

Exclusive Broker Reward Program

METRO LAKES

485 Metro Place Dublin, OH 43017

Colliers



LEASE RATE
\$11.95 NNN

Metro Lakes is a five-story, multi-tenant building prominently located in Dublin, OH. Built in 1988, renovated in 2022 and consists of 96,876 square feet. This beautiful building offers innovative workspaces, welcoming common areas and is surrounded by numerous Dublin amenities, including restaurants, shopping, hotels, banking and much more.

PROPERTY FEATURES

Move-in ready suites available

Common area factor 13%

Parking 4 spaces per 1,000 RSF

Operating Expenses \$9.80 PSF (estimated)

Two passenger elevators are located in the lobby

24-hour card key access

20 minutes northwest of Downtown Columbus

Close proximity to Tuttle Mall and numerous amenities

Minutes from Bridge Park Dublin

Dublink Transport available to the building. A broadband connection program with speeds of up to 100 Gb per second. (visit www.dublinktransport.com for more info)

HVAC system is operated during normal business hours: Monday - Friday 8:00 am - 6:00 pm and Saturday from 8:00 am - 12:00 pm. HVAC services are available outside of normal business hours at an additional charge

LIMITED-TIME BROKER INCENTIVES

Earn More on Every Deal:

5% Commission on all deals – no exceptions

\$1,000 Gift Card for deals over 2,000 SF

Don't miss out – offer ends September 30, 2025!

AVAILABILITY

100	1,752	Mostly private offices.
300	6,292	12+ private offices with opportunity to combine or demise.
310	2,594	Mostly private offices with abundant natural light.
350	7,547	12+ private offices with 3 conference rooms and reception.
360	2,422	Entrance off elevator lobby. Shell space ready to build out.
425	2,625	Bright, open corner suite offering stunning panoramic views.

Suites 300, 310, 350 & 360 can be combined up to 18,885 RSF

| **METRO**
LAKES



BUILDING LOCATION

Metro Lakes is part of Metro Center, an established office development in Dublin. The development is well-positioned with convenient access to Interstate 270 at the intersection of U.S. Route 33 and State Route 161.

The immediate area consists of 35 hotels and restaurants, accommodating employees and guests. Arts and entertainment venues are also in close proximity to Metro Center, providing venues for any occasion.







LOCAL AMENITIES (within 3 miles)

RESTAURANTS

House of Japan
 McDonald's
 BJ's Restaurant
 Zoup!
 Starbucks
 Steak 'n Shake
 Subway
 Classis 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
 Sonesta ES Suites
 Crowne Plaza
 Hilton Garden Inn
 Extended Stay America
 Embassy Suites
 Courtyard by Marriott
 Residence Inn
 Home2Suites

