

# THREE CROSSWOODS CENTER

200 E. CAMPUS VIEW BLVD, COLUMBUS, OH 43235

[WWW.THREECROSSWOODS.COM](http://WWW.THREECROSSWOODS.COM)



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**CLASS A BUILDING IN THE WORTHINGTON SUBMARKET  
1,819 SF UP TO 32,956 SF OF OFFICE SPACE AVAILABLE**

NAI Ohio Equities is pleased to offer an exceptional office leasing opportunity at Three Crosswoods Center, a three-story, Class A office building located at 200 E Campus View Boulevard in the centrally positioned Worthington submarket. The property offers flexible suite sizes ranging from 1,819 SF to up to 32,956 SF of contiguous space. Tenants and visitors are welcomed by a recently renovated lobby featuring a dramatic multi-story atrium and water features. The building also offers monument signage opportunities and abundant on-site parking with a ratio of 4.6 spaces per 1,000 SF. Numerous nearby amenities and convenient access to major transportation corridors—including I-270, SR-23, SR-315, and I-71—further enhance the appeal of this location.

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# AVAILABLE SPACE

Suite	Size (SF)	Lease Rate	Available
100	1,819	\$10.95/SF NNN	01/01/2027
110	4,946	\$10.95/SF NNN	01/01/2027
120	3,978	\$10.95/SF NNN	01/01/2027
130	4,510	\$10.95/SF NNN	01/01/2027
140	6,418	\$10.95/SF NNN	Now
150	6,444	\$10.95/SF NNN	Now
160	4,841	\$10.95/SF NNN	Now
225	3,538	\$10.95/SF NNN	Now
250	9,225	\$10.95/SF NNN	Now
320	9,449	\$10.95/SF NNN	Now

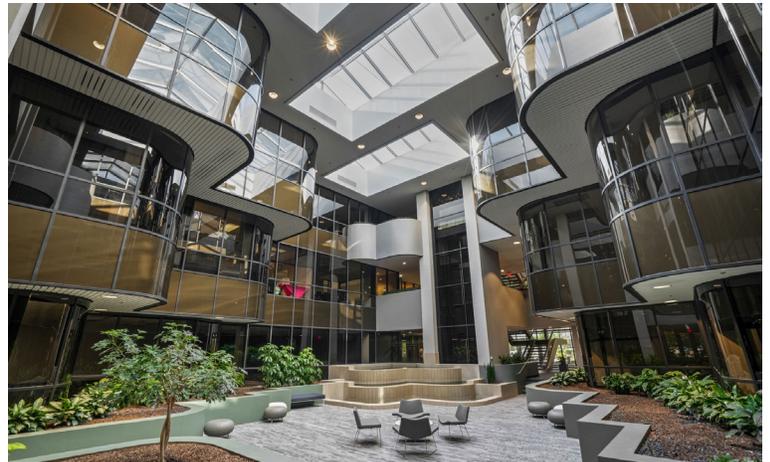
**Operating Expenses: \$8.46/SF**

- FIRST FLOOR SUITES CAN BE COMBINED FOR UP TO 32,956 SF
- SUITE 100+110+120+130+BREAKROOM CAN BE COMBINED FOR UP TO 18,397 SF
- SUITE 140+150+160 CAN BE COMBINED FOR UP TO 17,703 SF
- SUITE 225+250 CAN BE COMBINED FOR 12,763 SF

