



5515

PARKCENTER CIRCLE

Dublin, Ohio 43017



» A Place to Innovate
highly-functional space fosters productivity

PARKCENTER ONE

FEATURES

- » Floor to ceiling glass windows
- » Large **open floorplates**
- » Updated lobby
- » **24-hour** card key access
- » Robust infrastructure including **two full building back-up generators**
- » **5.1/1,000 SF** parking ratio with potential for more
- » High-profile office park location
- » **Excellent access** via Tuttle Crossing/I-270 interchange
- » **5,554 SF athletic club** available to building tenants
- » **Within walking distance** of numerous restaurants, hotels, banking and shopping venues
- » **Dublink Transport** available to the building
 (visit www.dublinktransport.com for more information)
 Dublink Transport is a broadband connection program with speeds of up to 100 Gb per second.
- » Operating Expenses estimated \$10.01/SF

PROPERTY OVERVIEW

Built in 1995 and expanded in 2001, the building is three stories and contains 117,003 square feet of office space.

The property is located in Dublin, Ohio just east of Interstate 270 on Rings Road and easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels. Dublin is the largest suburban office market and offers excellent housing, schools and a business-friendly environment.

- > 14 miles to Broad Street and High Street
- > 18 miles to Easton
- > 21 miles to John Glenn International Airport
- > 22 miles to New Albany



