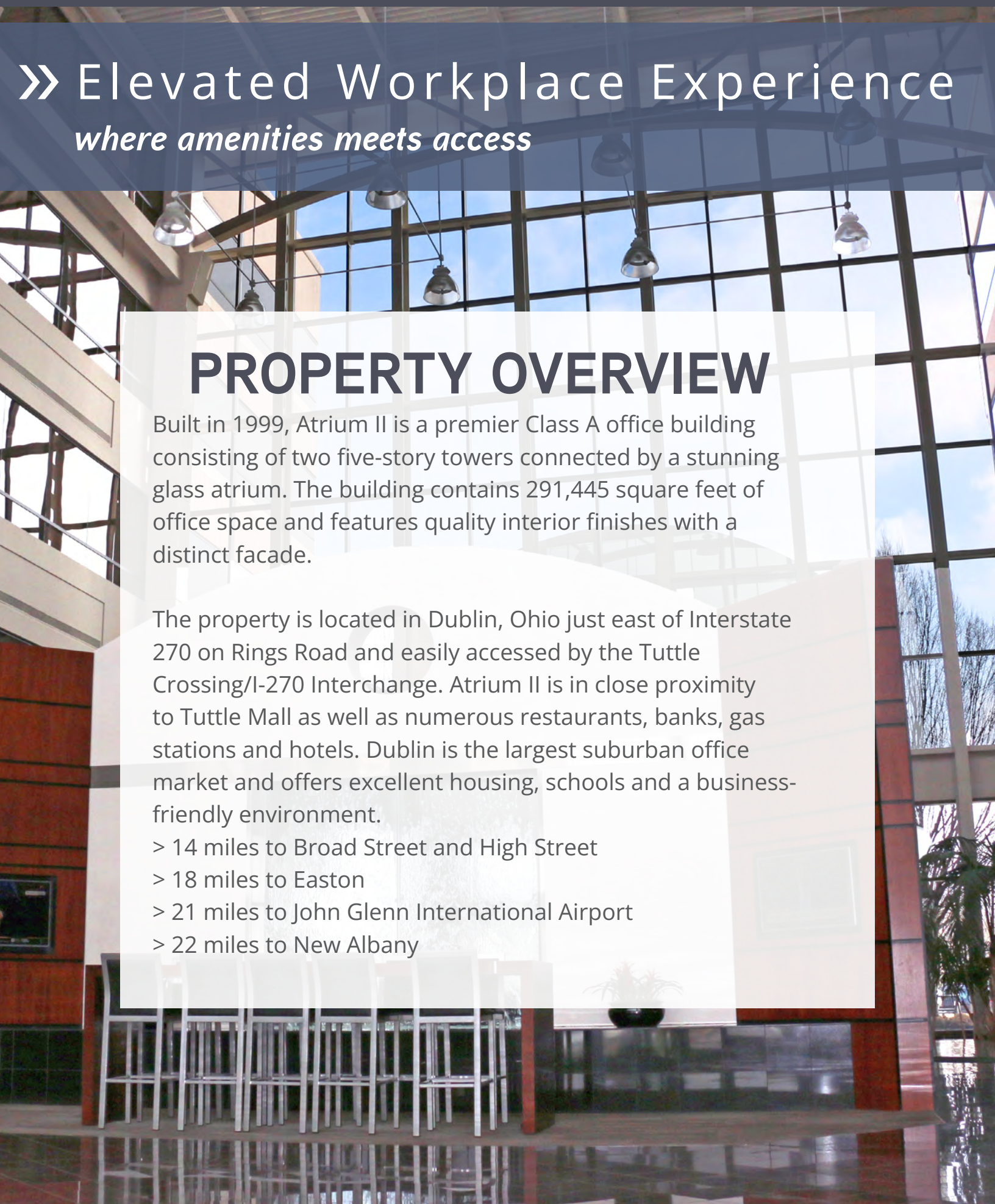
FURNITURE AVAILABLE

ATRIUM II

5455-5475 Rings Road | Dublin, Ohio 43017





» Elevated Workplace Experience

where amenities meets access

PROPERTY OVERVIEW

Built in 1999, Atrium II is a premier Class A office building consisting of two five-story towers connected by a stunning glass atrium. The building contains 291,445 square feet of office space and features quality interior finishes with a distinct facade.

