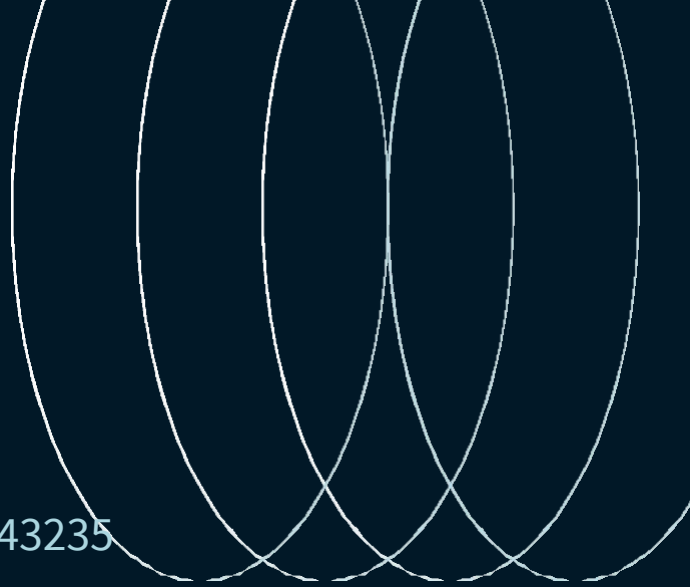


 **JLL** SEE A BRIGHTER WAY

# For lease

Three Crosswoods Center  
200 E Campus View Blvd, Columbus, Ohio 43235



# Building overview

JLL is pleased to present an excellent opportunity to lease office space at Three Crosswoods Center, located at 200 E Campus View Blvd in the centrally located submarket of Worthington. This three-story, Class A building has suites as small as 1,273 s.f. up to 32,956 s.f. of contiguous office space available. Tenants and visitors can enjoy a newly renovated lobby with a multi-story atrium and fountains. The property has monument signage available and abundant parking with a ratio of 4.6/1,000 SF. Numerous amenities are located nearby along with excellent access to major freeways, including I-270, SR-23, SR-315, and I-71.

## Property features

- Located in the desirable Worthington submarket
- Three -story, Class A building
- Recently renovated lobby with multi-story atrium and fountains
- Two passenger elevators
- Loading dock
- Monument signage available
- Easy access to I-270 and SR-23
- Numerous amenities nearby
- On-site property management
- Flexible suite sizes
- Tenant Improvement Allowance

