



Dublin Techmart

4860-5000 Blazer Parkway

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Dublin Techmart

Dublin Techmart is a three building office complex consisting of 123,711 SF. The complex is located in Dublin at the corner of Frantz Road and Blazer Parkway.

LEASE RATE
\$10.95 NNN





Property Overview

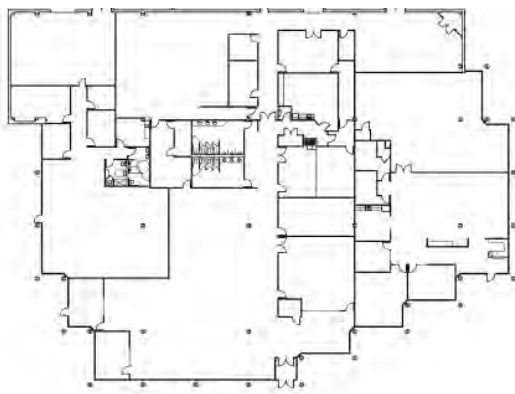
- > Great signage opportunity facing Frantz Rd
- > Ample on site parking
- > Easily accessible to I-270
- > 20 minutes from Downtown Columbus
- > 20 minutes from John Glenn Columbus International Airport
- > 5 minutes to Bridge Park
- > Close proximity to Tuttle Mall
- > Surrounding amenities include; restaurants, retail, and hotels which include Starbucks, Hammer & Nails and Gallos.
- > **Operating expenses are estimated at \$5.20 PSF**
- > Utilities and janitorial are separately metered
- > Additional land available to accommodate high parking ratios
- > 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

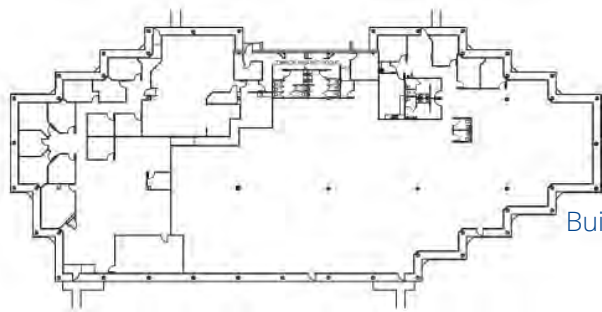


Availability | **Building I**

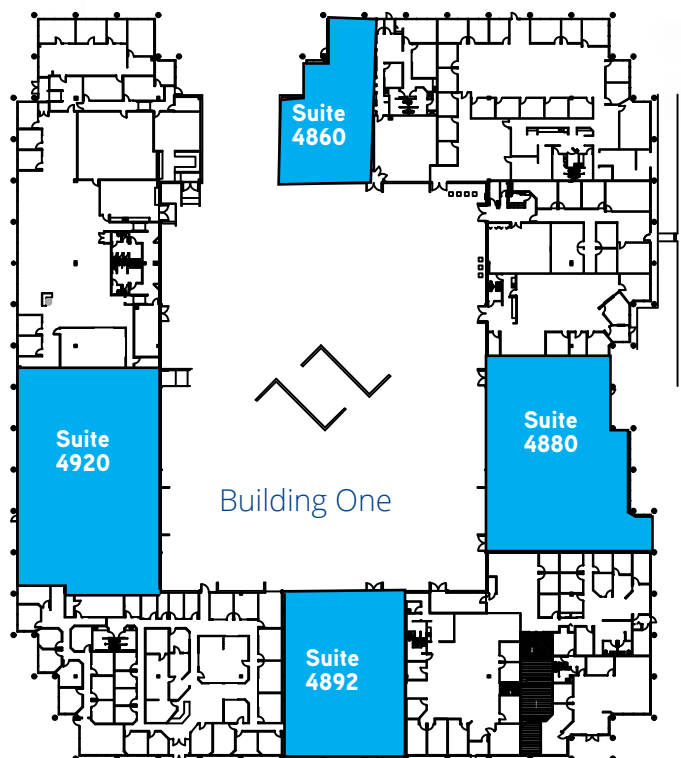
4860	2,788	\$10.95 NNN	Private offices, conference room, open workspace, kitchenette, and private restrooms.
4880	7,145	\$10.95 NNN	Divisible by 3,000 SF
4892	8,289	\$10.95 NNN	Mostly private offices.
4920	8,211	\$10.95 NNN	Mix of open space and private offices