The property is located in Dublin, Ohio just east of Interstate 270 on Rings Road and easily accessed by the Tuttle Crossing/I-270 Interchange. Atrium II 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

FEATURES

- **Stunning glass atrium**
- **On-site market** for food and beverages
- Interior and exterior **common seating areas**
- **24-hour** card key access
- **Common conference room** with a capacity for up to 70 people
- **Free wifi** in shared Atrium
- **4.4/1,000 SF** parking ratio with potential for more
- High profile location; potential **freeway signage**
- **Excellent access** via Tuttle Crossing/I-270 interchange
- **5,554 SF athletic club** available to building tenants for **no additional cost**
- **Within walking distance** of numerous restaurants, hotels, banking and shopping venues
- **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.

From the moment you enter the spectacular glass atrium lobby, the palpable energy of the building is felt. This unique space represents the best of workplace amenities and access with its highly desired workplace features and unparalleled Dublin location. Combined with the building's overall architectural excellence, you have an engaging and sophisticated workplace environment.

AVAILABLE SPACES

5475 RINGS RD | NORTH TOWER

Suite	RSF	Rate	Description
500	17,735	$13.50 NNN	Large office with multiple huddle and breakout rooms; Furniture available

Operating Expenses estimated to be $9.25

5455 RINGS RD | SOUTH TOWER

Suite	RSF	Rate	Description
150	7,162	$13.50 NNN	Mostly open space with 6 private offices
200	13,324	$13.50 NNN	Large suite with mix of open space and offices
375	1,331	$13.50 NNN	Mostly open space
425	4,006	$13.50 NNN	Mix of private offices and open space. Multiple conference rooms/kitchenette

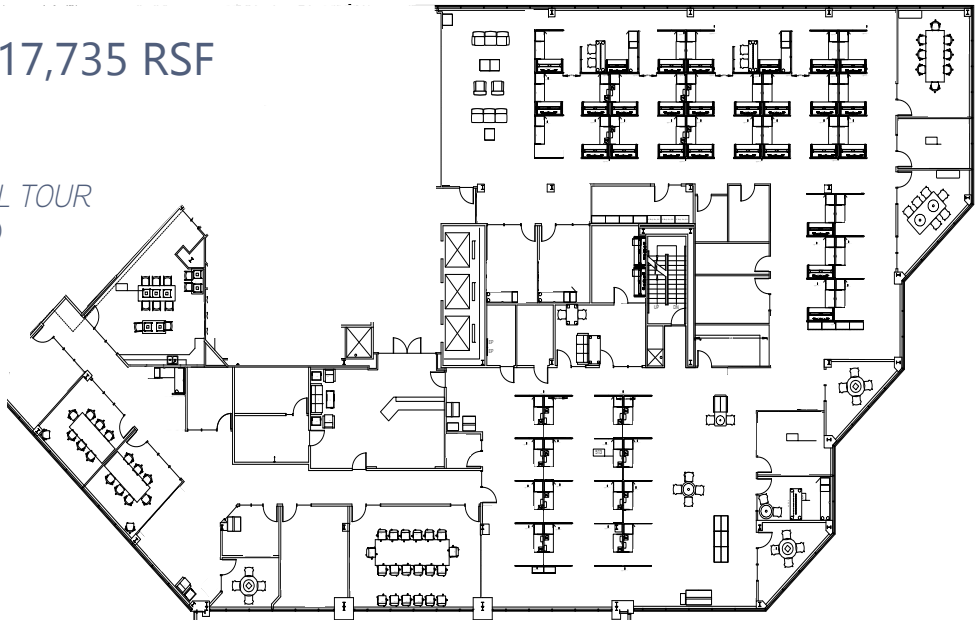
Operating Expenses estimated to be $9.25

5 North Tower | Fifth Floor

SUITE 500 | 17,735 RSF

46 CUBICLES
4 CONFERENCE/MEETING ROOMS

CLICK FOR VIRTUAL TOUR (SUITE 500)

