

Exclusive Broker Reward Program

METRO LAKES

485 Metro Place Dublin, OH 43017

Colliers



LEASE RATE
\$11.95 NNN

Metro Lakes is a five-story, multi-tenant building prominently located in Dublin, OH. Built in 1988, renovated in 2022 and consists of 96,876 square feet. This beautiful building offers innovative workspaces, welcoming common areas and is surrounded by numerous Dublin amenities, including restaurants, shopping, hotels, banking and much more.

PROPERTY FEATURES

Move-in ready suites available

Common area factor 13%

Parking 4 spaces per 1,000 RSF

Operating Expenses \$9.80 PSF (estimated)

Two passenger elevators are located in the lobby

24-hour card key access

20 minutes northwest of Downtown Columbus

Close proximity to Tuttle Mall and numerous amenities

Minutes from Bridge Park Dublin

Dublink Transport available to the building. A broadband connection program with speeds of up to 100 Gb per second. (visit www.dublinktransport.com for more info)

HVAC system is operated during normal business hours: Monday - Friday 8:00 am - 6:00 pm and Saturday from 8:00 am - 12:00 pm. HVAC services are available outside of normal business hours at an additional charge

LIMITED-TIME BROKER INCENTIVES

Earn More on Every Deal:

5% Commission on all deals – no exceptions

\$1,000 Gift Card for deals over 2,000 SF

Don't miss out – offer ends September 30, 2025!

AVAILABILITY

300	6,292	12+ private offices with opportunity to combine or demise.
310	2,594	Mostly private offices with abundant natural light.
375	4,285	Private offices, conference rooms and reception.
360	2,422	Entrance off elevator lobby. Shell space ready to build out.
425	2,625	Bright, open corner suite offering stunning panoramic views.

Suites 300, 310, 375 & 360 can be combined up to 15,593 RSF

| **METRO**
LAKES

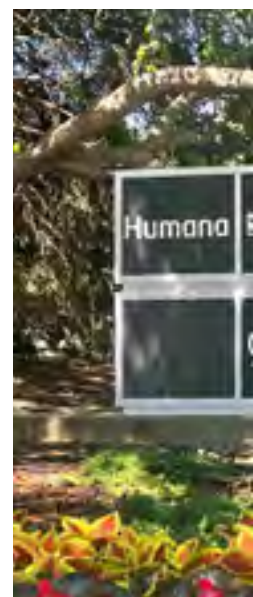
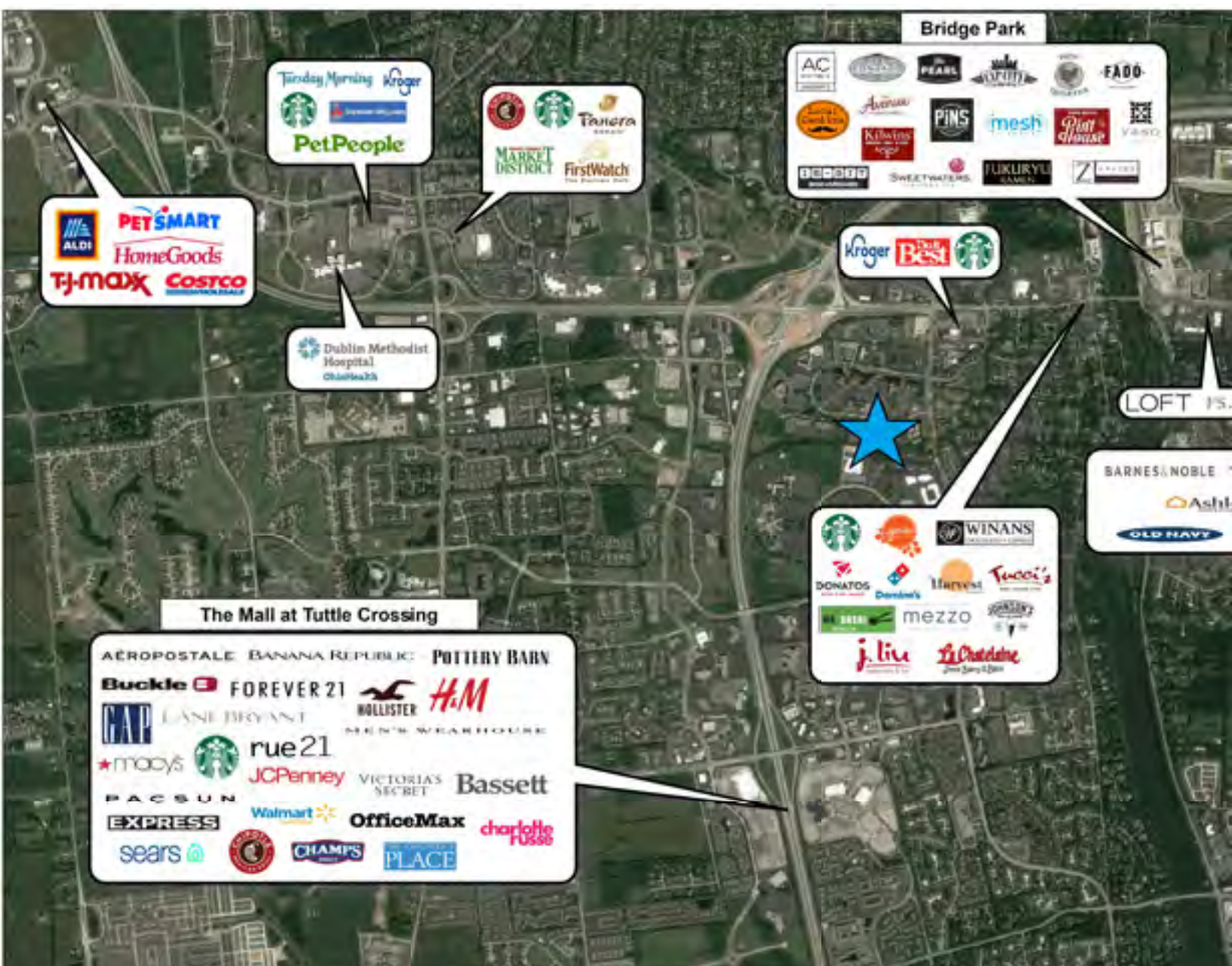