BANKS

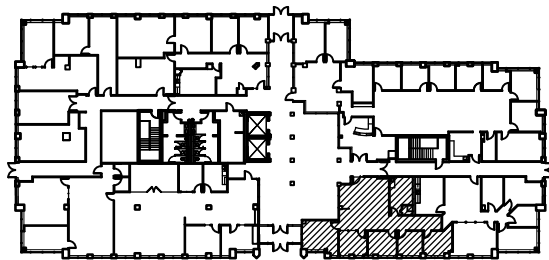
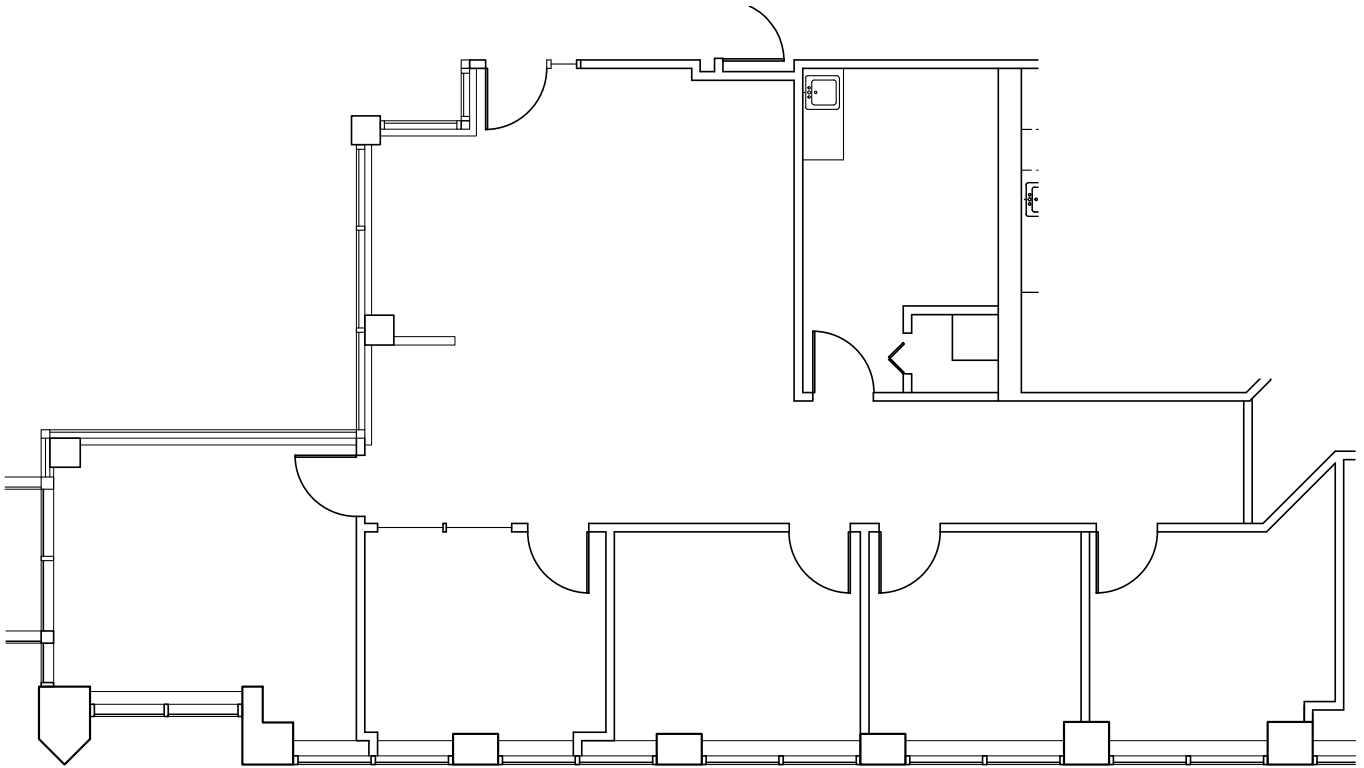
Woodforest National Bank
 BMI Federal Credit Union
 U.S. Bank Branch
 Huntington Bank
 Chase Bank
