

\$60 TI Package\*



5525

# ATRIUM I

5525 Parkcenter Circle Dublin, Ohio 43017





# Exceptional Opportunity

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Atrium I is more than a building, it's an ecosystem ideally engineered to foster growth, flexibility, productivity, and the evolution of new ideas in Columbus' tech hub.

Built in 1995, the property is currently undergoing common area renovations. The two, five-story towers are connected by a spectacular glass and marble Atrium, thoughtfully conceived with Columbus' most forward-thinking, industry-leading businesses in mind. The 315,102 square foot Class A building offering users unique, high-impact space with tremendous flexibility and identity potential.



# Highlights

- > **Energy Star Certified**
- > **On-site cafe** for breakfast and lunch
- > Indoor and **outdoor seating areas**
- > Open floor plates; **31,510 SF**
- > **Full floors** available; large floor plates allow for versatile layout configurations
- > 1500KW, 3-phase **full building generator**
- > **Dual feed** electric
- > **Common conference room**
- > **4.2/1,000 SF** parking ratio with potential for more
- > High profile location; potential **freeway and monument signage**
- > **Excellent access** via Tuttle Crossing/I-270 interchange
- > **5,554 SF athletic club** available to building tenants (for an additional charge)
- > **Within walking distance** of restaurants, hotels, banking and shopping venues
- > **Dublink Transport** available to the building





# Property Overview

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**Elevators:** 3 traction passenger and 1 hydraulic freight per tower

**Security:** 24-hour card key access system

**Construction:** concrete and steel

**Exterior Finish:** precast concrete exterior with aluminum/glass curtain wall

**Lobby Finish:** polished granite floors, five-story open glass atrium with interior landscaping

**Glass:** tinted glass with exterior and atrium views

**HVAC:** central heat pump system with cooling towers and boilers

**Parking:** 1,332 surface spaces for 4.2/1,000 SF ratio (possibility to expand)

**Fire Suppression:** wet-pipe sprinkler system

**Fiber:** Dublin Transport is available to the building (visit [www.dublintransport.com](http://www.dublintransport.com) for more information)

**Electric:** 120, 277, and 480 V on each floor with dual feed into each building

**Generator:** new 1500KW, 3-phase full building generator

**Exterior Window Walls:** double paned glass in aluminum frame

**Loading Dock:** available in North Tower

**Roof:** single-ply, EPDM ballasted

# Availability

## NORTH TOWER

| Suite | RSF    | Rate        |
|-------|--------|-------------|
| 150N  | 8,987  | \$13.50 NNN |
| 200N  | 31,510 | \$13.50 NNN |
| 300N  | 31,510 | \$13.50 NNN |
| 400N  | 31,510 | \$13.50 NNN |
| 500N  | 31,510 | \$13.50 NNN |

*Operating Expenses estimated to be \$8.50*

*\*all suites are divisible by 5,000 SF*

*Entire building can be leased for 300,000 SF of space.*

## SOUTH TOWER

| Suite | RSF    | Rate        |
|-------|--------|-------------|
| 150S  | 17,263 | \$13.50 NNN |
| 200S  | 31,510 | \$13.50 NNN |
| 300S  | 31,510 | \$13.50 NNN |
| 400S  | 31,510 | \$13.50 NNN |
| 500S  | 31,510 | \$13.50 NNN |