Building Three



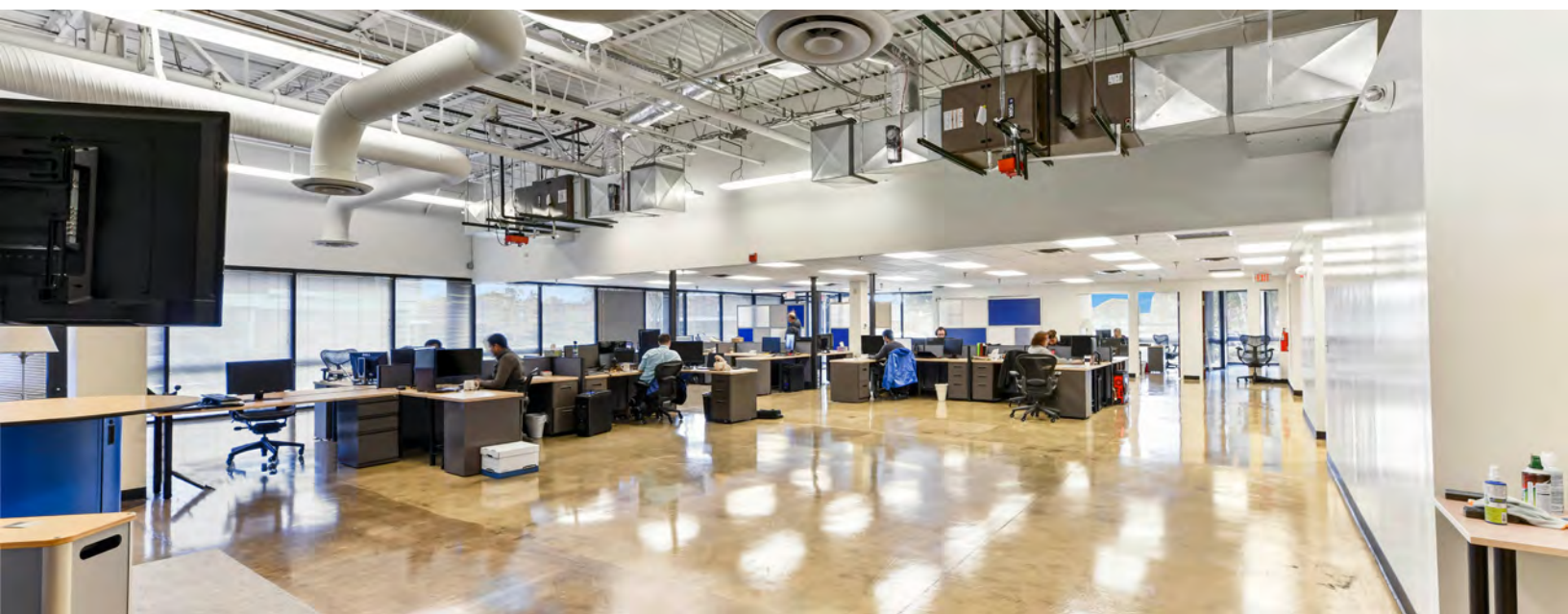
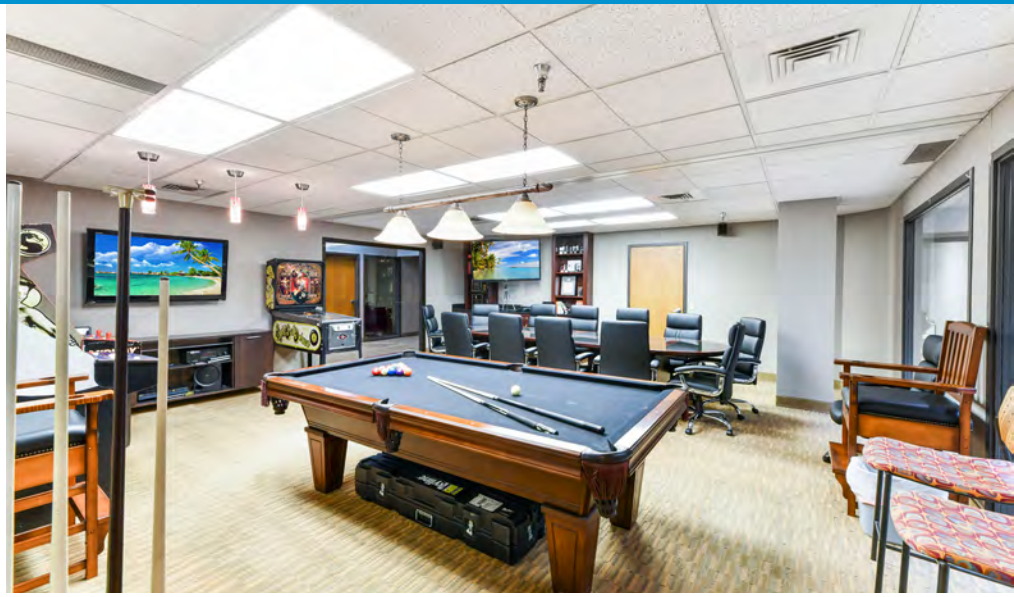
Building Two

