

Metro IV

425 Metro Center Pl Dublin, OH



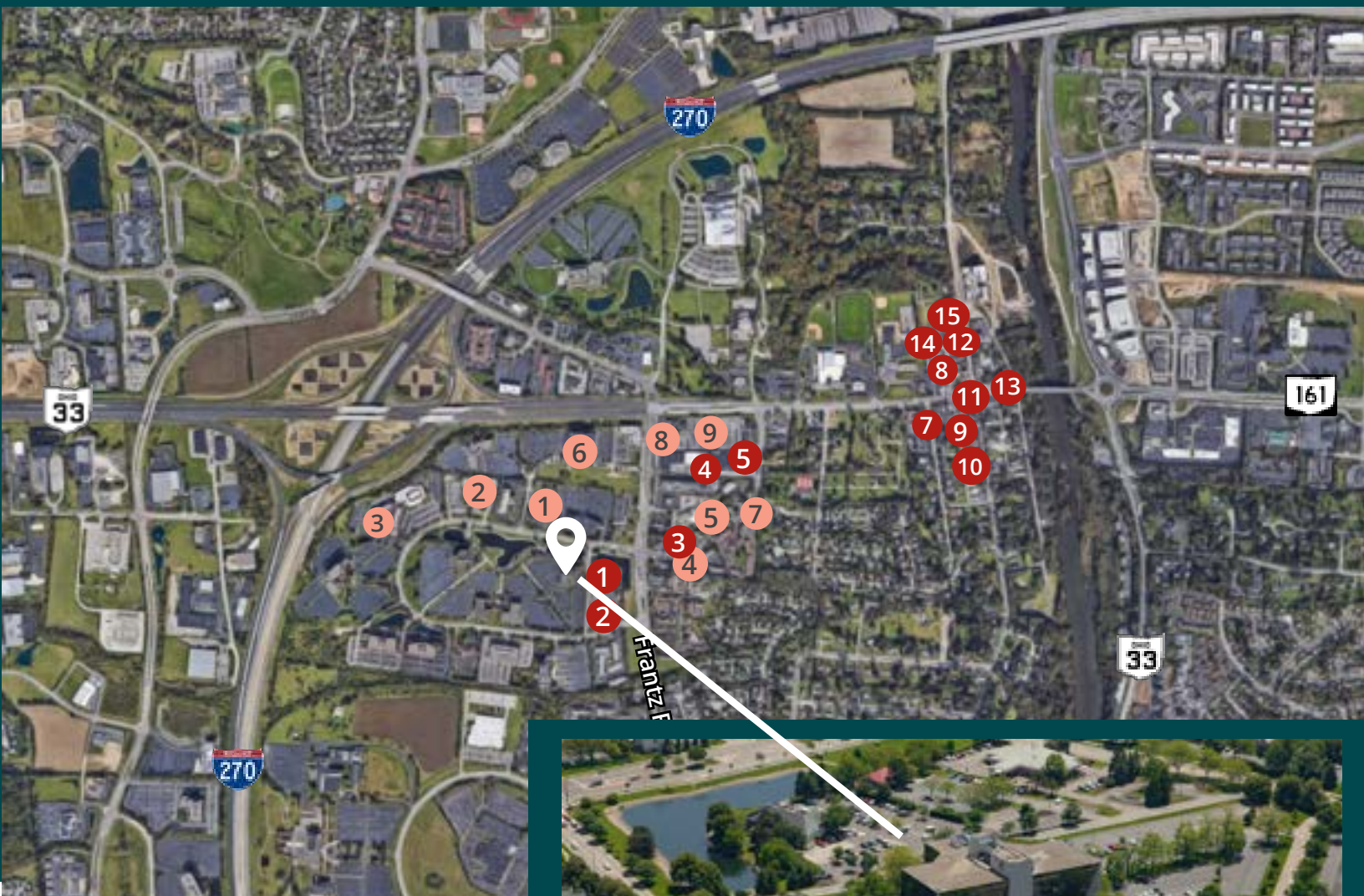
Colliers

Property Highlights



- 4.2/1,000 SF Parking Ratio
- Built in 1981 and Remodeled in 2017
- Six story, Class A Office Building, 101,894 Total SF, 12% Common Area Factor
- Renovated Lobby and Common Areas
- 24/7 Keycard Access
- Great Dublin Location with Access to I-270, Route 33, and Route 161
- Operating Expenses Estimated to be \$8.52/SF
- Dublin Transport Available to the Building (visit www.dublintransport.com for more details)

