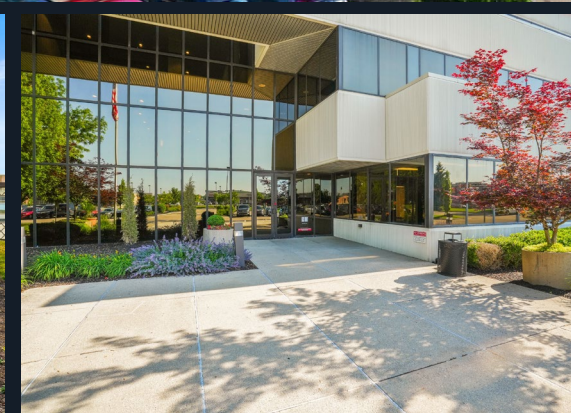


For lease

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:

officeevolution

CBRE | facilitysource

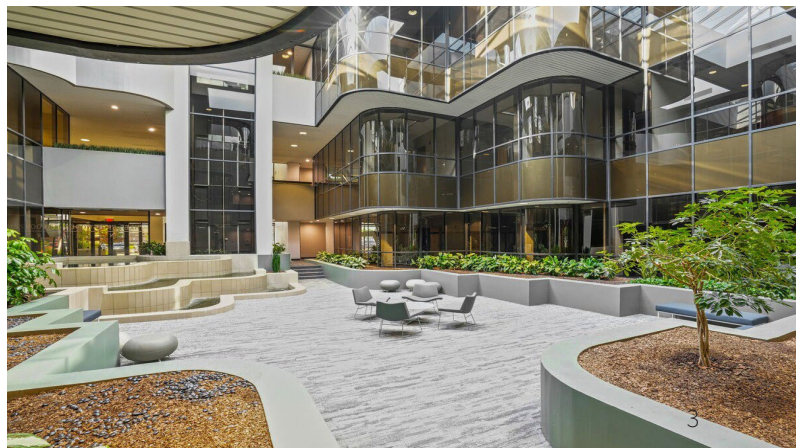


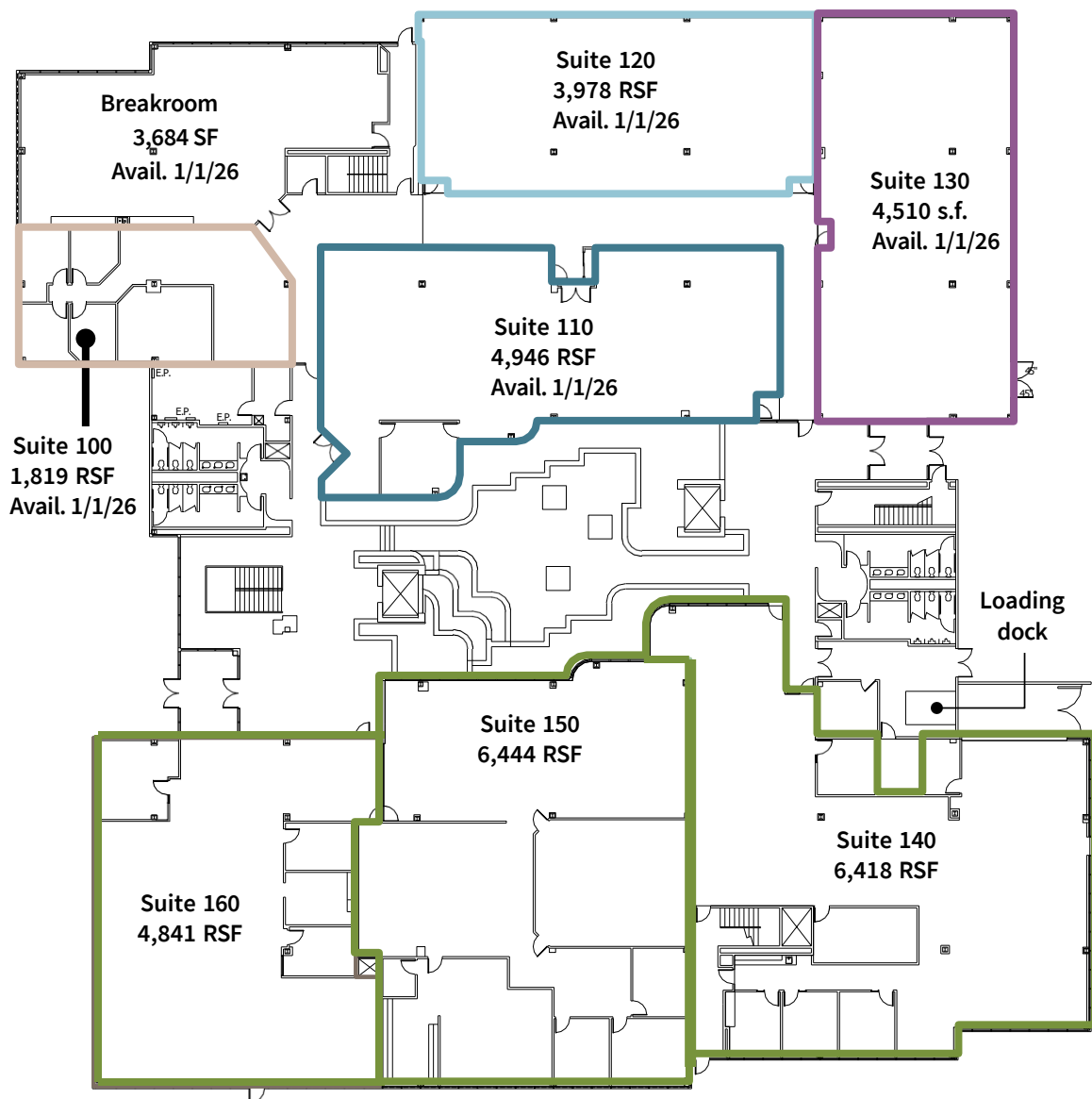
Address	200 E Campus View Blvd, Columbus, OH 432235
Building size	≈115,236 s.f.
Floors	Three (3)
Available s.f.	1,273 s.f. up to 32,956 contiguous
Year built	1986
Parking ratio	4.6/1,000 s.f.

Available space

Suite	Lease rate	Lease type	Size (s.f.)	Available
Suite 100	\$10.95	NNN	1,819	01/01/2026
Suite 110	\$10.95	NNN	4,946	01/01/2026
Suite 120	\$10.95	NNN	3,978	01/01/2026
Suite 130	\$10.95	NNN	4,510	01/01/2026
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	3,538	Now
Suite 250	\$10.95	NNN	10,924	Now
Suite 310	\$10.95	NNN	10,180	Now
Suite 320	\$10.95	NNN	9,449	Now