*Operating Expenses estimated to be \$8.50*

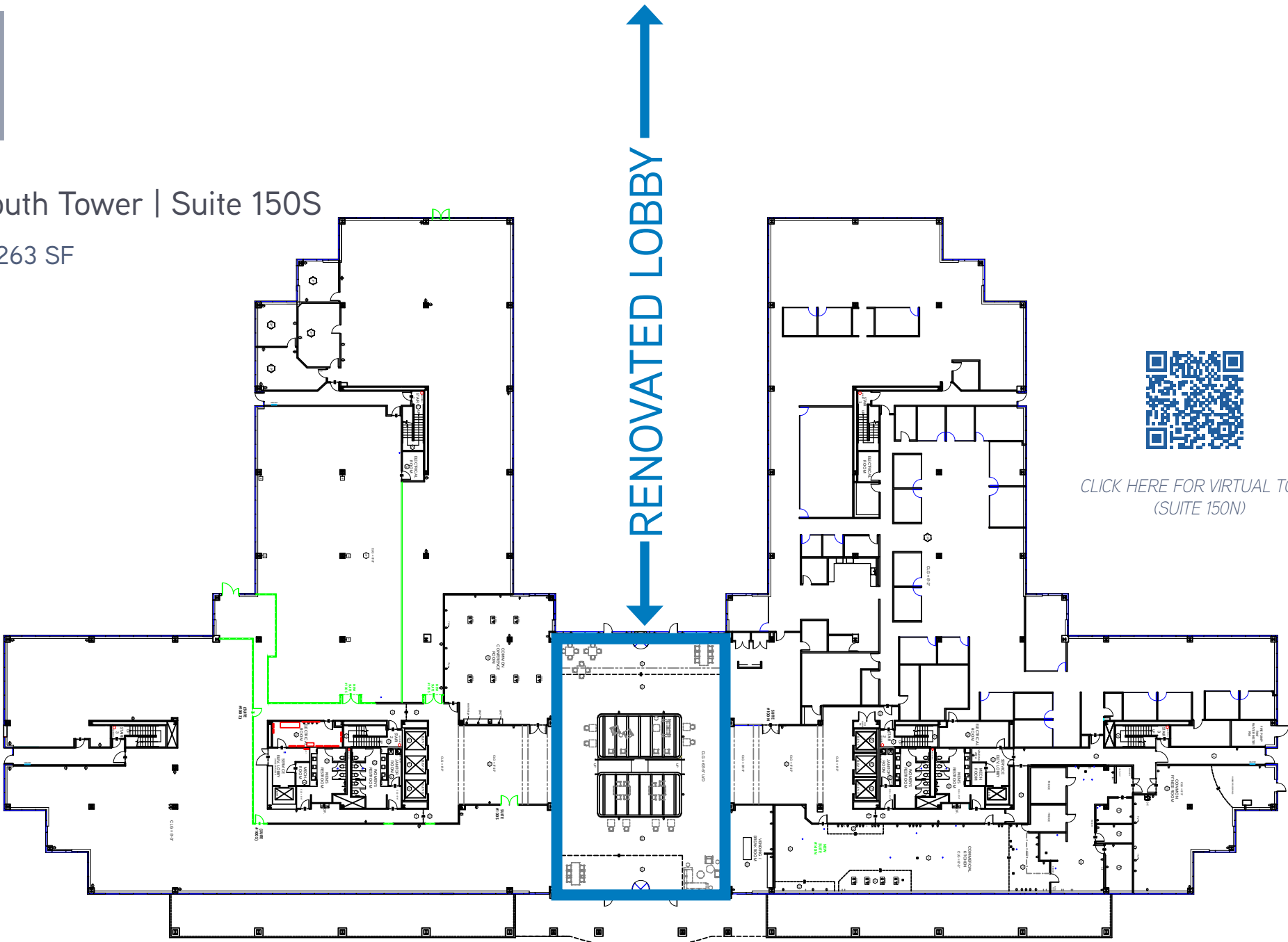
*\*all suites are divisible by 5,000 SF*



1

South Tower | Suite 150S

17,263 SF



[CLICK HERE FOR VIRTUAL TOUR \(SUITE 150N\)](#)

