Emerald III

6500 Emerald Parkway
Dublin, Ohio 43016



Colliers

Property Overview

Built in 2002, Emerald III is four stories and contains 128,280 square feet of office space. This Class A property is located in the Tuttle Crossing office park and offers large, flexible floorplates averaging over 33,000 square feet. In 2019, the building renewed its Energy Star certification by meeting superior energy performance.

Emerald III is located near amenities in the Tuttle Crossing area of Dublin, Ohio.

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



Features

- **Move-in ready suites available**
- **4.3/1,000 SF** parking ratio
- Has access to the **5,500 sf Fitness Center** nearby
- **Monument signage** available
- **24-hour** card key access
- **Energy Star** certified
- **20 minutes** northwest of Downtown Columbus
- **Close proximity** to Tuttle Mall and numerous amenities
- **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.







Available Spaces

Emerald III | 6500 Emerald Pkwy

Suite	RSF	Rate	Description
210*	16,691	$12.50 NNN	Open space with perimeter offices; includes 150kW generator that backs up entire suite; ***divisible to 6,000 SF***
250*	4,136	$12.50 NNN	Wide open space; Good lobby exposure
300	4,931	$12.50 NNN	Mostly open space
310	15,000	$12.50 NNN	Mostly open space; ***divisible to 5,000 SF***
350	2,492	$12.50 NNN	Recently renovated; Mostly open space
425	13,473	$12.50 NNN	Furniture available; ***divisible to 5,000 SF***

Operating Expenses estimated to be $9.27

**Suites 210 & 250 can be combined for up to 20,827 RSF*

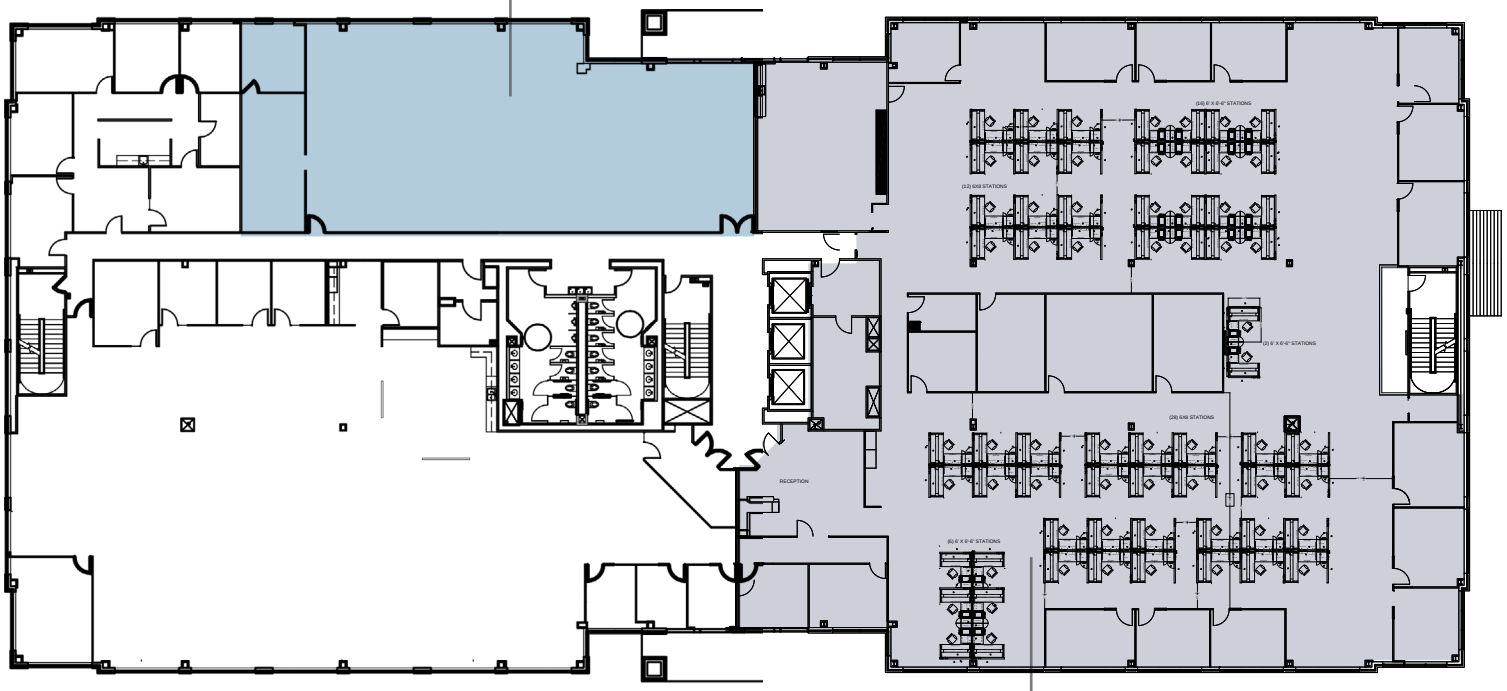
Emerald III

Second Floor

Suites can be combined for a total of 20,827 SF

Suite 250
4,136 SF

Click for Virtual Tour (Suite 250)



