

# PARKWOOD II

5900 Parkwood Place Dublin, Ohio



## CONTACT US

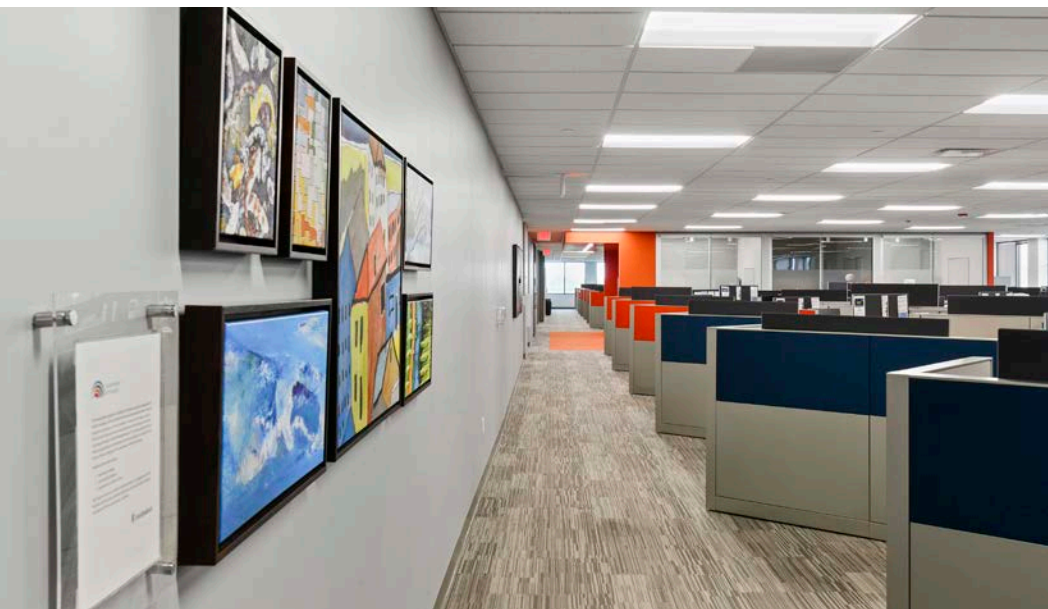
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# FEATURES

- Building signage available for anchor tenants
- On-site conference center and cafe
- Fitness center in building
- Card key access
- Lighted parking area with 5/1,000 sf ratio
- Game room and putt-putt
- Operating expenses: \$9.12/sf





# PROPERTY OVERVIEW

**Building Description:** Parkwood II is a Class A office building located in Dublin, Ohio. The building offers a potential for building signage for large tenants and an on-site conference center.

**Parking:** Abundant asphalt paved surface parking, for a parking ratio of 5.0 spaces per 1,000 square feet with the potential to add more.

**24-hour Access:** The building provides tenants with 24/7 access via proximity cards. Employee access is determined by the tenant and building manager and may be changed the same day should need arise.

**Location:** Parkwood II is 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 numerous restaurants, banks, gas stations and hotels. Dublin is the largest suburban office market and offers excellent housing, schools, and a business-friendly environment.

