

# Two Metro Pl

565 Metro Center Pl Dublin, OH



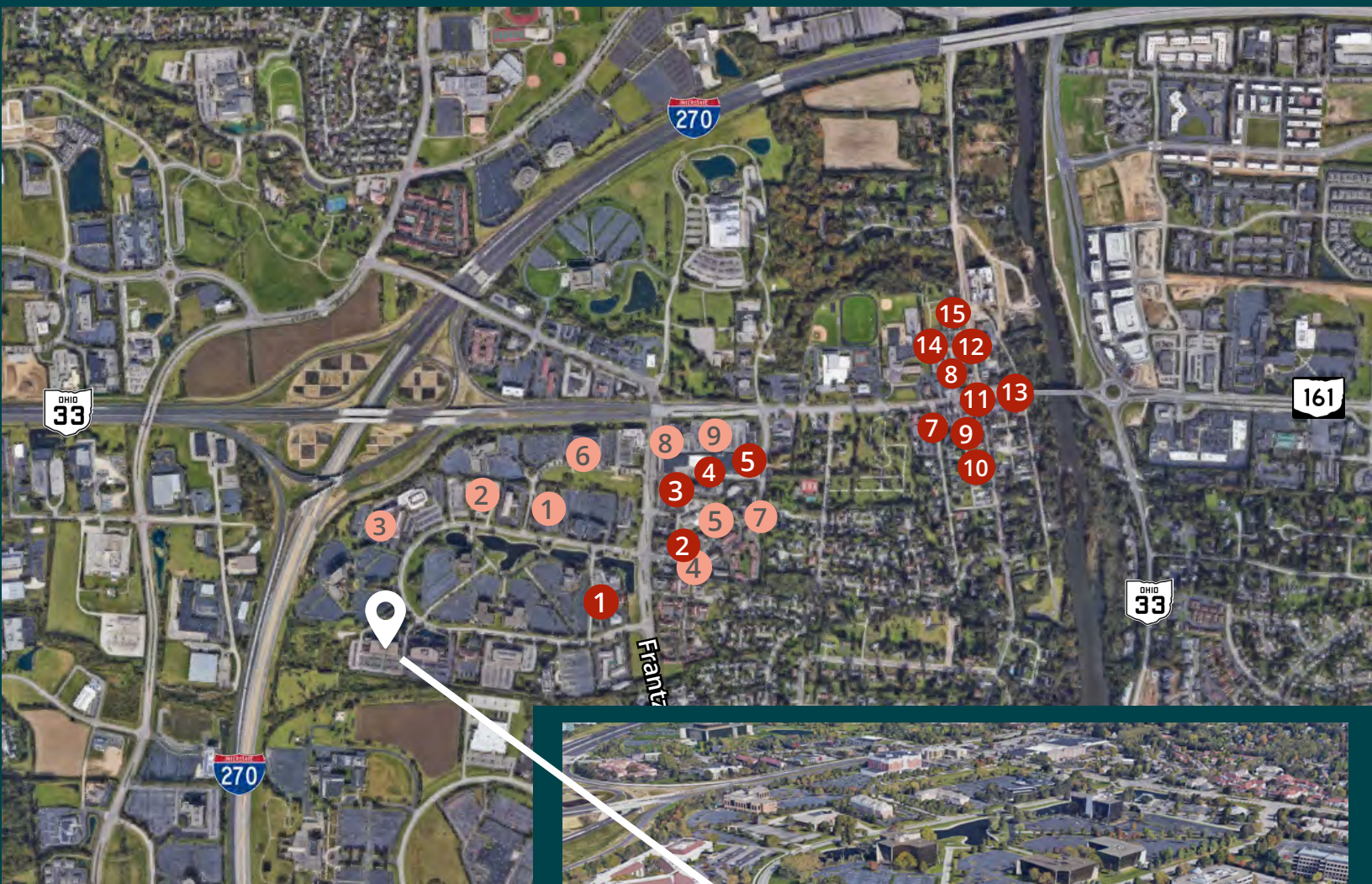
Colliers

# Property Highlights



- Premier, Class A property with excellent tenant mix
- New ownership
- Planned Renovations
- Shower and locker room facilities
- Monument signage available
- 24/7 Keycard Access
- Great Dublin Location with Access to I-270, Route 33, and Route 161
- Operating Expenses estimated to be \$9.58 PSF
- Dublink Transport Available to the Building (visit [www.dublinktransport.com](http://www.dublinktransport.com) for more details)

