

# Community Corporate Center

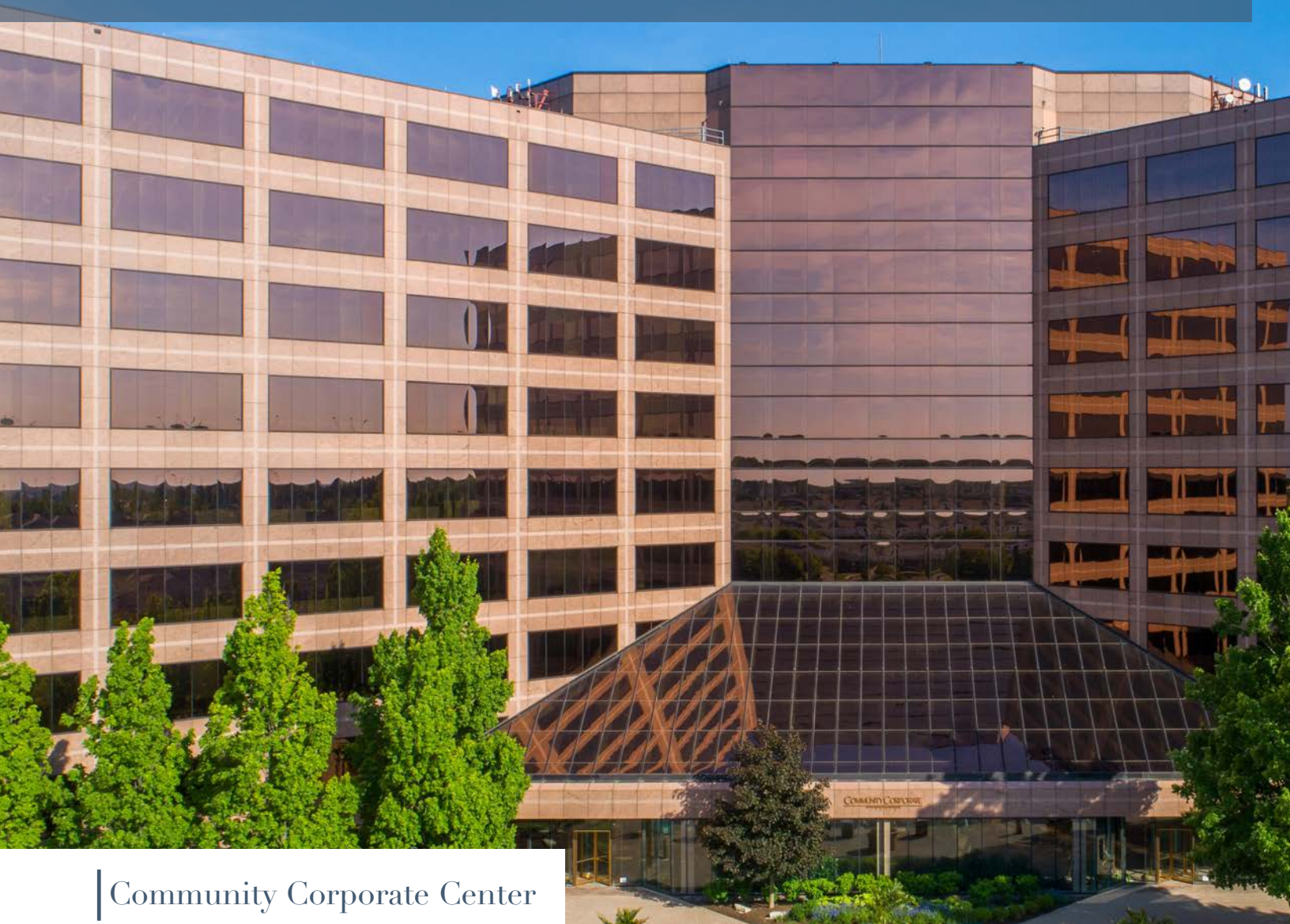
445 Hutchinson Ave.  
Columbus, Ohio 43235



NO PARKING FIRE LANE

# >> Build Your Community

Create a sense of place in Columbus' suburban core



| Community Corporate Center

As the tallest suburban office building in Columbus, Community Corporate Center is a prominent fixture of the Worthington submarket. Worthington's strong community spirit, excellent quality of life, and unique shopping and dining attractions serve as a solid foundation for visitors, families, businesses, and their employees.



