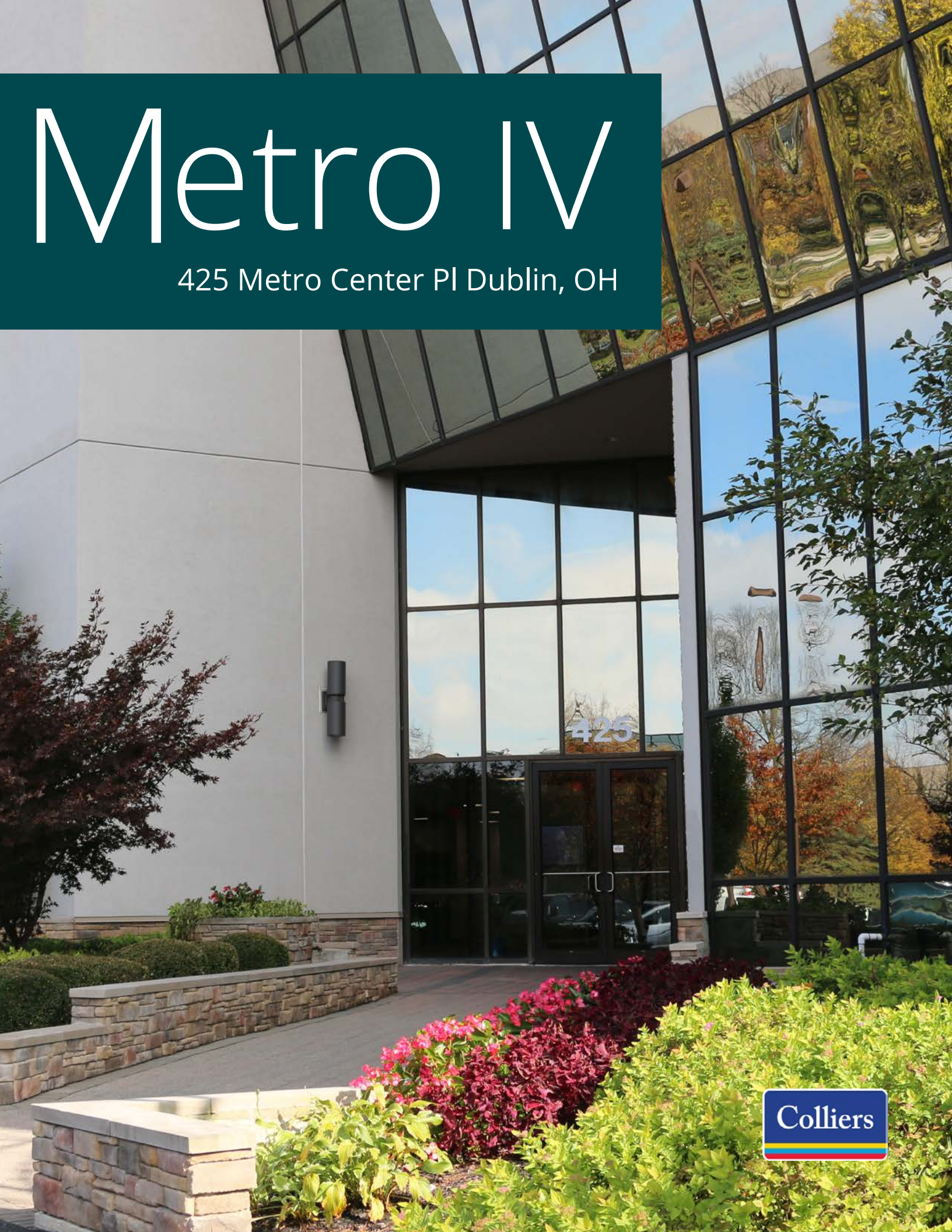


Metro IV

425 Metro Center Pl Dublin, OH



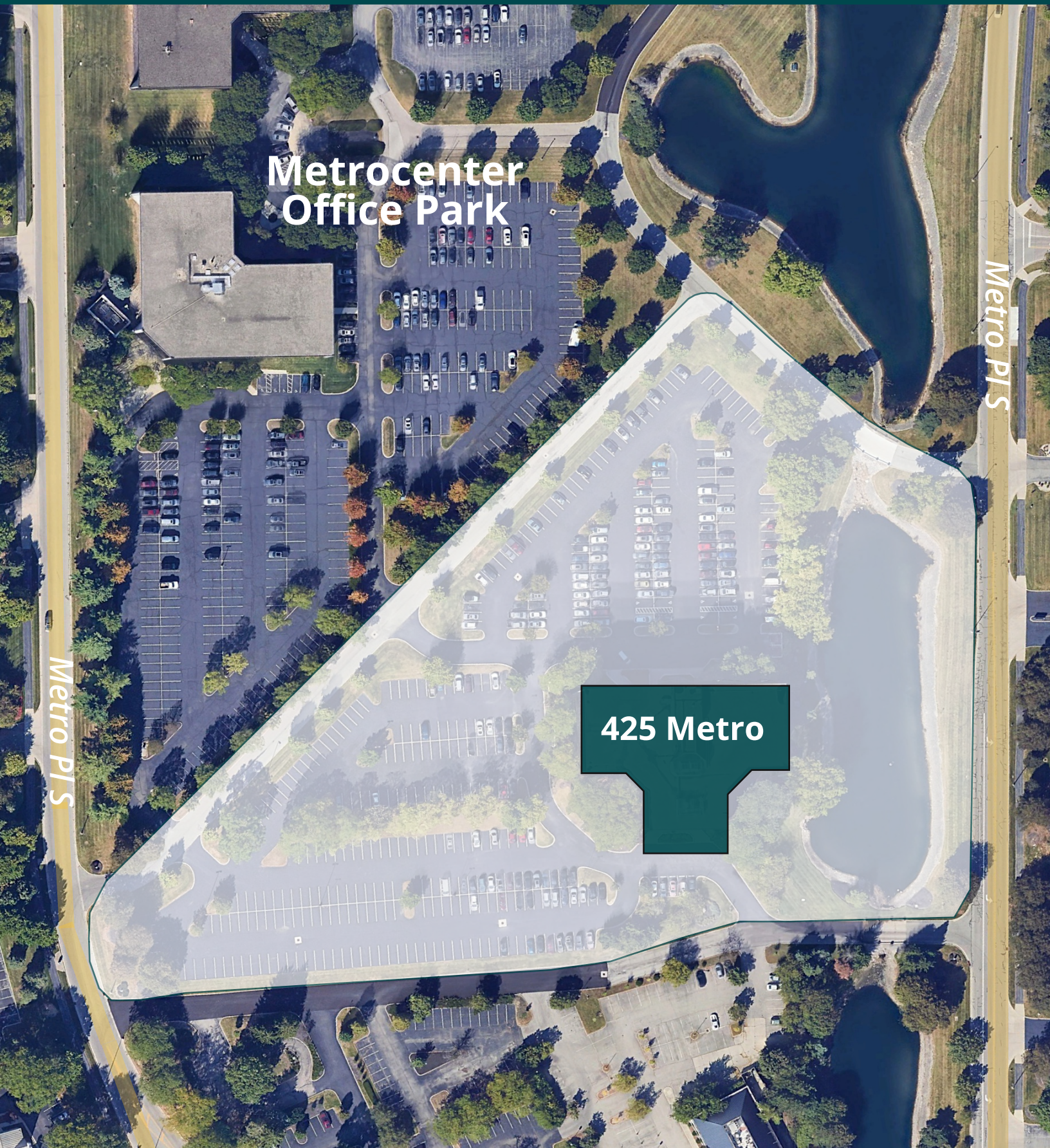
Colliers

Property Highlights



- 4.2/1,000 SF Parking Ratio
- Built in 1981 and Remodeled in 2017
- Six story, Class A Office Building, 101,894 Total SF, 12% Common Area Factor
- Renovated Lobby and Common Areas
- 24/7 Keycard Access
- Great Dublin Location with Access to I-270, Route 33, and Route 161
- Operating Expenses Estimated to be \$10.03/SF
- Dublin Transport Available to the Building (visit www.dublintransport.com for more details)

Location & Parking



Metrocenter
Office Park

425 Metro

Metro PLS

Metro PLS

Availabilities

SUITE	RSF	DESCRIPTION
230	2,846	Efficient suite; mix of conference and office space
320	4,626	Efficient suite with reception, kitchenette, private offices, and a large training room; furniture available 3/31/26 or sooner
340	5,124	Efficient suite with reception, kitchenette, private offices, and a large conference room; furniture available 3/31/26 or sooner
420	6,328	Open with offices and conference rooms; furniture available
502	1,073	Efficient suite with private offices
550	3,060	Mostly private offices
610	1,569	Mostly private offices
640	3,250	Open with private offices