 Heartland Bank
 PNC Bank

OTHER

Bridge Park

METRO LAKES

SUITE 100 | 1,752 RSF



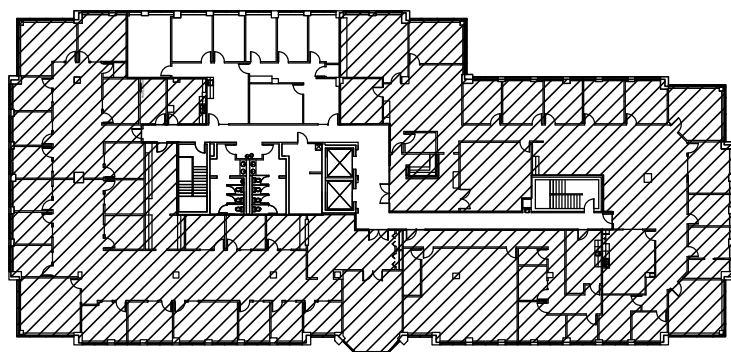
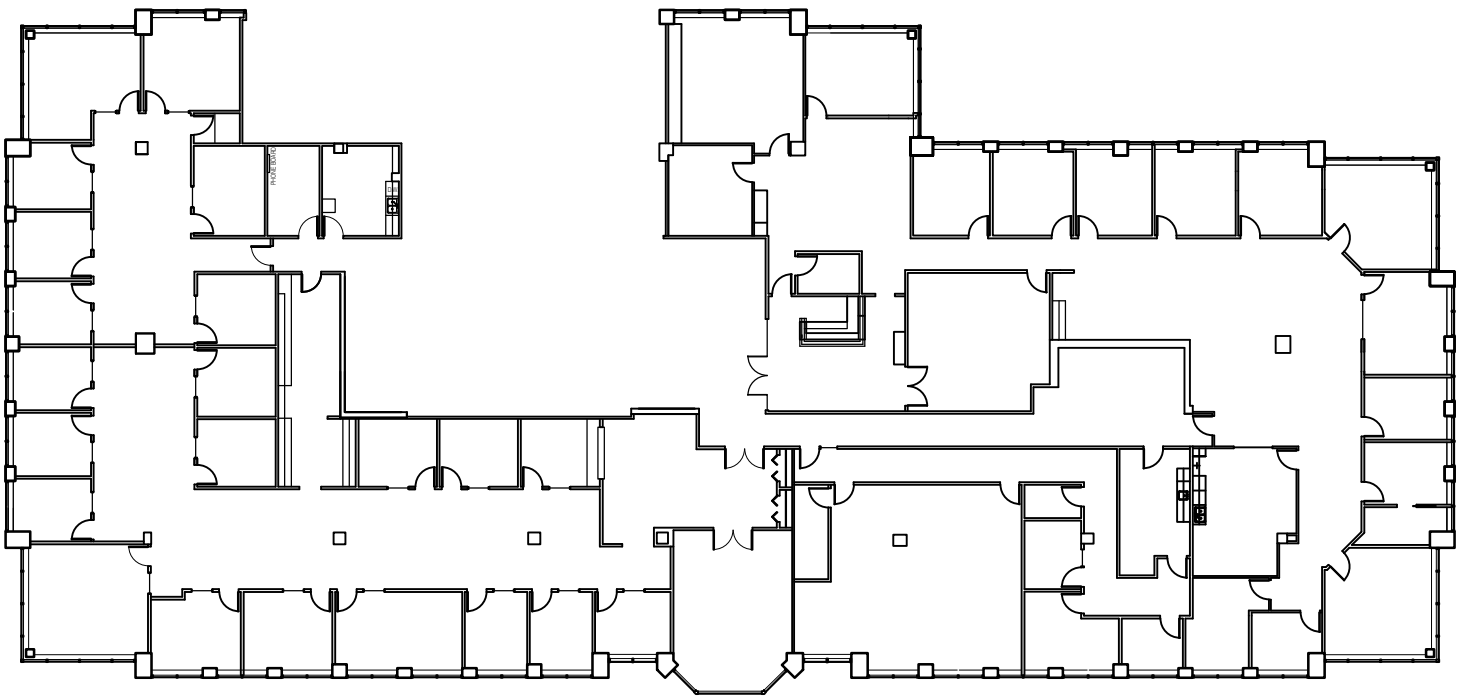
N building key plan