PARKCENTER ONE

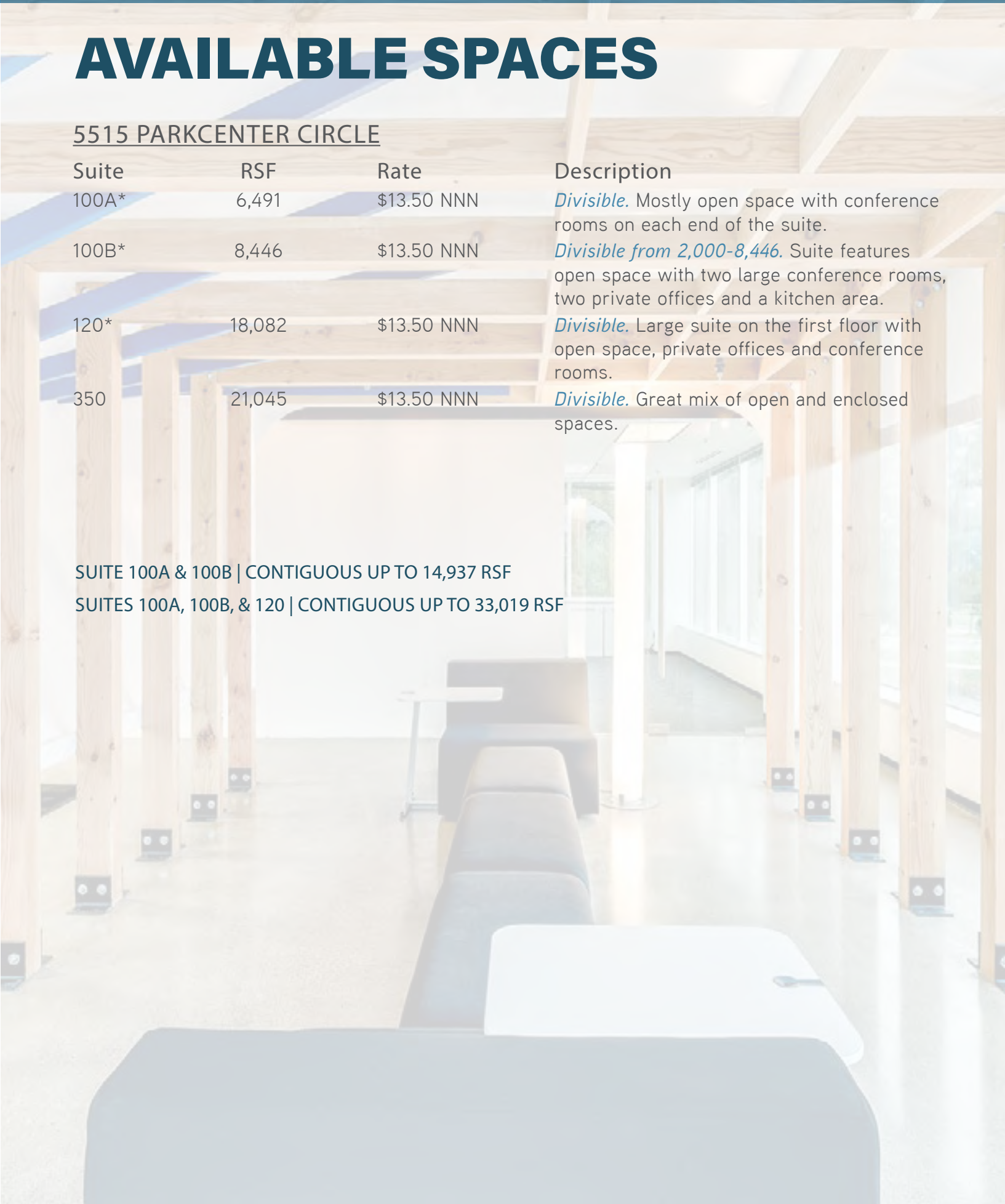
AVAILABLE SPACES

5515 PARKCENTER CIRCLE

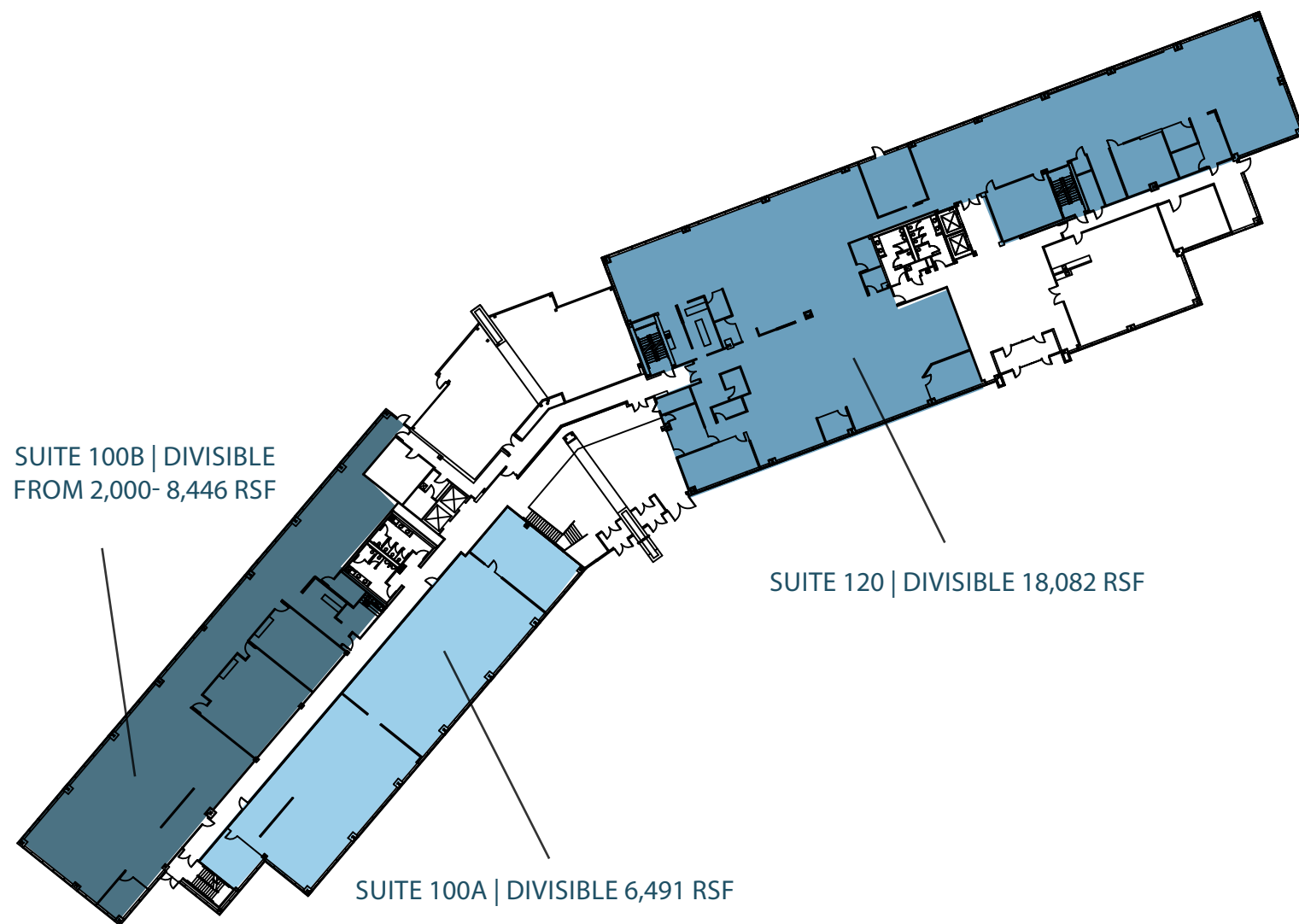
Suite	RSF	Rate	Description
100A*	6,491	\$13.50 NNN	<i>Divisible.</i> Mostly open space with conference rooms on each end of the suite.
100B*	8,446	\$13.50 NNN	<i>Divisible from 2,000-8,446.</i> Suite features open space with two large conference rooms, two private offices and a kitchen area.
120*	18,082	\$13.50 NNN	<i>Divisible.</i> Large suite on the first floor with open space, private offices and conference rooms.
350	21,045	\$13.50 NNN	<i>Divisible.</i> Great mix of open and enclosed spaces.