**Lease rate:** \$10.95 PSF NNN

**OPEX:** \$8.46 PSF

## Key tenants:

**office**evolution

**CBRE** | **facility**source

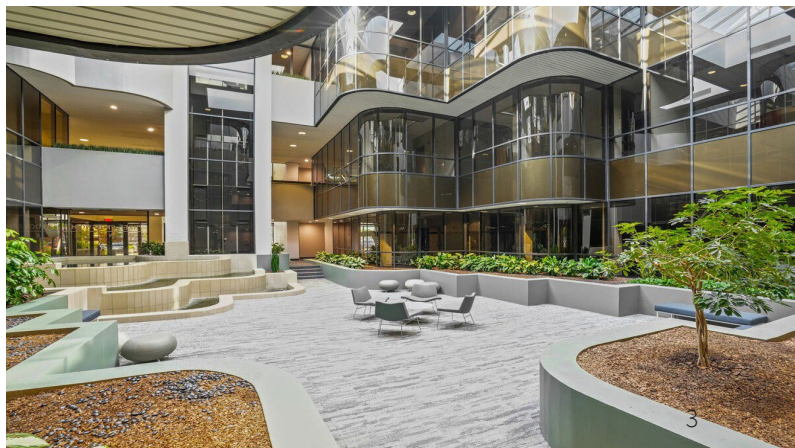


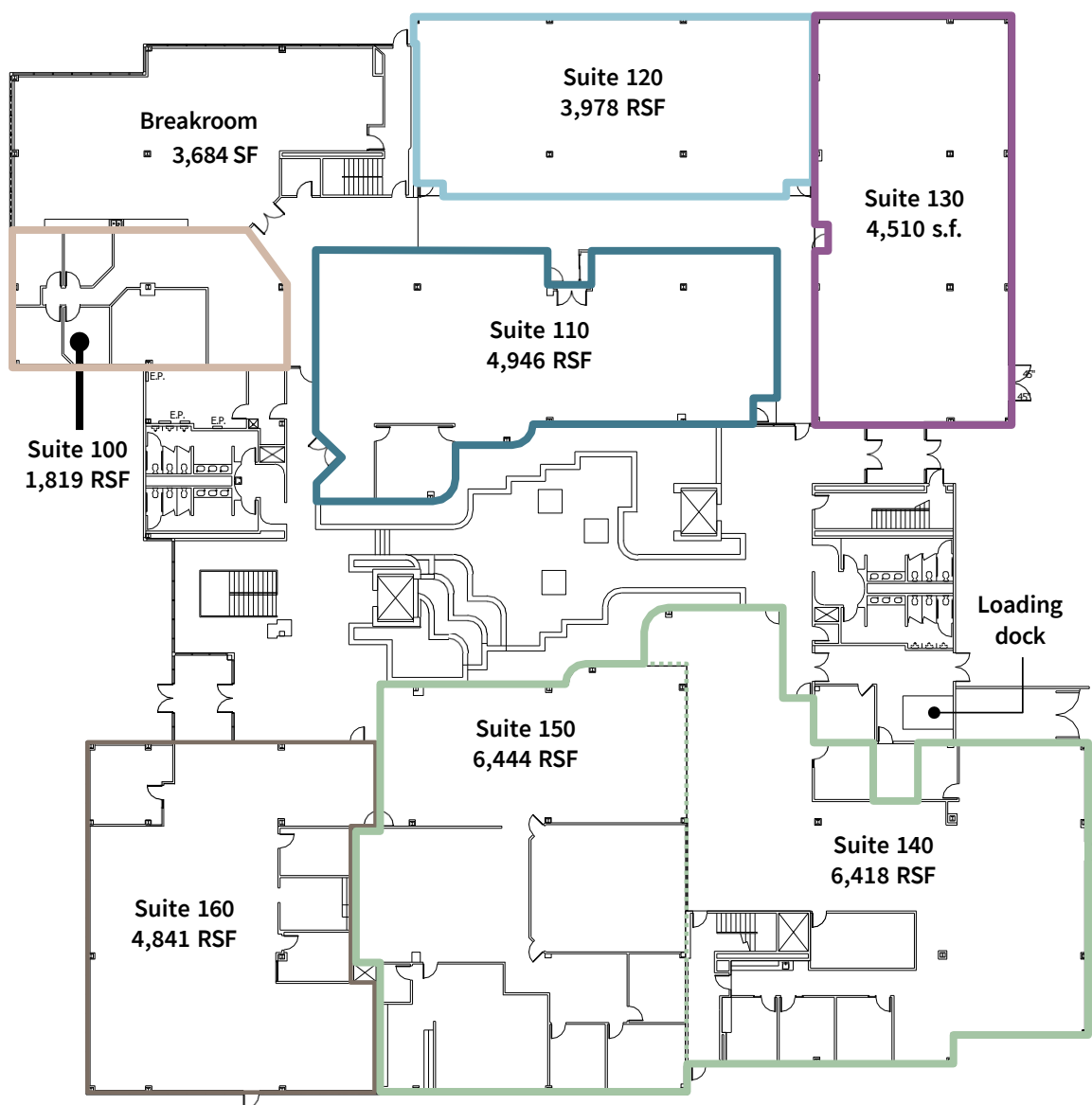
<b>Address</b>	200 E Campus View Blvd, Columbus, OH 432235
<b>Building size</b>	±115,236 s.f.
<b>Floors</b>	Three (3)
<b>Available s.f.</b>	1,273 s.f. up to 32,956 contiguous
<b>Year built</b>	1986
<b>Parking ratio</b>	4.6/1,000 s.f.

# Available space

Suite	Lease rate	Lease type	Size (s.f.)	Available
Suite 100	\$10.95	NNN	1,819	01/01/2025
Suite 110	\$10.95	NNN	4,946	01/01/2025
Suite 120	\$10.95	NNN	3,978	01/01/2025
Suite 130	\$10.95	NNN	4,510	01/01/2025
Suite 140	\$10.95	NNN	6,418	Now
Suite 150	\$10.95	NNN	6,444	Now
Suite 160	\$10.95	NNN	4,841	Now
Suite 225	\$10.95	NNN	5,306	Now
Suite 230	\$10.95	NNN	1,350	Now
Suite 240	\$10.95	NNN	1,865	Now
Suite 250	\$10.95	NNN	10,924	Now
Suite 275	\$10.95	NNN	1,374	Now
Suite 310	\$10.95	NNN	10,180	Now
Suite 320	\$10.95	NNN	9,449	Now