# FEATURES

- Prestigious **Class A** building
- Executive underground parking
- Excellent **freeway visibility**
- **Building signage** available
- Potential **monument signage** available
- **Full-service deli** and catering
- Large common **conference room/training center**
- **24-hour** card key access
- **On-site property management**
- **Workout facility** with showers/lockers
- Dramatic, **three-story atrium**
- Centrally located with **easy access to I-270, I-71, SR-315, and US-23**
- **Amenity-rich location**
- **Energy Star certified** in 2018



*building signage available*



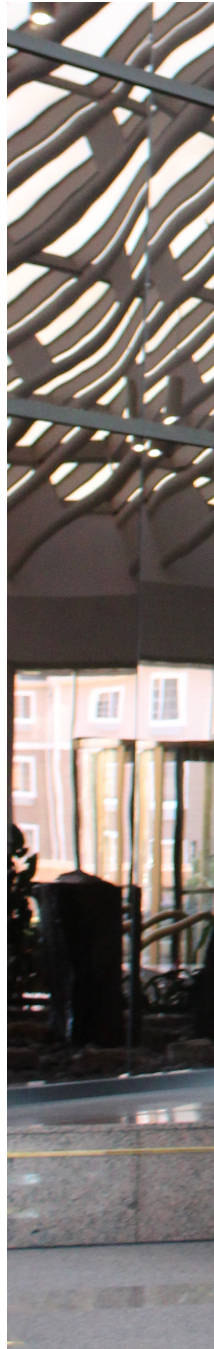
# PROPERTY OVERVIEW

Located in Crosswoods Center, Community Corporate Center is the tallest building in suburban Columbus and boasts outstanding 360 degree views. The building features a contemporary L-shaped design with its two wings joined at the center by a glass, three-story atrium. The building overlooks a beautiful pond and is highlighted by a heavily landscaped entrance.

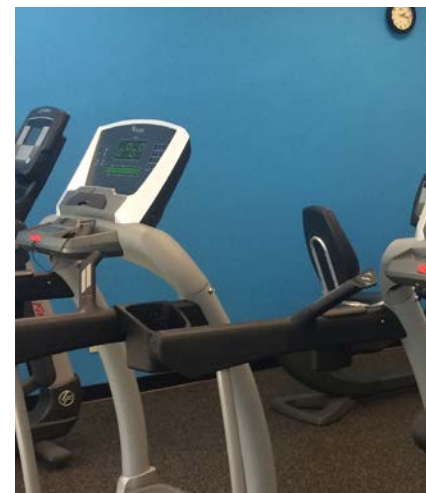
Originally built in 1988, the nine-story building contains 256,495 square feet of office space. With 1,000 surface lot parking spaces, the building has a parking ratio of 4/1,000 SF.

Community Corporate Center is in close proximity to The Shops at Worthington as well as numerous restaurants, banks, gas stations, and hotels.

- > 7 miles to Dublin
- > 10 miles to Easton
- > 15 miles to Broad Street & High Street
- > 15 miles to New Albany
- > 15 miles to John Glenn International Airport