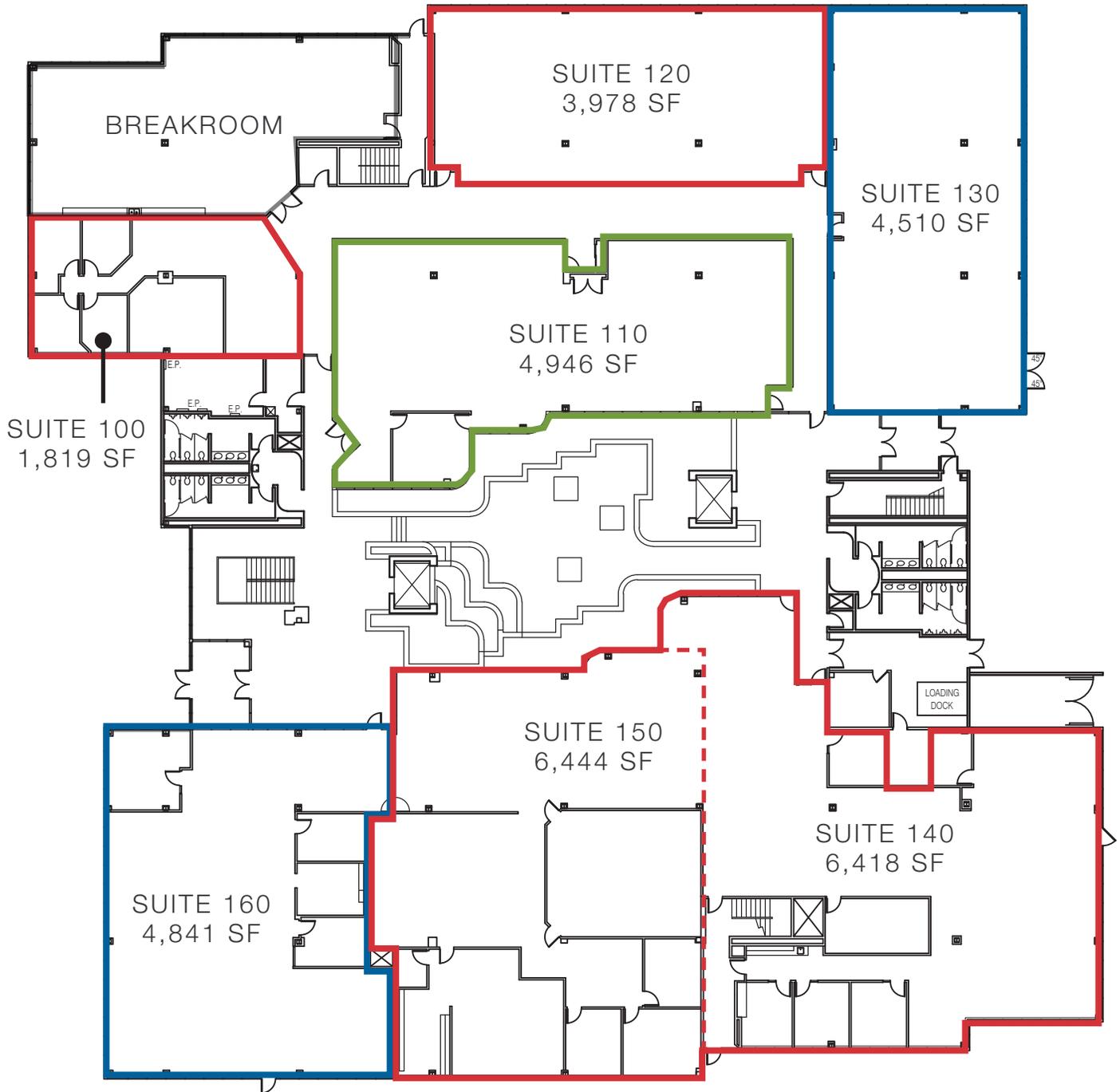
**KEY TENANTS**

**CBRE** | **facilitysource**

**office**  
evolution®



# FIRST FLOOR PLAN



FIRST FLOOR CAN BE COMBINED FOR 32,956 SF

SUITE 100+110+120+130+BREAKROOM CAN BE COMBINED FOR 18,937 SF

SUITE 140+150 CAN BE COMBINED FOR 12,862 SF

SUITE 140+150+160 CAN BE COMBINED FOR 17,703 SF

# SECOND FLOOR



SUITE 225+250 CAN BE COMBINED FOR 12,763 SF

# THIRD FLOOR



# PROPERTY PHOTOGRAPHS



SUITE 100



SUITE 100



SUITE 110



SUITE 120

# PROPERTY PHOTOGRAPHS



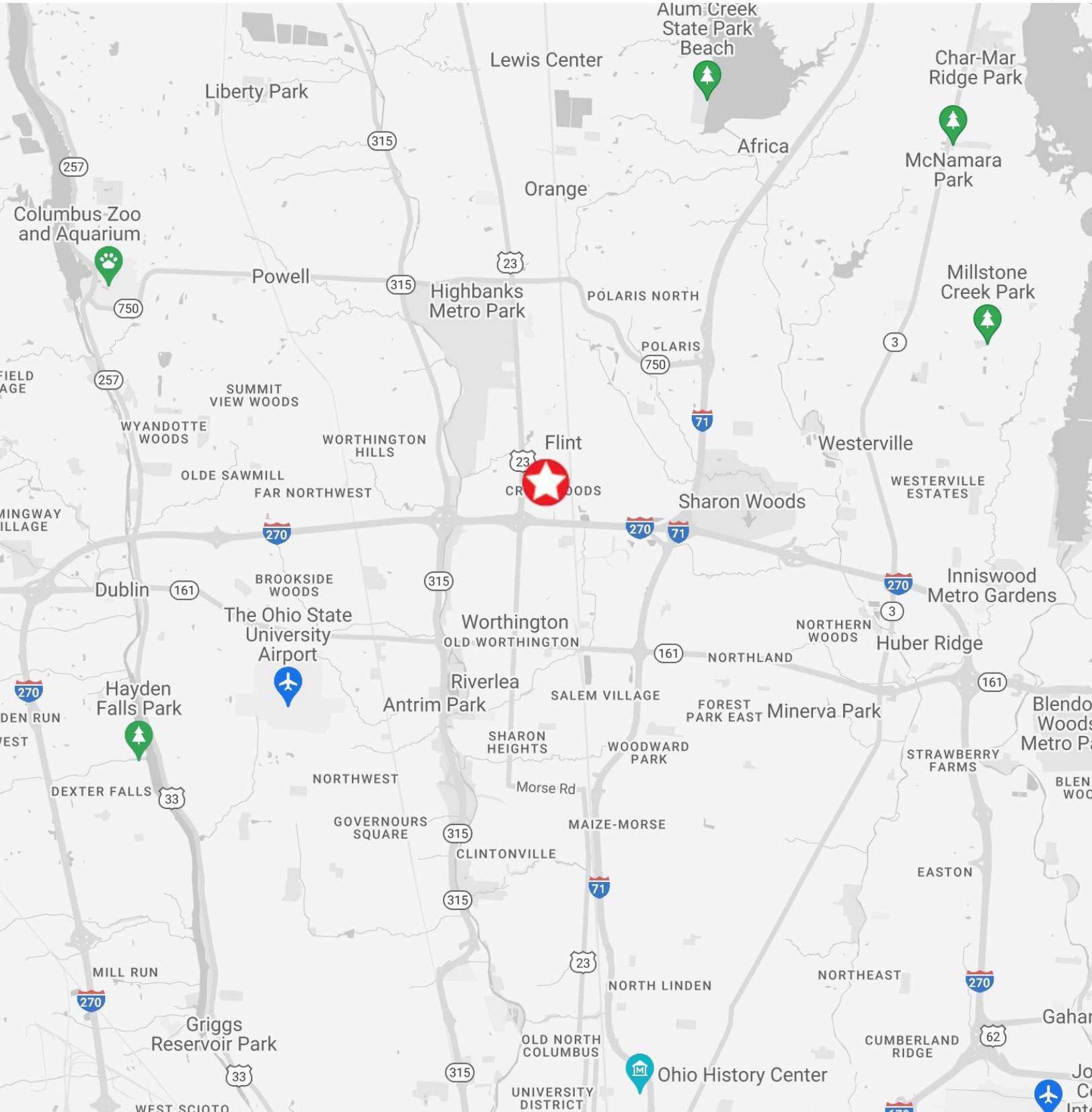
# PROPERTY PHOTOGRAPHS



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# LOCATION MAP



# NEARBY AMENITIES MAP



OHIO  
HOTEL AND  
CONFERENCE CENTER

JPMorganChase

POLARIS  
FASHION PLACE

ABILITY CHIROPRACTIC 614 NAIL BAR  
WAFFLE HOUSE Tim Hortons POWS URGENT CARE VETERINARY

Wendy's  
SPRINT TACO BELL  
EL VAQUERO  
STEVEN BORN

Kroger crumbl BEST BUY Target  
LOWE'S JO-ANN OLD NAVY WORLD MARKET  
MARCELLA'S ULTA OfficeMax  
Chick-fil-A Olive Garden Ross

OLENTANGY HIGH BLUFFS

SANCTUARY

WORTHINGTON HIGHLANDS