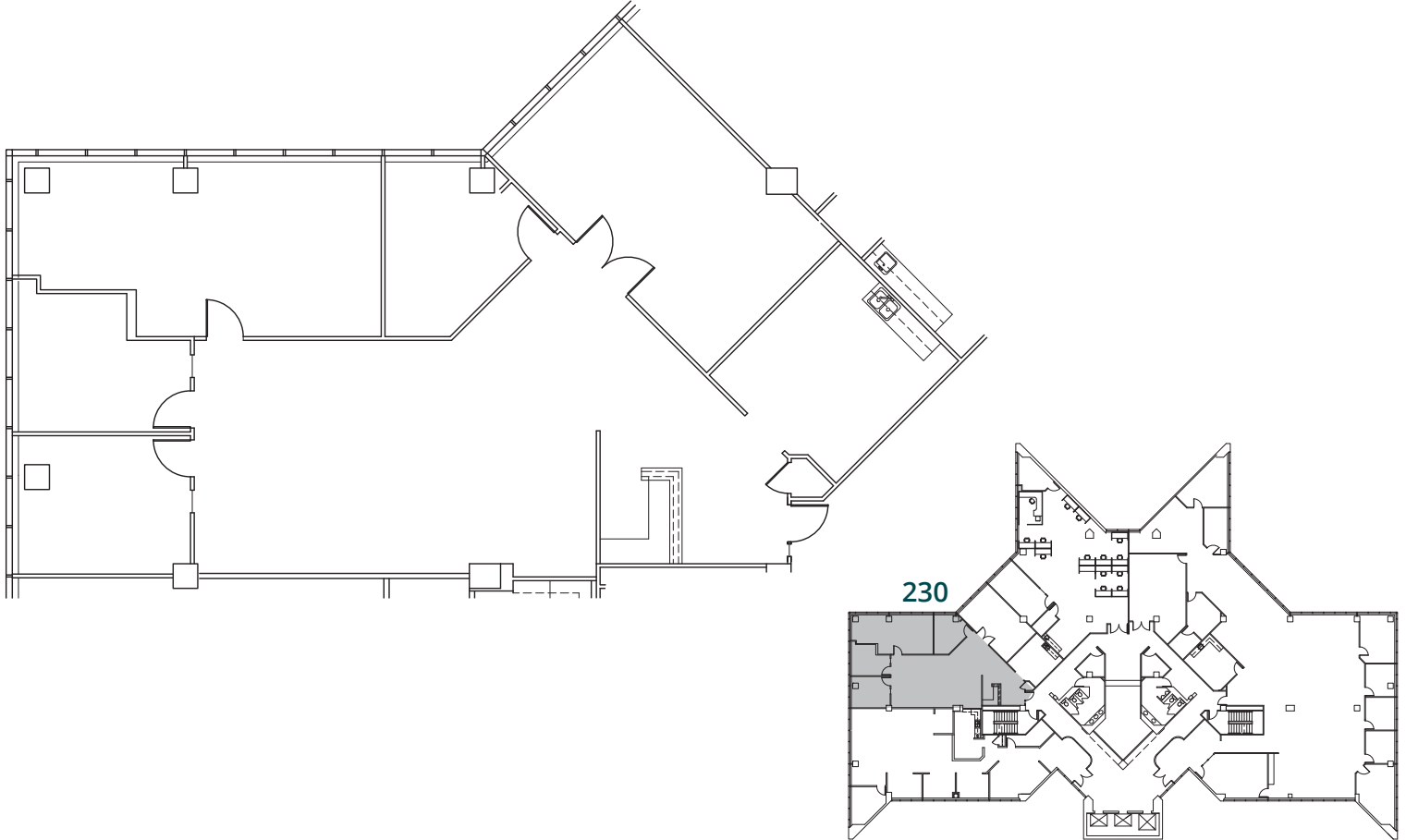
TOTAL SF

27,876 RSF

LEASE RATE

\$10.75 NNN

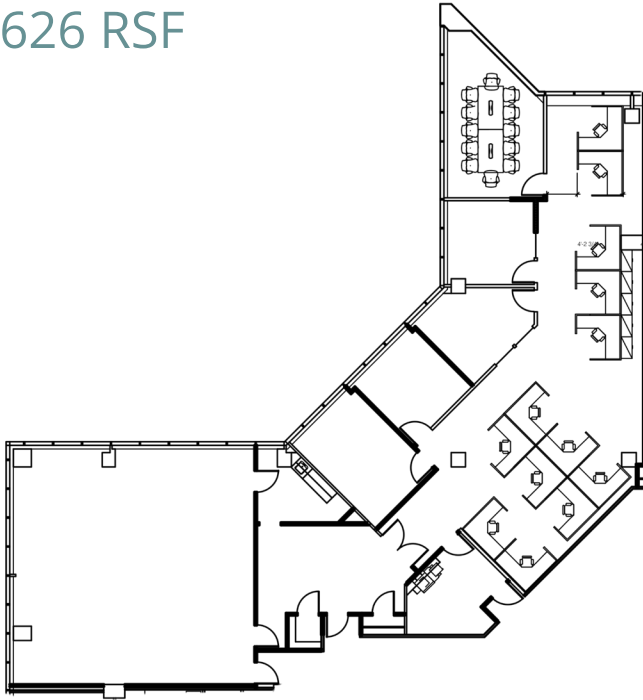
Suite 230 2,846 RSF



Third Floor

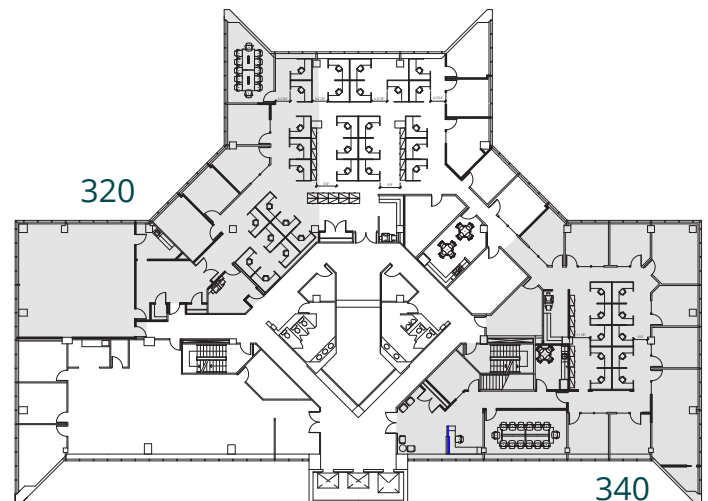
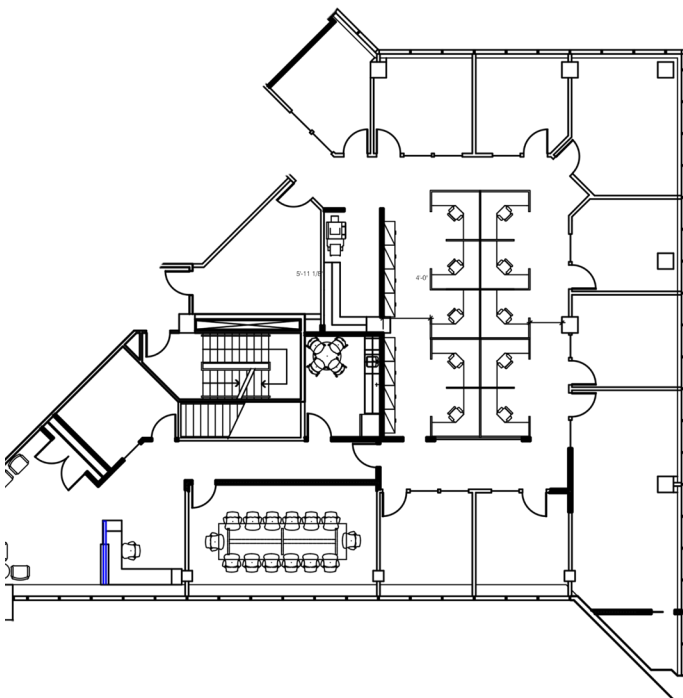
Suite 320