FIRTS FLOOR

N.T.S.

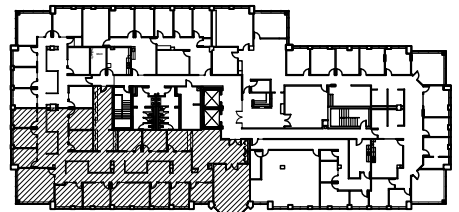
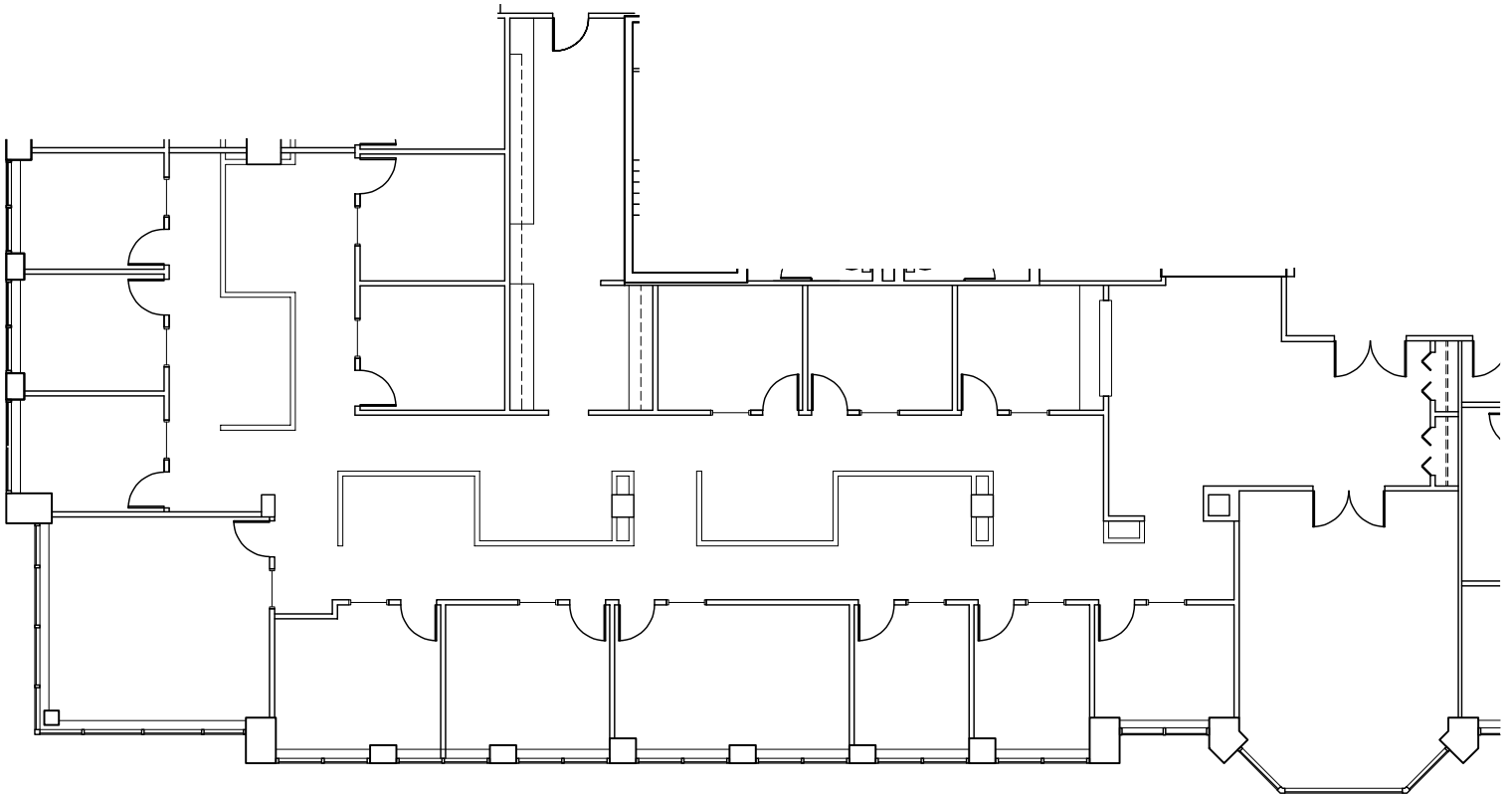
THIRD FLOOR | SUITES 300, 310, 350, & 360