BUILDING LOCATION

Metro Lakes is part of Metro Center, an established office development in Dublin. The development is well-positioned with convenient access to Interstate 270 at the intersection of U.S. Route 33 and State Route 161.

The immediate area consists of 35 hotels and restaurants, accommodating employees and guests. Arts and entertainment venues are also in close proximity to Metro Center, providing venues for any occasion.







LOCAL AMENITIES (within 3 miles)

RESTAURANTS

House of Japan
McDonald's
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

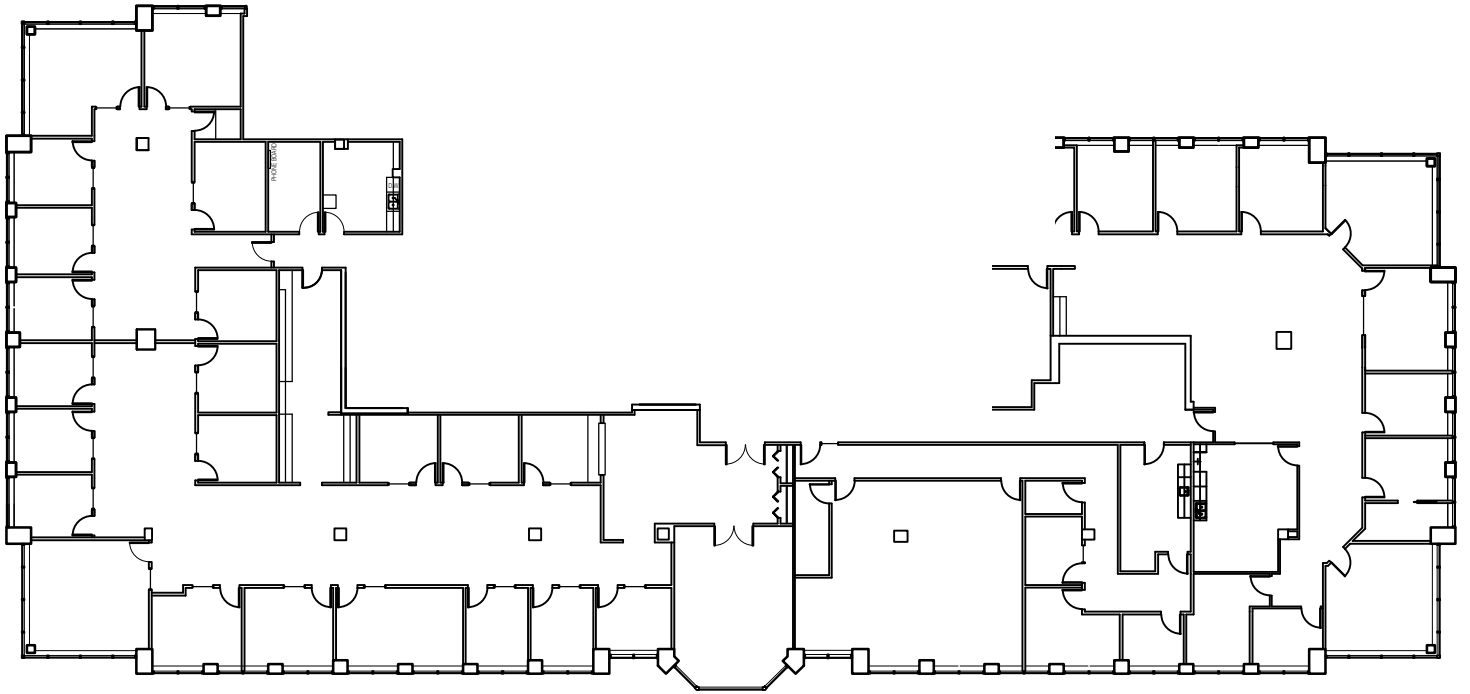
OTHER

Bridge Park

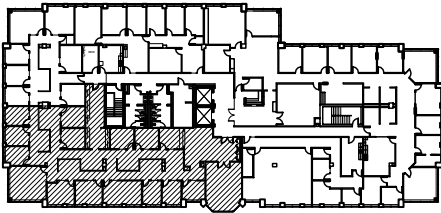
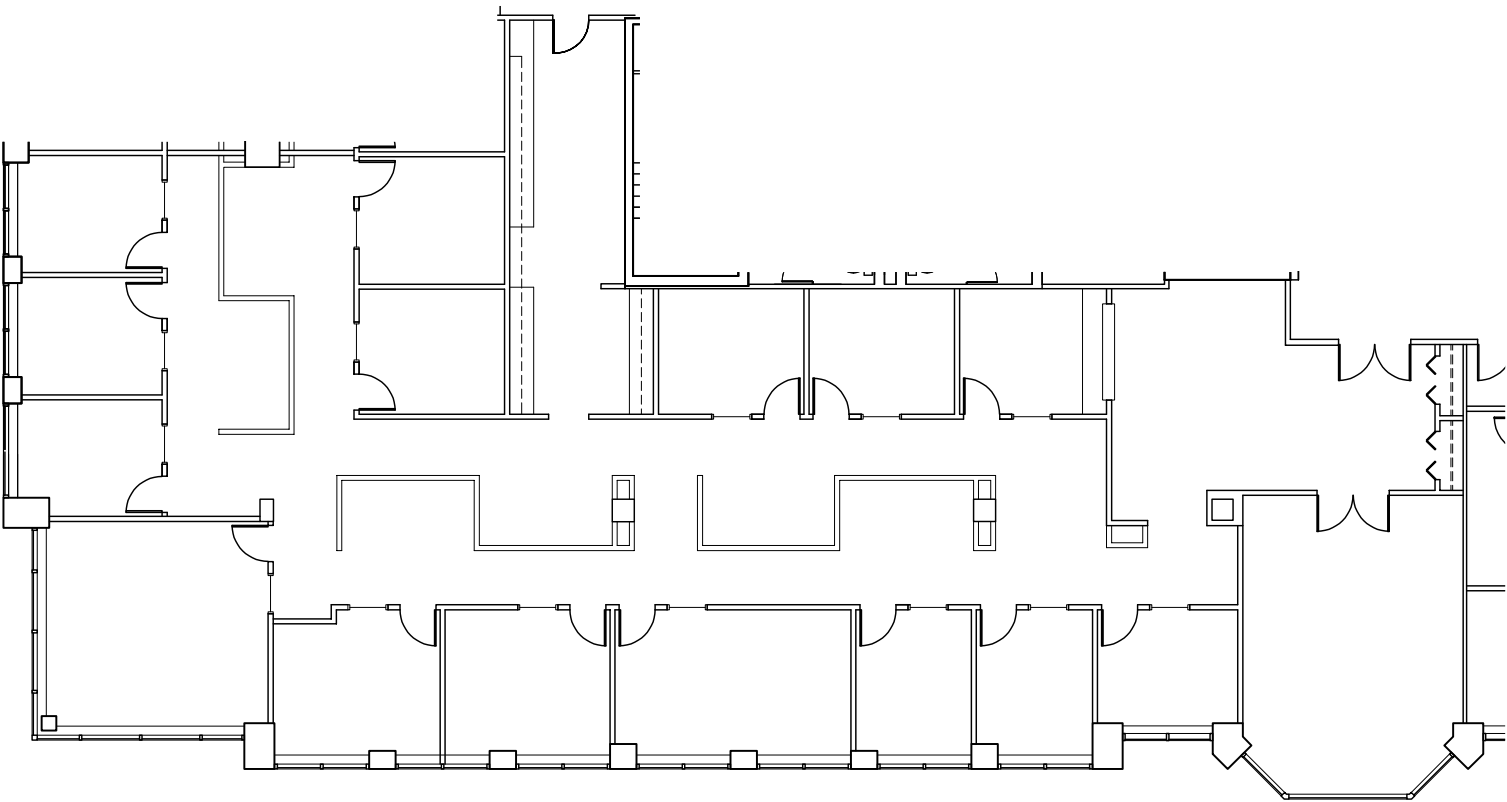
METRO LAKES