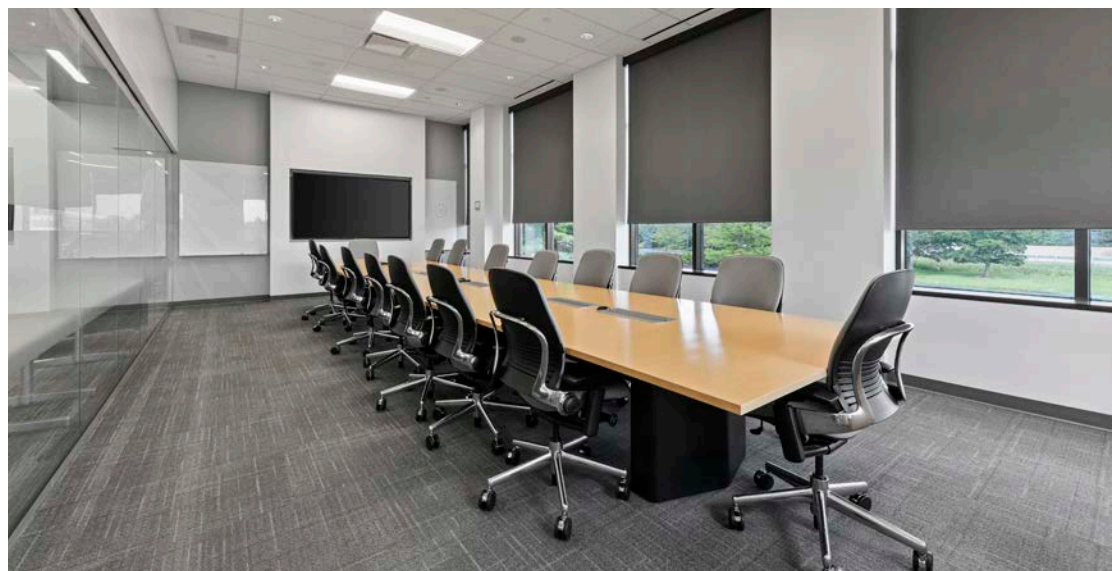
- > Immediately off of I-270 / Tuttle Crossing Exit
- > 18 miles to Easton
- > 21 miles to John Glenn International Airport

