

5555

Parkcenter Circle

at the center of tech, innovation and community





Features

- Excellent freeway visibility
- Exterior signage available
- Two-story atrium
- 4.1/1,000 SF parking ratio
- 5,554 SF athletic club available to tenants
- 24-hour card key access
- On-site property management
- Loading dock
- Recently renovated restrooms
- 20 minutes northwest of Downtown Columbus
- Close proximity to Tuttle Mall and numerous amenities
- Dublink Transport available to the building







Property Overview

5555 Parkcenter is a Class A office building with excellent freeway visibility from I-270. The building features a two-story atrium and exterior signage opportunities.

Built in 1991, the building is three stories and contains 84,167 square feet of office space. Located in Dublin, Ohio just east of Interstate 270 on Rings Road, the property is 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. Dublin is the largest suburban office market and offers excellent housing, schools and a business-friendly environment.

> 14 miles to Broad Street and High Street
> 18 miles to Easton
> 21 miles to John Glenn International Airport
> 22 miles to New Albany



5555

Parkcenter Circle

Available Spaces

5555 Parkcenter Circle

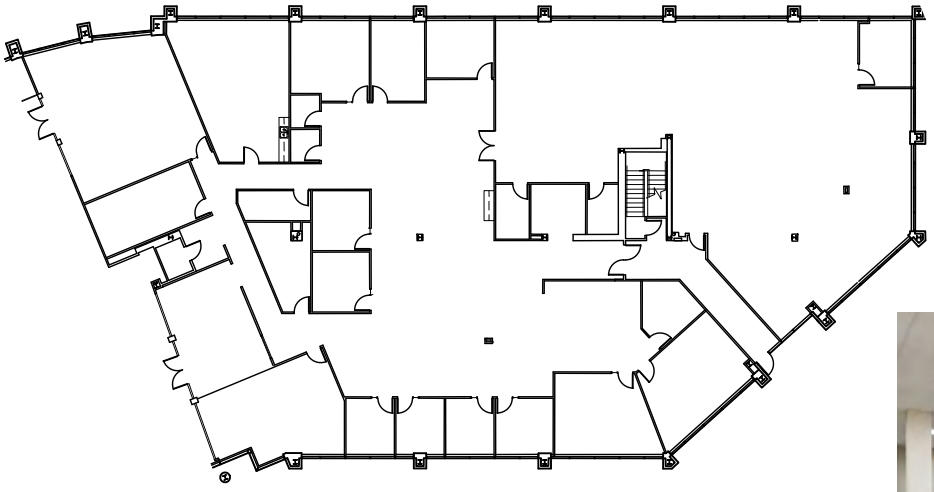
Suite	RSF	Rate	Description
100	13,992	$10.95 NNN	Divisible by 5,000 SF
102	4,897	$10.95 NNN	Furniture available