Location & Amenities



17 miles from
downtown
Columbus



RESTAURANTS

- 1 Max & Erma's
- 2 Graeter's Ice Cream
- 3 Hyde Park
- 4 Steakhouse
- 5 Pizza Hut
- 6 Jason's Deli
- Bob Evans

- 7 La Chatelaine French Bakery & Bistro
- 8 J. Liu
- 9 Starbucks
- 10 Jeni's Splendid Ice Cream
- 11 Mezzo
- 12 Mr. Sushi

- 13 Bridge Street Pizza
- 14 Tucci's
- 15 Harvest Pizzeria

OTHER

- 1 Extended Stay
- 2 Hilton Garden Inn

- 3 Crowne Plaza
- 4 US Bank
- 5 Huntington Bank
- 6 Embassy Suites
- 7 Residence Inn
- 8 Heartland Bank
- 9 Kroger

Availabilities

SUITE	RSF	DESCRIPTION
200	4,987	Mix of cubicles and offices; furniture available
300	13,685	Divisible to 1,890; furniture available; available 3/31/26 or sooner
420	6,328	Open with offices and conference rooms; furniture available; available 12/1/25
502	1,073	Efficient suite with private offices
550	3,060	Mostly private offices; available 11/1/25
600	2,176	Open with private offices; furniture available
610	1,569	Mostly private offices; furniture available
640	3,250	Open with private offices; furniture available

Suites 600 and 610 can be combined for a total of 3,745 SF

TOTAL SF

22,443 RSF

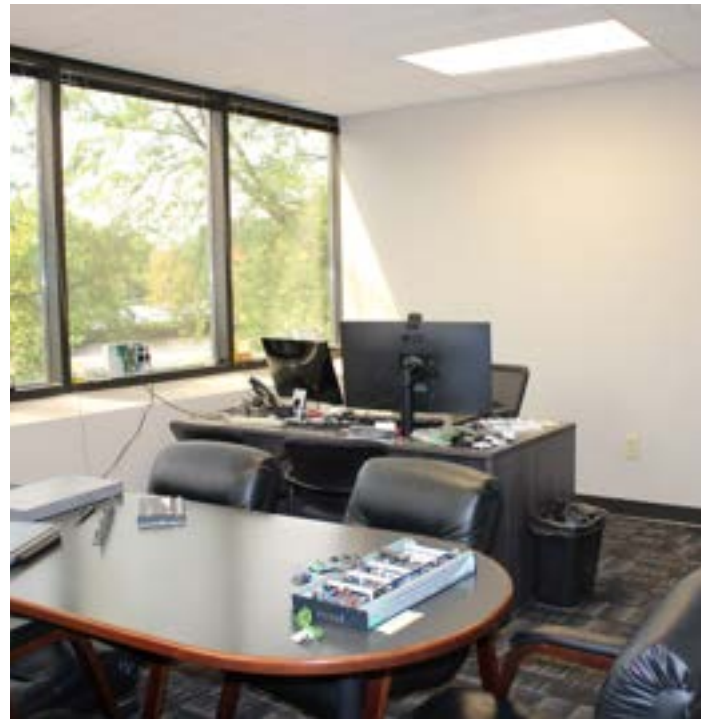
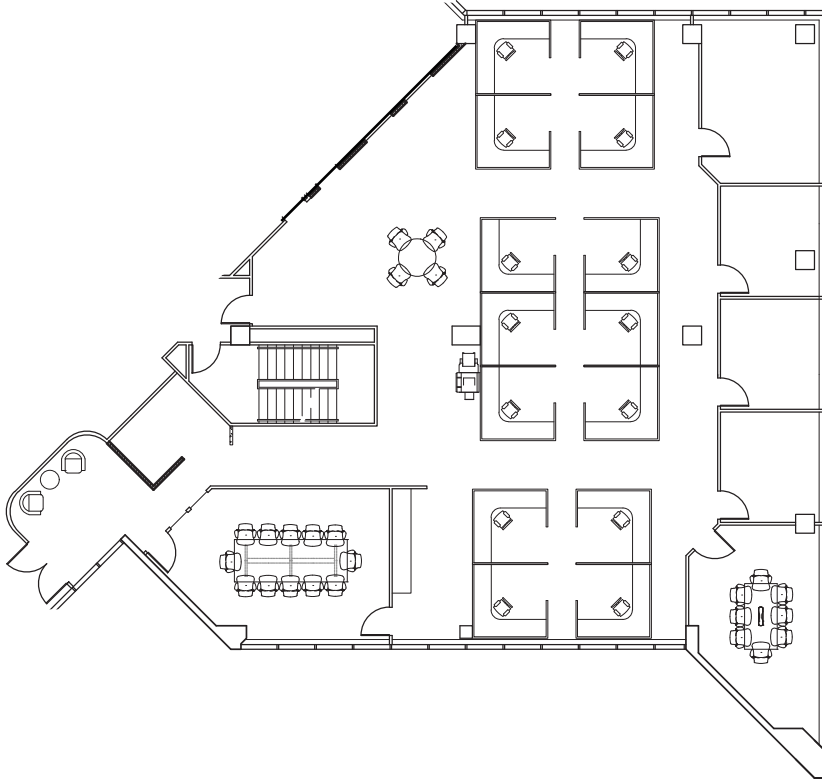
LEASE RATE