*Freeway Building Signage*





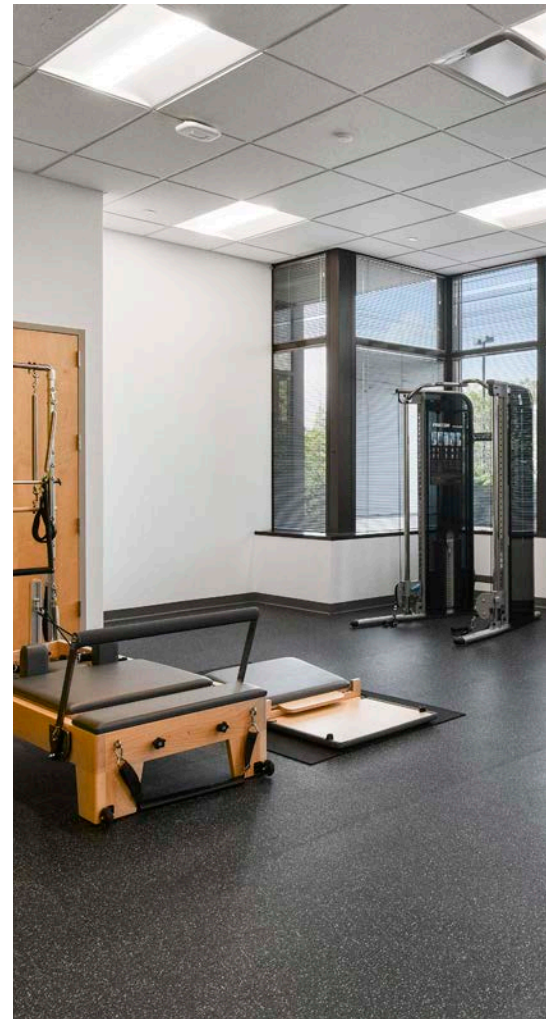
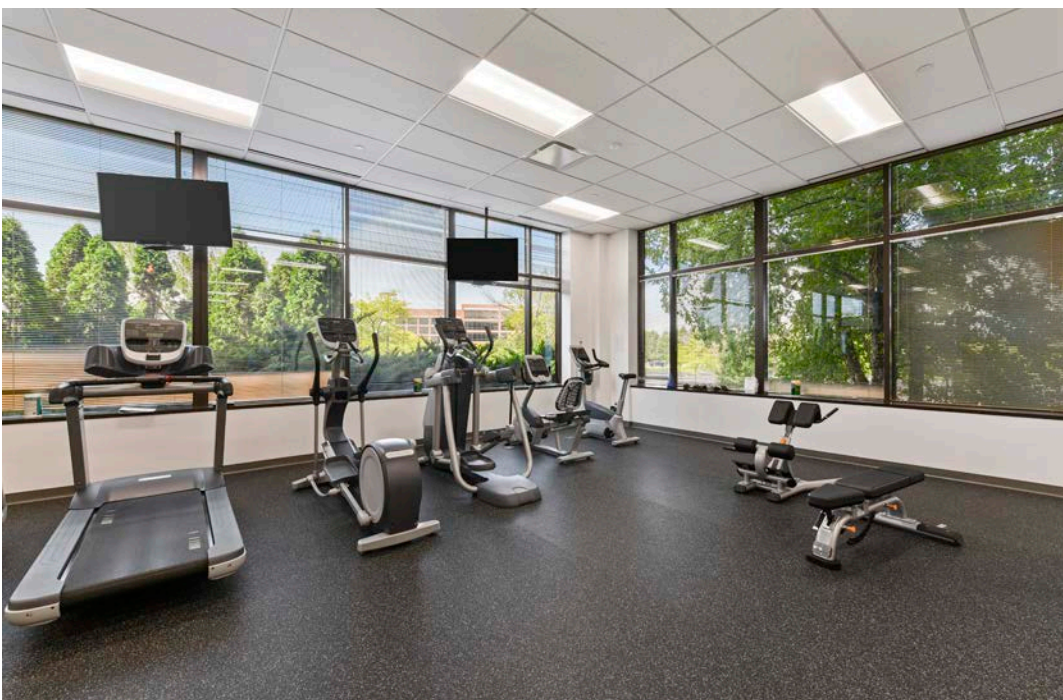
## *PARKWOOD II*