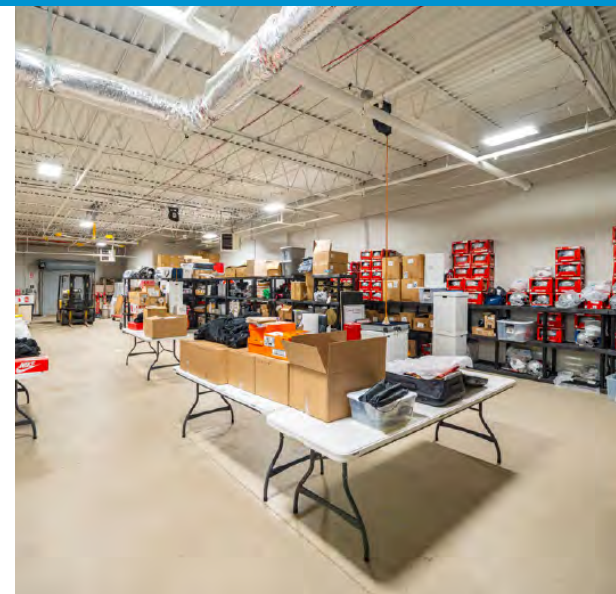


Building One



Example Tenant Finishes

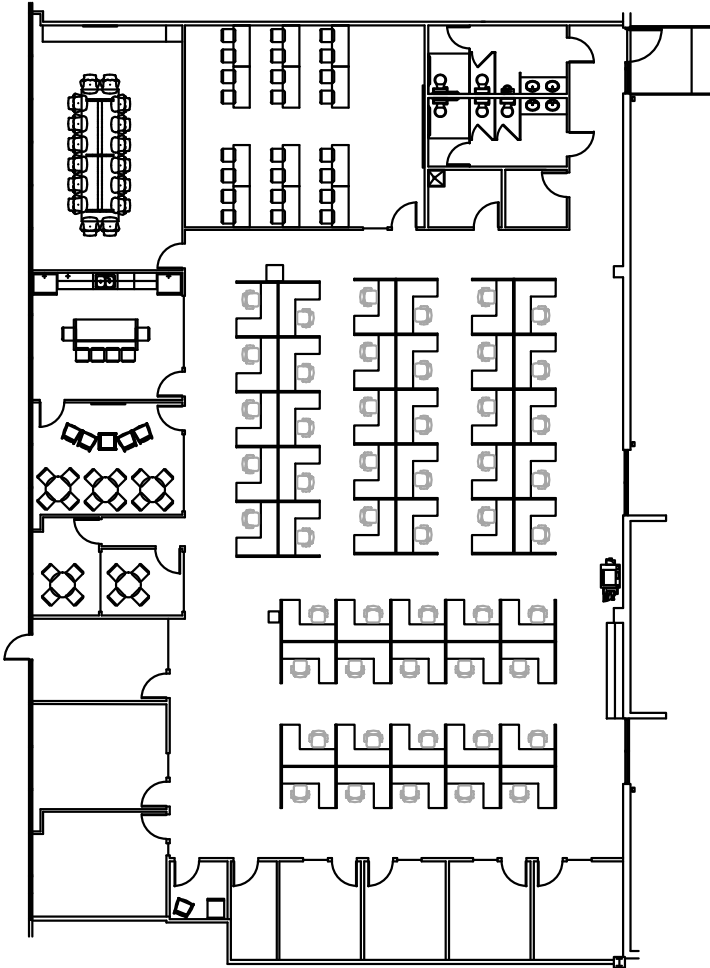




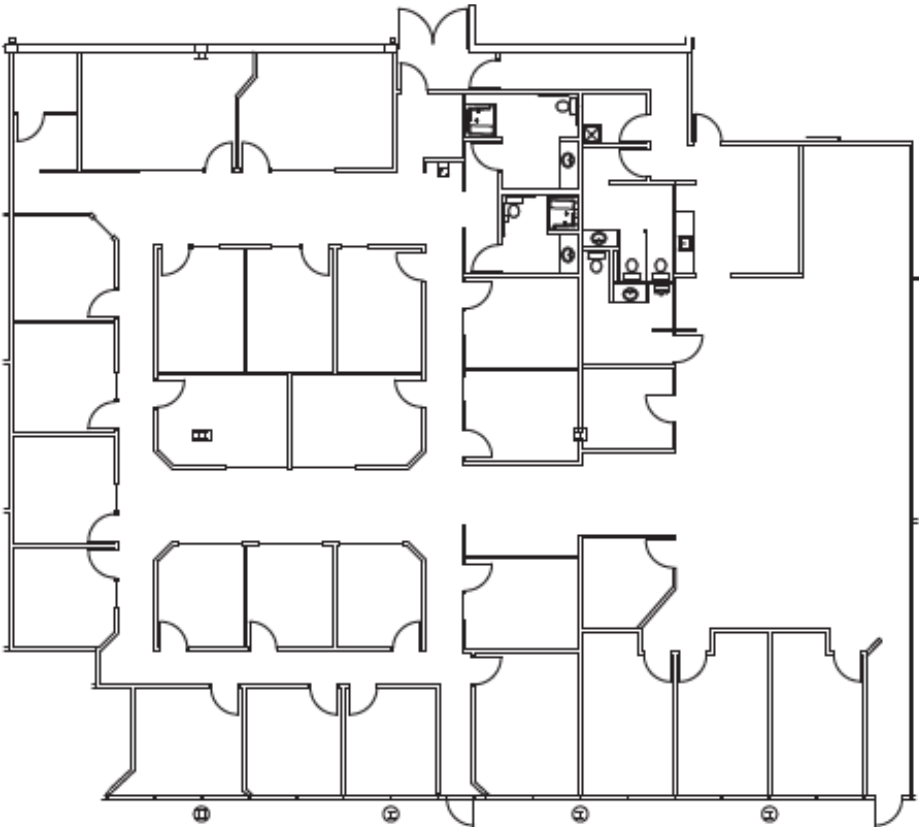
This architectural floor plan depicts a building layout with several rooms and a central corridor. The plan includes the following features:

- Rooms and Layout:** The plan shows a kitchen area on the left with a sink and stove, a bathroom in the center with a toilet and bathtub, and a living area on the right. There are also several smaller rooms and a large open space at the bottom.
- Dimensions:** Numerous dimension lines with arrows indicate the size of various rooms and sections, such as the kitchen, bathroom, and the large open space.
- Door Swings:** Arched lines indicate the swing direction of doors throughout the plan.
- Room Labels:**
 - The letter 'H' is used in several locations, possibly indicating a hallway or a specific room.
 - The letter 'X' is used in one location, possibly indicating a specific feature or room.
- Architectural Details:** The plan includes details for walls, windows, and doors, as well as a small staircase in the bottom left corner.

SUITE 4920
8,211 RSF



SUITE 4892
8,289 RSF



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: City of Dublin, 2017

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 Permits

The City of Dublin works to complete Building Star

Department of Public Works coordinates and zoning s

The Dublin e regular basis time and mo

State of Ohio

JobsOhio ex economic gr to companie incentives fo

Performance

The City may incentives ba wages). Using City may pro percentage o



**Healthy
Workforce,
Healthy
Bottom Line**

FitBiz is a complimentary service for businesses and organizations. Whether you're starting out, we'll design a program that meets your employees' needs and your business goals.

Choose from a la carte programs or a comprehensive program. Our certified instructors, registered dietitians, and personal trainers are about making positive changes in your business and community.