Can be combined up to 18,885 RSF

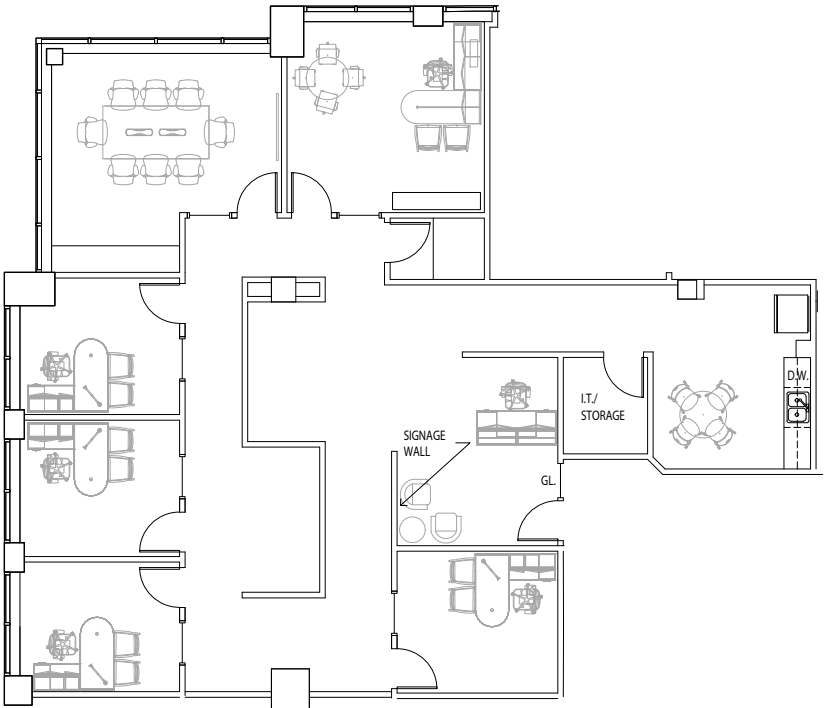
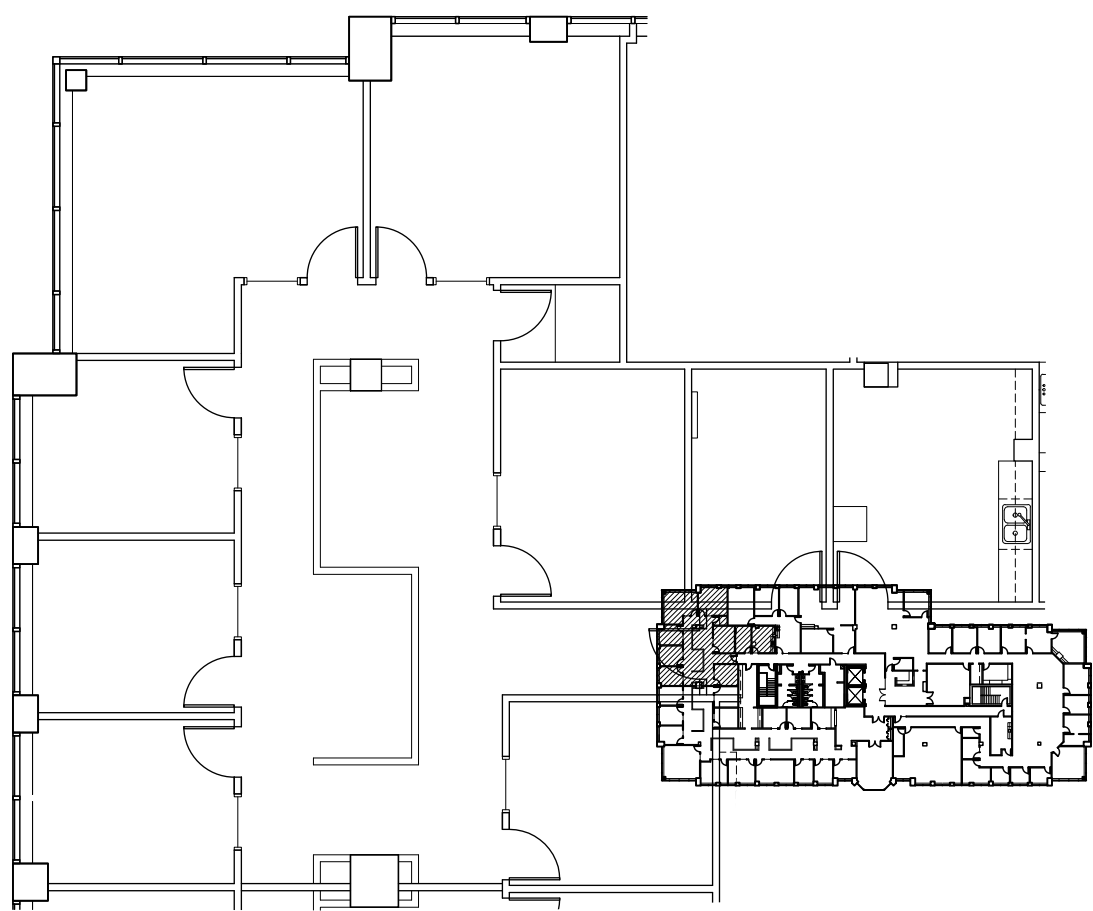