# Location & Amenities



17 miles from  
downtown  
Columbus



## RESTAURANTS

- 1 Graeter's Ice Cream
- 2 Hyde Park Steakhouse
- 3 Subway
- 4 Romeo's Pizza
- 5 SNOWFOX Sushi
- 6 Jason's Deli

- 7 La Chatelaine French Bakery & Bistro
- 8 J. Liu
- 9 Starbucks
- 10 Jeni's Splendid Ice Cream
- 11 Mezzo Mr. Sushi

- 13 Bridge Street Pizza
  - 14 Tucci's
  - 15 Harvest Pizzeria
- OTHER
- 1 Extended Stay
  - 2 Hilton Garden

- 3 Crowne Plaza
  - 4 US Bank
  - 5 Huntington Bank
  - 6 Embassy Suites
  - 8 Residence Inn
  - 9 Heartland Bank
- Kroger

# Availabilities

|           |  |                                 |
|-----------|--|---------------------------------|
| SUITE 160 |  | 4,356 RSF                       |
| SUITE 180 |  | 6,753 RSF                       |
| SUITE 200 |  | 6,690 RSF Divisible to 2,000 sf |
| SUITE 350 |  | 3,000 - 15,139 RSF              |

LEASE RATE

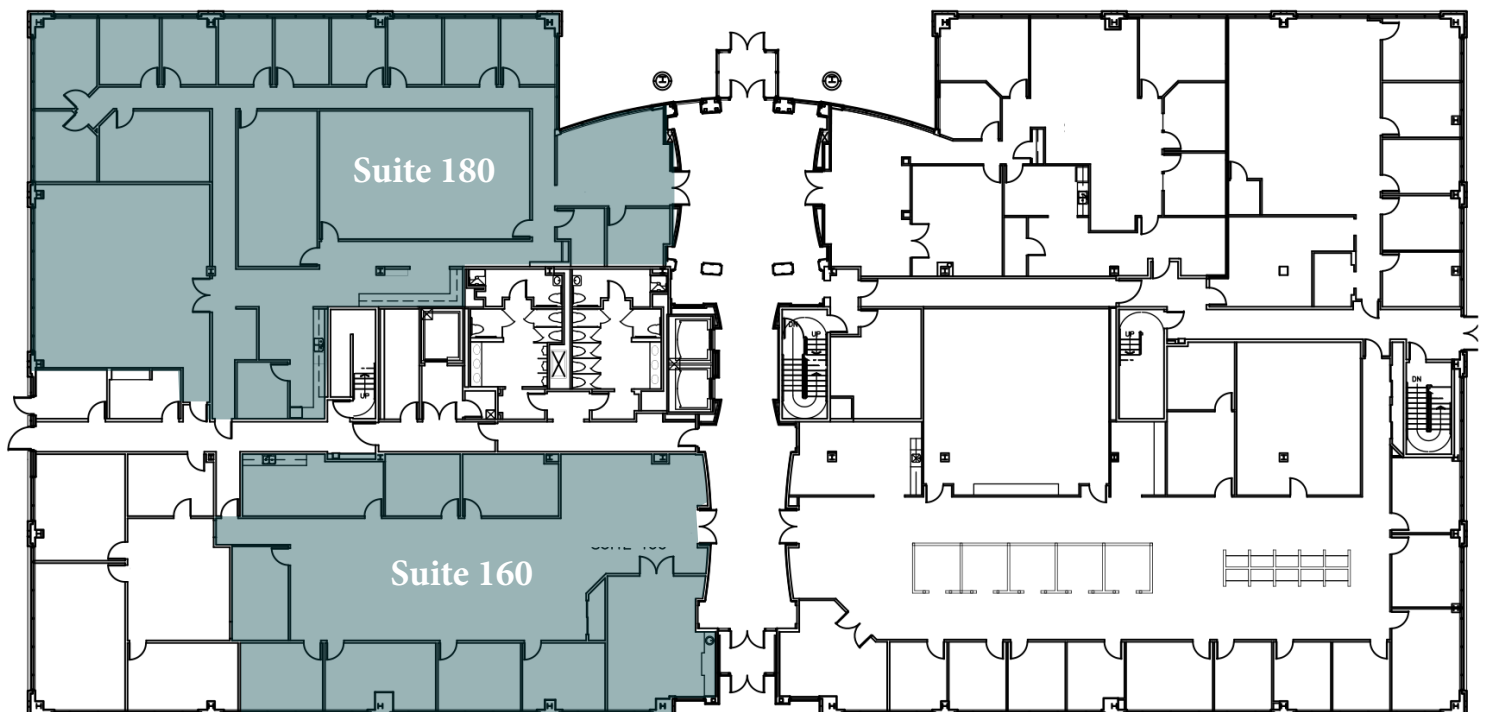