\$10.75 NNN

Suite 200

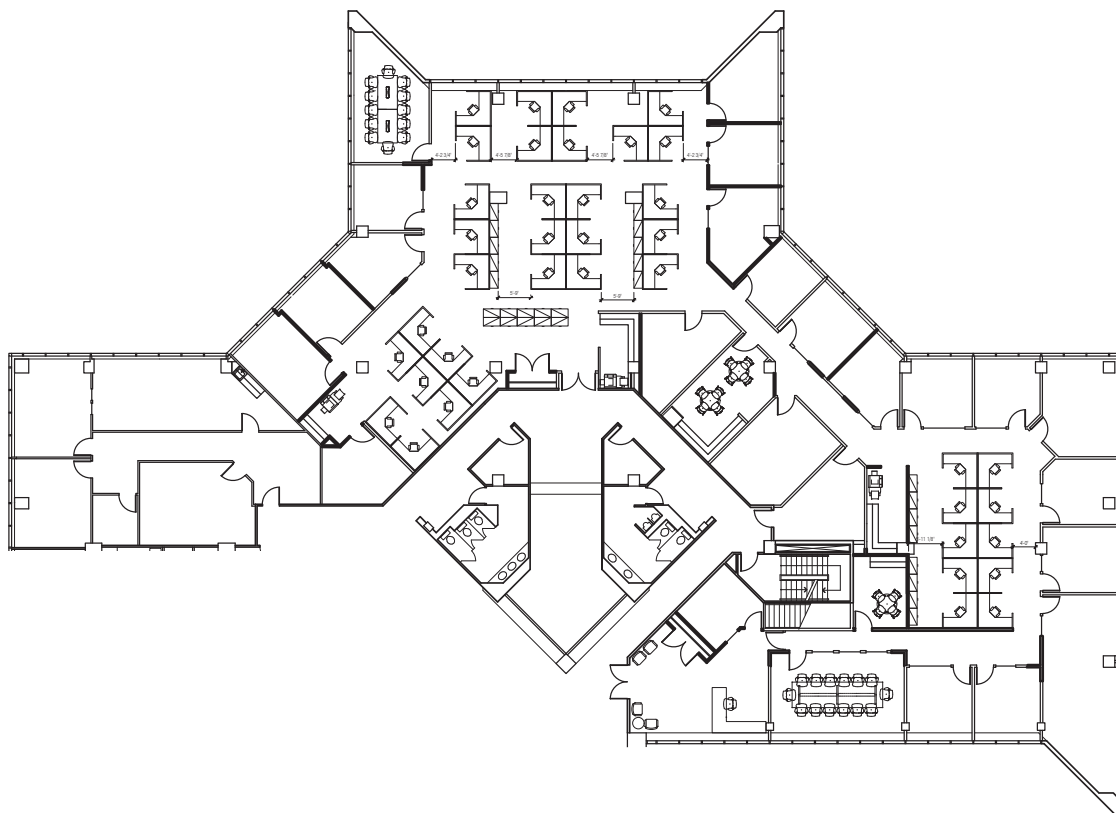
4,987 RSF

FURNITURE AVAILABLE



Suite 300

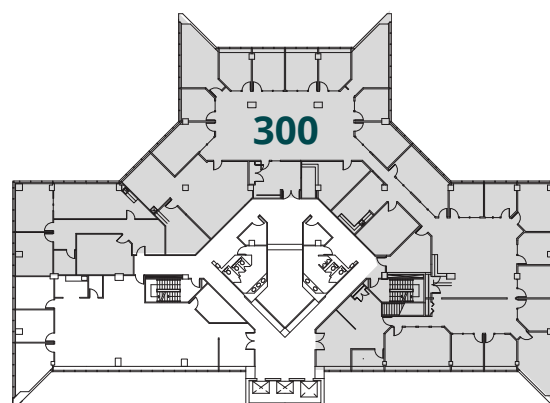
13,685 RSF