BUILDING KEY PLAN
THIRD FLOOR

SUITE 300 | 6,292 RSF
DIVISIBLE

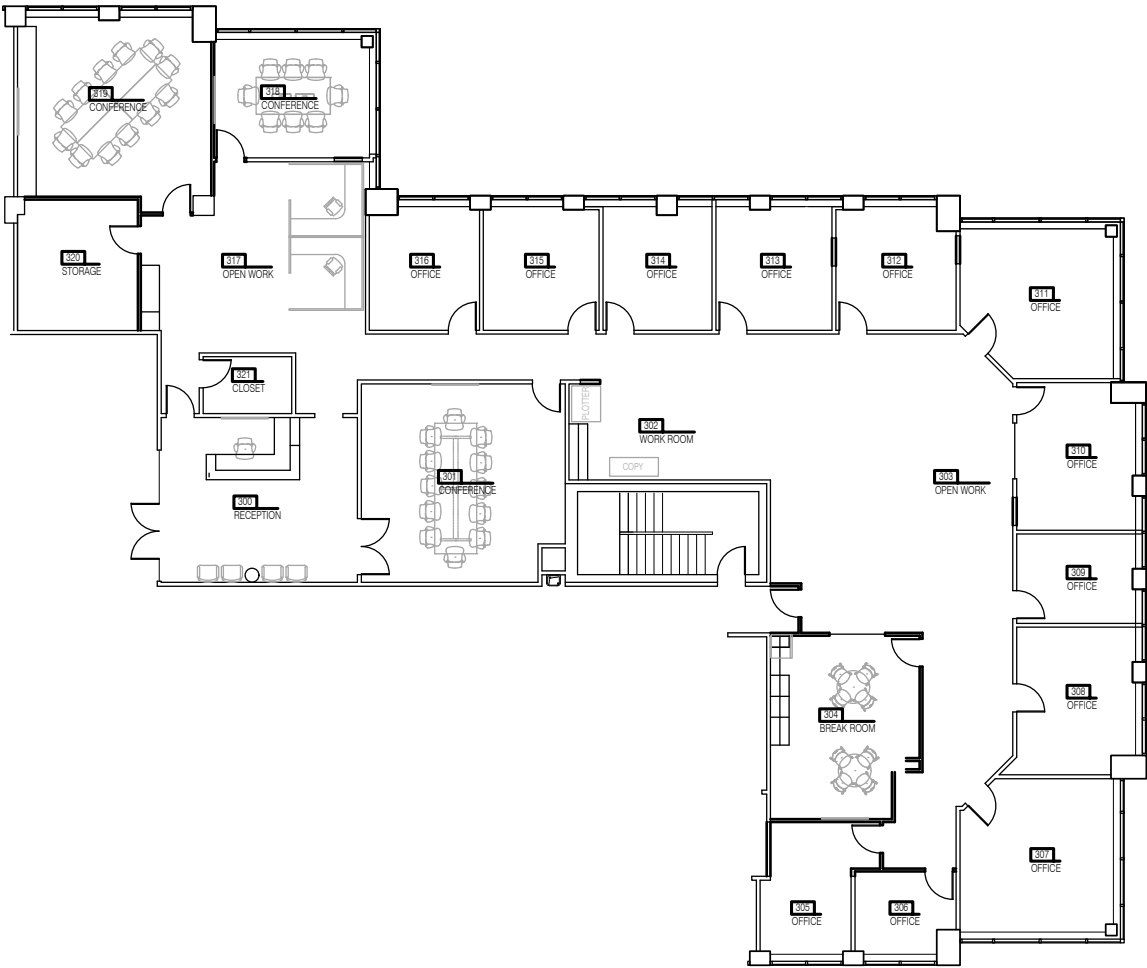


SUITE 310 | 2,594 RSF

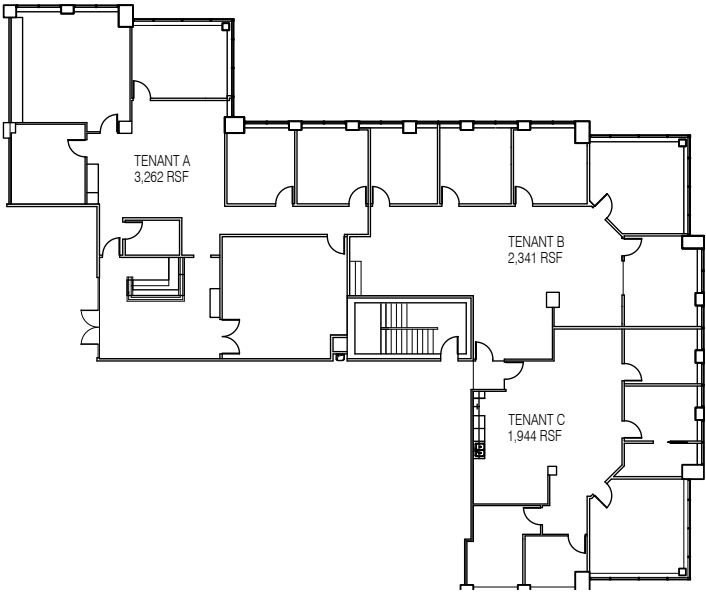
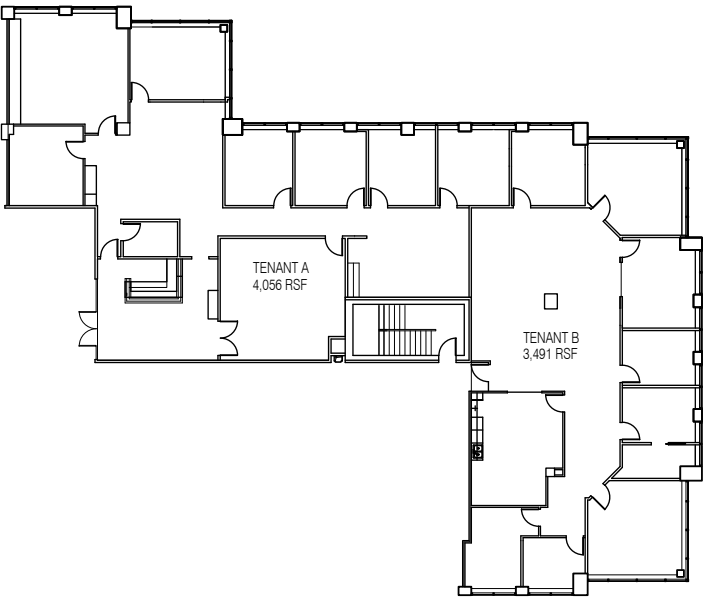