North Tower | Suite 150N

8,987 SF

# 2

## Multi-Tenant Concept

### SECOND FLOOR

#### South Tower | Suite 200S

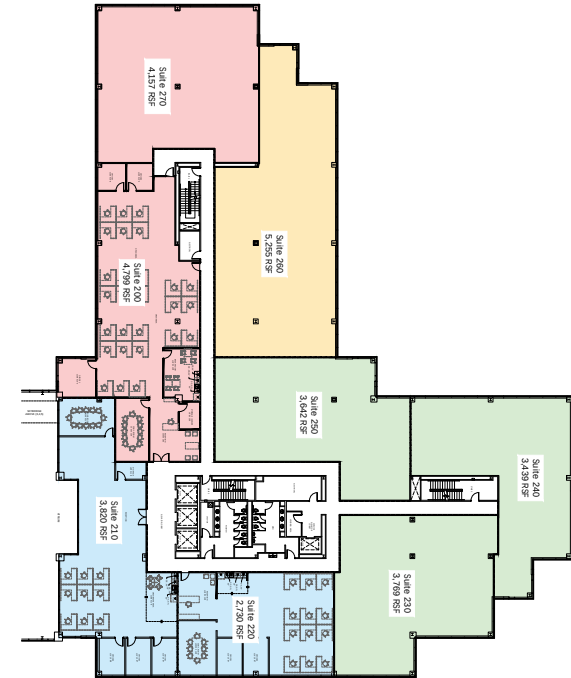
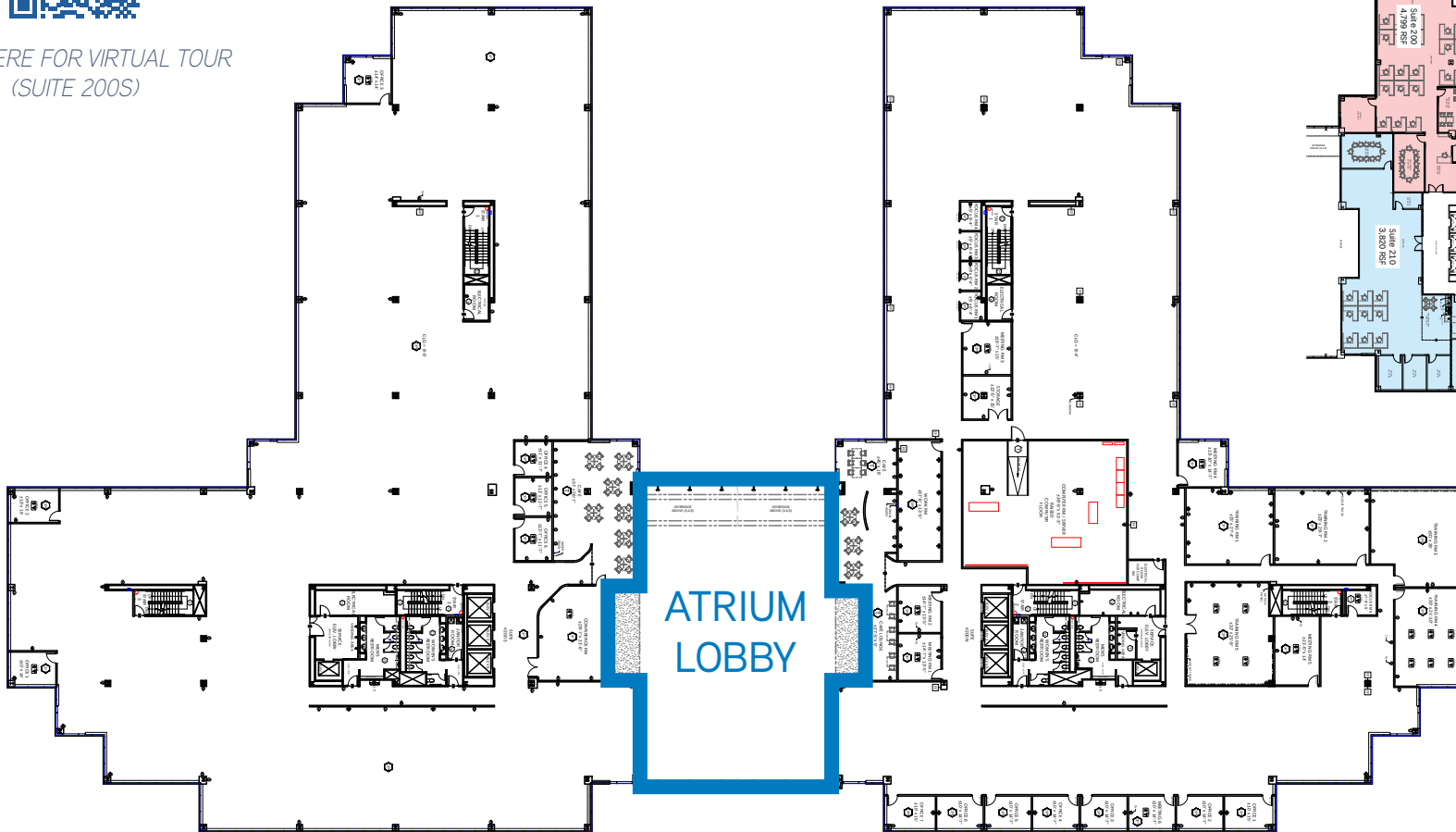
31,510 SF