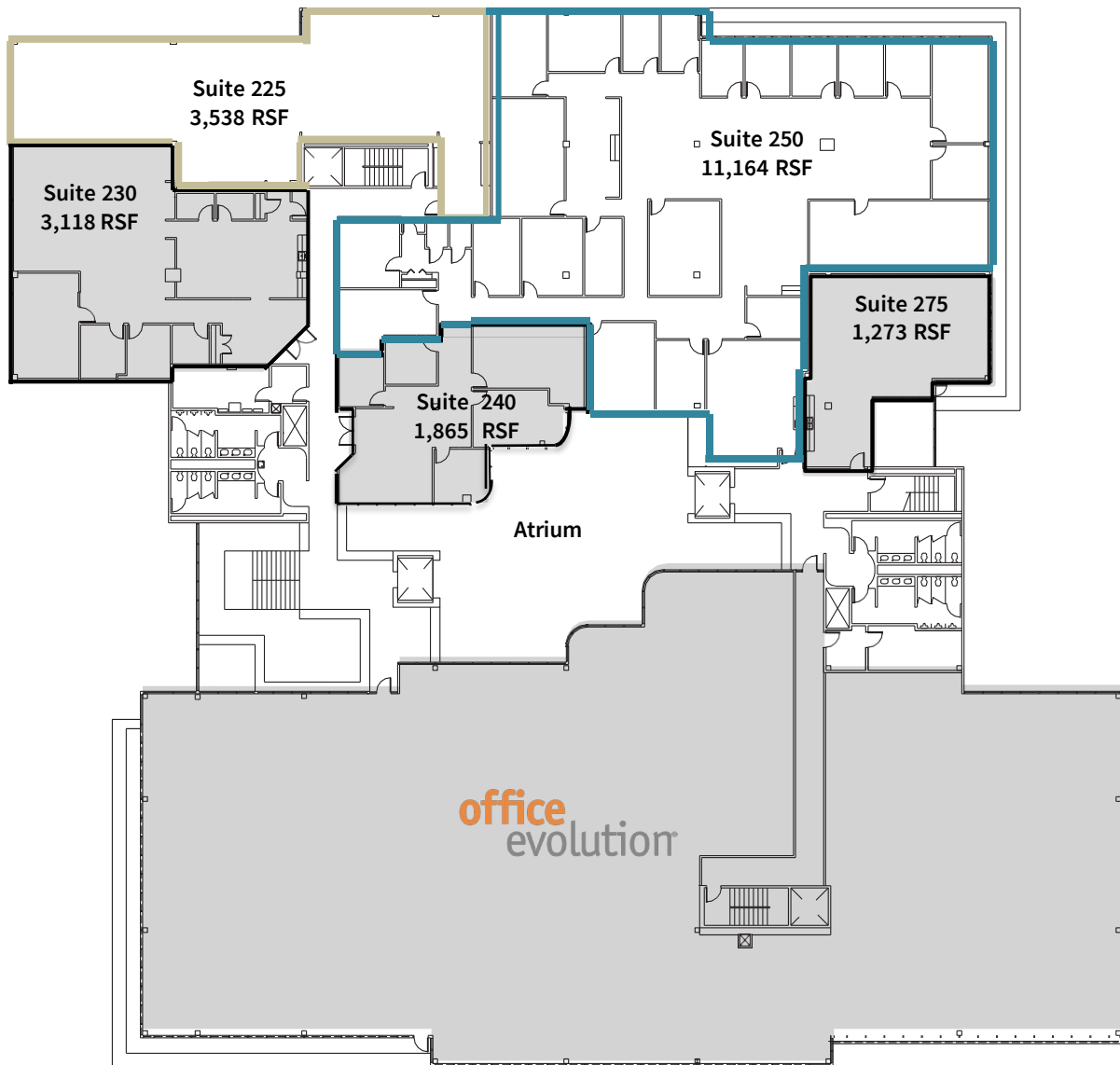
- First floor suites can be combined for up to 32,956 s.f.
- Suite 140 + 150 + 160 can be combined for up to 17,703 s.f.
- Suite 100 + 110 + 120 + 130 + Breakroom can be combined for up to 18,397 s.f.
- Suite 250 + 275 can be combined for 12,437 s.f.
- Suite 225 + 230 + 240 + 250 + 275 can be combined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