SUITE 310 | SAMPLE FLOOR PLAN

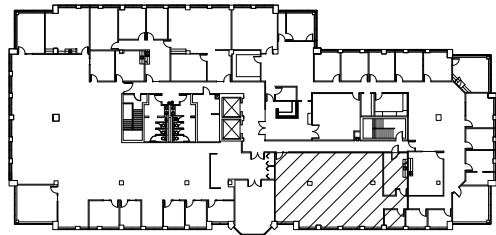
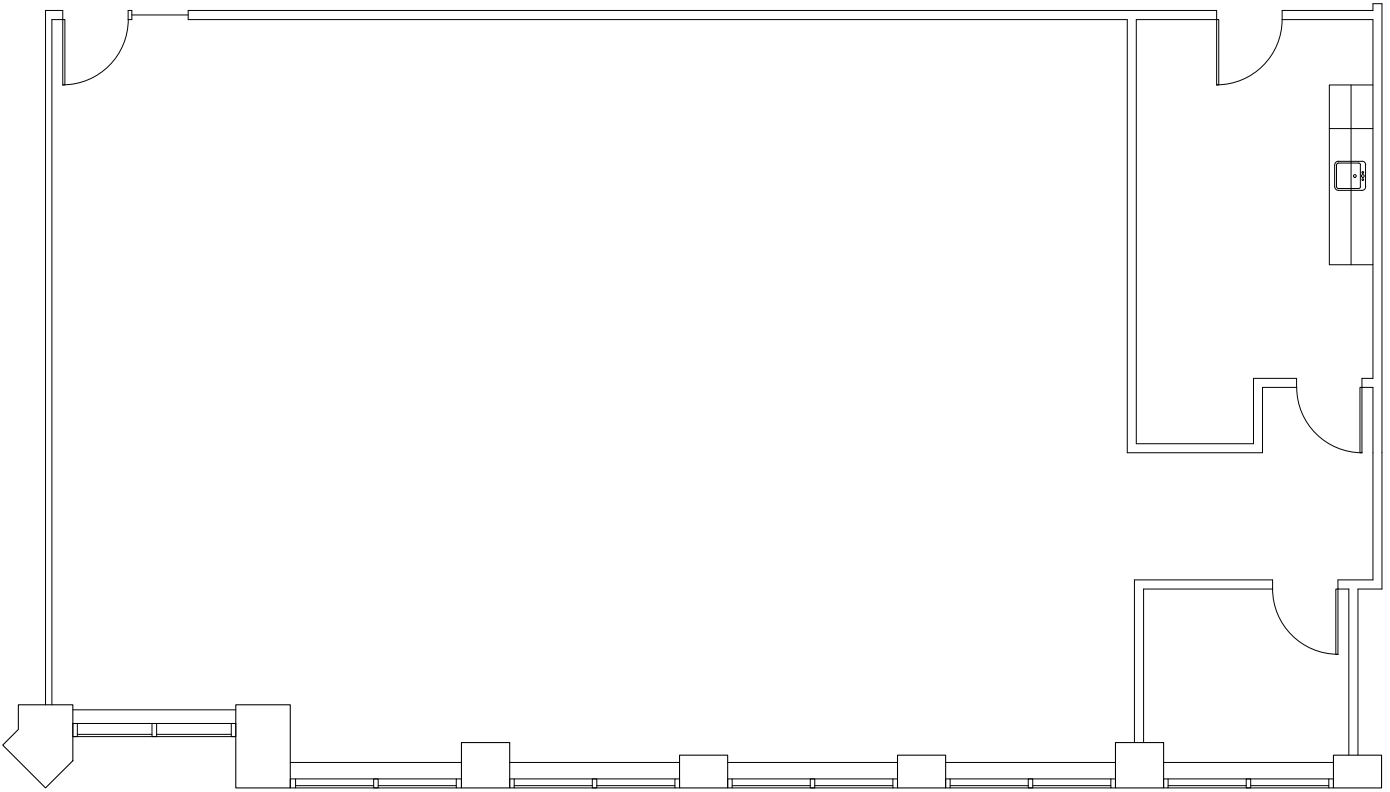
SUITE 350 | 7,547 RSF