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# AVAILABILITY

## COMMUNITY CORPORATE CENTER

Suite	RSF	Rate	Description
* 205B	1,849	\$ 12.00 NNN	2nd floor suite, mostly open.
* 215	5,177	\$ 12.00 NNN	Open space with several offices
* 300	13,427	\$ 12.00 NNN	Efficient floor plan with mix of open space and private offices; divisible
* 330	6,210	\$ 12.00 NNN	Mix of open space and offices
400	15,000-28,825	\$ 12.00 NNN	Full floor; nice mix of offices and open space
520	2,152	\$ 12.00 NNN	Private, hard-wall offices
600	12,199	\$ 12.00 NNN	Nicely built-out space with mostly private offices
740	13,175	\$ 12.00 NNN	Well-finished space with outstanding views
900	9,318	\$ 12.00 NNN	Top floor with excellent views, combination of private offices and open space, available April 2022
940	2,997	\$ 12.00 NNN	Top floor with excellent views, combination of private offices and open space
* 960	5,052	\$ 12.00 NNN	Top floor with excellent views, combination of private offices and open space, available April 2022
* 995	3,934	\$ 12.00 NNN	Top floor with excellent views, combination of private offices and open space, available April 2022

\*Suites 205B and 215 can be combined for up to 7,026 SF

\*Suites 300 and 330 can be combined for up to 19,637 SF

\*Suites 960 and 995 can be combined for up to 8,986 SF

Operating Expenses estimated to be \$9.72

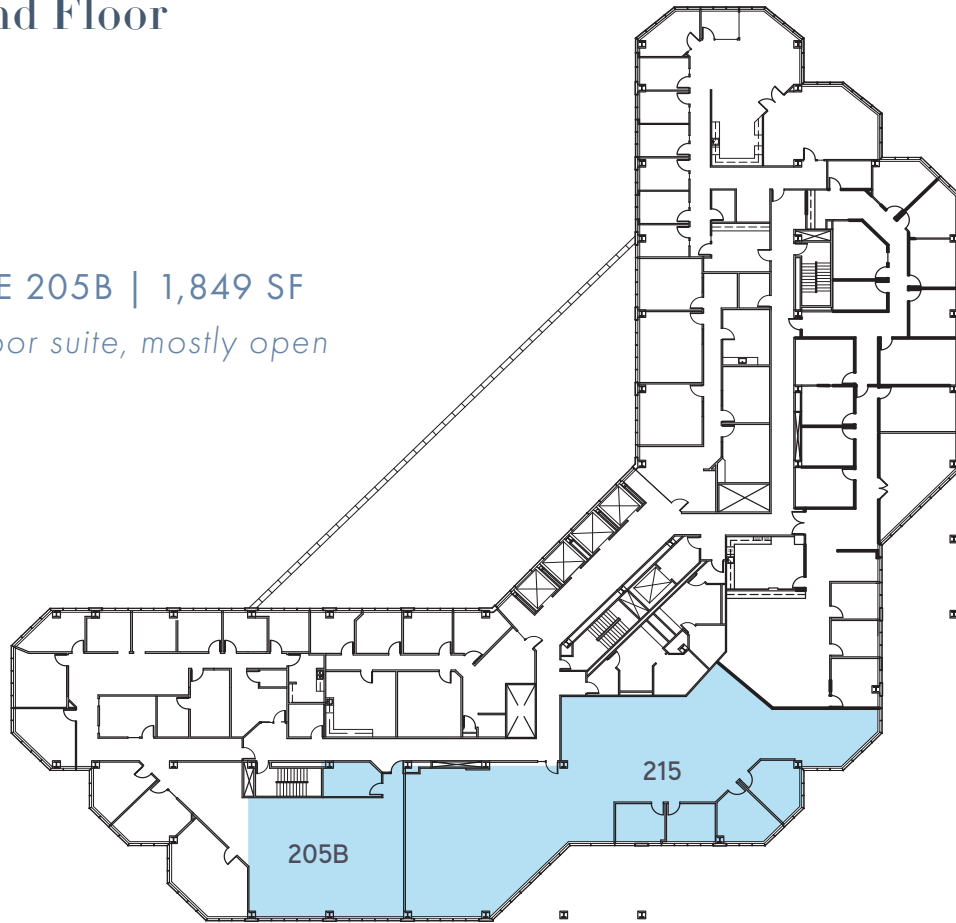
# Community Corporate Center

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# 2

## Second Floor

SUITE 205B | 1,849 SF  
*2nd floor suite, mostly open*

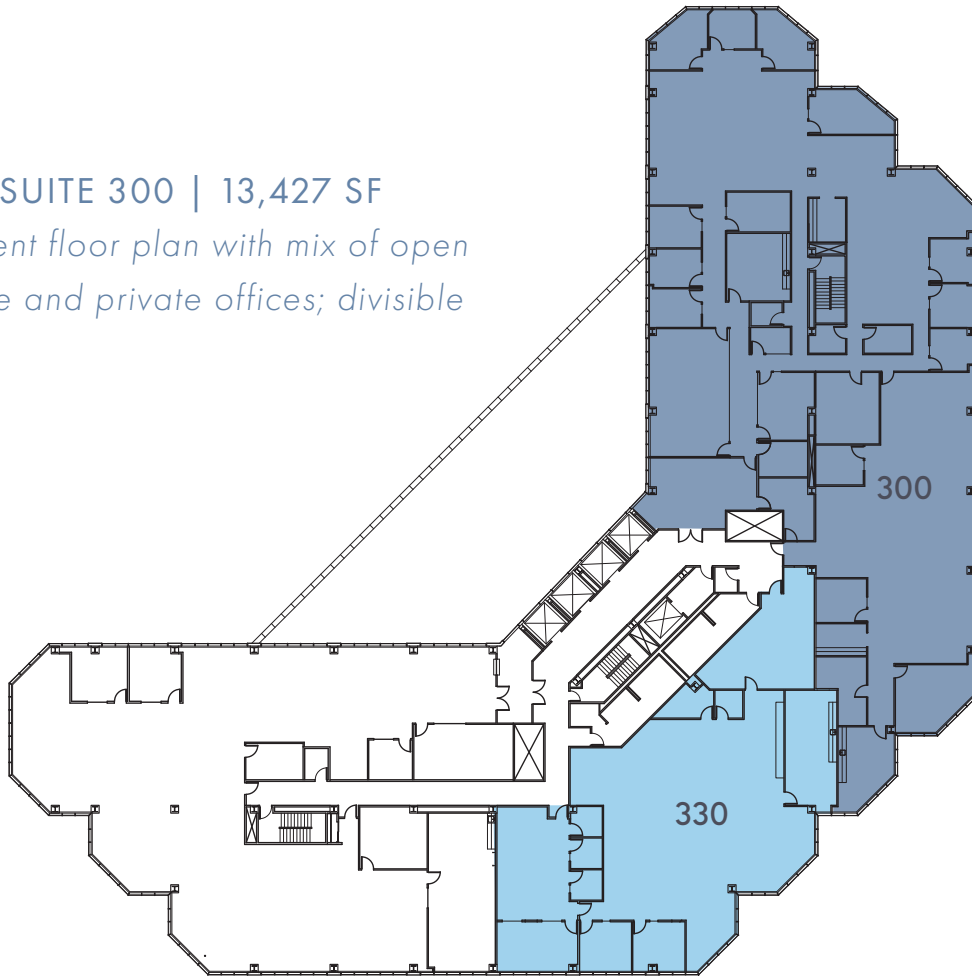


SUITE 215 | 5,177 SF  
*mostly open space with four offices*

*Suites 205B and 215 can be combined for up to 7,026 SF*

# 3 Third Floor

SUITE 300 | 13,427 SF  
*efficient floor plan with mix of open space and private offices; divisible*



