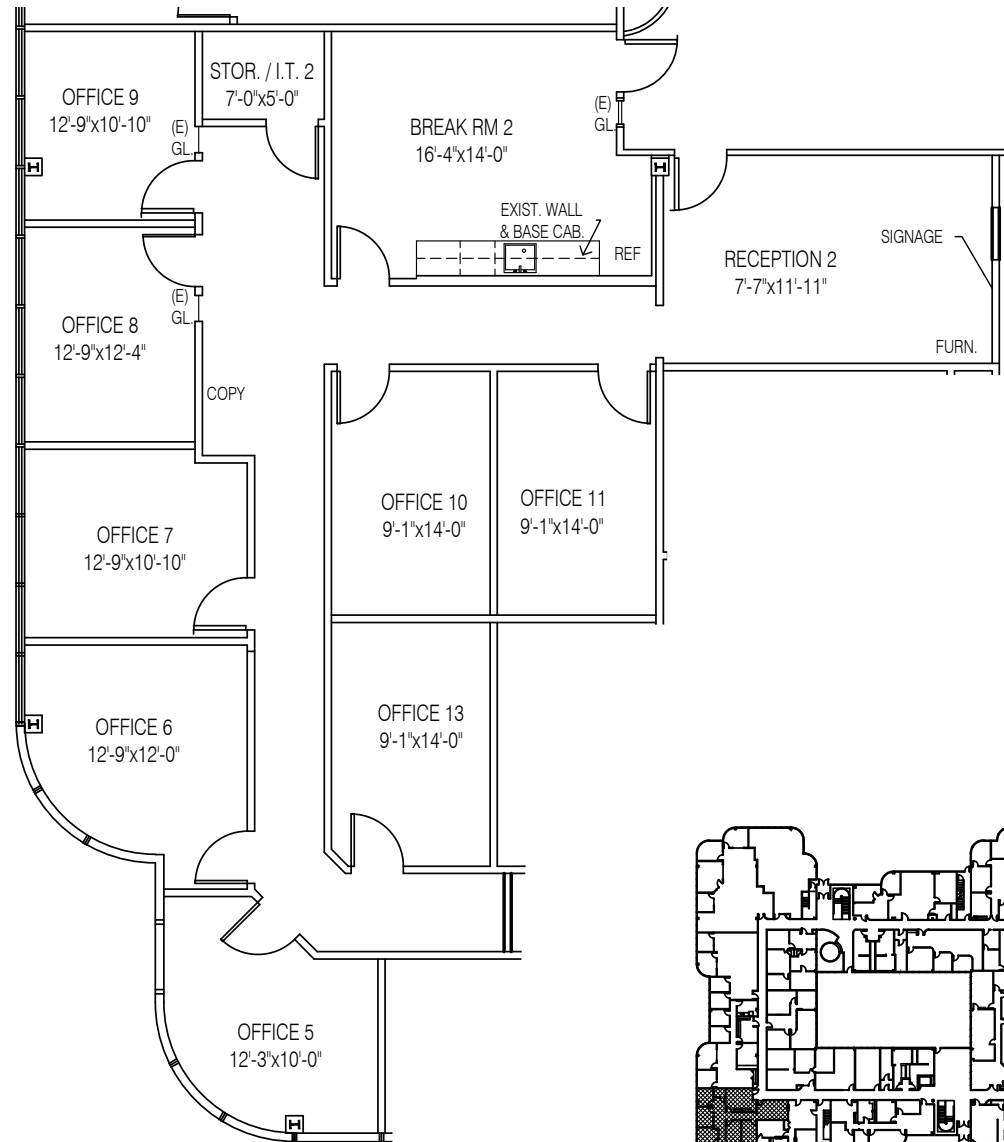
# Floor Plans - Crossgate Center

Suite 115 - **1,610 RSF**



# Floor Plans - Crossgate Center

Suite 190 - 2,396 RSF



N building key plan

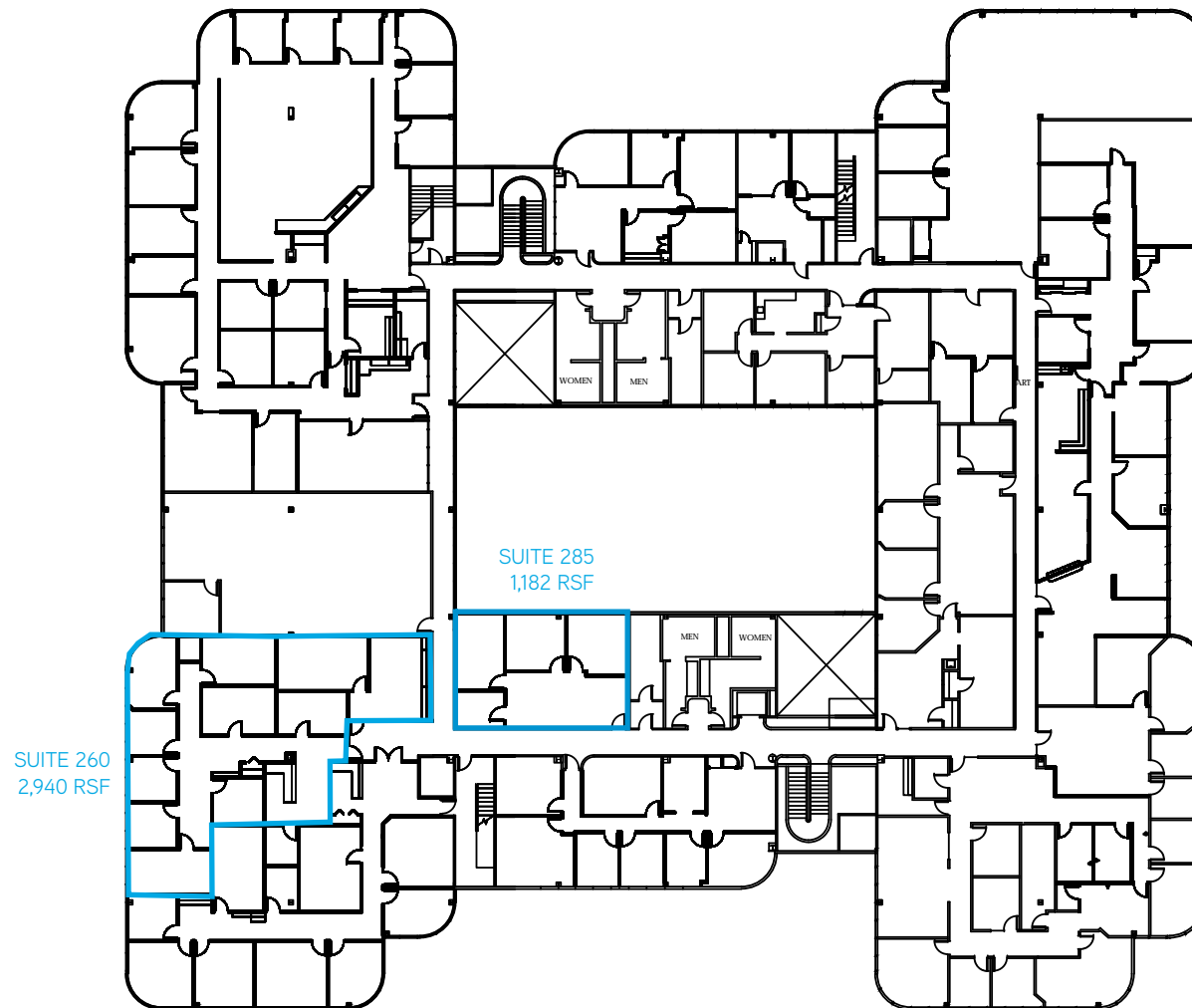
First Floor

N.T.S.