4,626 RSF



Suite 340

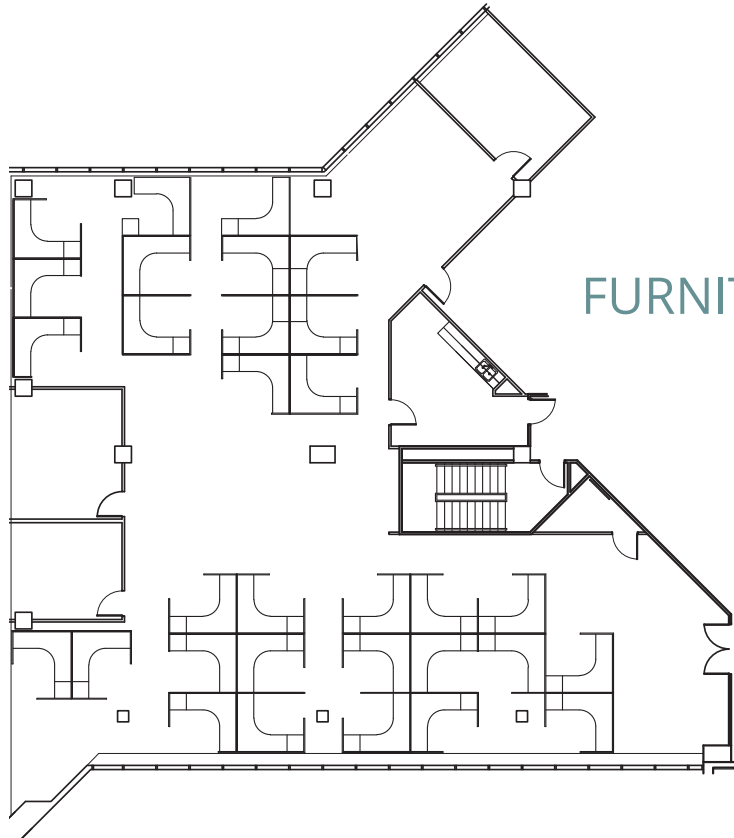
5,124 RSF



FURNITURE AVAILABLE;
3/31/26 or sooner

Suite 420

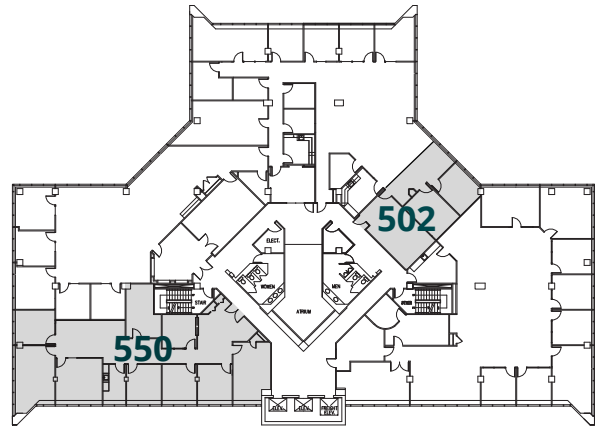
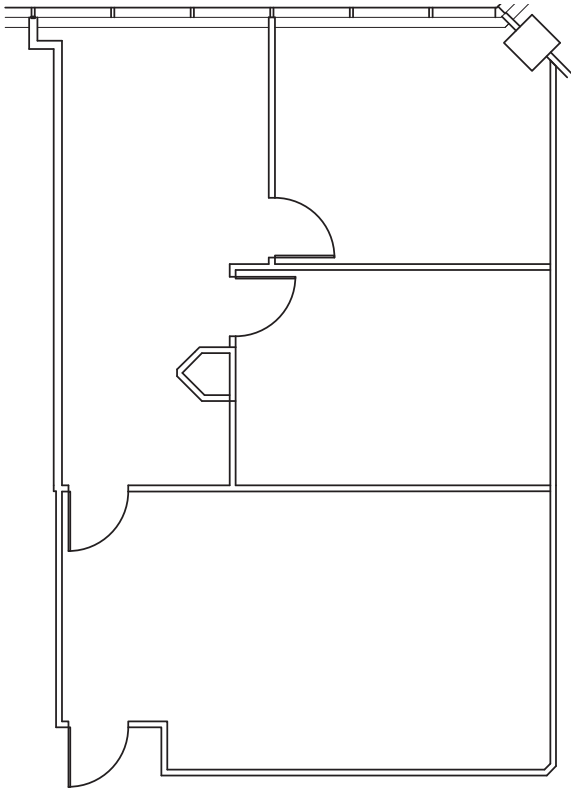
6,328 RSF