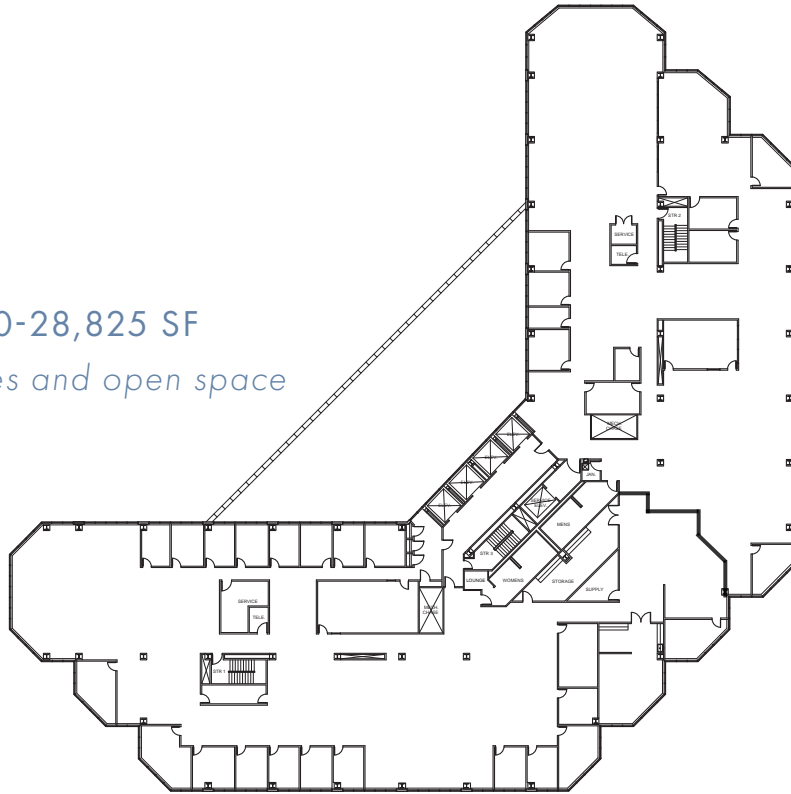
SUITE 330 | 6,210 SF  
*mix of open space and offices*