# GAME ROOM



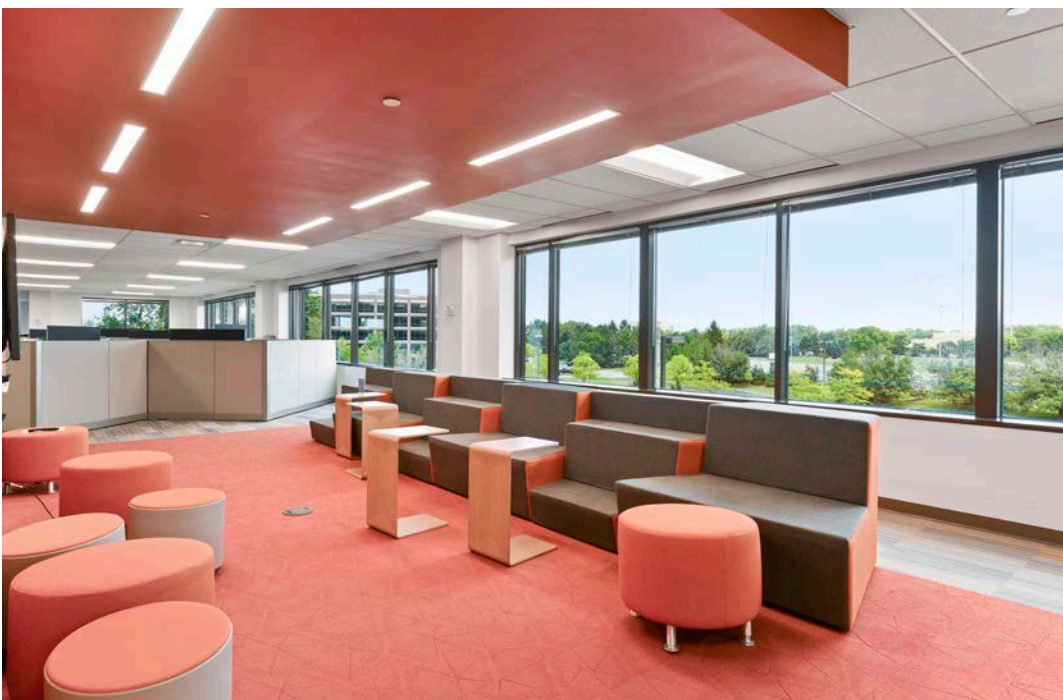
# FITNESS CENTER



# KITCHEN & CAFE



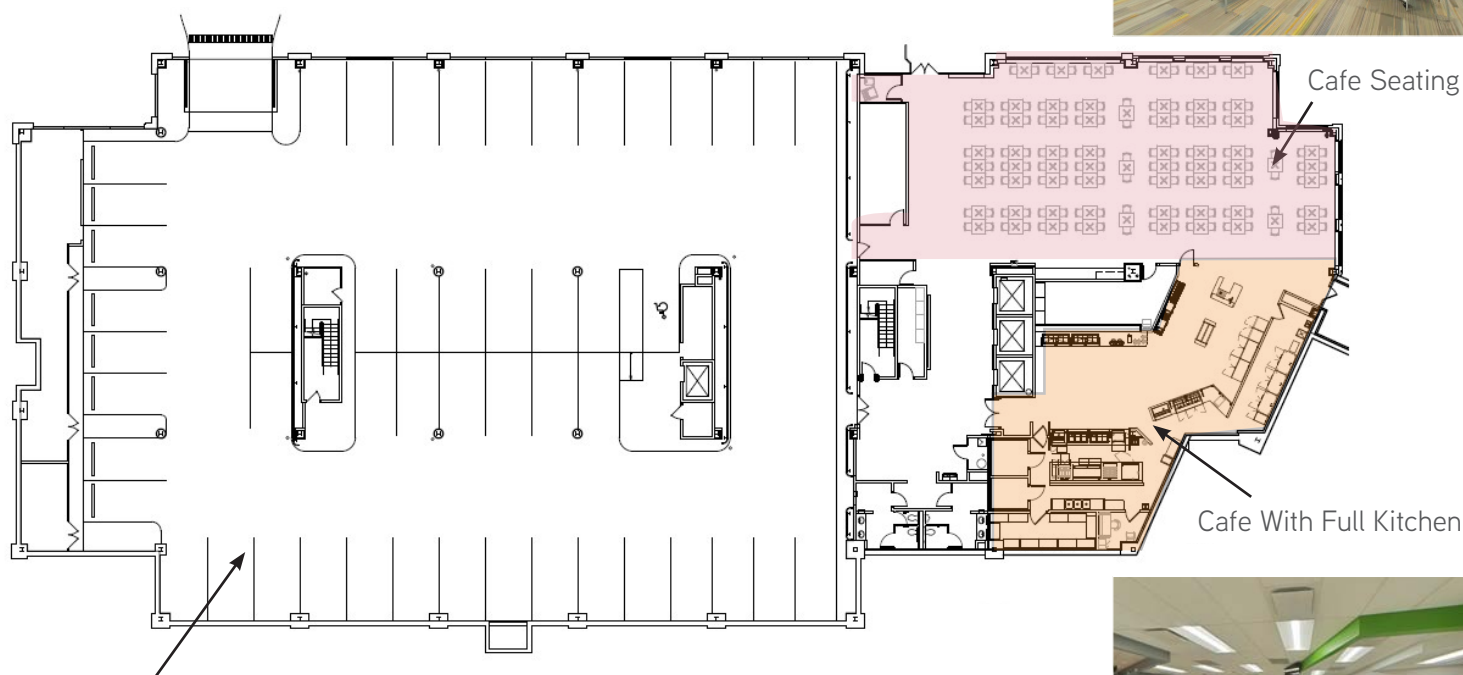
# TENANT FINISHES



# AVAILABLE SPACES

| SUITE | RSF             | RATE/PSF    |                                   |
|-------|-----------------|-------------|-----------------------------------|
| 150   | 5,000 - 21,128  | \$13.50 NNN | Divisible; Furniture Available    |
| 300   | 10,000 - 32,980 | \$13.50 NNN | Divisible;<br>Furniture Available |
| 400   | 10,000 - 32,980 | \$13.50 NNN | Divisible;<br>Furniture Available |