DIVISIBLE TO 1,890 SF

FURNITURE AVAILABLE

AVAILABLE 3/31/26 OR BEFORE

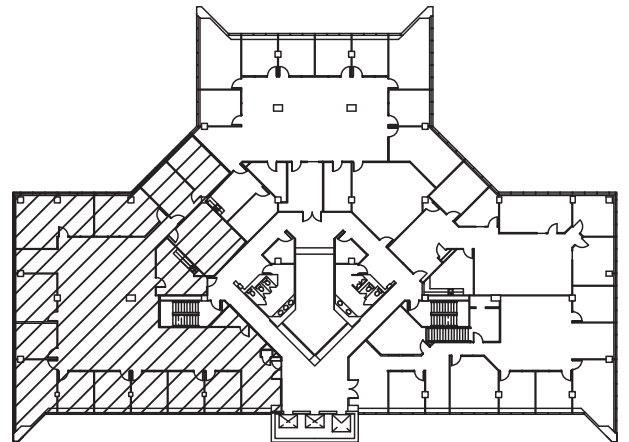
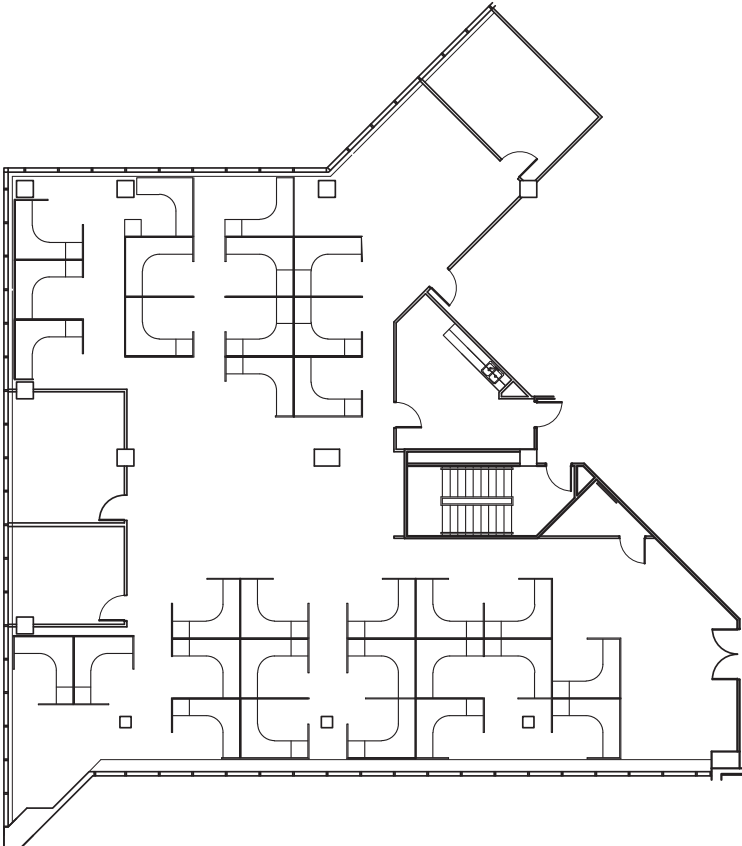