\$13.50 NNN

Suite 160 4,356 RSF

Suite 180 6,753 RSF



*Click for Virtual Tour  
(Suite 180)*



# Suite 200 6,690 RSF

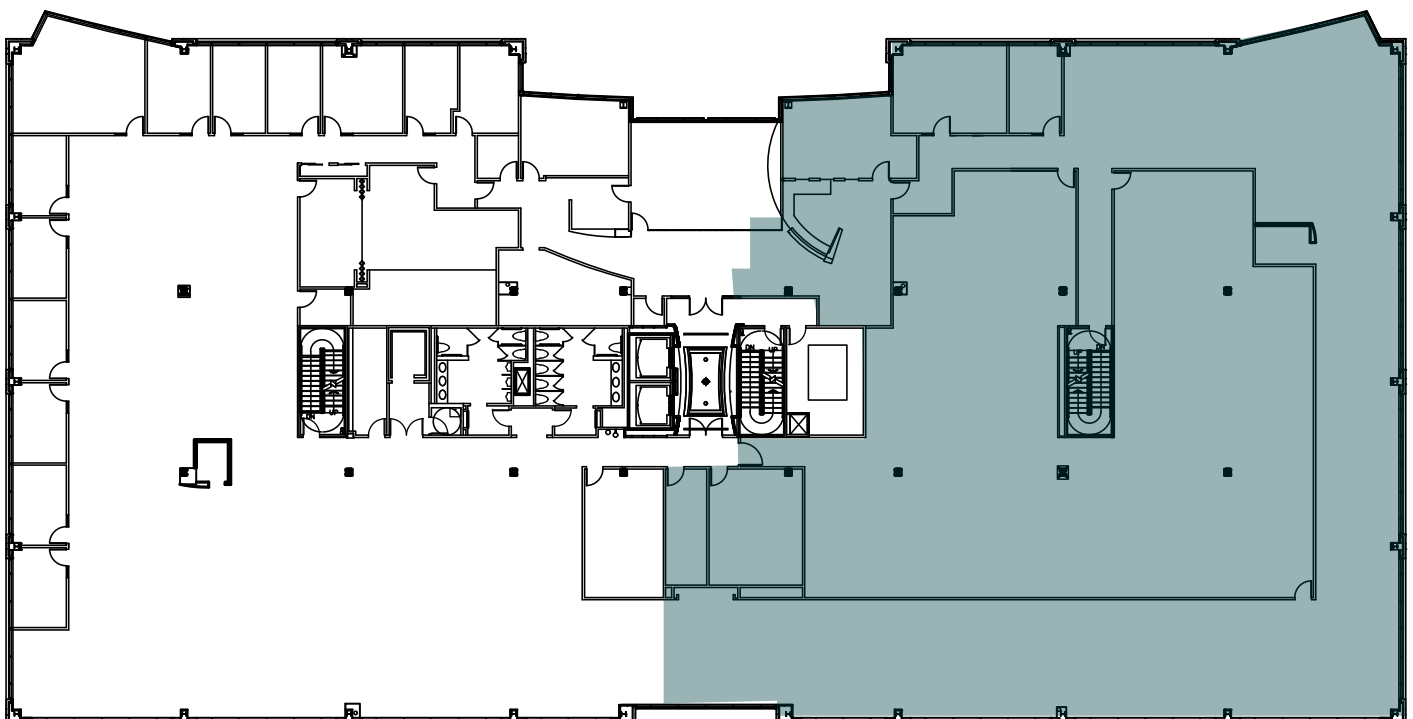
Divisible by 2,000 RSF



*Click for Virtual Tour  
(Suite 200)*



# Suite 350 3,000-15,139 RSF



## 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

## 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

## 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 can help with growing pains. They 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, contact:

City of Dublin Economic Development  
([www.ThriveinDublinOhio.com](http://www.ThriveinDublinOhio.com))  
5800 Shier Rings Road, Dublin, Ohio, 43016

## CITY GOVERNMENT

- Responsible and responsive
- Dedicated economic development team
- Fiscally sound: AAA from Moody's In-



## 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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