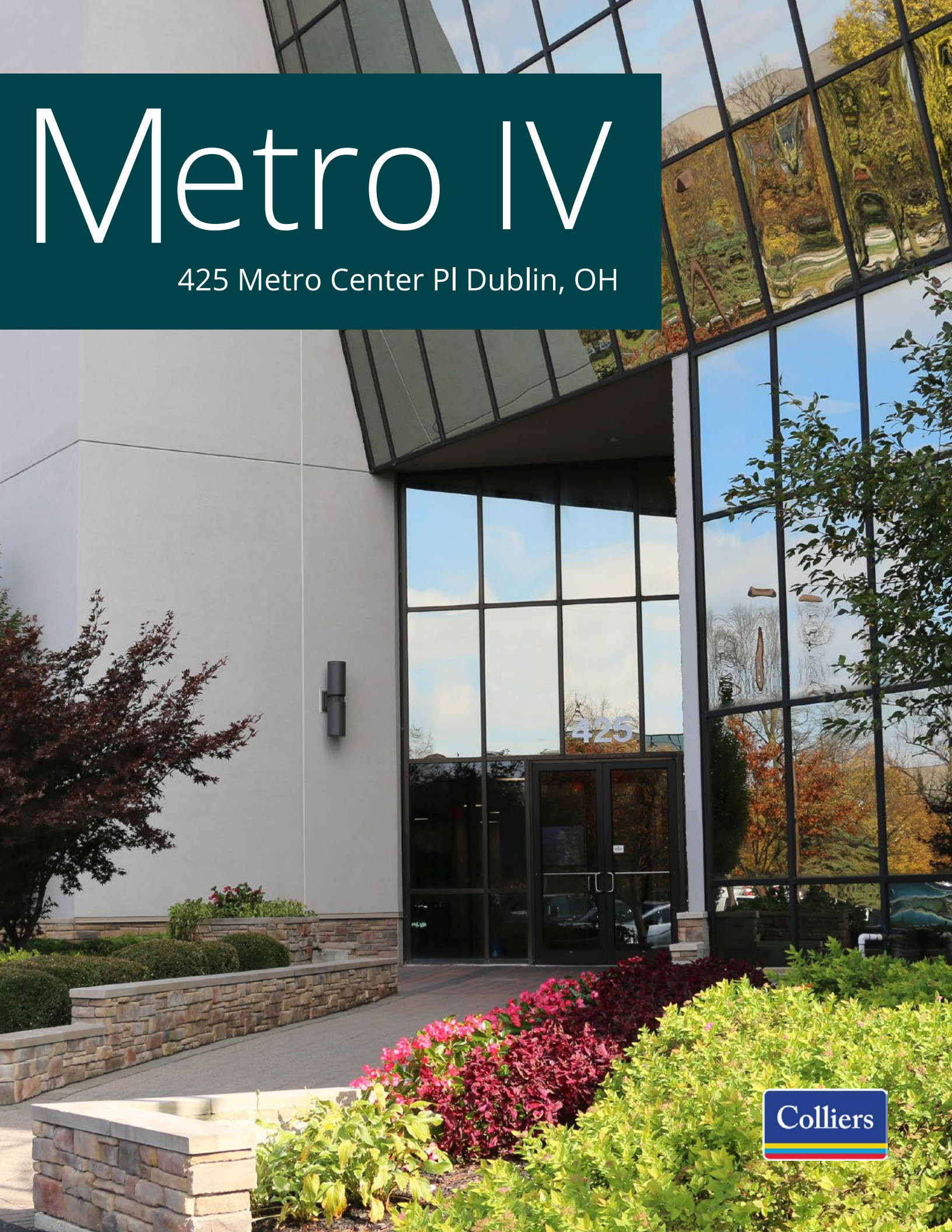
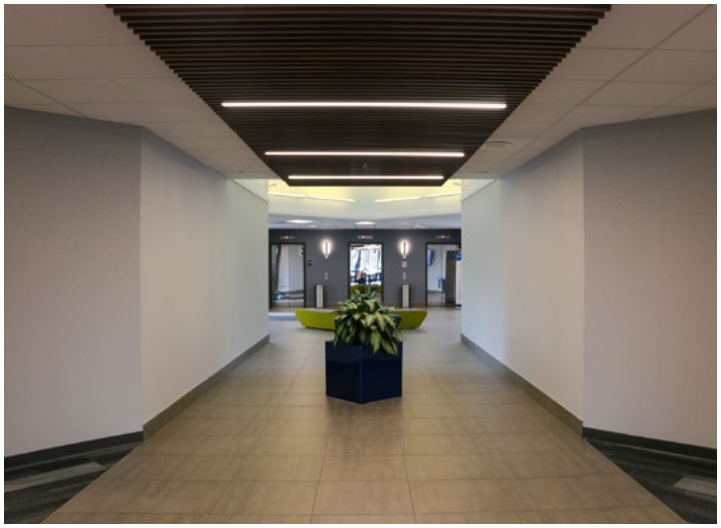
Metro IV