Suite 420

6,328 RSF

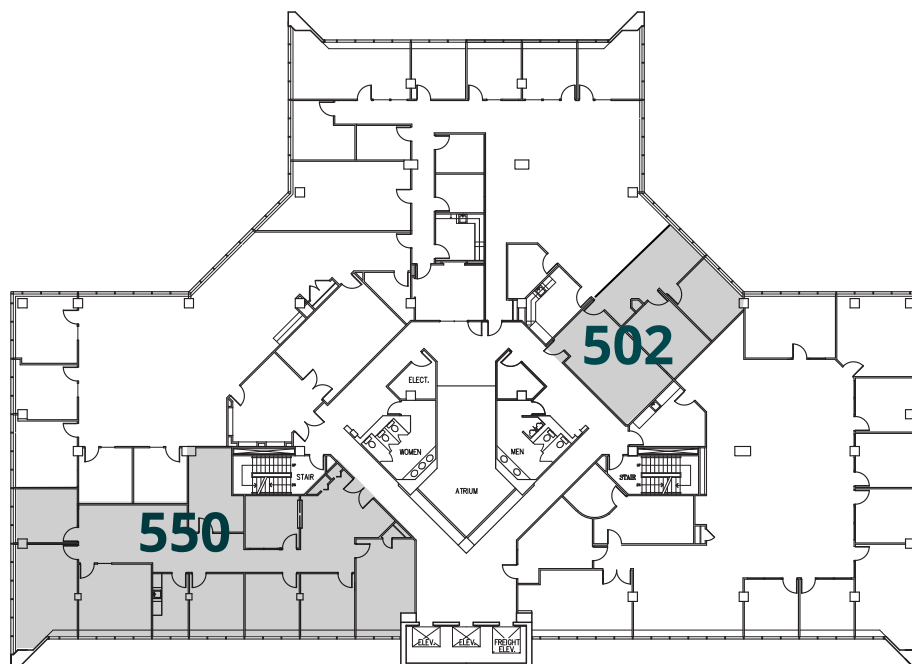
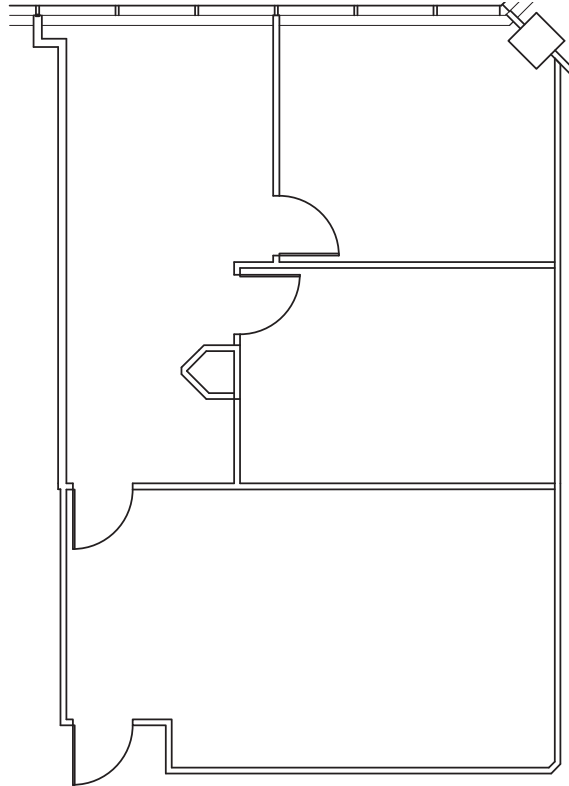
FURNITURE AVAILABLE