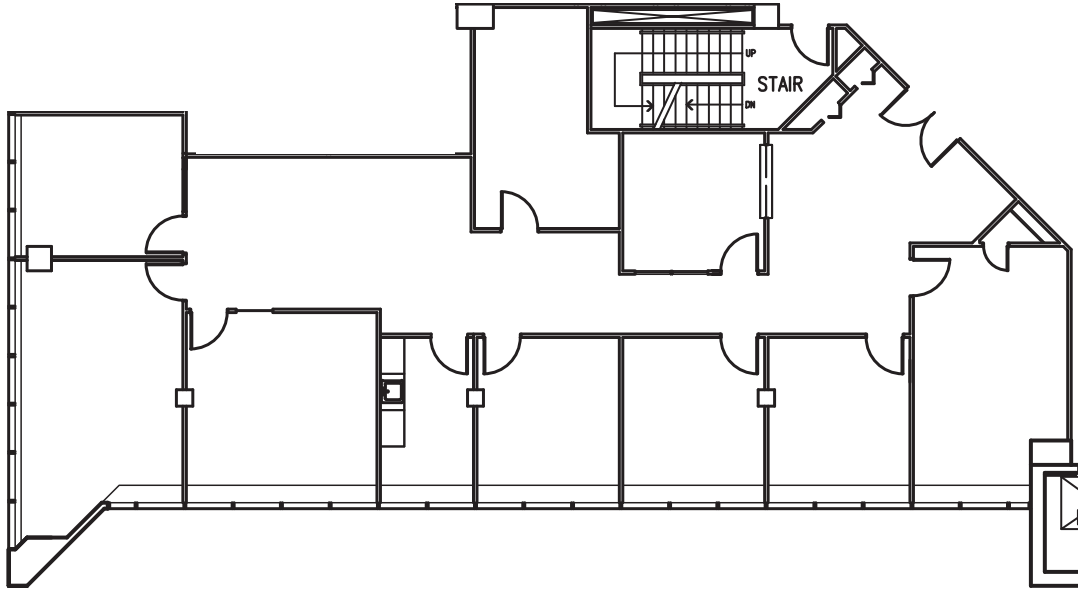
FURNITURE AVAILABLE



Suite 502 1,073 RSF

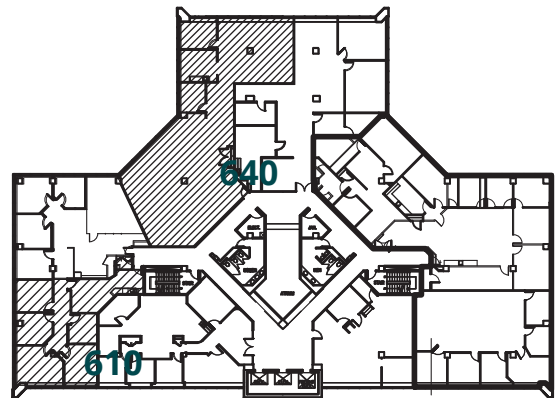
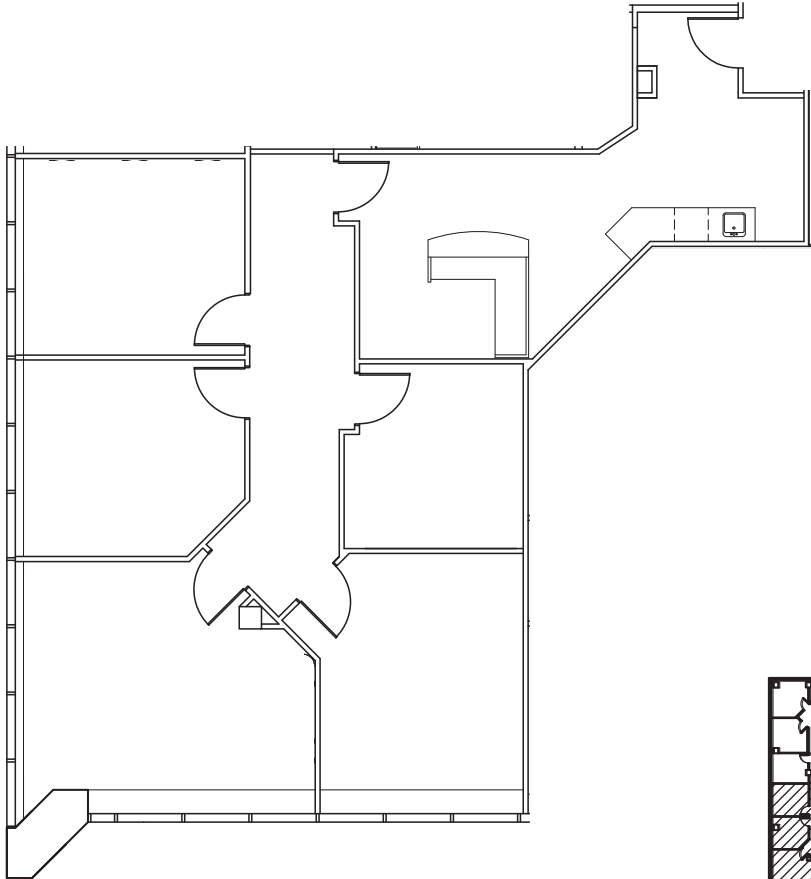