*Suites 300 and 330 can be combined for up to 19,637 SF*



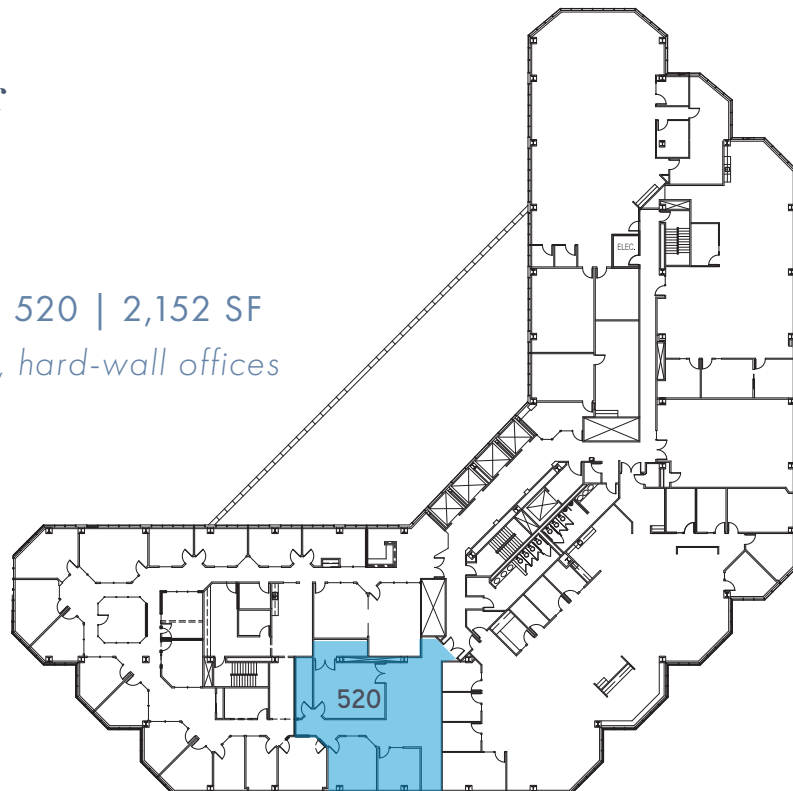
# 4 Fourth Floor

SUITE 400 | 15,000-28,825 SF  
*full floor; nice mix of offices and open space*



# 5 Fifth Floor

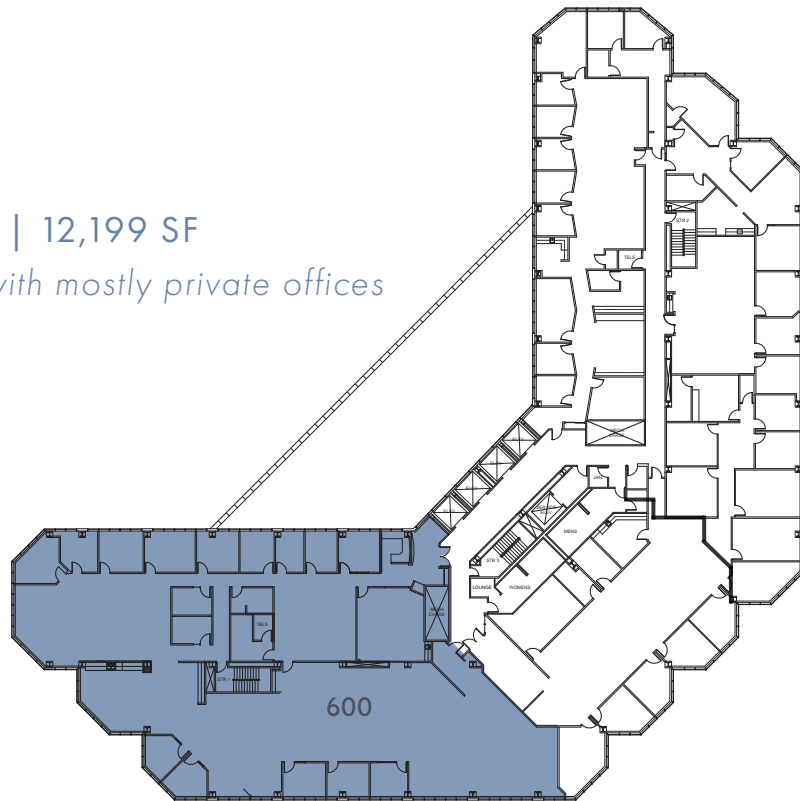
SUITE 520 | 2,152 SF  
*private, hard-wall offices*



# 6 Sixth Floor

SUITE 600 | 12,199 SF

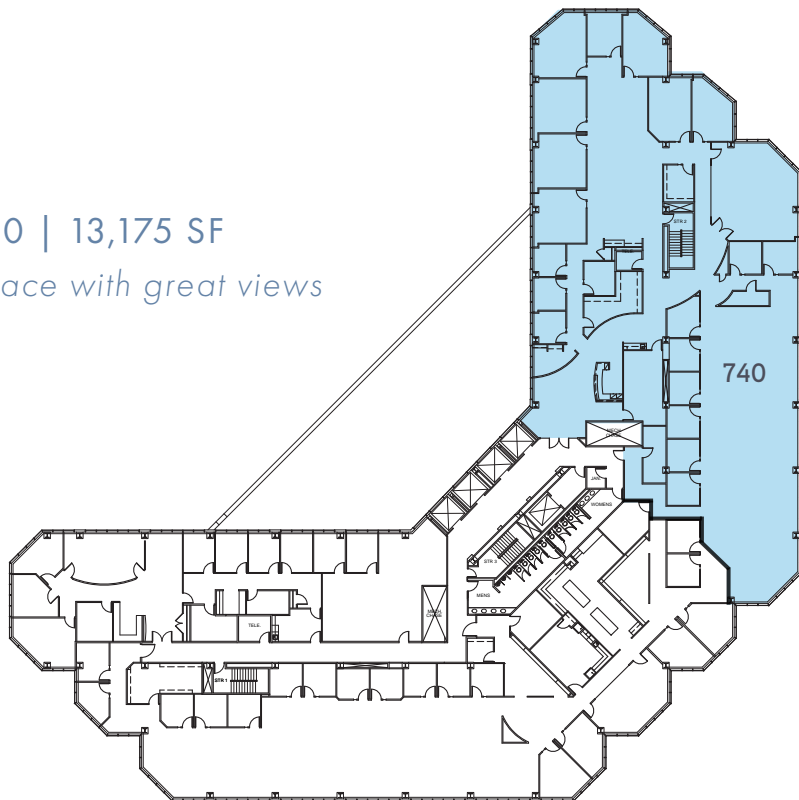
*nicely built-out space with mostly private offices*