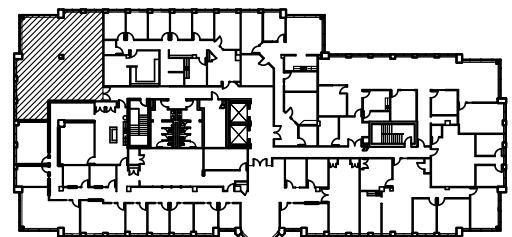
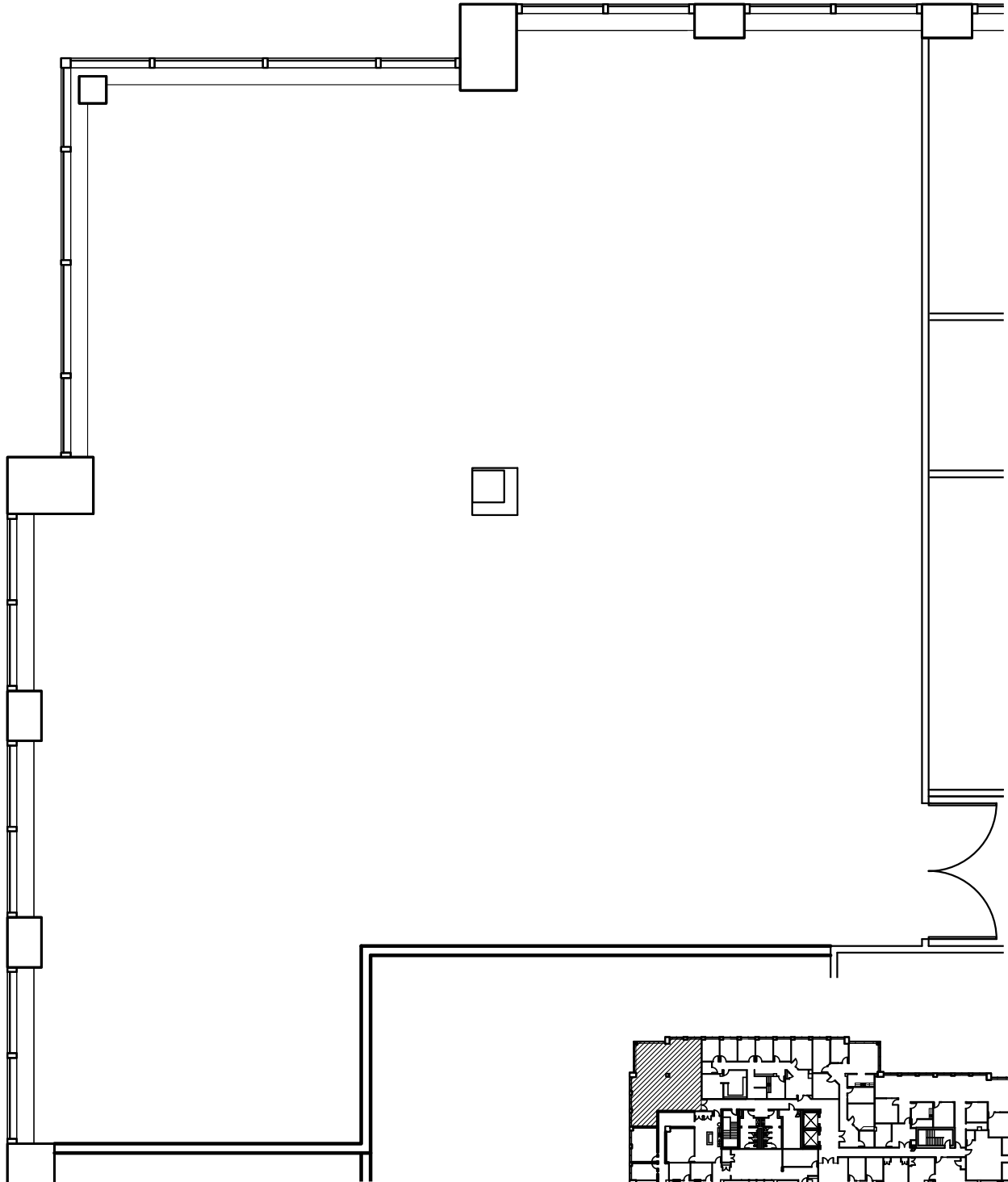
POTENTIAL SPLITS



SUITE 360 | 2,422 RSF



SUITE 425 | 2,625 RSF



N building key plan

4th Floor

N.T.S.

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: <http://www.google.com/fiber>

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 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,
Healthy
Bottom Line



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.

METRO LAKES

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