Suite 550 3,060 RSF



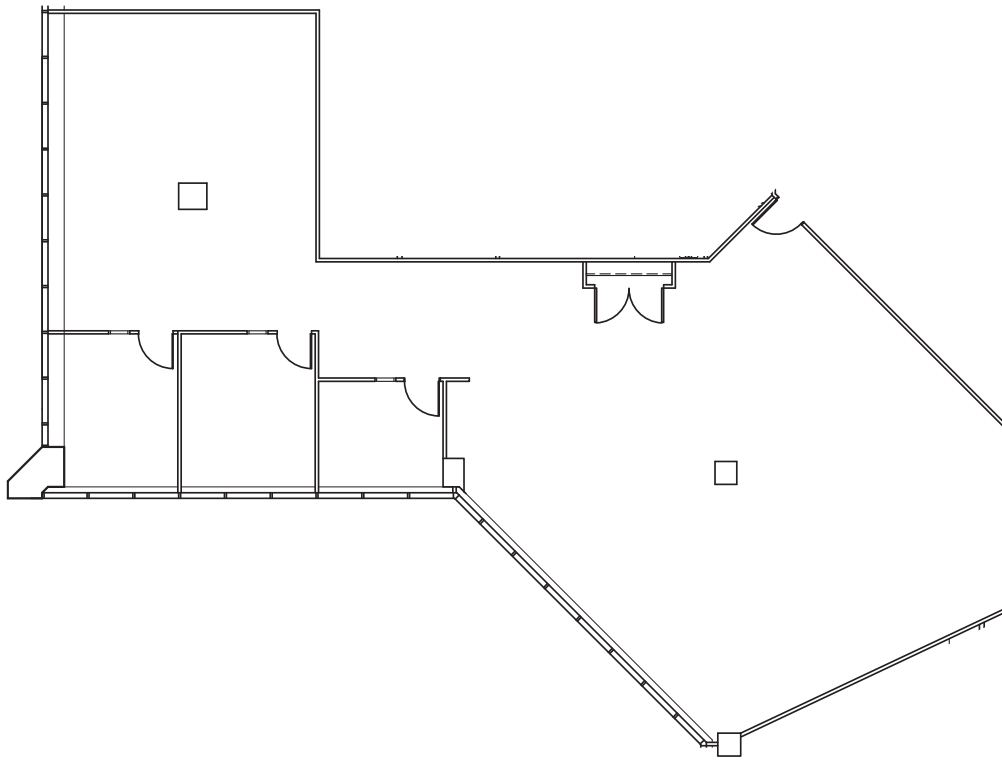
Suite 610

1,569 RSF

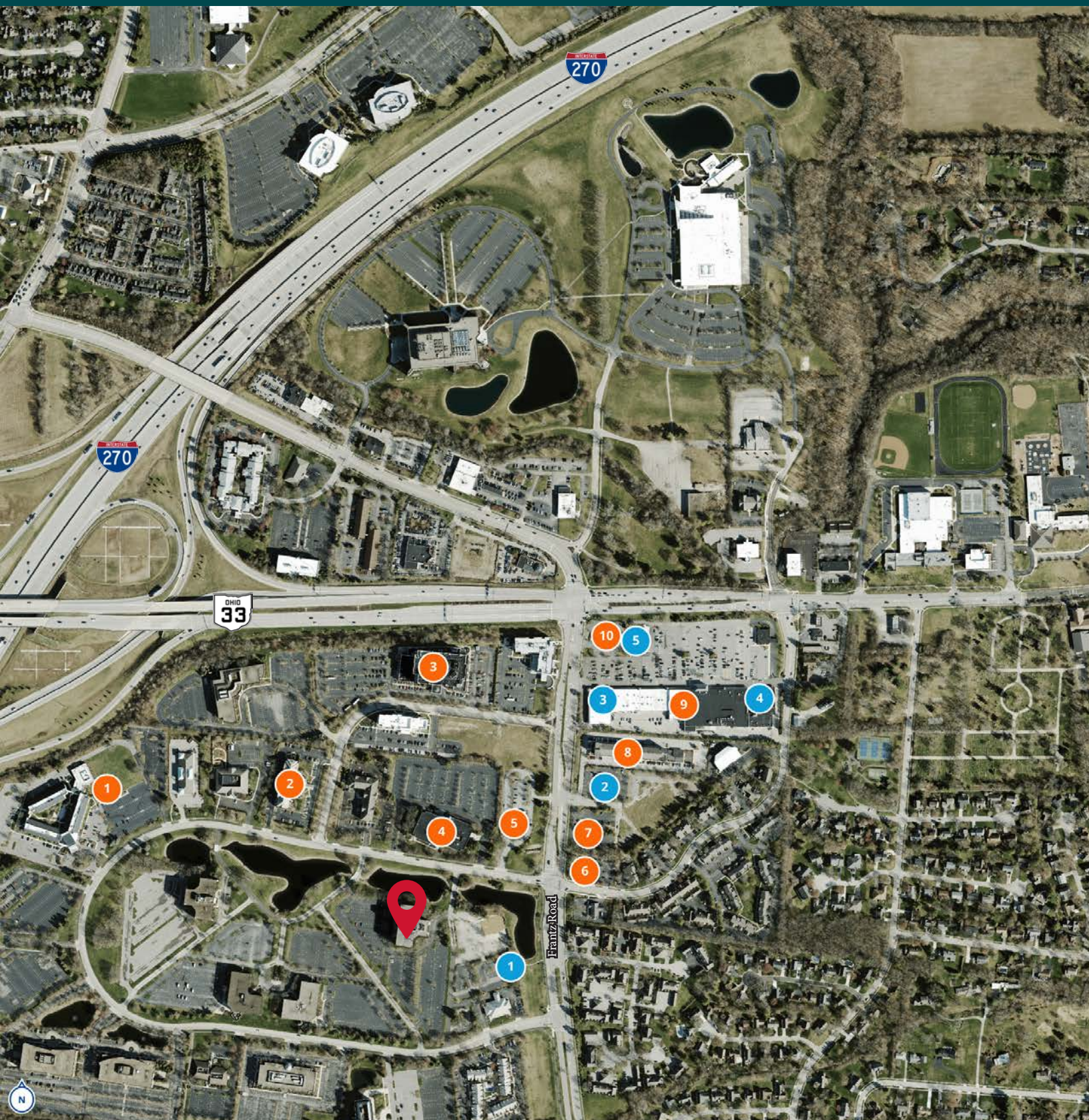


Suite 640

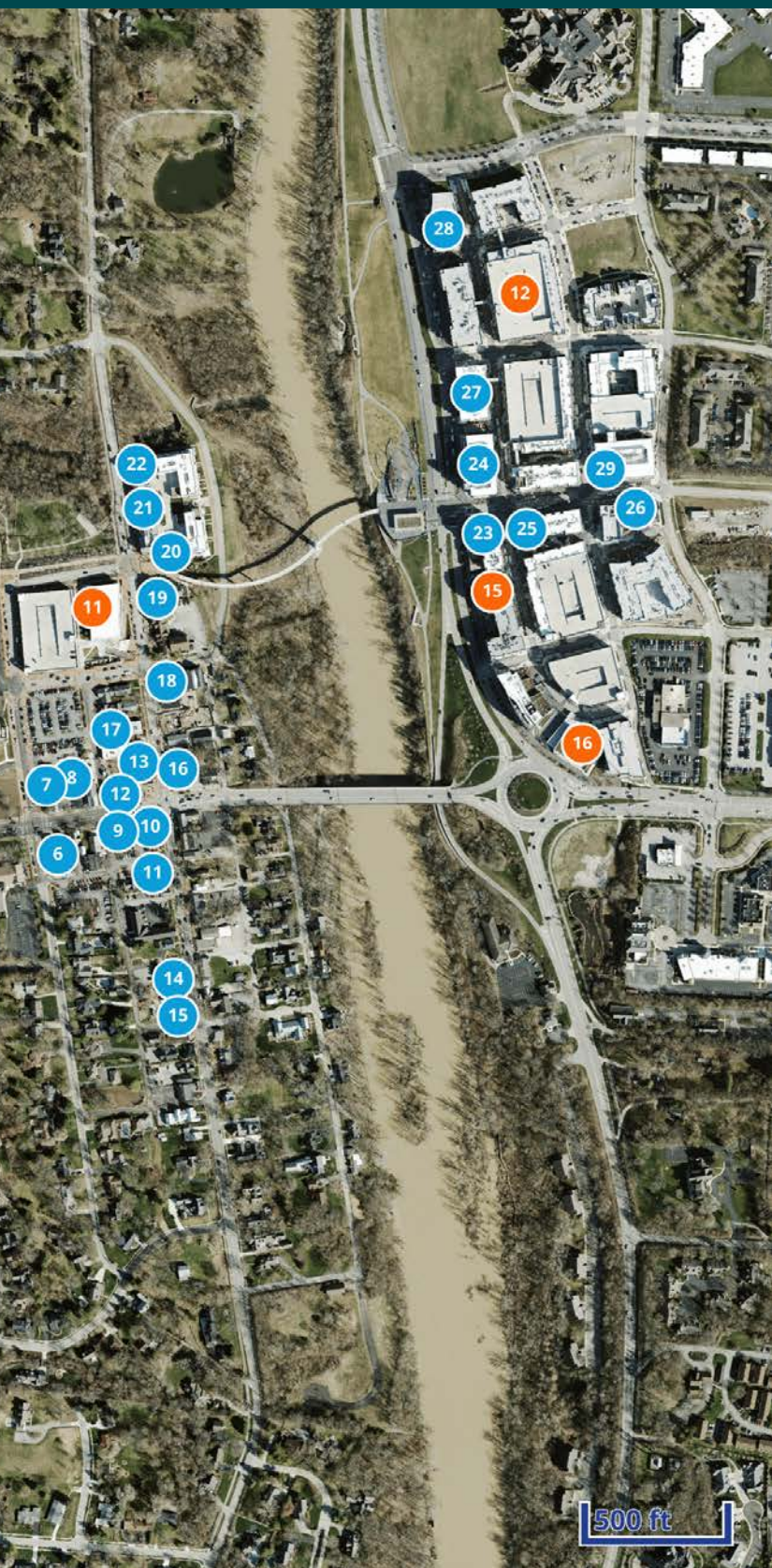
3,250 RSF



Location & Amenities



17 miles from downtown Columbus



RESTAURANTS

- 1 Graeter's Ice Cream
- 2 Hyde Park Prime
- 3 Subway
- 4 Jason's Deli
- 5 McDonald's
- 6 La Chatelaine
- 7 J. Liu
- 8 Fox in the Snow
- 9 Starbucks
- 10 Jeni's Splendid Ice Cream
- 11 Dublin Village Tavern
- 12 Mezzo
- 13 Mr. Sushi
- 14 Gene's
- 15 Coast Wine House
- 16 Bridge Street Pizza
- 17 Tucci's
- 18 North High Brewing
- 19 The Pearl
- 20 The Avenue Steak Tavern
- 21 Condado Tacos
- 22 Getaway Brewing
- 23 Valentina's
- 24 Song Lan
- 25 REBoL
- 26 Local Cantina
- 27 Cap City Fine Diner & Bar
- 28 Kitchen Social
- 29 Bristol Republic

OTHER

- 1 Crowne Plaza
- 2 Hilton Garden Inn
- 3 Embassy Suites
- 4 Extended Stay
- 5 Chase Bank
- 6 US Bank
- 7 Huntington Bank
- 8 Residence Inn
- 9 Kroger
- 10 Heartland Bank
- 11 Dublin Library
- 12 North Market Bridge Park
- 13 Pins Mechanical Co
- 14 16-Bit Bar+Arcade
- 15 AC Hotel by Marriott
- 16 The Exchange at Bridge Park



PERFORMANCE INCENTIVES

The city may offer growing companies annual performance-based cash incentives based upon a percentage of actual payroll withholdings (2% of wages). Using job and payroll growth figures provided by the company, the City may propose multiple-year term annual payments equivalent to a set percentage of total payroll withholdings paid to the city.

STATE OF OHIO