Suite 210
16,691 SF

Click for Virtual Tour (Suite 210)

Suite 210

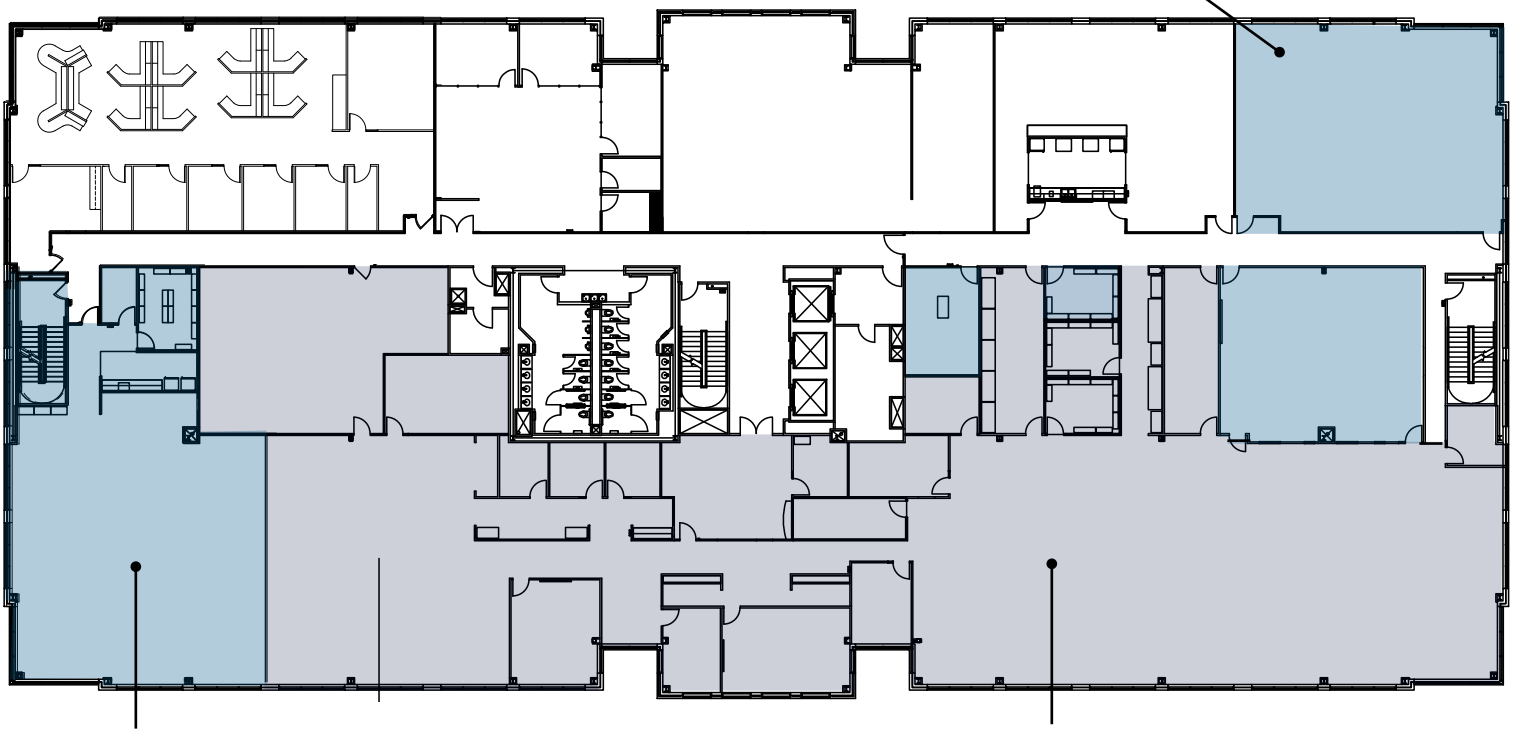


Suite 250



Third Floor

Suite 300
4,931 SF
Click for Virtual Tour (Suite 300)



Suite 350
2,492 SF
Click for Virtual Tour (Suite 350)