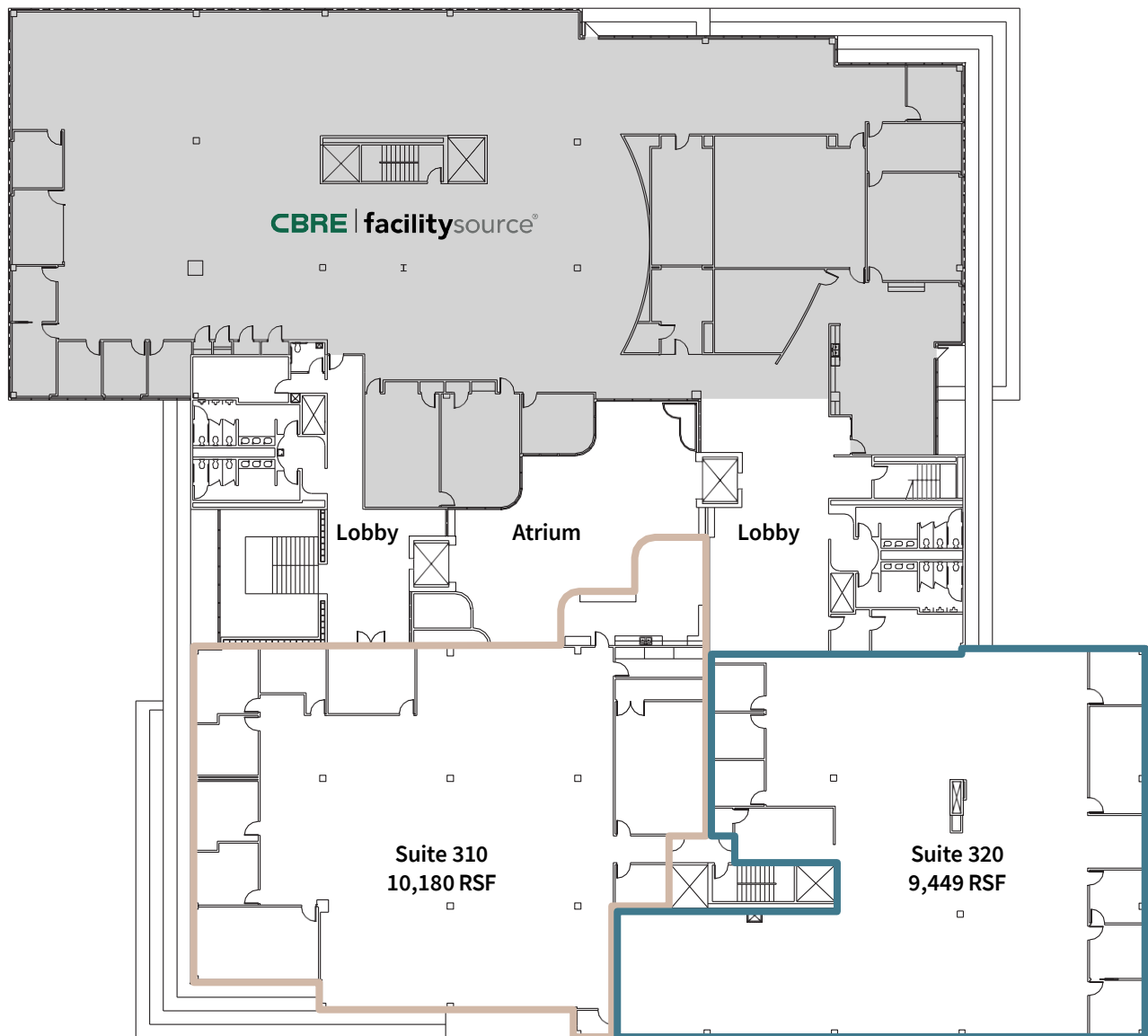
First Floor

- 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

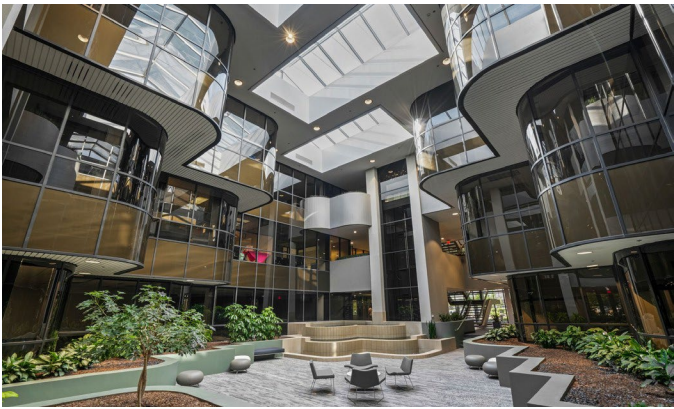
Hotel

- Woodspring Suites
- Sheraton Suites
- Doubletree by Hilton
- Staybridges Suites
- Holiday Inn Express & Suites
- Courtyard Columbus
- Days Inn
- Red Rood
- 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



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