PARKWOOD II

5900 Parkwood Place Dublin, Ohio





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FEATURES

- Building signage available for anchor tenants
- On-site conference center and cafe
- Monument signage available
- Fitness center in building
- Card key access
- Lighted parking area with 5/1,000 sf ratio + 1 space per 3,500 sf leased
- Game room and putt-putt
- Operating expenses: $8.59/sf








UnitedHealthcare
5900 Parkwood Place





PROPERTY OVERVIEW

Building Description: Parkwood II is a Class A office building located in Dublin, Ohio. The building offers a potential for building signage for large tenants and an on-site conference center.

Parking: Abundant asphalt paved surface parking, for a parking ratio of 5.0 spaces per 1,000 square feet with the potential to add more.

24-hour Access: The building provides tenants with 24/7 access via proximity cards. Employee access is determined by the tenant and building manager and may be changed the same day should need arise.

Location: Parkwood II is just west of Interstate 270 on Parkwood Place and easily accessed by the Tuttle Crossing/ I -270 Interchange. The building is in close proximity to numerous restaurants, banks, gas stations and hotels. Dublin is the largest suburban office market and offers excellent housing, schools, and a business-friendly environment.

> Immediately off of I-270 / Tuttle Crossing Exit
> 18 miles to Easton
> 21 miles to John Glenn International Airport
> 22 miles to New Albany
> 14 miles to Broad Street and High Street