425 Metro Center Pl Dublin, OH



Property Highlights

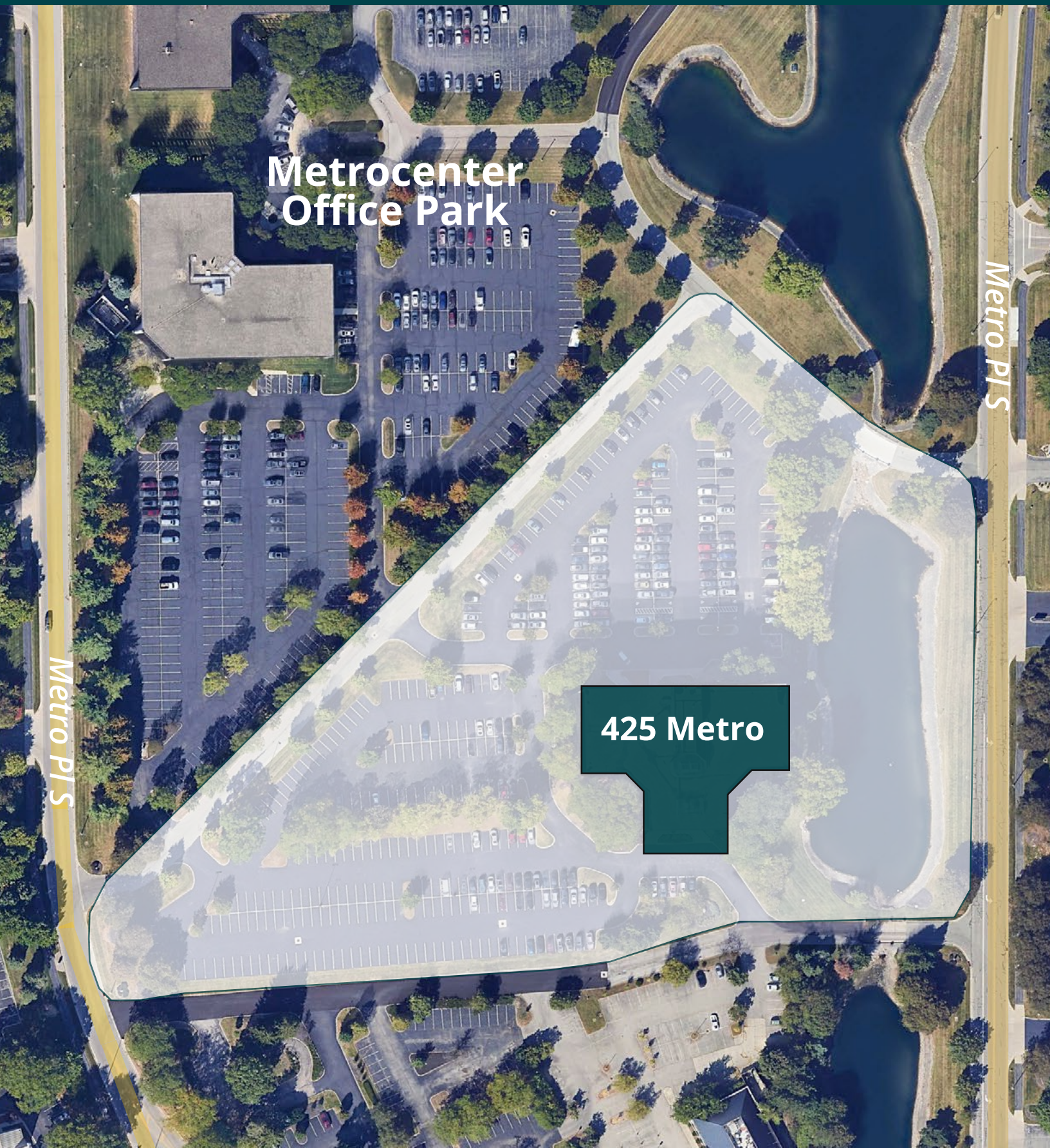






- 4.2/1,000 SF Parking Ratio
- Built in 1981 and Remodeled in 2017
- Six story, Class A Office Building, 101,894 Total SF, 12% Common Area Factor
- Renovated Lobby and Common Areas
- 24/7 Keycard Access
- Great Dublin Location with Access to I-270, Route 33, and Route 161
- **Operating Expenses Estimated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

Location & Parking



Availabilities

SUITE	RSF	DESCRIPTION
420	6,328	Open with offices and conference rooms; furniture available
502	1,073	Efficient suite with private offices
*610	1,569	Mostly private offices
*620	1,801	Efficient suite with private offices & conference room
*640	3,250	Open with private offices
690	3,460	6+ private offices, open space for cubes