#### North Tower | Suite 200N

31,510 SF



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 200S\)](#)



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 200N\)](#)

## South Tower | Suite 300S

31,510 SF

## North Tower | Suite 300N

31,510 SF



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 300S\)](#)



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 300N\)](#)



## South Tower | Suite 400S

31,510 SF

## North Tower | Suite 400N

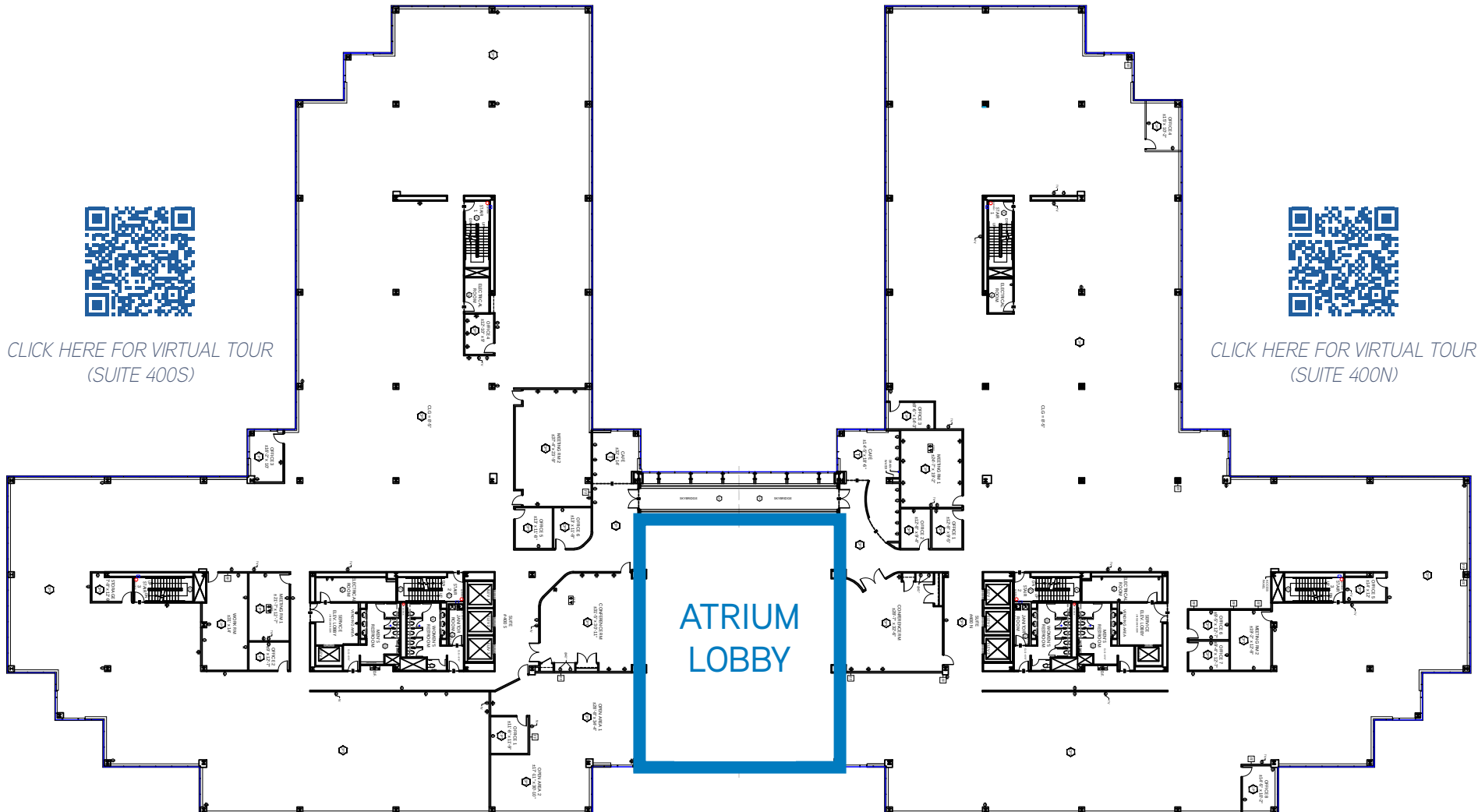
31,510 SF



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 400S\)](#)