Freeway Building Signage





PARKWOOD II







COMMON CONFERENCE



FITNESS CENTER







KITCHEN & CAFE



TENANT FINISHES





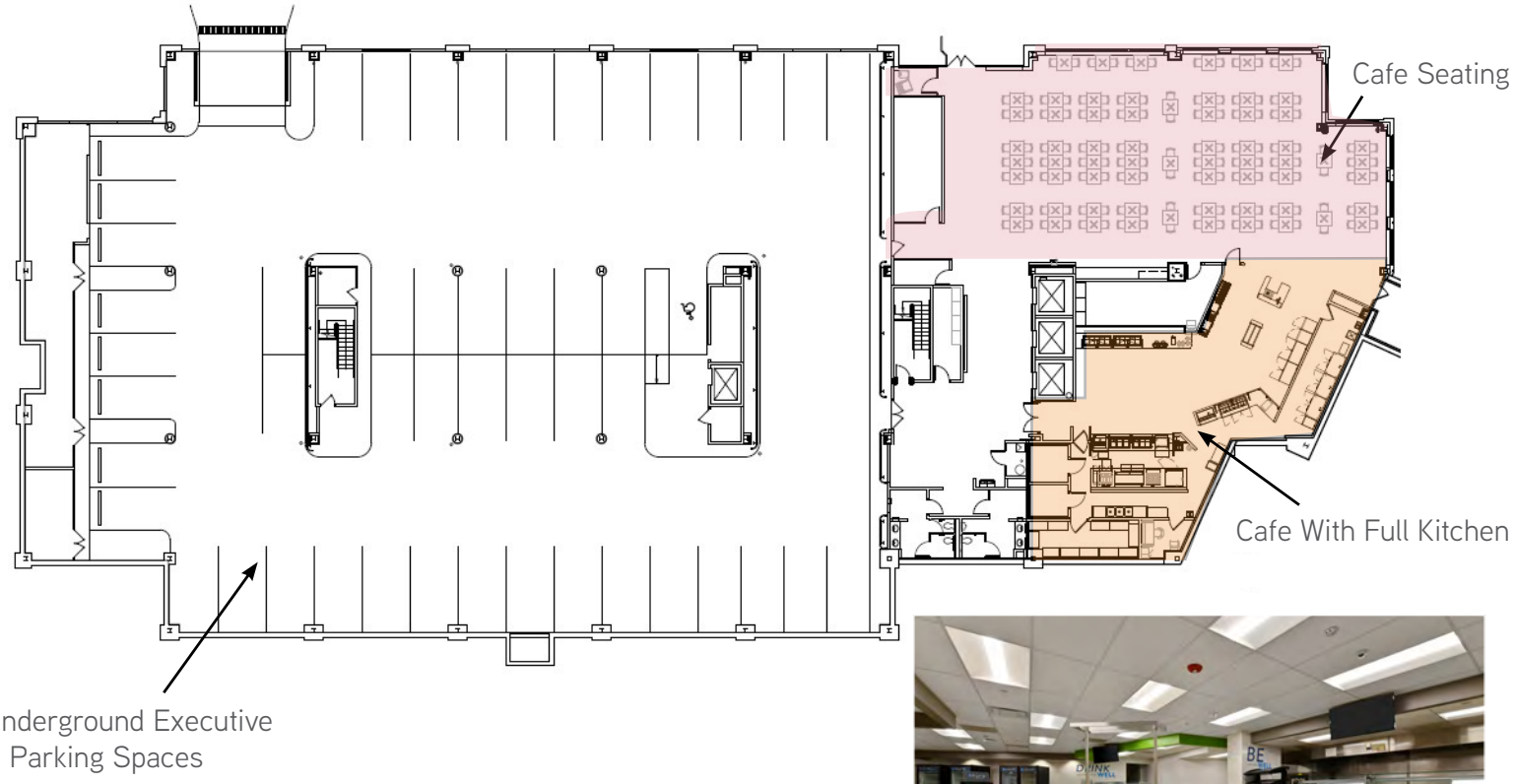
AVAILABLE SPACES

SUITE	RSF	RATE/PSF	
300	10,000 - 32,980	$13.50 NNN	Divisible; Furniture Available

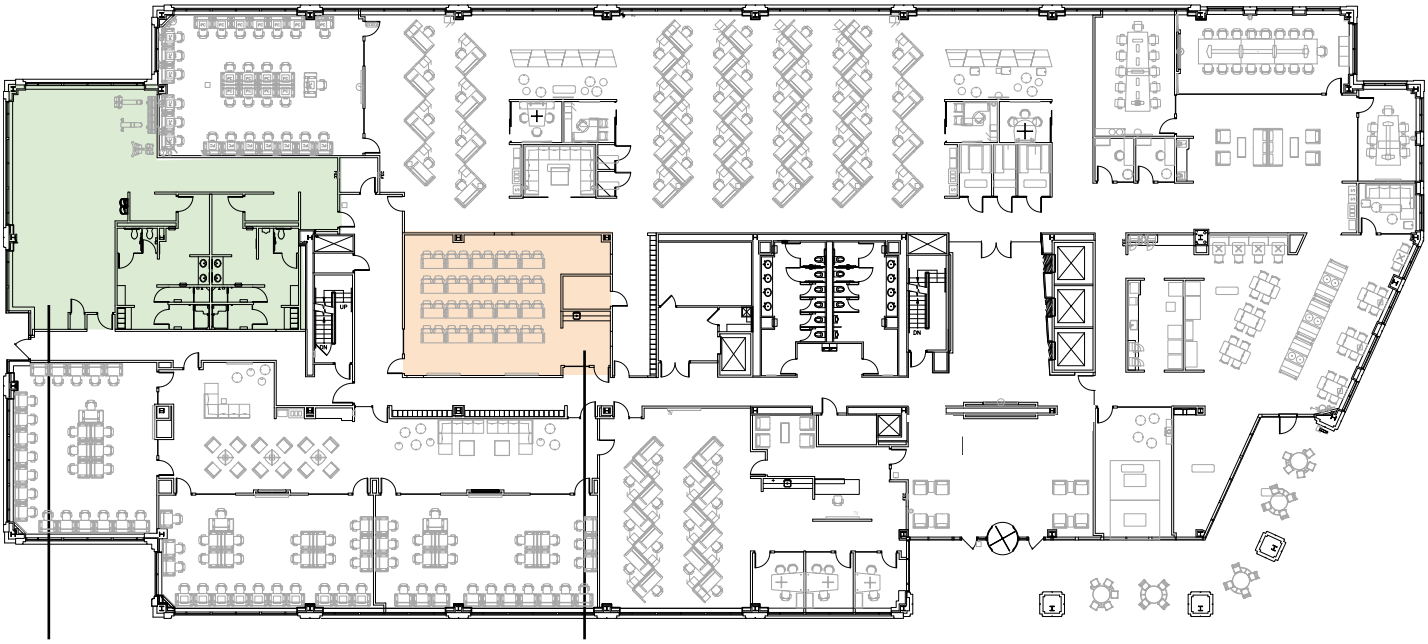
LOWER LEVEL

Click for Vitrual Tour (Lower Level)