Suites 610, 620 & 640 can be combined to 6,620 RSF

Operating Expenses Estimated to be $10.03/SF

TOTAL SF

17,481 RSF

LEASE RATE

$10.75 NNN

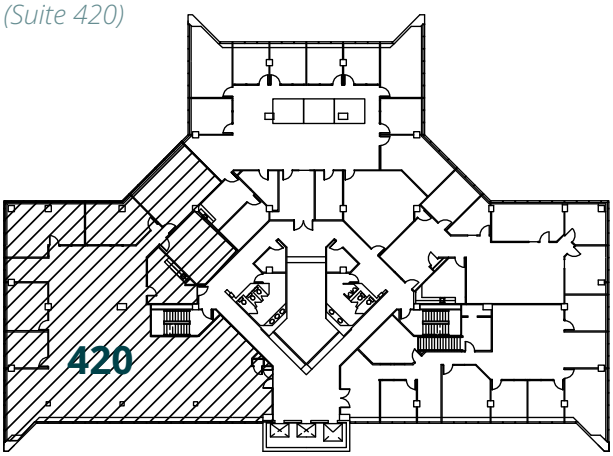


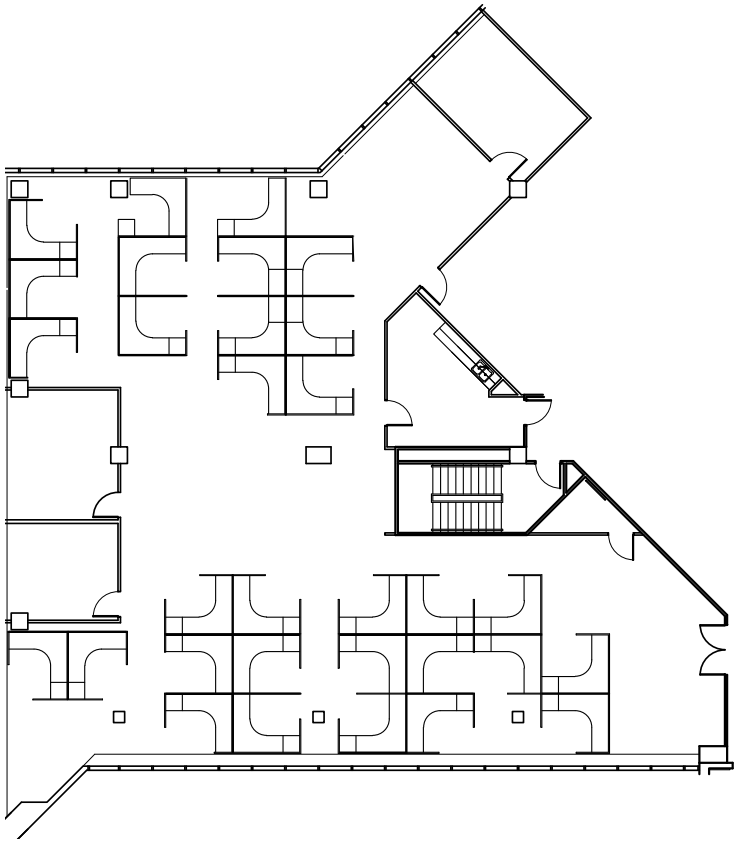
Fourth Floor