Operating Expenses estimated to be $8.96

SUITE 100 | 13,992 SF

Divisible by 5,000 SF

Private offices; large conference rooms

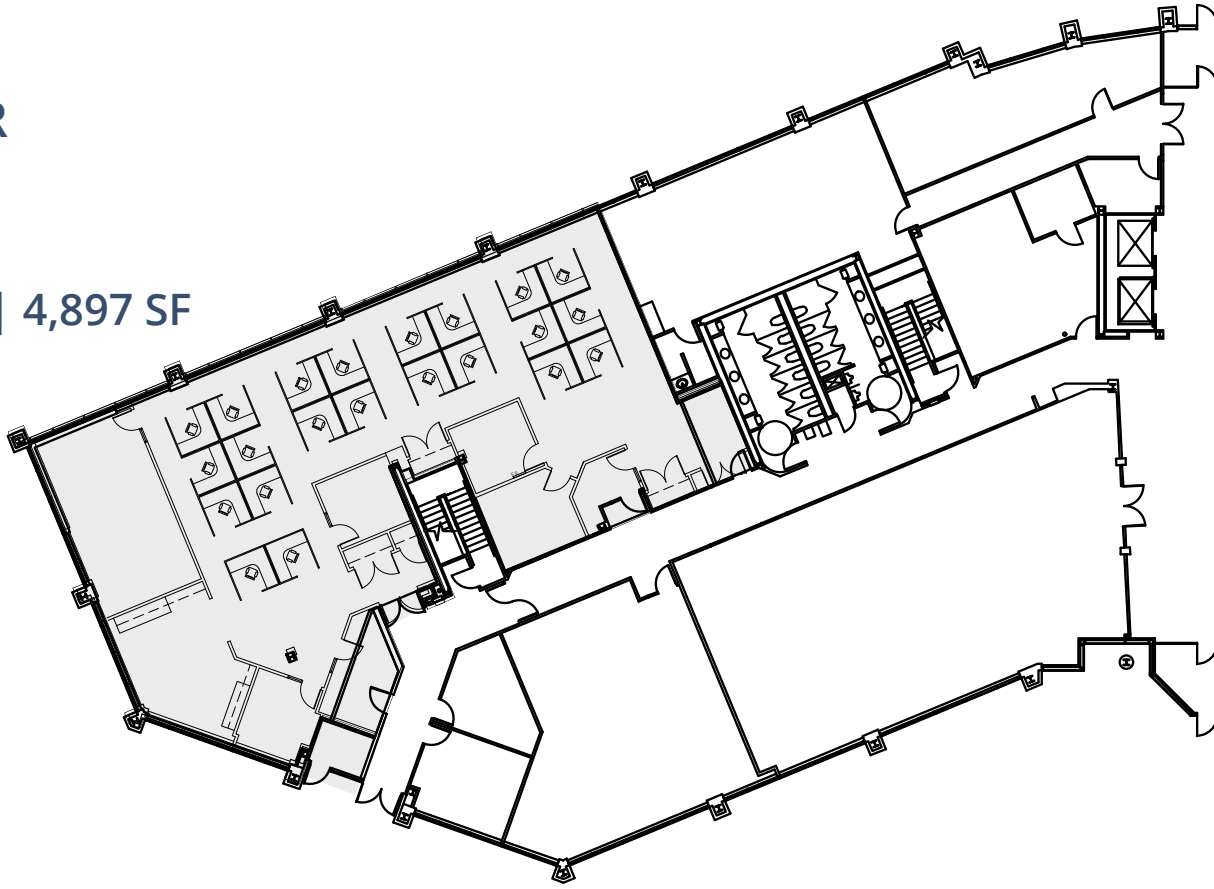


Click for Virtual Tour (Suite 100)