## LOWER LEVEL



50 Underground Executive  
Parking Spaces

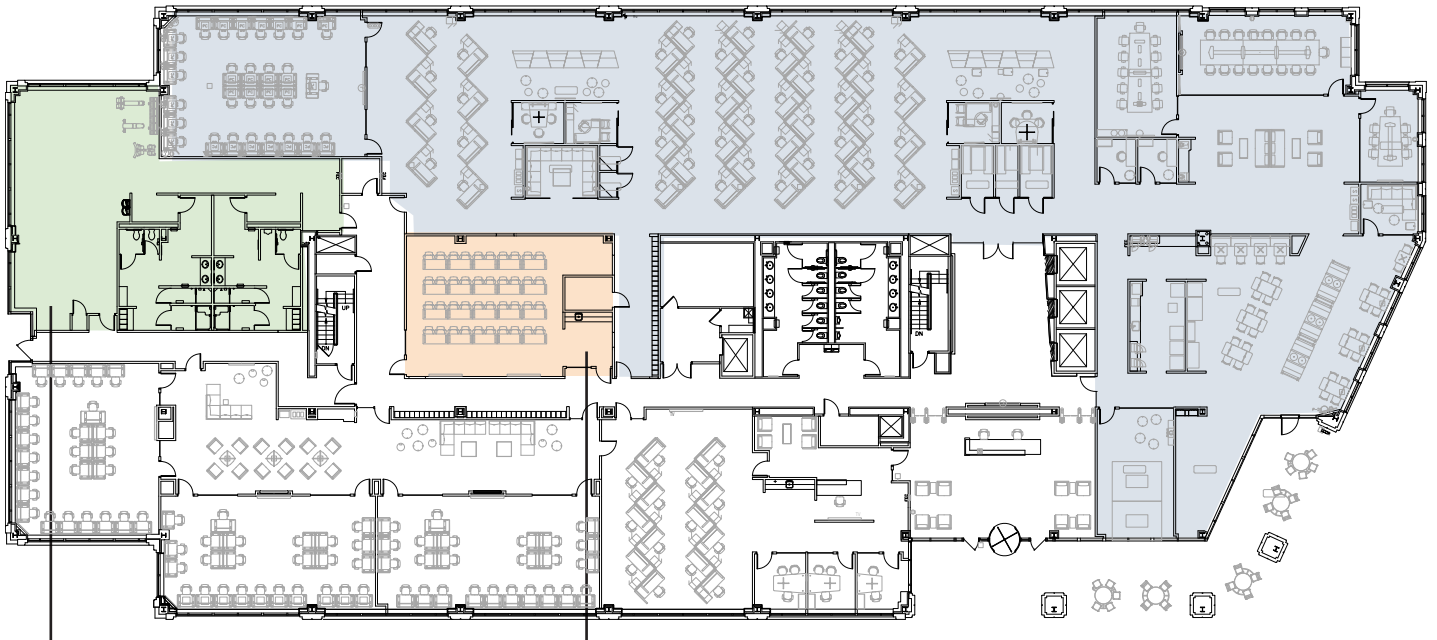
[Click Here for a 360° Tour](#)