Suite 310
15,000 SF
Click for Virtual Tour (Suite 310)

(divisible by 5,000 SF)

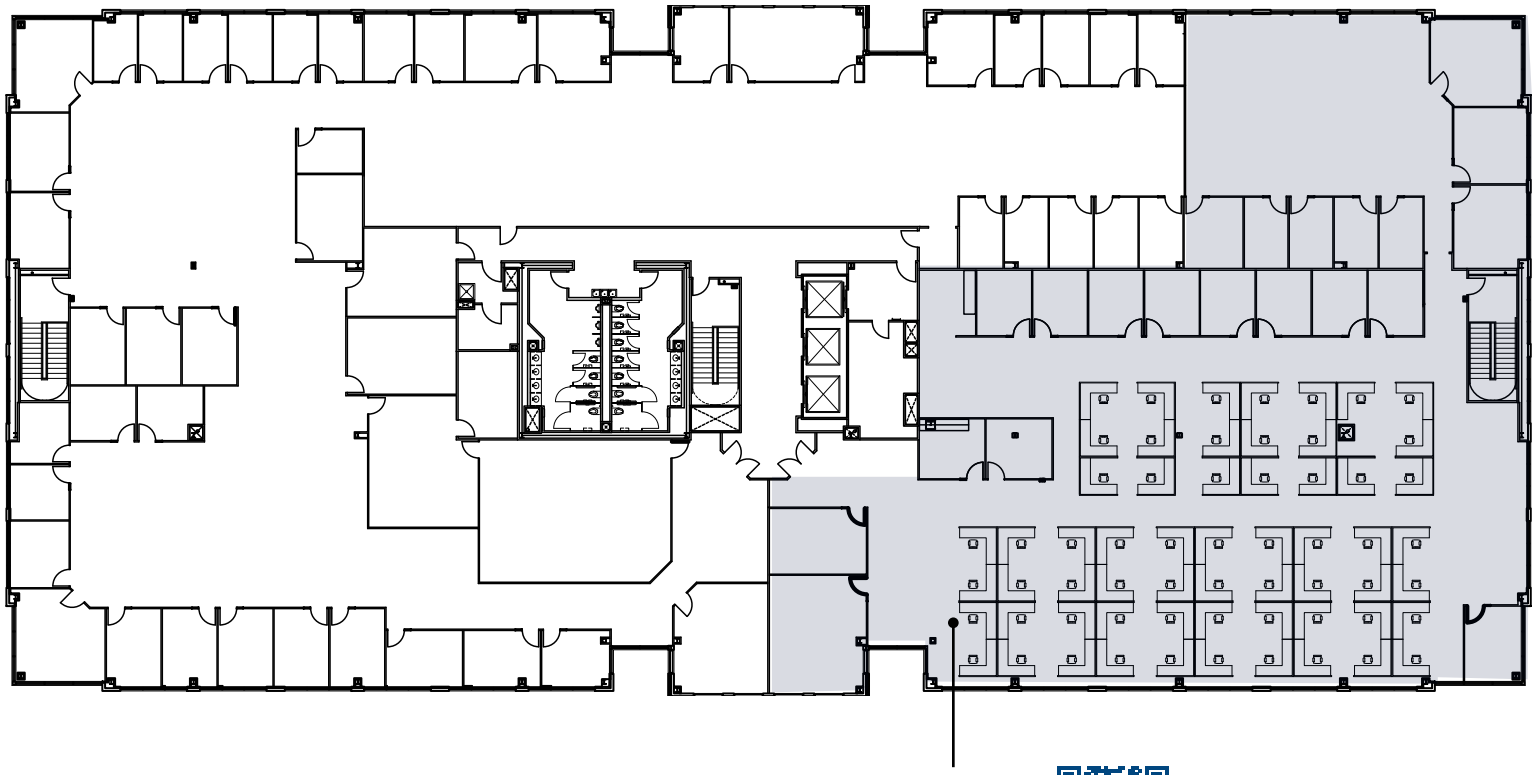
Suite 300



Suite 350



Fourth Floor



Suite 425
13,473 SF

Click for Virtual Tour (Suite 425)

(divisible by 5,000 SF)

Suite 425







Local Amenities

(within 3 miles - not shown on map)

RESTAURANTS
Jet's Pizza
Ty Ginger Bistro
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

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

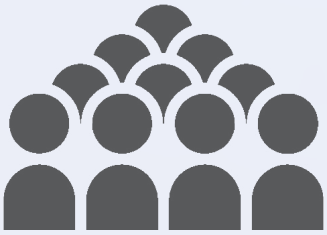
BANKS
BMI Federal Credit Union
U.S. Bank Branch
Huntington Bank
Chase Bank
Heartland Bank
PNC Bank