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 400N\)](#)



## South Tower | Suite 500S

31,510 SF



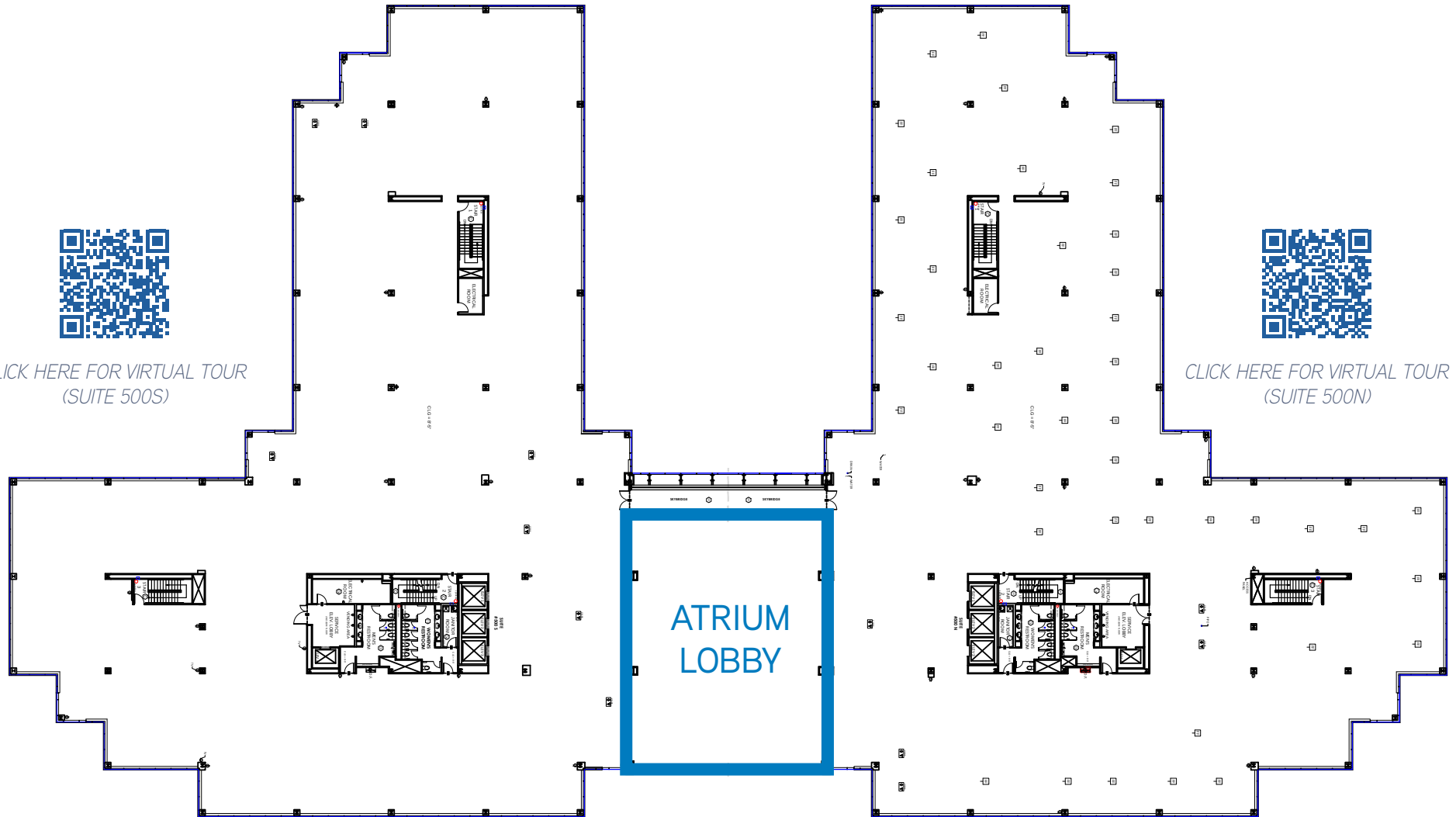
[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 500S\)](#)