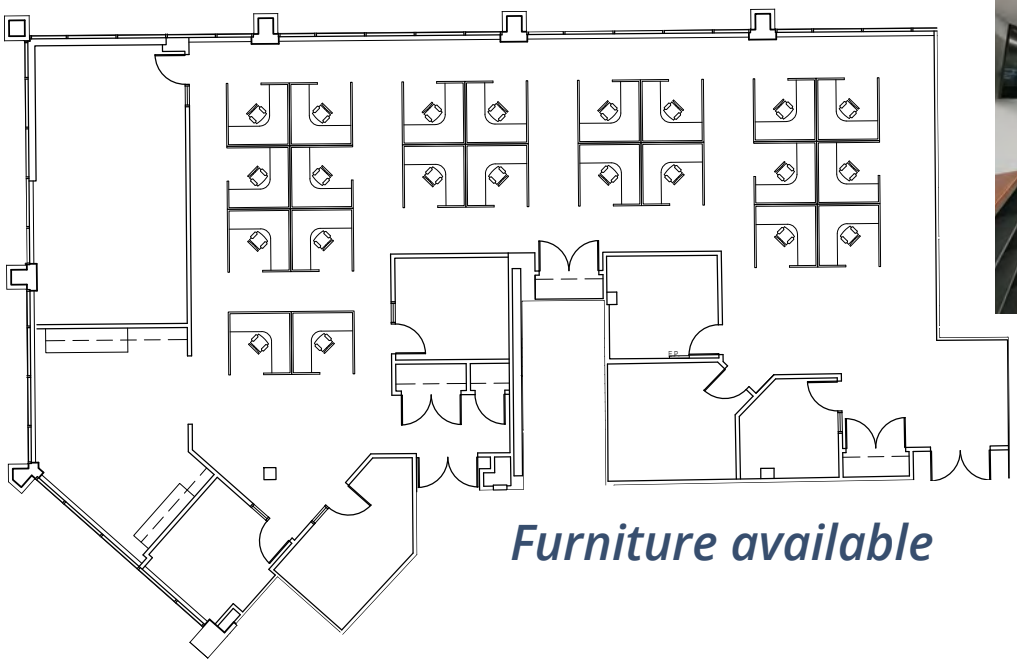


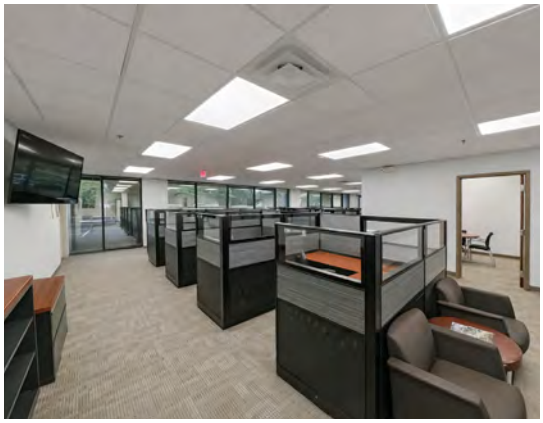
FIRST FLOOR

SUITE 102 | 4,897 SF



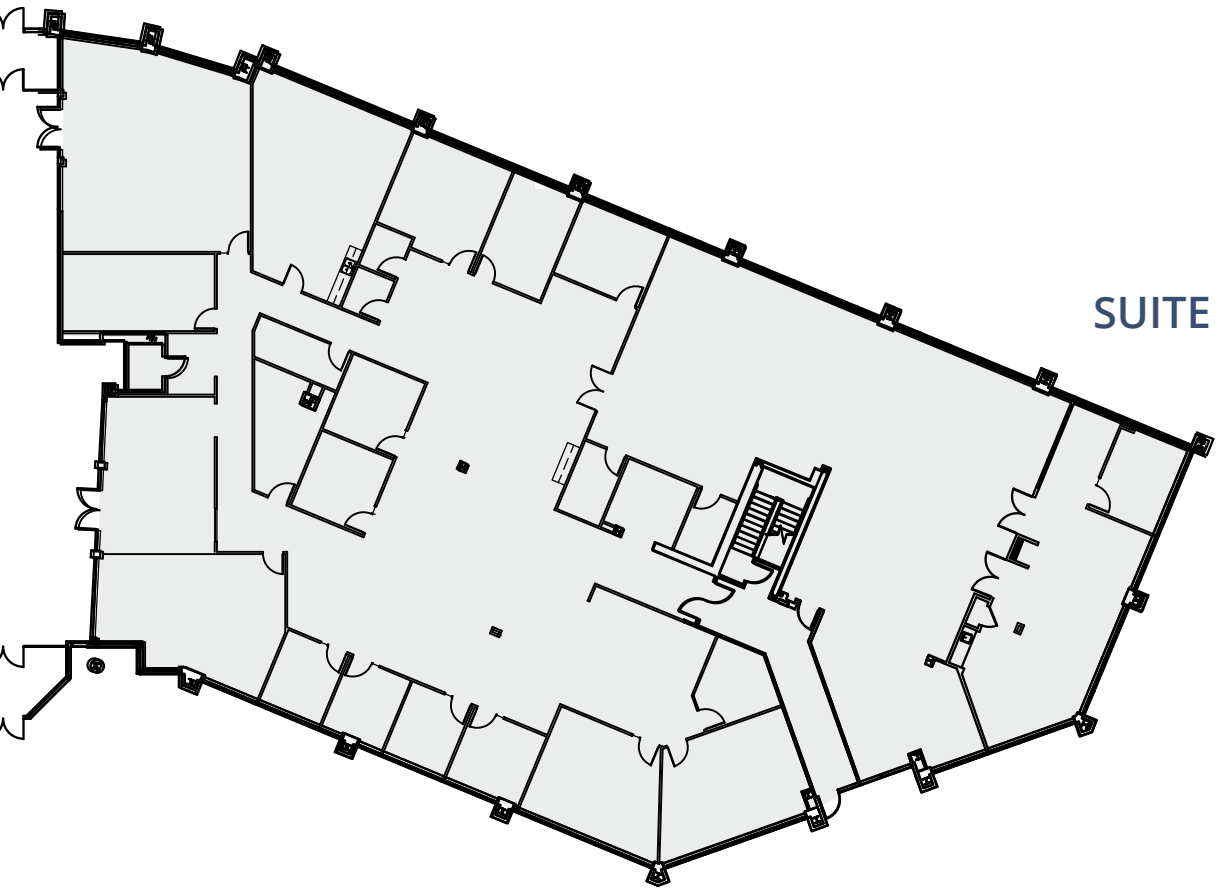
SUITE 102 | 4,897 SF





Furniture available

Click for Virtual Tour (Suite 102)



SUITE 100 | 13,992 SF

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.


BLAZER PARKWAY
Marriott
PARKCENTER CIRCLE
4/1,000 SF parking ratio
VISITORS



Local Amenities

(within 2 miles - not shown on map)

Restaurants

Casa Patron
Noodles & Company
House of Japan
McDonald's
Steak 'n Shake
Subway
Classic Sports Bar
Luna Pizza Kitchen
BJ's Restaurant
PF Chang's

Hotels

Homewood Suites
Staybridge Suites
Holiday Inn Express
Hyatt Place
LaQuinta Inn

Colliers

Colliers
Two Miranova Place, Suite 900
Columbus, OH 43215
colliers.com/Columbus

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