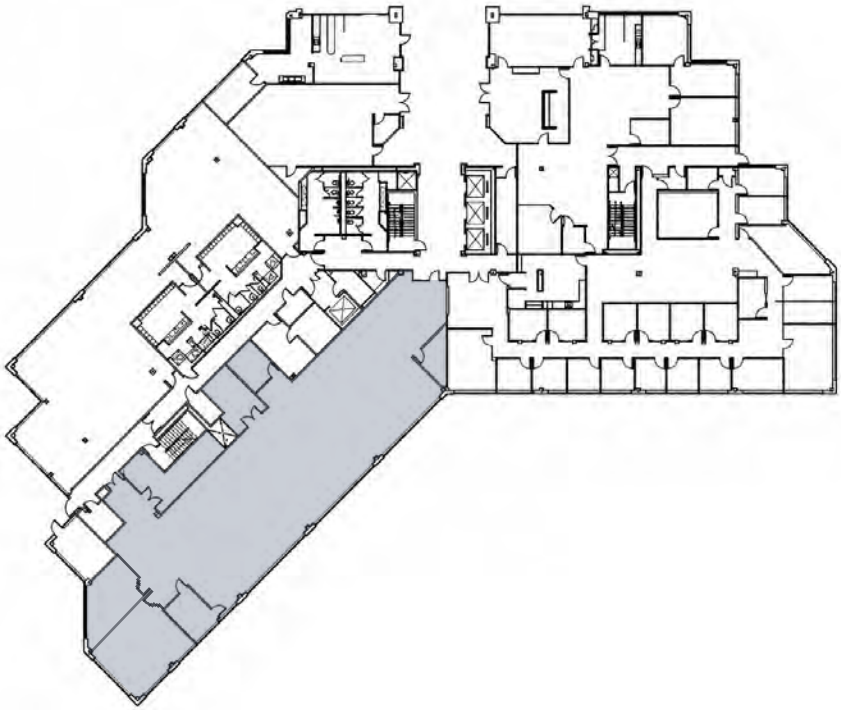






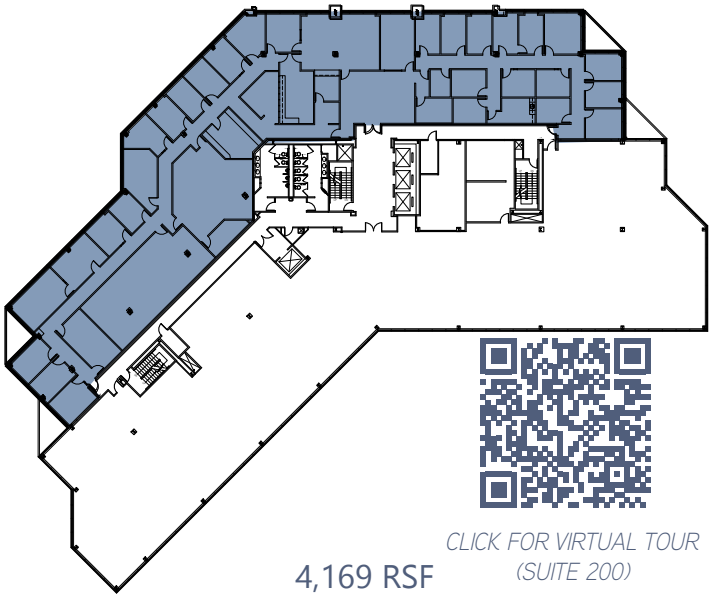
1 South Tower | First Floor

SUITE 150 | 7,162 RSF



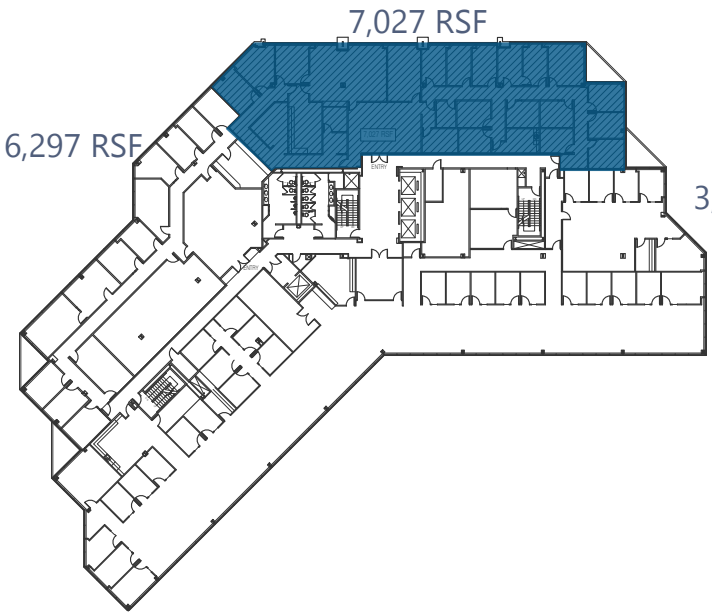