## North Tower | Suite 500N

31,510 SF



[CLICK HERE FOR VIRTUAL TOUR  
\(SUITE 500N\)](#)







## FIND YOUR PLACE

This class A building features 5 floors of premier office space with flexible configurations, efficient floorplates, two and unique signage opportunities so that your office space can be distinctly your own.

## BE ENGAGED

In today's competitive market for talent, office culture is everything. The modern, dynamic design of Atrium I helps foster collaboration and engagement among diverse teams while creating a high-energy environment wherein employees thrive.



## STAY CONNECTED

The city of Dublin sponsors 125 miles of fiber optics called Dunlink Transport that runs underground throughout Dublin and many surrounding Central Ohio communities. Dunlink makes Dublin the best-connected community in Central Ohio and beyond and is recognized globally as a top broadband-rich environment



## best-in-class amenities

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Atrium I represents a bold new vision of what office space can be. With flexible, best-in-class space and a unique, 21st century amenity offering, Atrium I combines modern design, unique programming and amenities, and superior technology and sustainability features to cater to today's dynamic workforce.

With ample outdoor space and a highly-amenitized locale, Atrium I offers unrivaled accessibility and caters to those seeking an elevated work experience.

Take a lunchtime stroll, walk or enjoy a short drive to one of the many shopping and dining establishments nearby, or run a quick errand to one the many convenience and specialty stores in the area.





## CAFE

A cafe/deli serving breakfast and lunch will be located on the first floor, and will add to the high energy atmosphere of the common area that features TVs and casual seating. The cafe will offer daily specials alongside a menu of quick serve and grab & go items.

## COLLABORATION

The lobby features large, communal tables that encourage collaboration and conversation. Perfect for team meetings, casual work sessions, or catching up over coffee, these tables provide ample space in a bright, open setting designed to keep energy and productivity high.





## HEALTH & WELLNESS

A healthy body promotes a healthy state of mind and helps boost productivity. Atrium I provides access to a fully-equipped fitness center featuring cutting-edge training equipment and shower/locker rooms.