AVAILABLE 12/1/25



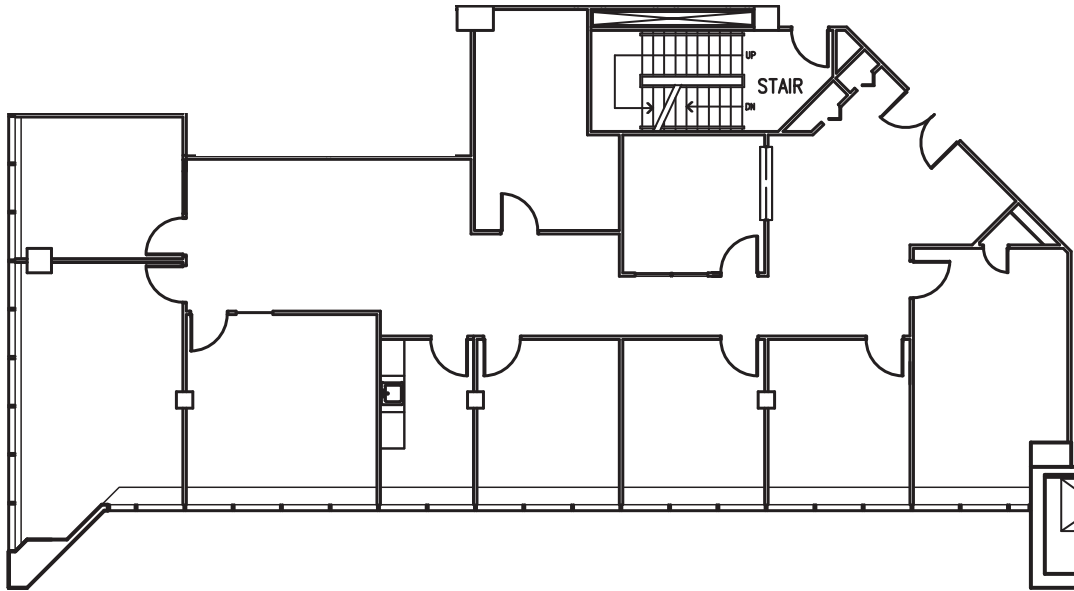
Suite 502

1,073 RSF



Suite 550

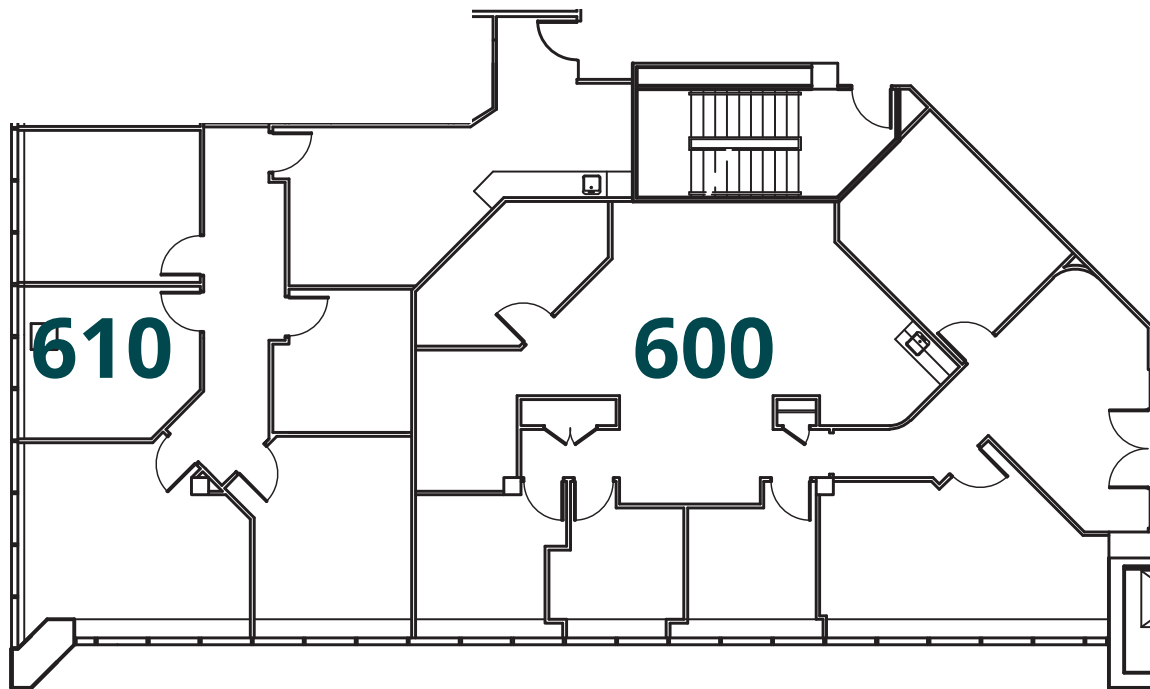
3,060 RSF



AVAILABLE 11/1/25



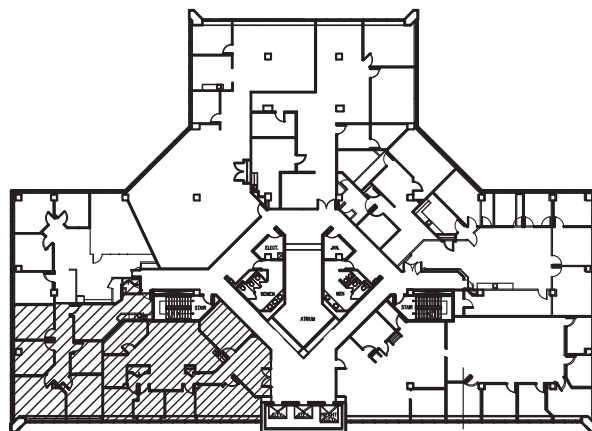
Suite 600 2,176 RSF



Suites 600 & 610 can be combined for a total of 3,745 SF

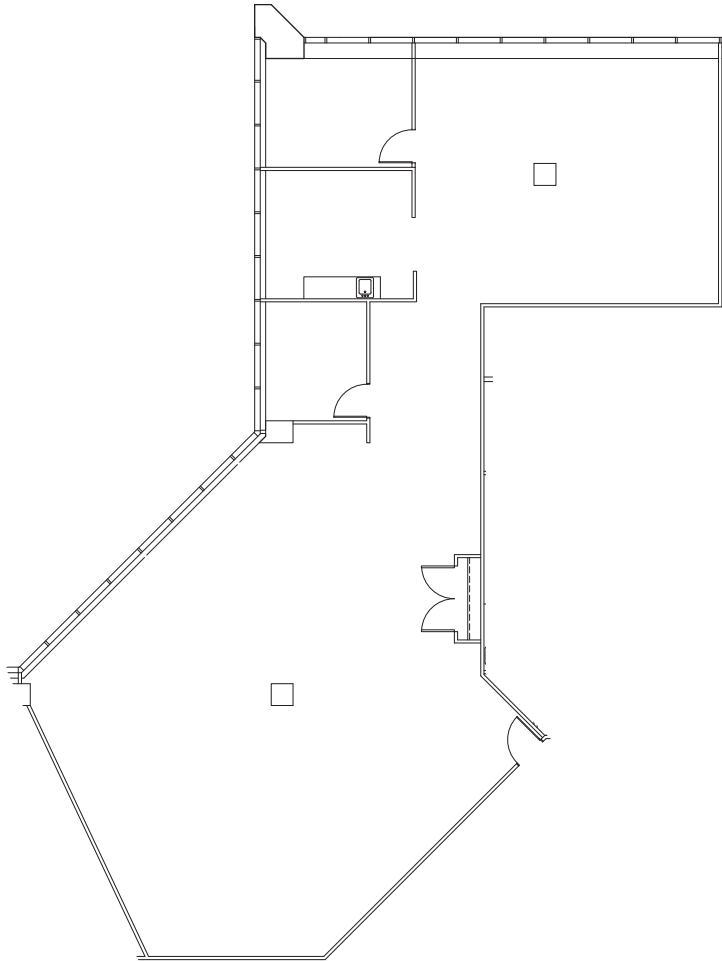
Suite 610

1,569 RSF

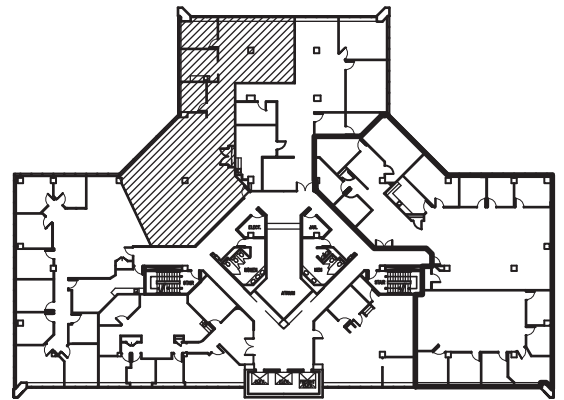


FURNITURE AVAILABLE FOR BOTH SUITES

Suite 640 3,250 RSF



FURNITURE AVAILABLE







PERFORMANCE 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 total payroll withholdings paid to the city.

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.

BUILDING PERMIT ASSISTANCE

The city of Dublin has organized a cross functional team called Reveiw 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 reveiw meetings on a regular basis to help facilitate the approval process - helping the

COMMUNITY QUALITY OF LIFE

Dublin

- 2,000+ acres of parkland and 130+ miles of bikepaths
- Top rated school district
- Home of the PGA Tour Memorial Tournament