JobsOhio exists to drive Ohio's job creation, new capital investment, and economic growth by being a leading provider of innovative business solutions to companies. Dublin's Economic Development team helps coordinate state incentives for businesses as well.

BUILDING PERMIT ASSISTANCE

The city of Dublin has organized a cross functional team called Reveiw Services to complete commercial plan reviews. The team is comprised of specialists from Building Standards, Planning, Engineering, and the Washington Township Fire Department. Their purpose is to perform plan reviews in a unified and coordinated fashion for compliance with building, fire, engineering, landscape, and zoning standards.

The Dublin economic development team attends permit reveiw meetings on a regular basis to help facilitate the approval process - helping the

COMMUNITY QUALITY OF LIFE

Dublin

- 2,000+ acres of parkland and 130+ miles of bikepaths
- Top rated school district
- Home of the PGA Tour Memorial Tournament
- Host of the award-winning Dublin Irish Festival
- Community and corporate wellness programs

Profile & Incentives

FIBER OPTICS

Dublink Transport is the city-owned 125-mile underground fiber optic highway. Dublink Transport is a fiber program transporting high speed data (up to 100 gigabit) from office to local carrier-neutral data center at no cost.

Dublink provides access to significant choices of networks, speed cost and services; Ohio Supercomputer Center (OSC); Ohio Academic Resource Network (OARnet); and Central Ohio Research Network (CORN)

STATE OF OHIO