FIRST FLOOR



Fitness Center

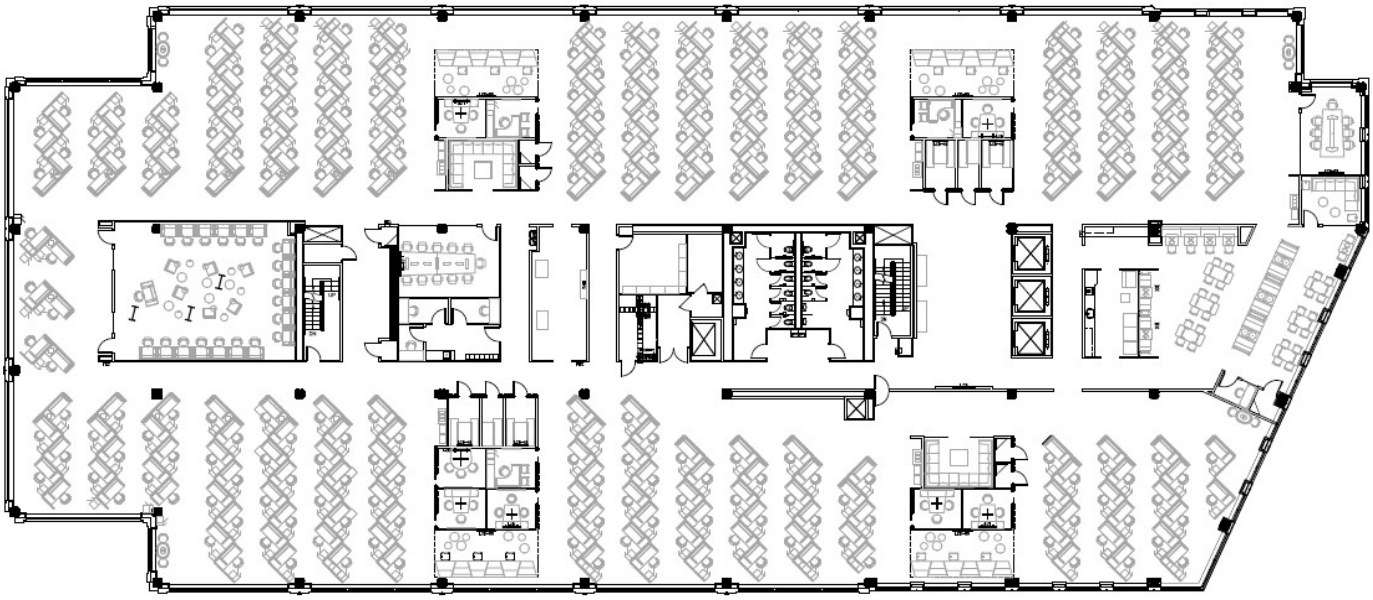
Common Conference





THIRD FLOOR

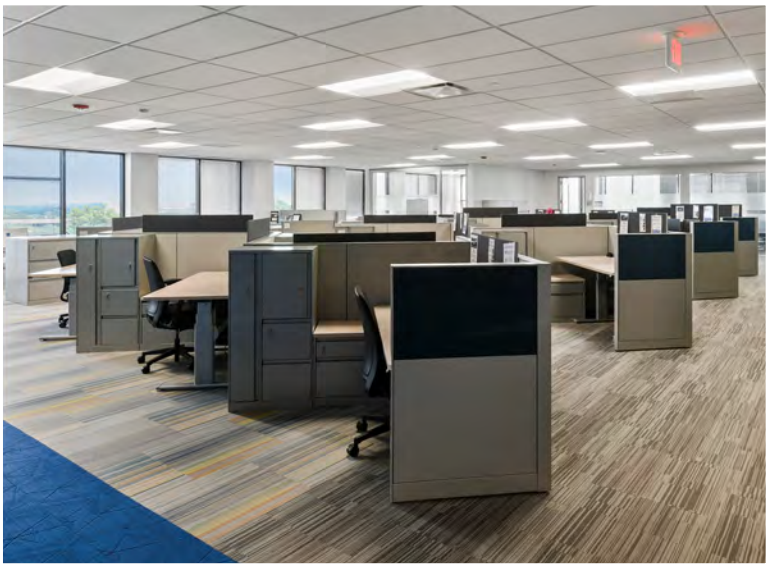
SUITE 300
10,000 - 32,980 SF



Click for Vitrual Tour (Third Floor)