SUITE 100A & 100B | CONTIGUOUS UP TO 14,937 RSF

SUITES 100A, 100B, & 120 | CONTIGUOUS UP TO 33,019 RSF



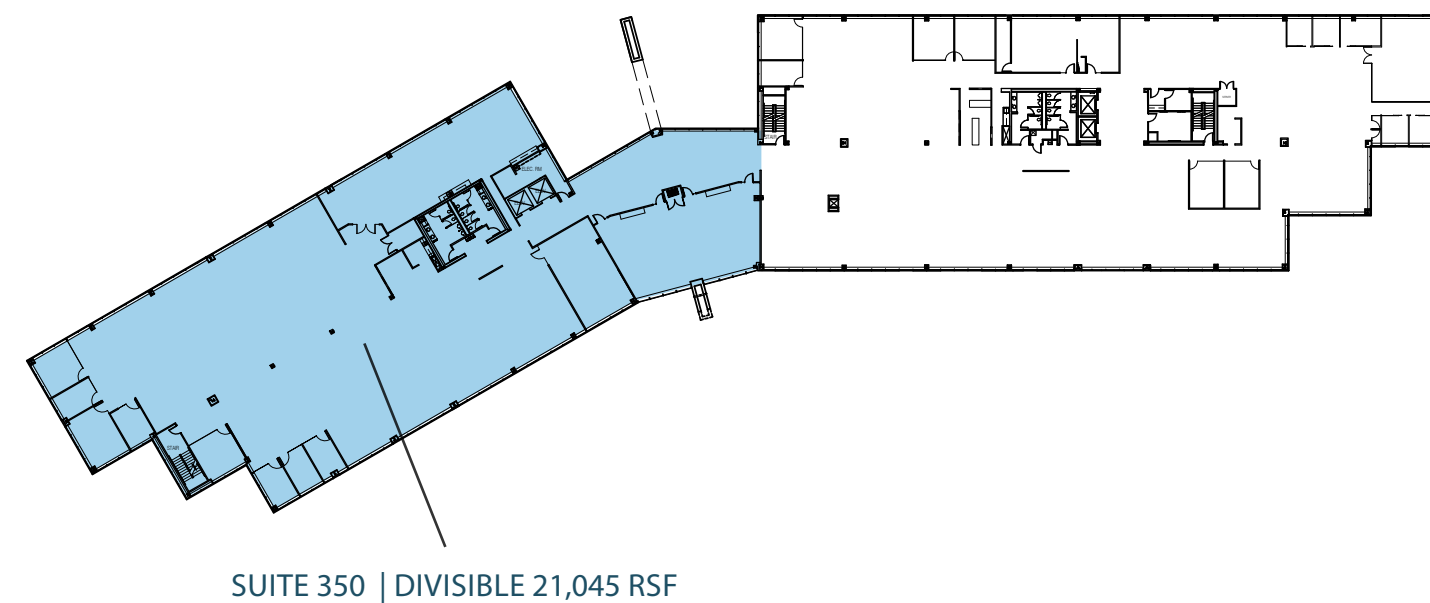
FLOOR ONE



SUITES 100A & 100B COMBINED -
APPROXIMATELY 17,282 RSF (INCLUDES RESTROOMS)