Suite 420

6,328 RSF

Click for Virtual Tour
(Suite 420)





FURNITURE AVAILABLE



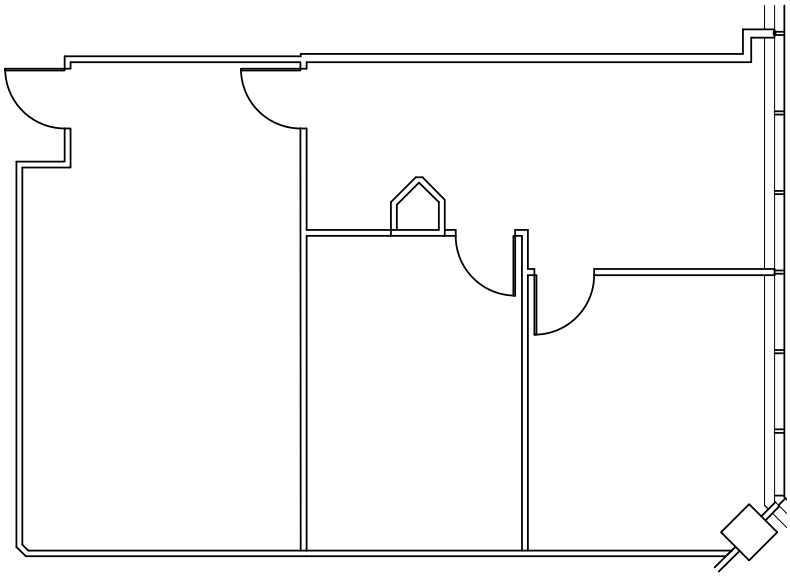


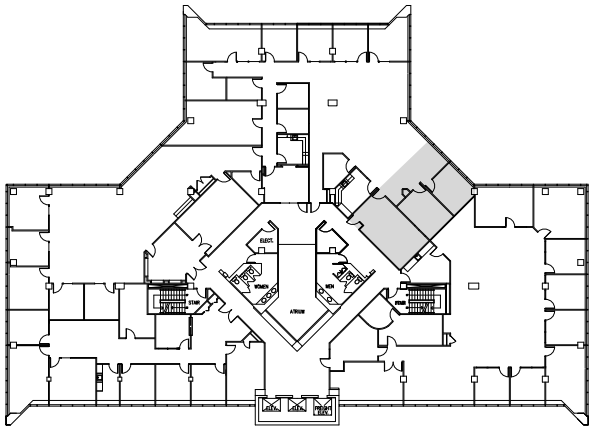
Fifth Floor

Suite 502

1,073 RSF

Click for Virtual Tour
(Suite 502)