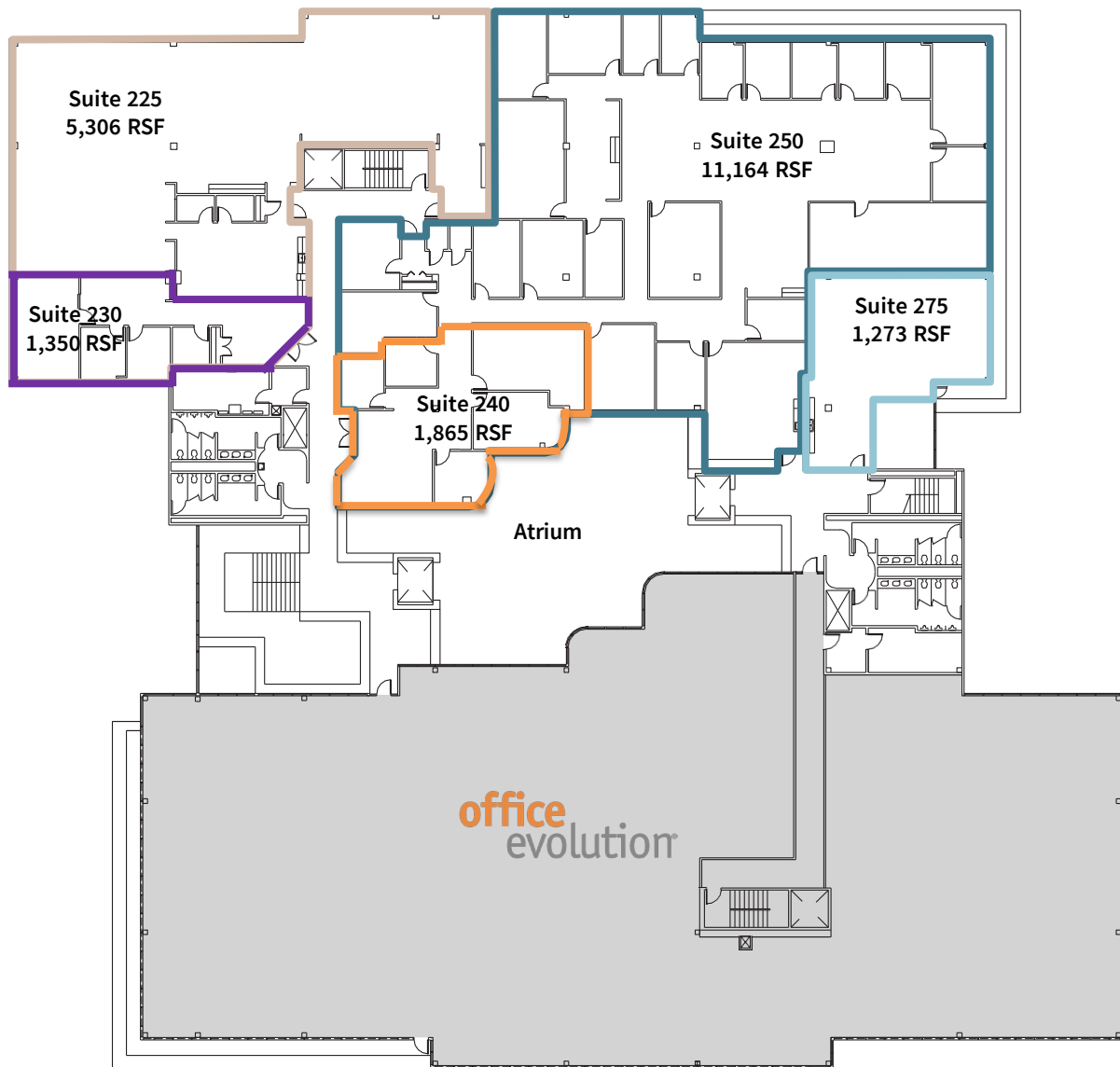
- First floor suites can be combined for up to 32,956 s.f.
- Suite 140 + 150 + 160 can be combined for up to 17,703 s.f
- Suite 100 + 110 + 120 + 130 + Breakroom can be combined for up to 18,397 s.f.
- Suite 250 + 275 can be combined for 12,437 s.f.
- Suite 225 + 230 + 240 + 250 + 275 can be combined for 19,093 s.f.
- Suite 310 is fully furnished