- Host of the award-winning Dublin Irish Festival
- Community and corporate wellness programs

Profile & Incentives

FIBER OPTICS

Dublink Transport is the city-owned 125-mile underground fiber optic highway. Dublink Transport is a fiber program transporting high speed data (up to 100 gigabit) from office to local carrier-neutral data center at no cost.

Dublink provides access to significant choices of networks, speed cost and services; Ohio Supercomputer Center (OSC); Ohio Academic Resource Network (OARnet); and Central Ohio Research Network (CORN)

STATE OF OHIO

The City may provide a Technology Grant and/or a 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:

City of Dublin Economic Development
(www.ThriveinDublinOhio.com)
5800 Shier Rings Road, Dublin, Ohio, 43016
Phone: 614 410 4618
Email: business@dublin@oh.us

CITY GOVERNMENT

- Responsible and responsive
- Dedicated economic development team
- Fiscally sound: AAA from Moody's Investors service, AAA from Fitch Ratings



Strong Infrastructure

- Healthy tax base funds the City's Capital improvements Program (CIP) for infrastructure that keeps pace with the city's growth



Highways

- Five highway interchanges
- 33 smart corridor hub for connected and autonomous vehicle testing



Safety

- Ohio's Safest City in 2017 (safehome.org)



Diverse Mix of Real Estate

- 9 million+ SF Class A and Class B space
- More than 900,000 SF medical office space
- Mixed use, walkable Bridge Street District and a vibrant Historical District
- 2,000 acres of available land



Sophisticated Workforce

- Recognition as a midwest IT magnet and Creative Class city
- 80% of residents have a bachelor's or graduate degrees
- Near 25 institutes of higher learning, including the Ohio University Dublin campus



Home to 4,300+ Businesses

- 20+ corporate HQ's, including Fortune 15 Cardinal Health and The Wendy's Company
- Entrepreneurial resources
- Consistently ranked Best Suburb for Business by Columbus CEO magazine readers

FOR MORE INFORMATION

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