Permit Assistance

Dublin has organized a cross functional team called Review Services for commercial plan reviews. The team is comprised of specialists from Standards, Planning, Engineering, and the Washington Township Fire

Their purpose is to perform plan reviews in a unified and efficient fashion for compliance with building, fire, engineering, landscape standards.

The economic development team attends permit review meetings on a regular basis to help facilitate the approval process - helping the company save time and money.

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Dublin's Economic Development team helps coordinate state and local resources to drive Ohio's job creation, new capital investment, and economic growth by being a leading provider of innovative business solutions. Dublin's Economic Development team helps coordinate state and local resources for businesses as well.

Performance-Based Incentives

Dublin offers growing companies annual performance-based cash incentives based upon a percentage of actual payroll withholdings (2% of annual job and payroll growth figures provided by the company, the company may choose multiple-year term annual payments equivalent to a set percentage of the total annual payroll withholdings paid to the City.

Dublin offers a consulting service offered exclusively for Dublin businesses that either you already have an existing program in place or are just starting. We provide customized corporate wellness solutions that address your company's overall wellness goals.

Dublin offers programs that fit into your current wellness strategy, or let us help you develop a program. We support you with nationally certified trainers and fitness and experienced health professionals who are passionate about change in your company.

Grants

The City can help with growing pains. The City 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.





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