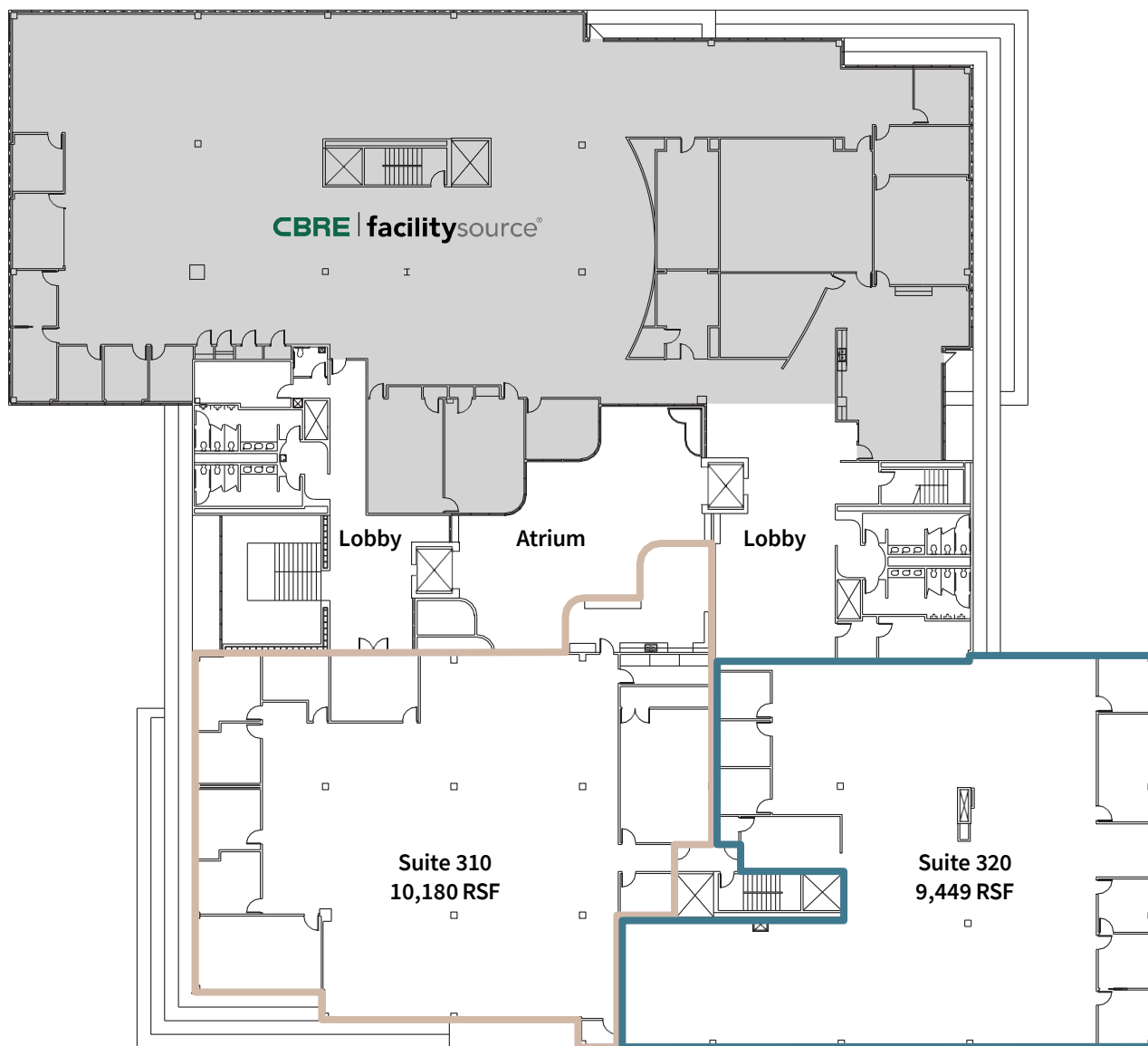
## First Floor

- Whole first floor can be combined for 32,956 s.f.
- Suite 100 – 130 + Breakroom can be combined for 18,937 s.f.
- Suite 140 & 150 can be combined for 12,862 s.f.
- Suite 140 - 160 can be combined for 17,703 s.f.



