

PARKWOOD I

6000 Parkwood Place | Dublin, OH

>> Build Your Corporate Identity

freeway-facing signage opportunity



PARKWOOD I



FEATURES

Excellent freeway visibility

Monument signage available

5.4/1,000 SF parking ratio with potential for more

On-site cafe

Backup generator supports entire building

24-hour card key access

Energy Star certified

20 minutes northwest of Downtown Columbus

Close proximity to Tuttle Mall and numerous amenities

5,554 SF athletic club available to building tenants

Operating expenses estimated to be $10.22/SF

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.

Companies looking to create a strong identity that supports business objectives choose Parkwood I.
Well-positioned along I-270, the office building affords tenants maximum exposure to the 100,000+ daily travelers via prominent freeway-facing building signage and access to a multitude of nearby amenities.

PROPERTY OVERVIEW

Built in 1997, Parkwood I is five stories and contains 158,044 square feet of office space. The Class A office building features excellent freeway visibility from I-270 with freeway-facing building signage opportunities.

Parkwood I is located in Dublin, Ohio just west of Interstate 270 on Parkwood Place and easily accessed by the Tuttle Crossing/I-270 Interchange.

The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels.

> 14 miles to Broad Street and High Street
> 18 miles to Easton



PARKWOOD I




6000 Parkwood Place

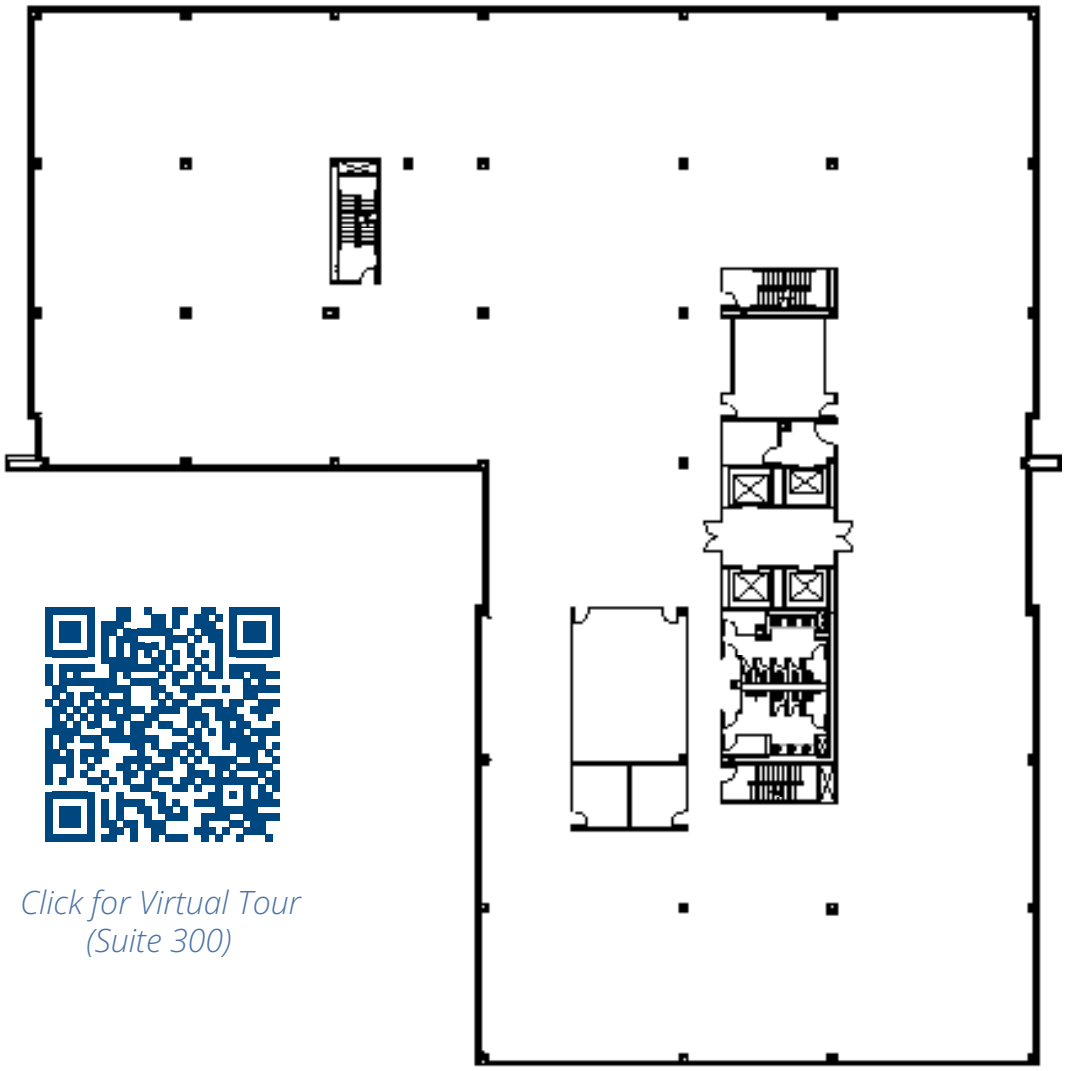

6000

AVAILABLE SPACES

PARKWOOD I | THIRD FLOOR

Suite	RSF	Rate	Description
300	32,222	$13.50 NNN	Full floor; Divisible

PARKWOOD I



Click for Virtual Tour (Suite 300)

Open floor plan with plenty of natural lighting






Average daily traffic volume =
more than 100,000
vehicles per day
YOUR NAME HERE
Freeway-facing signage opportunity
INTERSTATE
270
5.4/1,000 SF parking ratio with
potential for more



LOCAL AMENITIES

(within 3 miles - not shown on map)

RESTAURANTS

LongHorn Steakhouse
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

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

OTHER

Bridge Park

PARKWOOD PLACE

EMERALD PARKWAY

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 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

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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