# FIRST FLOOR

## SUITE 150

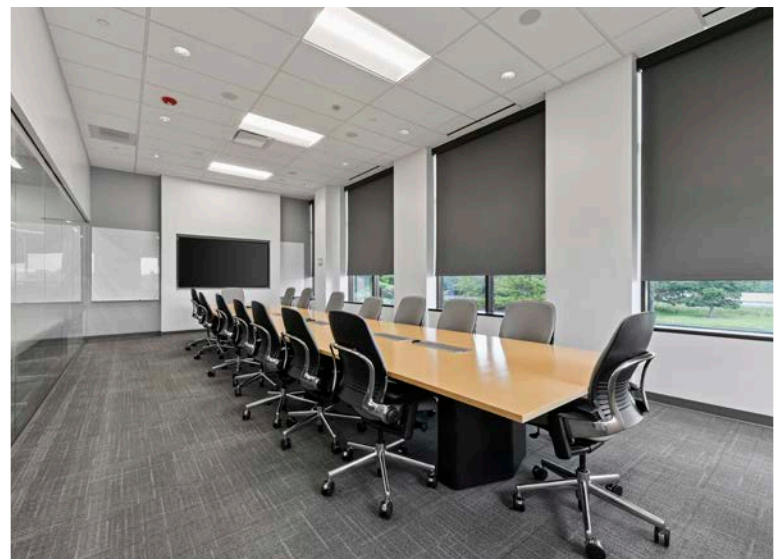
5,000 - 21,128 SF



Fitness Center

Common Conference

[Click Here for a 360° Tour](#)

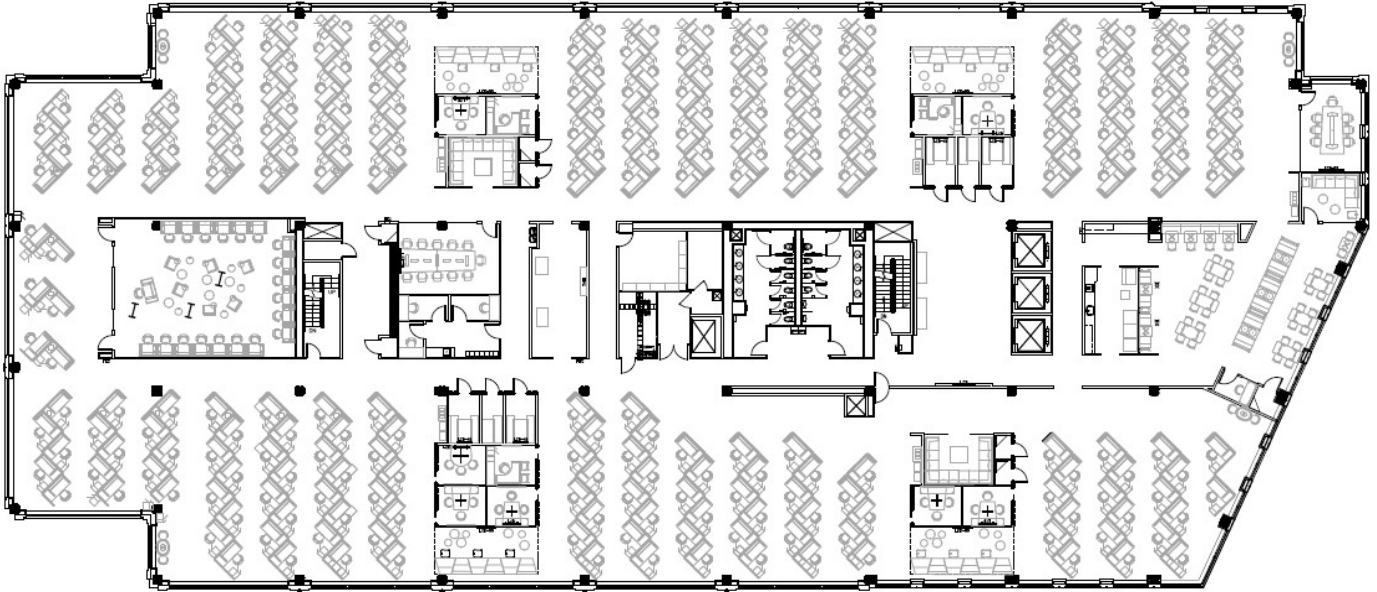


# THIRD FLOOR

## SUITE 300

10,000 - 32,980 SF

[Click Here for a 360° Tour](#)