2

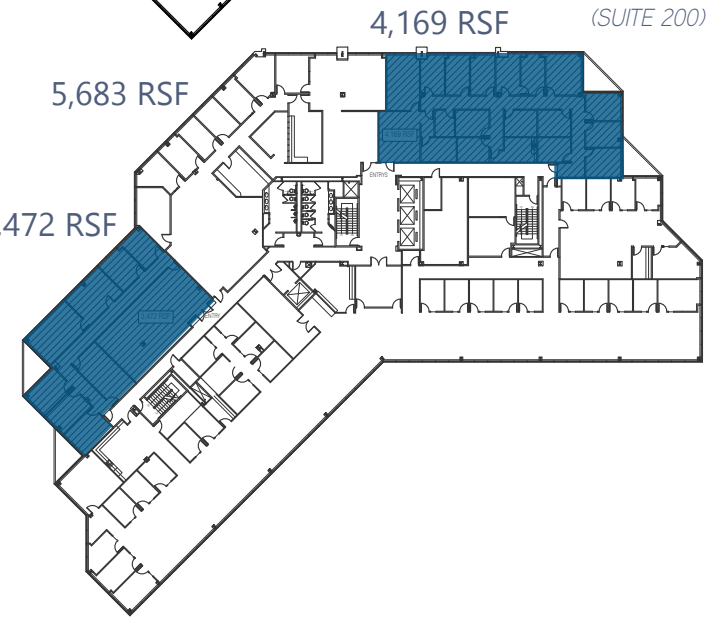
South Tower | Second Floor
SUITE 200 | 13,324 RSF



CLICK FOR VIRTUAL TOUR (SUITE 200)

Potential Splits:





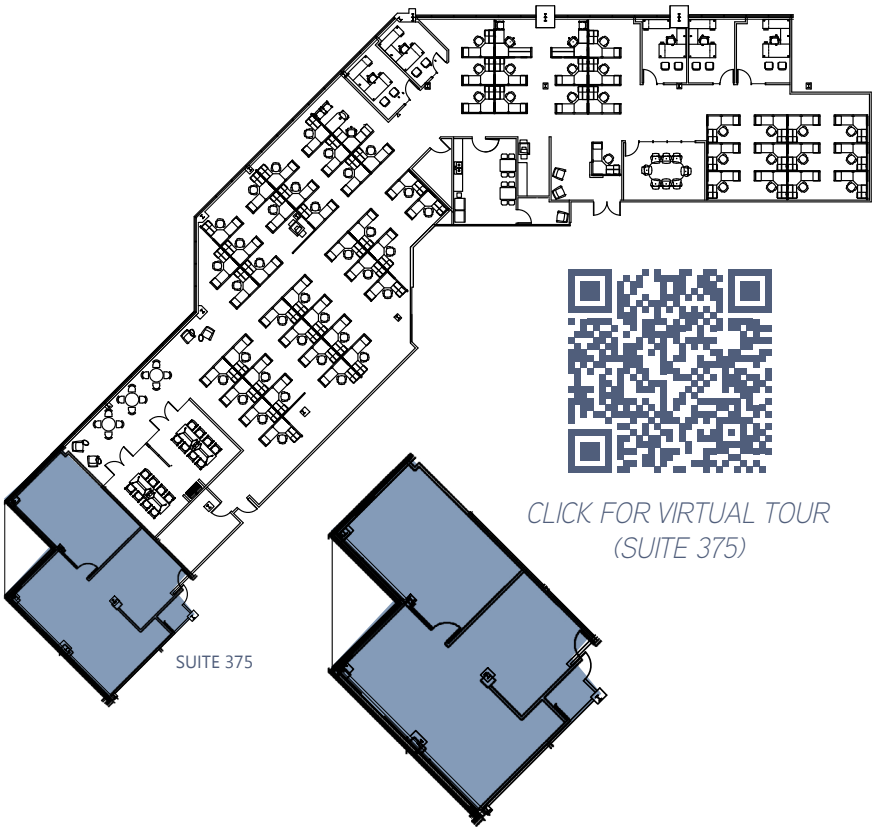




3 South Tower | Third Floor

SUITE 375 | 1,331 RSF



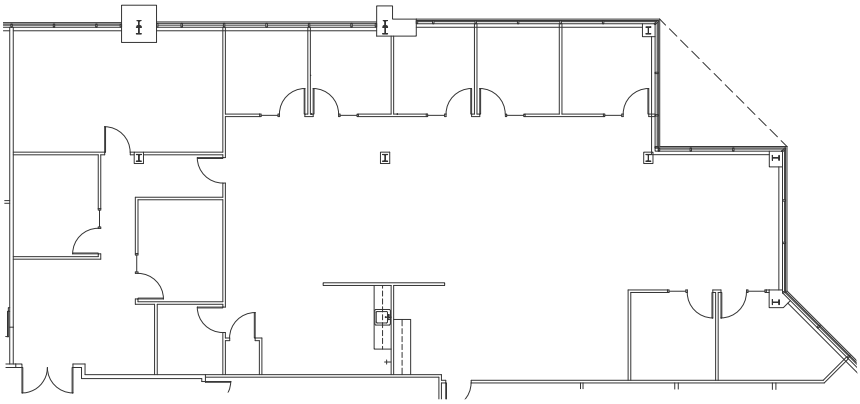


CLICK FOR VIRTUAL TOUR (SUITE 375)

4 South Tower | Fourth Floor

SUITE 425 | 4,006 RSF

CLICK FOR VIRTUAL TOUR (SUITE 425)









COMMON AREAS

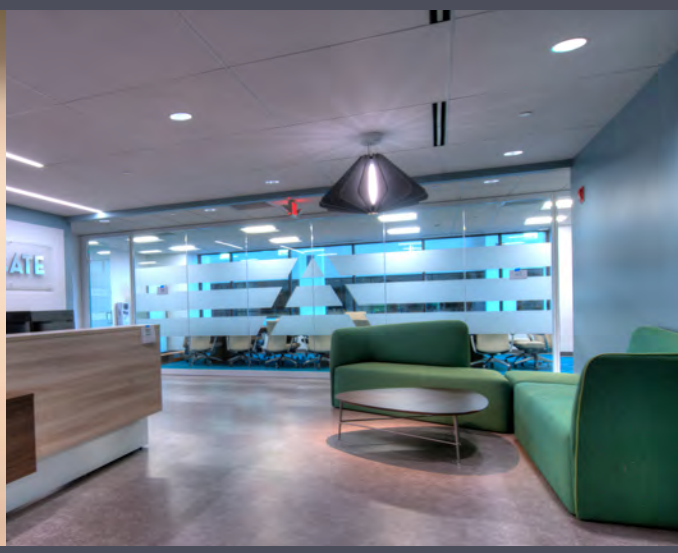












EXAMPLE TENANT FINISHES









LOCAL AMENITIES

(within 3 miles - not shown on map)

RESTAURANTS

House of Japan
McDonald's
Bob Evans
Boston Market
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
Sonesa 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




Colliers INTERNATIONAL
Easy freeway access via Blazer to Tuttle
PARKCENTER CIRLCE
BLAZER PARKWAY
Panera BREAD
THE MALL AT TUTTLE CROSSING
A SIMON MALL
BOSTON MARKET
Bob Evans
CHIPOTLE MEXICAN GRILL
United Dairy Farmers
Marriott
DRURY INN & SUITES
4.2/1,000 SF parking ratio with potential for more
INTERSTATE 270

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 RESEARCH DISTRICT

Good neighbors

The Blazer Research District is home to a variety of organizations that create a unique blend of businesses, people, and energy.