SUITES 100A, 100B, & 120 | CONTIGUOUS UP TO 33,019 RSF

FLOOR THREE



GREAT MIX OF OPEN AND ENCLOSED SPACES



LOCAL AMENITIES

(within 3 miles - not shown on map)

RESTAURANTS

House of Japan
McDonald's
Bob Evans
Boston Market
BJ's Restaurant
Zoup!
Starbucks
Steak 'n Shake
Subway
Classis Sports Bar
Luna Pizza Kitchen

Rancho Alegre
Gyro Shoppe
Jet's Pizza
Ty Ginger Asian
Bistro
Max & Erma's
Hyde Park
Dublin Metro Bar & Grill
Pizza Hut
Jason's Deli

HOTELS

Homewood Suites
Staybridge Suites
Holiday Inn Express
Sones ES Suites
Crowne Plaza
Hilton Garden Inn
Extended Stay America
Embassy Suites
Courtyard by Marriott
Residence Inn
Home2Suites

BANKS

BMI Federal Credit Union
U.S. Bank Branch
Huntington Bank
Chase Bank
Heartland Bank
PNC Bank

OTHER

Bridge Park

Dublink TRANSPORT

Dublin, Ohio's City- Owned Fiber Optic Highway

125+ Miles

An optical fiber is a flexible, transparent fiber made by drawing glass or plastic to a diameter slightly thicker than that of a human hair. Using these thin flexible fibers with a glass core light signals can be sent with very little loss of strength.

- No cost to your business
- Increased Internet speed
- More Service Providers
- Improve building amenities

[MORE INFO HERE](#)

100x FASTER
THAN Google Fiber™

*Source: <https://fiber.google.com/about/>

Why Dublin?



Home to 4,300+ Businesses

20+ corporate HQs, including Fortune 15 Cardinal Health and the Wendy's Company

Entrepreneurial resources

Consistently ranked Best Suburb for Business by Columbus CEO magazine readers

Sophisticated Workforce

Recognition as a midwest IT magnet and Creative Class city

80% of residents have bachelor's or graduate degrees

Near 25 institutes of higher learning, including the Ohio University Dublin campus

Diverse Mix of Real Estate

9 million+ SF Class A and B space

More than 900,000 SF medical office space

Mixed use, walkable Bridge Street District and a vibrant Historic District

2,000 acres of available land

Highways/Infrastructure

Five highway interchanges

33 Smart Corridor hub for connected and autonomous vehicle testing

Healthy tax base funds the City's Capital

Improvements Program (CIP) for infrastructure that keeps pace with the city's growth

Safety

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

Responsible & Responsive City

Government

Dedicated Economic Development team

Fiscally sound: AAA from Moody's Investors Service, AAA from Fitch Ratings

Community Quality of Life

Top rated school district

Home of the PGA Tour Memorial Tournament

Host of the award-winning Dublin Irish Festival

Community and corporate wellness programs

2,000+ acres of parkland and 130+ miles of bikepaths



Building Permit Assistance

The City of Dublin has organized a cross functional team called Review 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 review meetings on a regular basis to help facilitate the approval process - helping the company save time and money.

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.

Performance-Based 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 the total annual payroll withholdings paid to the City.

Grants

The City can help with growing pains. The may provide a Technology Grant and/or 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, contact:

City of Dublin Economic Development

www.ThriveinDublinOhio.com

5800 Shier Rings Road

Dublin, Ohio 43016

Phone: 614 410 4618

Email: business@dublin.oh.us

Please note - each negotiation is unique based on company needs, and yields different outcomes.

All incentives require approval from Dublin City Council.



Healthy Work-

FitBiz is a complimentary consulting service offered exclusively for Dublin businesses and organizations. Whether you already have an existing program in place or are just starting out, we'll design customized corporate wellness solutions that address your employees' needs and your company's overall wellness goals.

Choose from a la carte programs that fit into your current wellness strategy, or let us create a comprehensive program. We support you with nationally certified trainers and instructors, registered dietitians and experienced health professionals who are passionate about making positive change in your company.



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