236 Cubicles  
14 Huddle Rooms  
3 Offices  
4 Conference Rooms

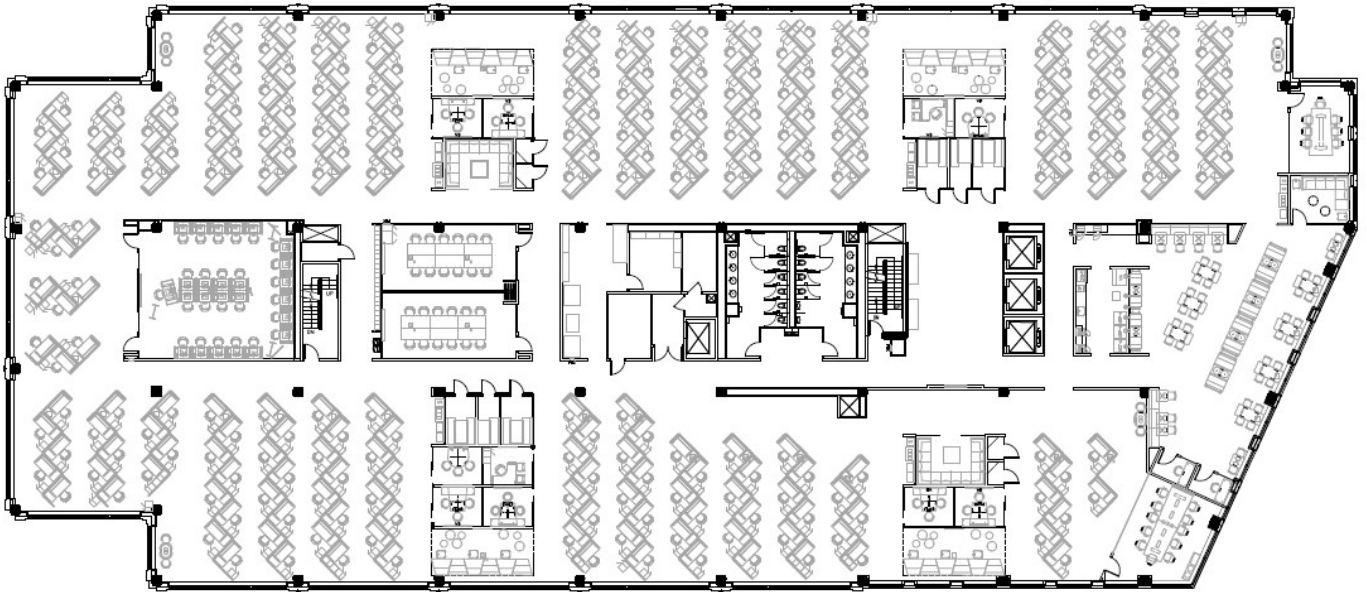


# FOURTH FLOOR

## SUITE 400

10,000 - 32,980 SF

[Click Here for a 360 °Tour](#)



226 Cubicles  
14 Huddle Rooms  
3 Offices  
4 Conference Rooms



## Dublin, Ohio's City-Owned Fiber Optic Highway

### 125+ Miles

An optical fiber is a flexible, transparent fiber made by drawing glass or plastic to a diameter slightly 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



### 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](http://www.ThriveinDublinOhio.com)

5800 Shier Rings Road

Dublin, Ohio 43016

Phone: 614 410 4618

Email: [business@dublin.oh.us](mailto: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.

Average daily traffic volume =  
**103,129 vehicles per day**



Freeway-facing signage opportunity

5/1,000 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  
Sones 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



## FOR MORE INFORMATION:

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