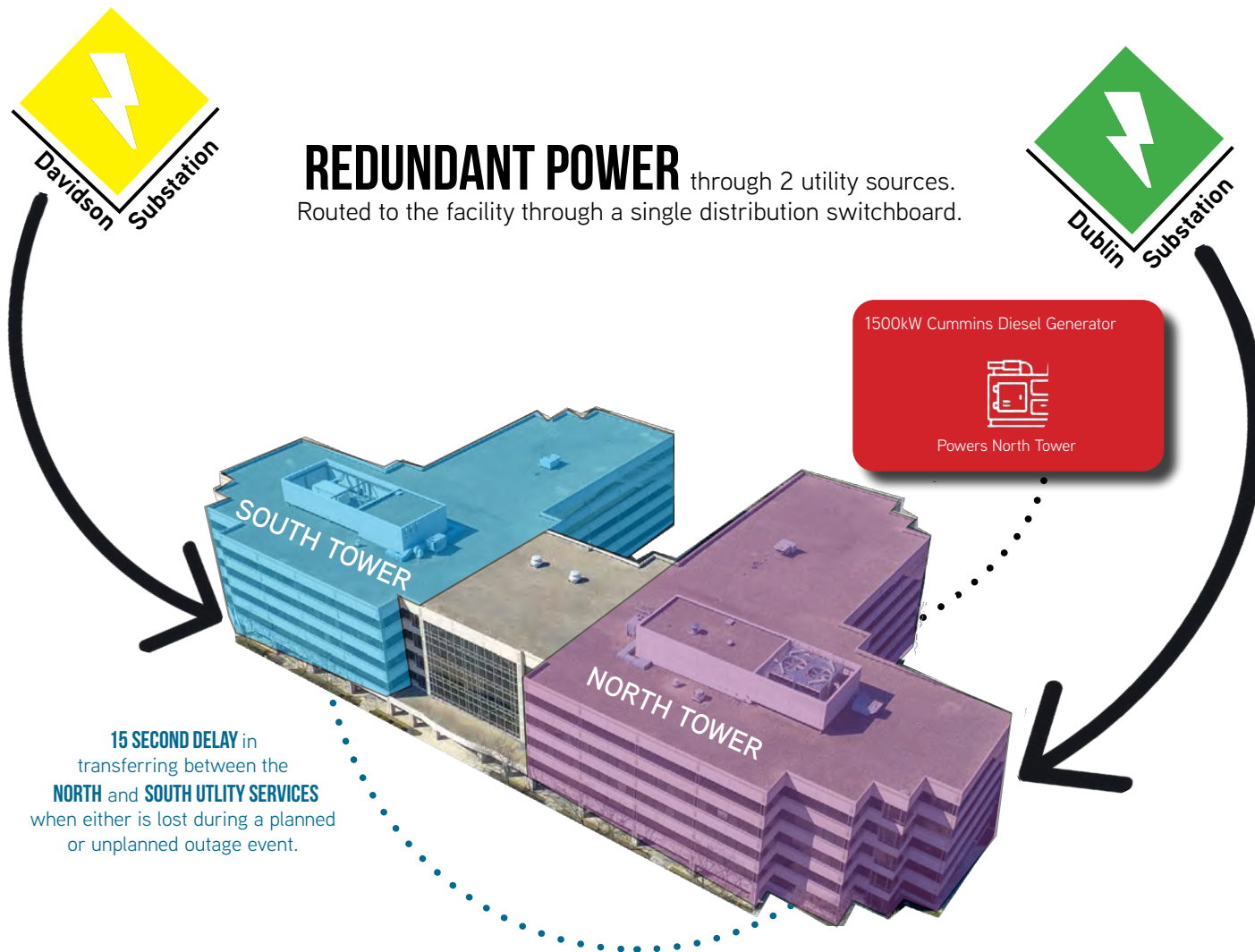
## CONFERENCE ROOM

The common conference room will be available for short and long term reservation as an additional space to host trainings, large meetings, events, and the like. The conference room will fit ~200 people



# REDUNDANT POWER

Atrium I features redundant power to ensure you survive a spontaneous server power supply failure by using separate building circuits to run dual power supplies.