POLARIS SO FAR NORTH

CROSSING

NORTHWOODS

VILLAGE AT WORTHINGTON

Flint

WORTHINGTON PARK

PARK CLUB

ZipZone Outdoor Adventures

SLATE HILL

WORTHINGTON WOODS

SPR

Olentangy Parkland

CROSSWOODS

Social Security Administration

Hyatt Place  
- Courtyard  
- Days Inn by Wyndham  
- Holiday Inn Express  
- Wyndham  
- Sheraton Suites  
- WoodSpring Suites  
- Red Roof PLUS+  
- Quality Inn & Suites  
- Extended Stay America-Select Suites

YORK GOLF CLUB  
EST. 1924

DEER CREEK

Kroger

McDonald's Starbucks JJ JONES WINGS FedEx Office

THE SHOPS AT WORTHINGTON PLACE  
FirstWatch The Daytime Cafe  
PIADA ITALIAN STREET FOOD  
Panera BREAD  
TALBOTS  
Kenneth's Hair Salons & Day Spas  
Aladdin's

WORTHINGTON GATEWAY  
BLUE BOAT COUNSELING SWEATOUT CLUB PILATES Orangetheory FITNESS tropical CAFE  
The NOW magoos MAPLE STREET livewell animal hospital GoYoga DiBella's Subs FIVE GUYS

WORTHINGWAY

WORTHINGTON ACRES

MEDICK ESTATES

Worthington

The Ohio Railway Museum

DEVONSHIRE

WORTHINGTON PARK

OLD WORTHINGTON

# CONTACT US

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