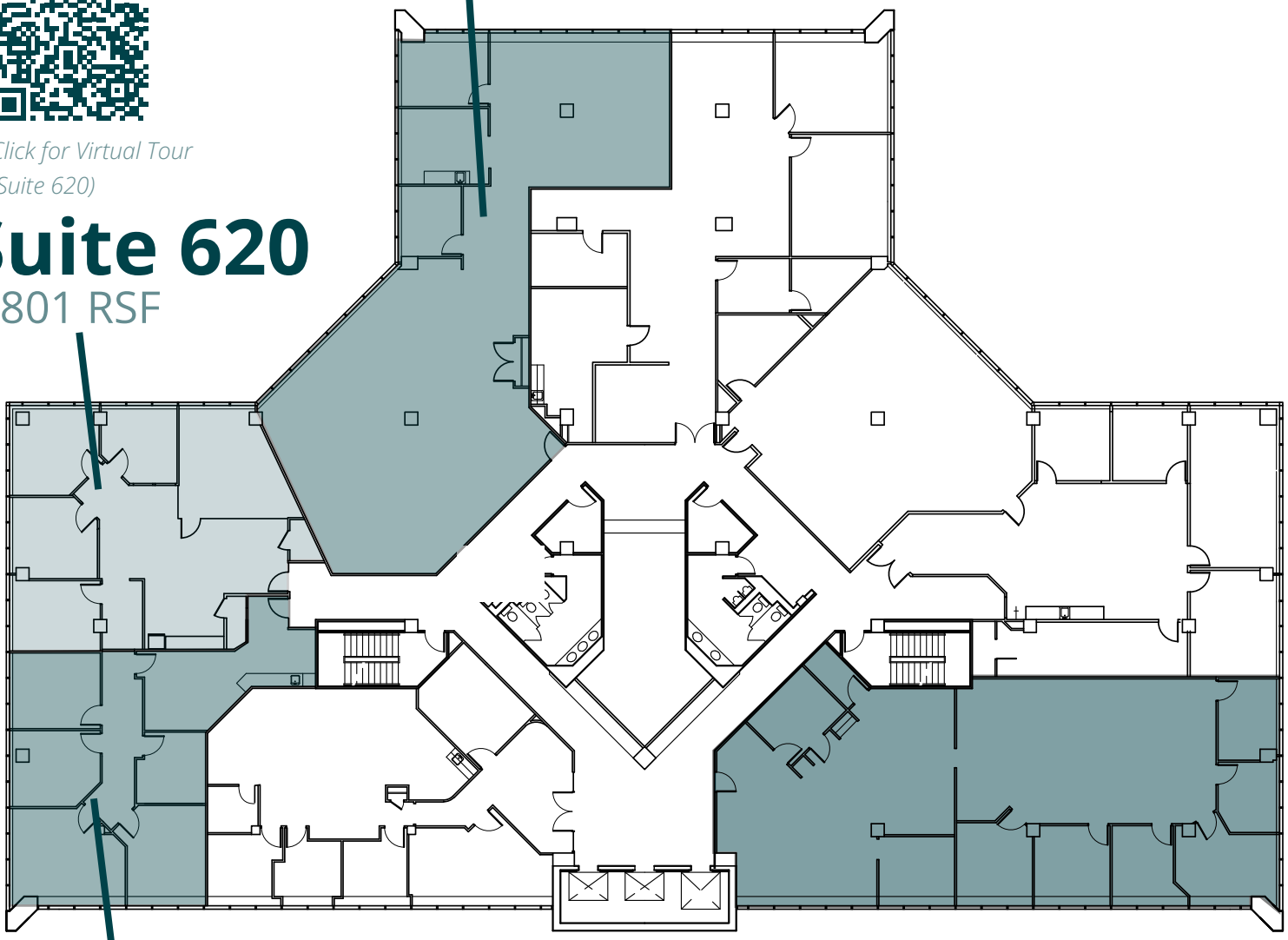
Sixth Floor

Suite 640
3,250 RSF

Click for Virtual Tour (Suite 640)