- Alcatel-Lucent
- Ashland
- Battelle
- DNV
- Express Scripts
- Fanning Howey
- FastSwitch
- G-NAC (G-TEKT North America Corporation)
- Garden City Group
- Management and Network Services
- MMS
- Nationwide
- Navidea Biopharmaceuticals
- Nexeo Solutions
- OhioHealth
- PayChex
- Persistent Systems
- Sarnova
- Sygma
- York Risk Services



***Ashland**, a global specialty chemical company with business in more than 100 countries has expanded its product offerings to automotive, water treatment, pharmaceutical, construction, and more.*

> **"The City of Dublin is aligned with Battelle's mission to attract the best and brightest by providing a high quality community for people to work and live."**
>
> **Chris Ogden** | Operations Manager, Battelle

Our brands speak for themselves

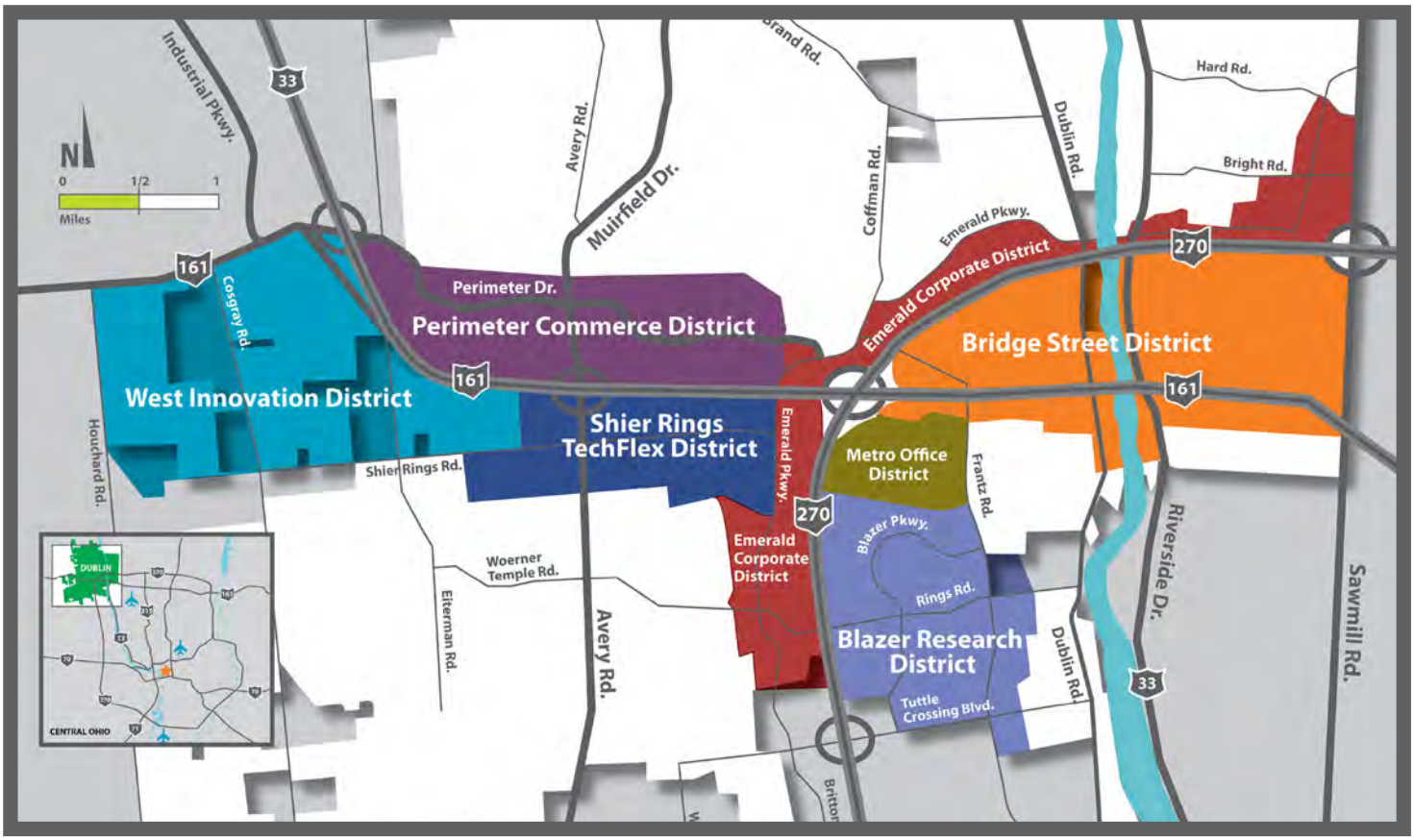
***Battelle's Production and Field Support** (PFS) facility in Dublin manufactures high tech, specialized instruments for clients in the defense industry, the energy arena, and health and life sciences markets. As the world's largest independent research and development organization, Battelle provides innovative solutions to the world's most pressing needs by conducting $6.5 billion in global R&D.*