# Dublin, OH



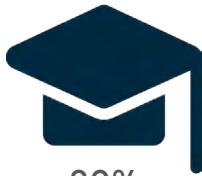
47,000+  
RESIDENTS



1.7M SF  
RETAIL SPACE

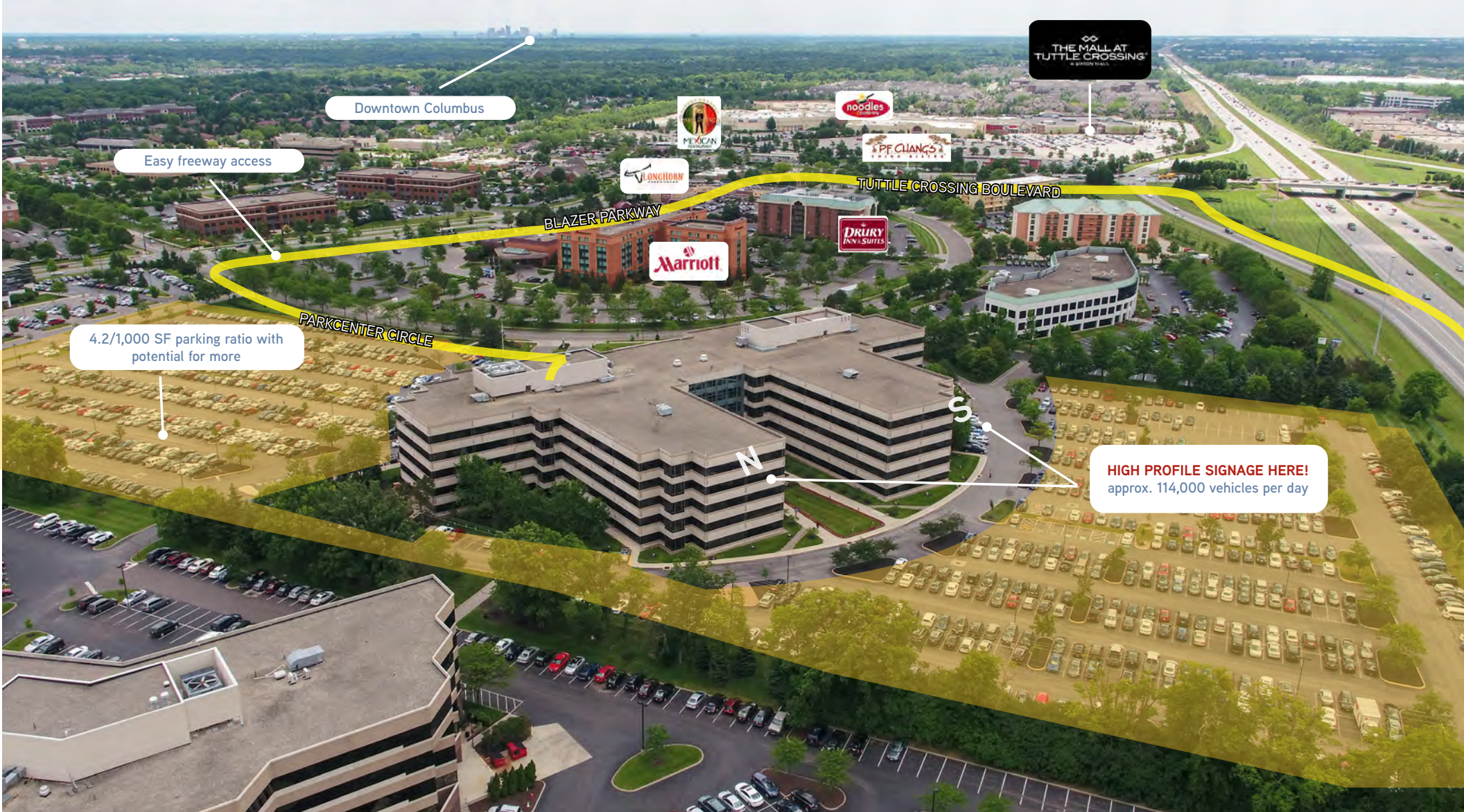


70,000+  
DAILY WORKFORCE



80%  
HAVE A BACHELOR'S  
OR GRADUATE DEGREE





## LOCATION

- 10 miles to Worthington
- 14 miles to Broad Street & High Street
- 18 miles to Easton
- 21 miles to John Glenn International Airport
- 22 miles to New Albany

## 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  
Classics 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



## THRIVE IN DUBLIN

With its strong economic base and robust physical and technology infrastructure, the Dublin Business Community provides an environment where smart and innovative organizations thrive. Dublin is consistently ranked one of the safest cities in the nation, and in 2015, it was named one of America's Top 20 Creative Class Cities. It is an attractive dining, shopping and entertainment destination anchored by the newly-developed urban, walkable Bridge Park.

## VIBRANT COMMUNITY

Approximately 25 square miles, the City annually hosts the Jack Nicklaus PGA Tour Memorial Tournament at Muirfield Village Golf Club and one of the nation's largest Irish cultural events, the Dublin Irish Festival. In 2014 and 2012, Dublin was recognized as the Most Outstanding Global Festival and Event City in the World by the International Festivals and Events Association.



# corporate neighbors

As the largest Class A submarket, Dublin is home to more than 20 corporate headquarters and 4,300+ businesses, and attracts large corporate users including Cardinal Health, CareWorks, and The Wendy's Company. Thriving, innovative businesses across all major industries have already chosen Dublin as the place to call home.



## Dublin, Ohio's City- Owned Fiber Optic

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?



### 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

### Safety

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

### Responsible & Responsive City Government

Dedicated Economic Development team  
Fiscally sound: AAA from Moody's

### 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

### 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

### 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

### 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.





## FOR MORE INFORMATION:

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