Click for Virtual Tour (Suite 620)

Suite 620
1,801 RSF



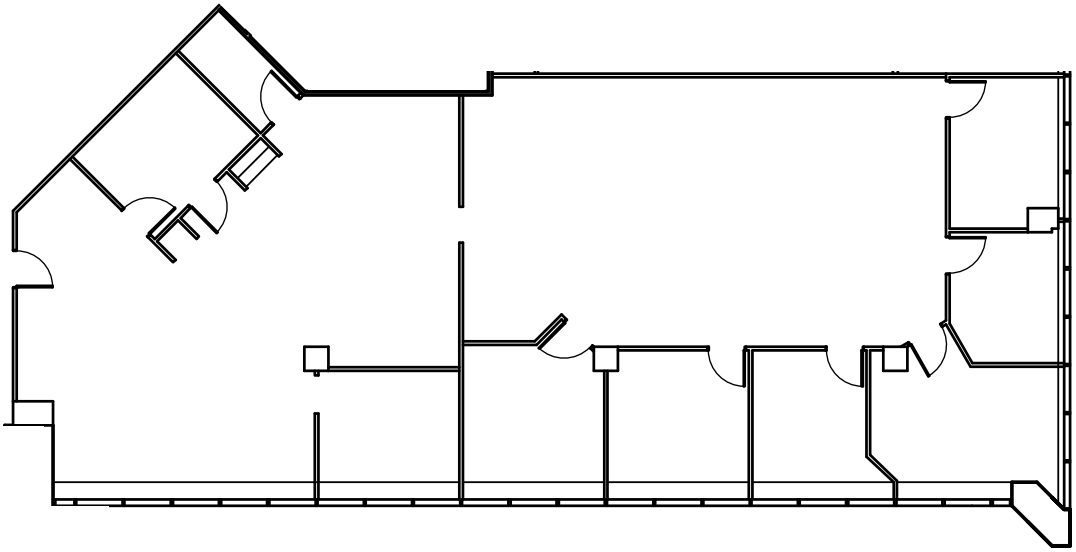
Suite 610
1,569 RSF

Click for Virtual Tour (Suite 610)