***G-NAC (G-TEKT North America Corporation)**, was founded in Dublin in 2013. Owned by G-TEKT Corporation, which is headquartered in Saitama, Japan, G-NAC supports Honda North American automobile production. G-NAC is G-TEKT's second Research & Development facility in the world. The company designs and develops parts and manufacturing equipment for automotive companies in North America. G-NAC's mission is to contribute to a low-carbon society by fusing high quality, low-cost technologies with cutting-edge technologies.*

***Persistent Systems**, a global software product development company based in India with U.S. headquarters in California, opened a Midwest office in Dublin in 2013. Persistent Systems utilizes fine-tuned product engineering processes to develop best-in-class solutions for customers in technology, telecommunication, life science, healthcare, banking, and consumer products sectors across the globe.*

***Sarnova** is a leading specialty provider of healthcare products across the emergency medical services (EMS) and acute care continuum headquartered in Dublin. It offers more than 100,000 healthcare products to thousands of emergency care providers, hospitals, and advanced patient-care facilities nationwide.*

***DNV**, a major research facility in Dublin, was asked by the U.S. Federal government to complete the primary investigation of the BP Deepwater Horizon disaster. Utilizing the expertise of its forensic investigation team in Dublin, DNV successfully completed their report in 2011.*



District highlights

The diverse businesses and R&D-friendly zoning of the Blazer Research District help create a vibrant neighborhood that is ideal for successful businesses looking for any combination of office, laboratory, or research facilities.

Zoned for progress

The zoning code for this business neighborhood creates a predictable design and build process for developers, architects, and business owners, and opportunities for those forward-thinking businesses that are looking for more efficient and effective uses of space in research-based industries.

Great spaces still available

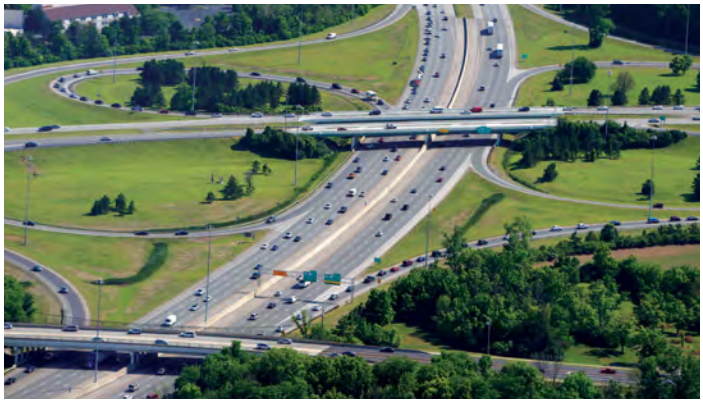
This business neighborhood is approximately 75% built-out, yet there are several prime locations available for large greenfield projects, including some with freeway frontage.

Highway access and frontage

The Blazer Research District includes nearly a mile of prime highway frontage along Interstate 270, one of Ohio's busiest freeways.

