



Office Space For Lease

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COLLIERS INTERNATIONAL
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Community Corporate Center 455 Hutchinson Ave. Columbus, OH 43235

Nine-story, multi-tenant Class A office building consisting of 250,169 square feet built in 1987.

445 Hutchinson Ave. Columbus, OH

LOCATION

Community Corporate Center is located in Columbus, Ohio, (20 minutes north of downtown Columbus), just north of Interstate 270 on Hutchinson Ave. Easily accessed by US-23/I-270 Interchange. Close proximity to Worthington Mall as well as numerous restaurants, banks, gas stations, and hotels. Worthington offers excellent housing, schools and a business-friendly environment.

BUILDING AMENITIES

- > The prestigious Class A building in Worthington
- > Executive underground parking
- > Full service deli and catering
- > Card key security system
- > Large common conference facility/training center
- > Professional, on-site property management
- > Centrally located with easy access to I-270, I-71, SR-315, US-23
- > Close proximity to restaurants, retail and hotels
- > Dramatic three-story atrium
- > Spectacular views
- > Fitness room

AVAILABILITY

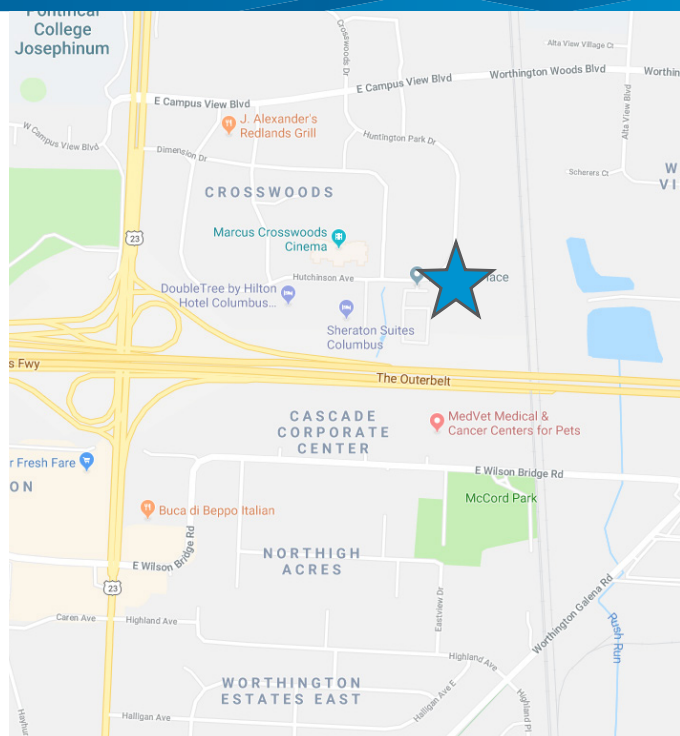
Suite	Available Space (SF)	Rate (per SF)
210	5,450	\$12.00 NNN
240*	3,353	\$12.00 NNN
280	4,062	\$12.00 NNN
<i>Suites 240 / 280 can be combined for up to 7,415 SF</i>		
500	10,781	\$12.00 NNN
525	1,071	\$12.00 NNN
695**	1,987	\$12.00 NNN
710	1,418	\$12.00 NNN
860	1,978	\$12.00 NNN
900	10,156	\$12.00 NNN
920	2,107	\$12.00 NNN
940	2,159	\$12.00 NNN

* Available 12/1/2018

* Available 8/1/2018

Operating Expenses estimated to be \$9.36

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