# Floor Plans - Crossgate Center

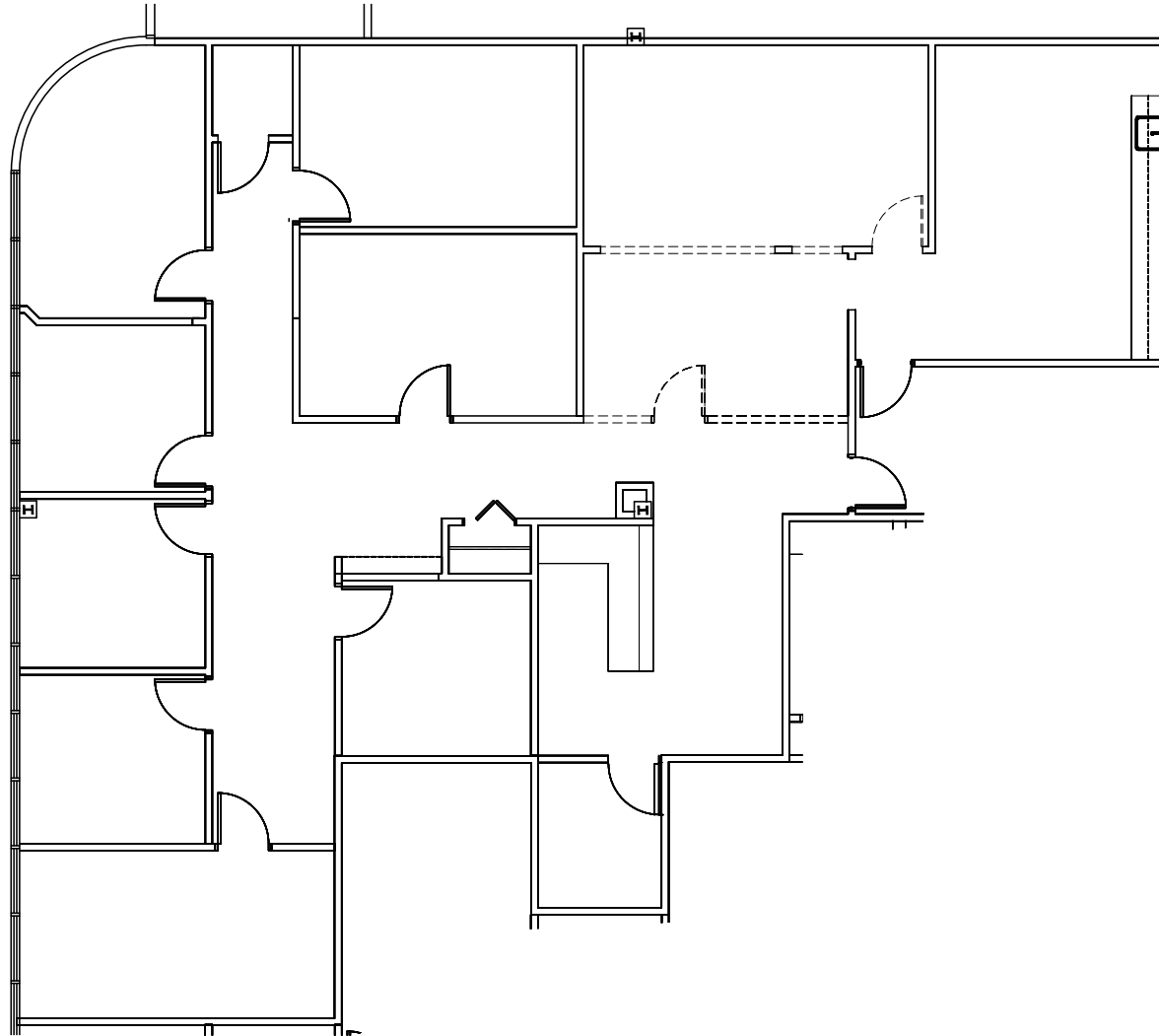
## Second Floor





# Floor Plans - Crossgate Center

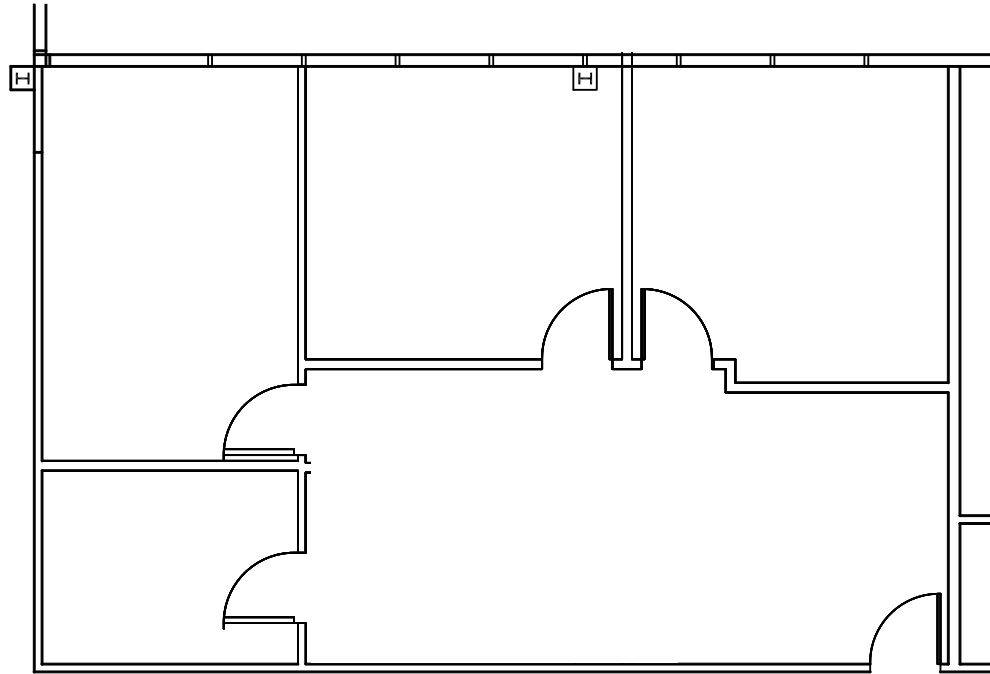
Suite 260 - **2,940 RSF**





# Floor Plans - Crossgate Center

Suite 285 - **1,182 RSF**





# Property Photos





# CROSSGATE Center



Greater Columbus Region  
Two Miranove Place  
Suite 900  
Columbus, OH 43215

[colliers.com/columbus](http://colliers.com/columbus)

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[christopher.potts@colliers.com](mailto:christopher.potts@colliers.com)

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