# 7 Seventh Floor

SUITE 740 | 13,175 SF

*well-finished space with great views*



# 9 Ninth Floor

SUITE 960 | 5,052 SF

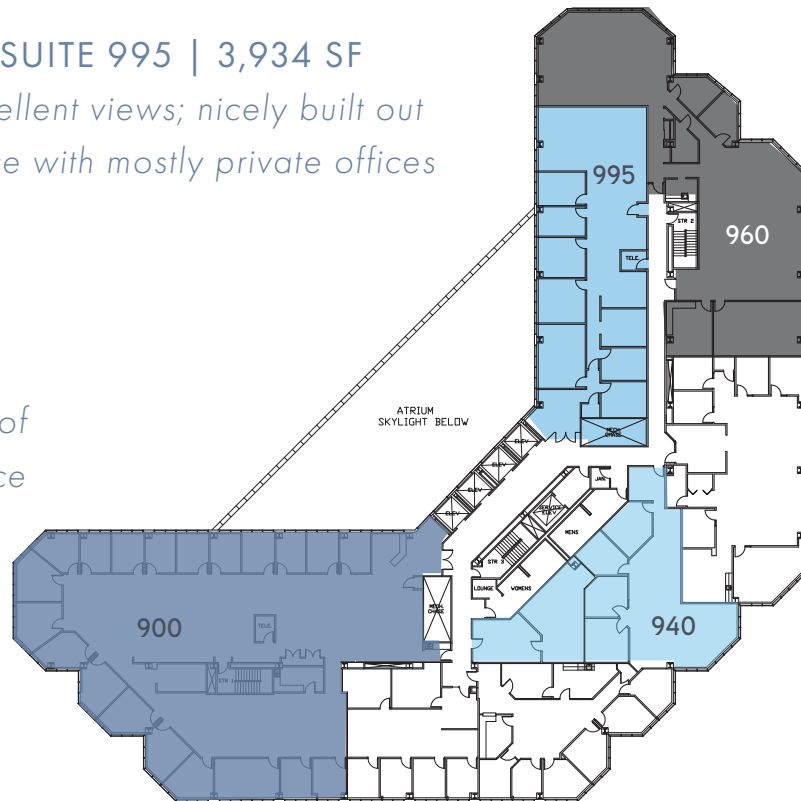
*excellent views; nicely built out, mostly open space*

SUITE 995 | 3,934 SF

*excellent views; nicely built out space with mostly private offices*

SUITE 900 | 9,318 SF

*excellent views; combination of private offices and open space*



SUITE 940 | 2,997 SF

*excellent views; combination of private offices and open space*

*Suites 995 and 960 can be combined to up to 8,986 SF*

Average daily traffic volume =  
more than 169,000  
vehicles per day

**Bob Evans**

**j. gilbert's**  
WOOD-FIRED STEAKS & SEAFOOD

**DOUBLE TREE**  
BY HILTON

**Sheraton**

**Wabi**  
SUSHI & ROLL BAR  
Eat Well - Be Happy

**LOTUS GRILL**

**WOODSPRING SUITES**  
AN EXTENDED STAY HOTEL

INTERSTATE  
**270**

# LOCAL AMENITIES

(within 1 mile - not shown on map)

## RESTAURANTS

- Wurst und Bier
- El Acapulco
- Redlands Grill
- Woody's Wing House
- HC Way

- Mirchi Columbus
- Subway
- Jason's Deli

## HOTELS

- Homewood Suites
- Courtyard
- Extended Stay
- Motel 6
- Hyatt Place
- Quality Inn