## Second Floor

- Suite 225 + 230 can be combined for 6,656 s.f.
- Suite 240 + 250 can be combined for 12,789 s.f.
- Suite 225 + 230 + 240 + 250 + 275 can be combined for 20,718 s.f.



## Third Floor

- Suite 310 & 320 can be combined for 19,629 s.f.
- Suite 310 is fully furnished

# Location map



# Highly desirable Worthington submarket



## Demographics

	1 mile	3 miles	6 miles
Population	12,123	93,468	256,265
Medium HH income	\$99,274	\$139,174	\$129,652
Households	5,533	39,460	107,901



## Nearby amenities

### Restaurants

- J. Alexander's
- Pastimes Pub & Grill
- J. Gilbert's
- Bob Evan's
- Subway
- El Acapulco
- Chipotle
- Salateen Grill
- HC Way
- Buckeye Burgers
- Redlands
- Sushiko
- Lotus Grill
- Zaffiro's Express
- First Watch
- Mcdonald's
- Snowfox Sushi
- Maple Street Biscuit
- Five Guys
- Pies & Pints
- Plada
- Aladdin's Eatery
- J. Liu

### Retailers/Banks

- Club Pilates
- The Now
- OrangeTheory Fitness
- Sweathouz
- Marucs Crosswoods
- Kroger
- Talbots
- Orvis
- Modealise
- Learning Express toys
- Blissful Trends
- Jade Yoga & Wellness
- Chase Bank
- Park National Bank
- Fedex
- Fifth Third Bank
- Telhio Credit Union
- PNC Bank
- Ethan Allen Furniture
- FC Bank
- Fresh Thyme Market
- Ace Hardware
- CVS
- Hollywood Feed

### Polaris amenities

- Chick-Fil-A
- Texas Roadhouse
- Kitchen Social
- Olive Garden
- Rooster's
- Dave & Buster's
- Marcella's
- Firebirds
- Wood Fired Grill
- Qdoba Mexican Eats
- Chipotle
- Poke Bro's
- Chili's
- Jason's Deli
- Keystone Pub
- Sonic
- Red Robin
- Red Lobster
- Shake Shack
- Mitchell's Steakhouse
- BJ's Restaurant

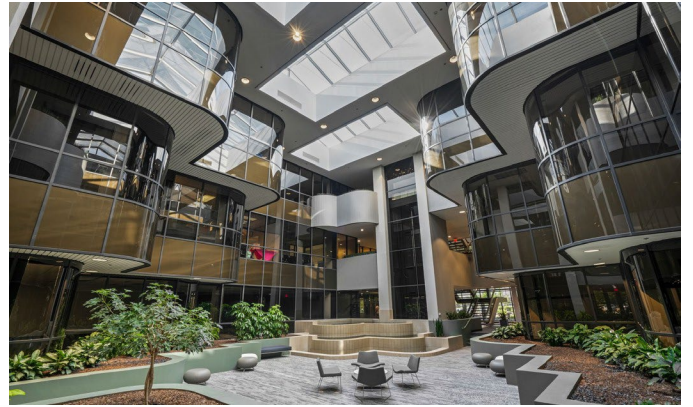
### Hotel

- Woodspring Suites
- Sheraton Suites
- Doubletree by Hilton
- Staybridges Suites
- Holiday Inn Express & Suites
- Courtyard Columbus
- Days Inn
- Red Rod
- Extended Stay America
- Hyatt Place

# Photographs



**Lobby**



**Lobby**



**Suite 100**



**Suite 100**



**Suite 110**



**Suite 120**

# Photographs



**Suite 130**



**Suite 140**



**Break room**



**Suite 150**



**Suite 160**



**Suite 160**

# Photographs



**Suite 160**



**Suite 160**



**Suite 225**



**Suite 255**



**Suite 250**



**Suite 250**

# Photographs



**Suite 250**



**Suite 275**



**Third floor lobby**



**Suite 310**



**Suite 310**



**Suite 320**



**Andrew Dutcher, SIOR**  
*Managing Director*  
[andrew.dutcher@jll.com](mailto:andrew.dutcher@jll.com)  
+1 614 629 5266

**Caleb Struewing**  
*Associate*  
[caleb.struewing@jll.com](mailto:caleb.struewing@jll.com)  
+1 614 460 4401