The City may provide a Technology Grant and/or a Relocation Grant to offset moves and/or technology upgrades to facilities.

Other incentives may be available based on the company's needs and the project details. For more information:

City of Dublin Economic Development
(www.ThriveinDublinOhio.com)
5800 Shier Rings Road, Dublin, Ohio, 43016
Phone: 614 410 4618
Email: business@dublin@oh.us

CITY GOVERNMENT

- Responsible and responsive
- Dedicated economic development team
- Fiscally sound: AAA from Moody's Investors service, AAA from Fitch Ratings



Strong Infrastructure

- Healthy tax base funds the City's Capital improvements Program (CIP) for infrastructure that keeps pace with the city's growth



Highways

- Five highway interchanges
- 33 smart corridor hub for connected and autonomous vehicle testing



Safety

- Ohio's Safest City in 2017 (safehome.org)



Diverse Mix of Real Estate

- 9 million+ SF Class A and Class B space
- More than 900,000 SF medical office space
- Mixed use, walkable Bridge Street District and a vibrant Historical District
- 2,000 acres of available land



Sophisticated Workforce

- Recognition as a midwest IT magnet and Creative Class city
- 80% of residents have a bachelor's or graduate degrees
- Near 25 institutes of higher learning, including the Ohio University Dublin campus



Home to 4,300+ Businesses

- 20+ corporate HQ's, including Fortune 15 Cardinal Health and The Wendy's Company
- Entrepreneurial resources
- Consistently ranked Best Suburb for Business by Columbus CEO magazine readers

FOR MORE INFORMATION

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