4/1,000 SF parking ratio

TOWNEPLACE SUITES  
BY MARRIOTT

Residence INN.  
BY MARRIOTT



# BUILDING SIGNAGE AVAILABLE

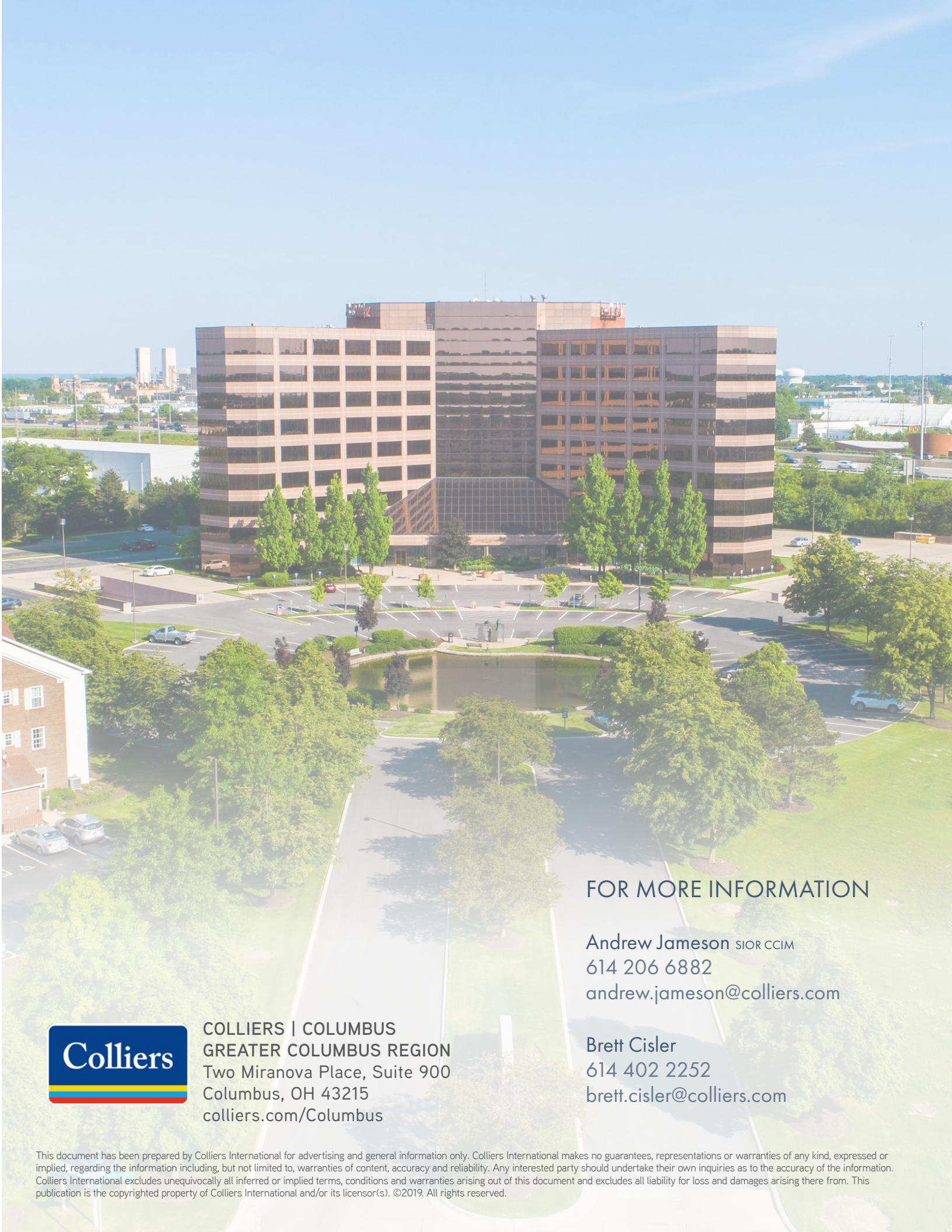


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# EXAMPLE FINISHES





## FOR MORE INFORMATION

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