236 Cublicles
14 Huddle Rooms
3 Offices
4 Conference Rooms

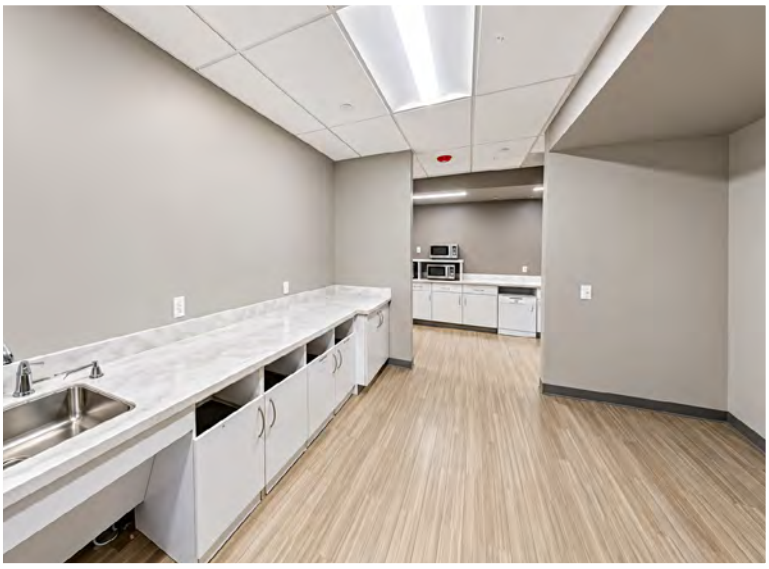




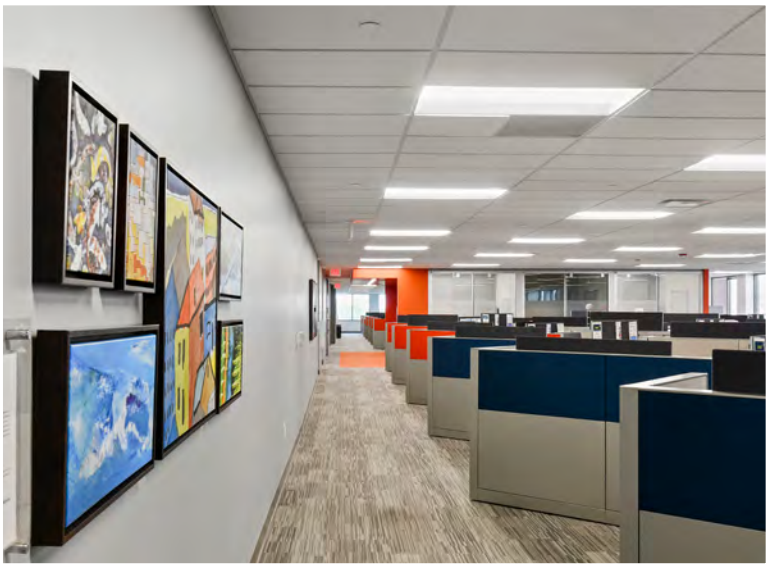












Dublink TRANSPORT

Dublin, Ohio's City-Owned Fiber Optic Highway

125+ Miles

An optical fiber is a flexible, transperent fiber made by drawing glass or plastic to a diameter slighttly 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

FitBiz



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 Workforce

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.


Average daily traffic volume =
103,129 vehicles per day
INTERSTATE
270



LOCAL AMENITIES

(within 3 miles - not shown on map)

RESTAURANTS

LongHorn Steakhouse
Casa Patron
Noodles & Company
Panera Bread
House of Japan
P.F. Chang's
Chipotle
McDonald's
Boston Market
Bob Evans
Steak 'n Shake
Subway
Classic Sports Bar
Luna Pizza Kitchen
BJ's Restaurant
Starbucks
Rancho Alegre
Gyro Shoppe
Bistro
Max & Erma's
Hyde Park
Pizza Hut
Jason's Deli

HOTELS

Homewood Suites
Marriott
Hyatt Place
Staybridge Suites
Holiday Inn Express
Sonesa ES Suites
Crowne Plaza
Hilton Garden Inn
Extended Stay America
Embassy Suites
Courtyard

BANKS

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

OTHER

Bridge Park



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