The businesses in this neighborhood have direct access to US Route 33/State Route 161 and two interchanges for I-270, which connects Dublin with Interstates 70 and 71, as well as the entire Columbus region.





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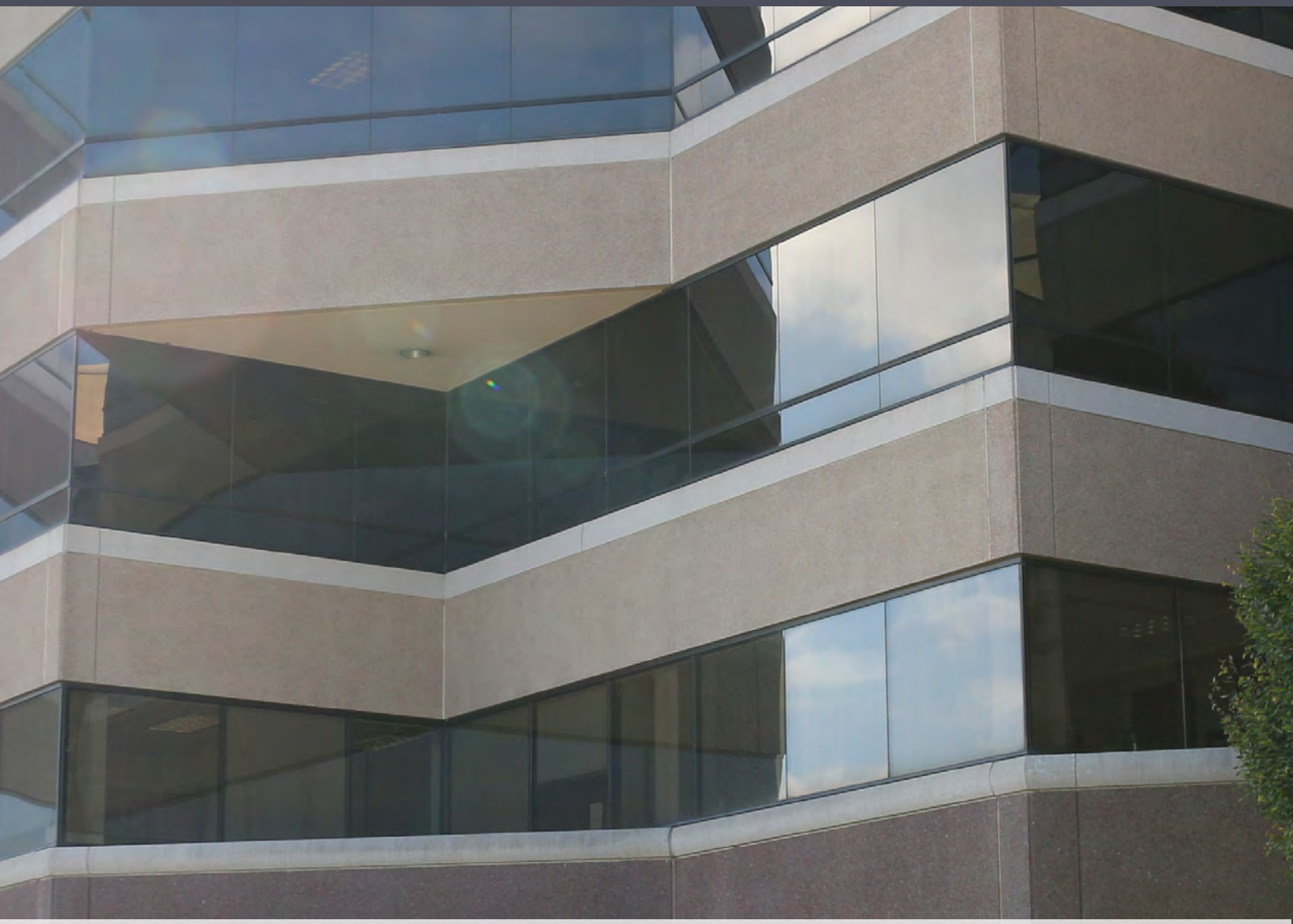

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