OTHER
Bridge Park


BJ's
RESTAURANT
BREWHOUSE
THE MALL AT
TUTTLE CROSSING
A SIMON MALL
INTERSTATE
270
EMERALD PARKWAY
EMERALD PARKWAY

Demographics

**Based on a 3 mile radius*



Population

76,435



Households

31,559



Average Household

$109,792



Median Age

35.4



% With Bachelor's Degree (or higher)

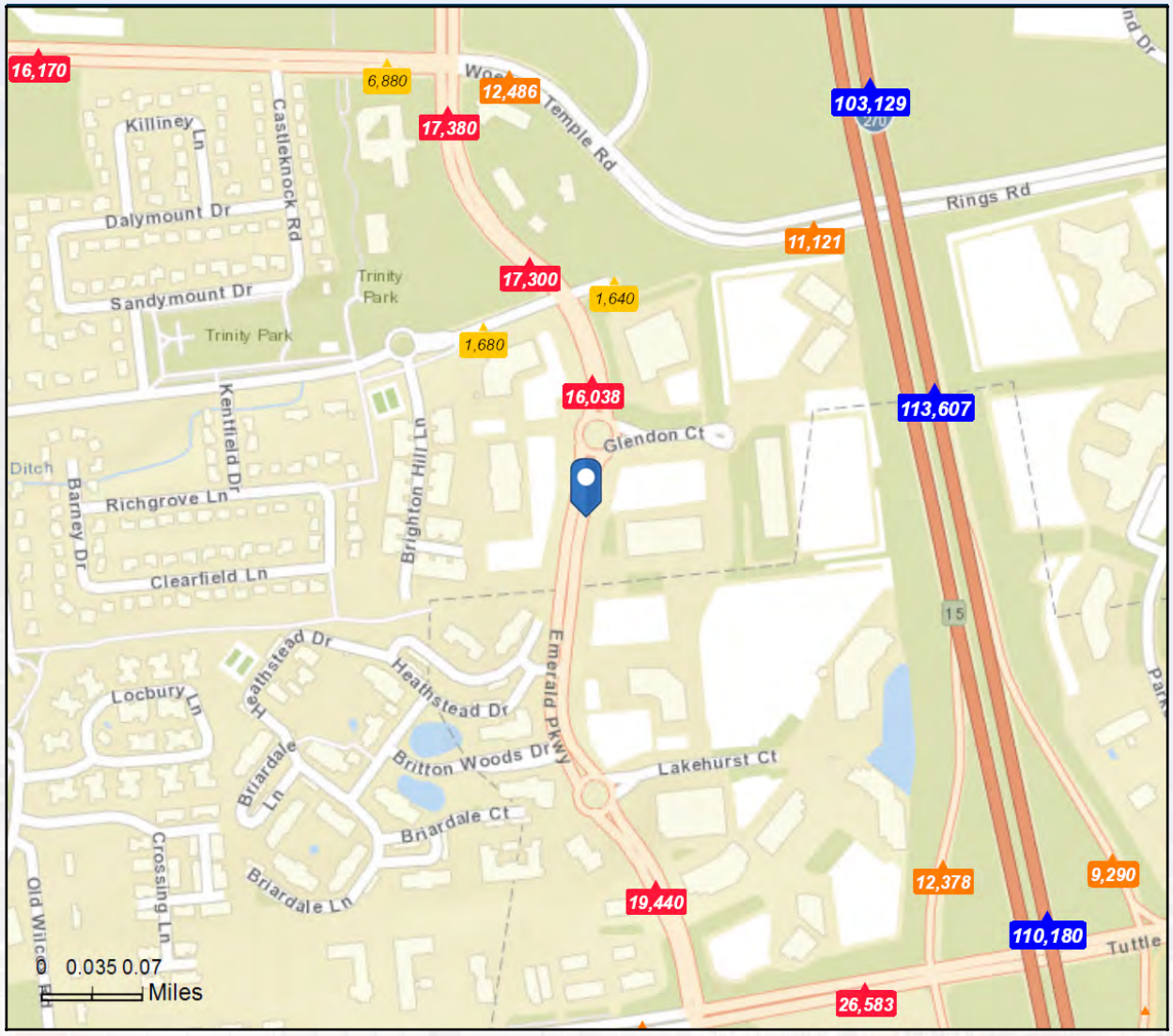
62%



Daytime Worker Population

65,858

Traffic Count Map





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2019 Kalibrate Technologies (Q3 2019).

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

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.



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