Suites 610, 620 & 640 can be combined to 6,620 RSF

Suite 690

3,460 RSF

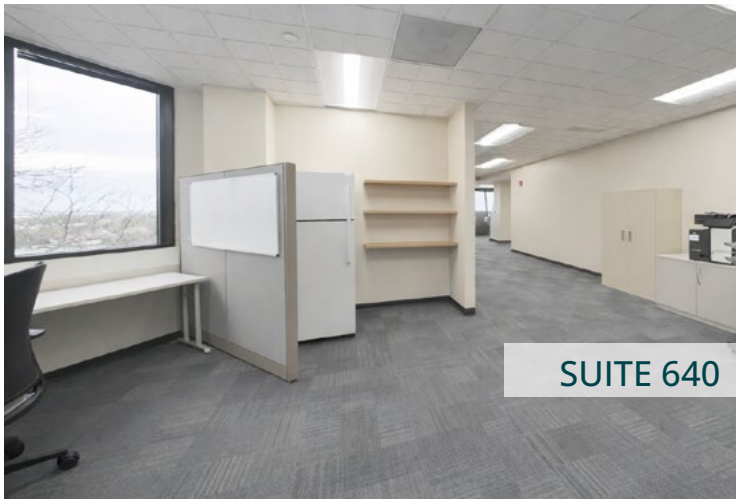




SUITE 610



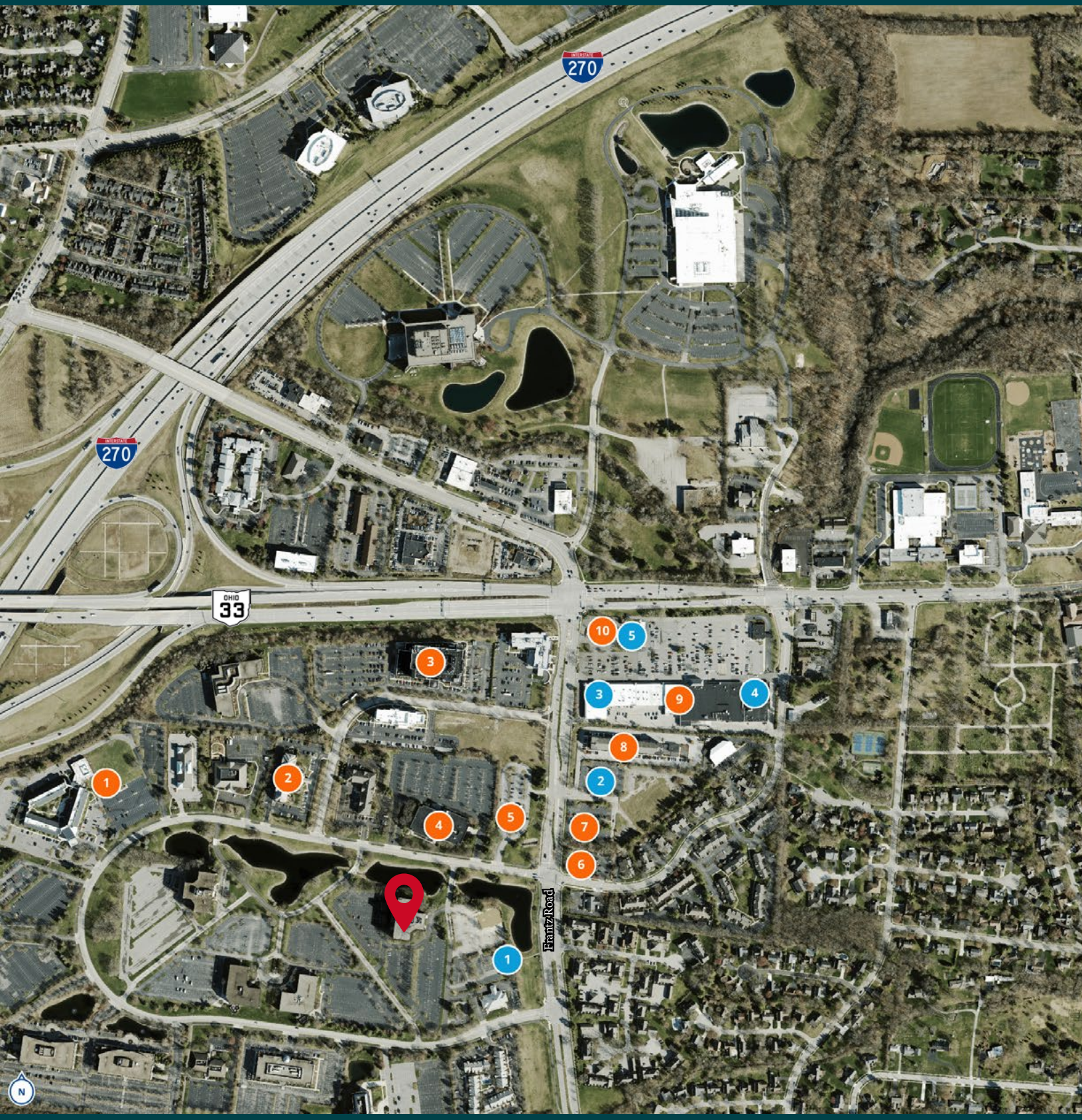
SUITE 620



SUITE 640



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 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.

COMMUNITY QUALITY OF LIFE

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

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

Dublin Profile & Incentives

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 bachelor's or graduate degrees
- Near 25 institutes of higher learning, including the Ohio University Dublin campus

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





FOR MORE INFORMATION

Andrew Jameson

Vice Chair | Columbus
614 206 6882
Andrew.jameson@colliers.com



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