THIRD FLOOR | SUITES 300, 310, 375, & 360

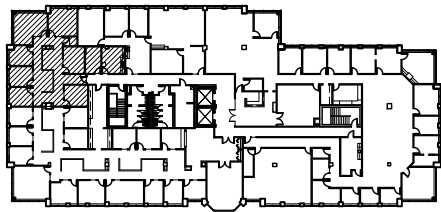
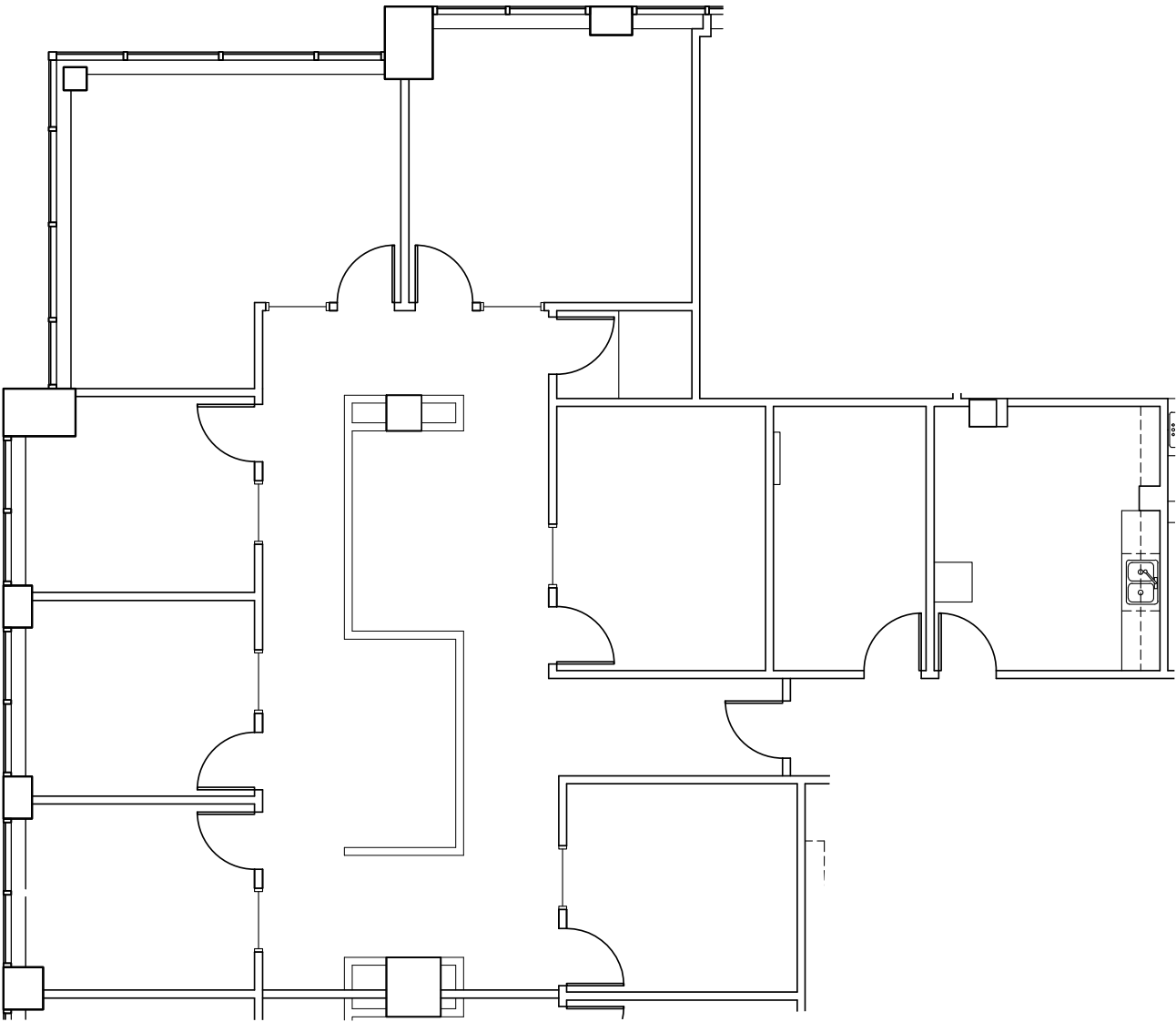
Can be combined up to 15,593 RSF



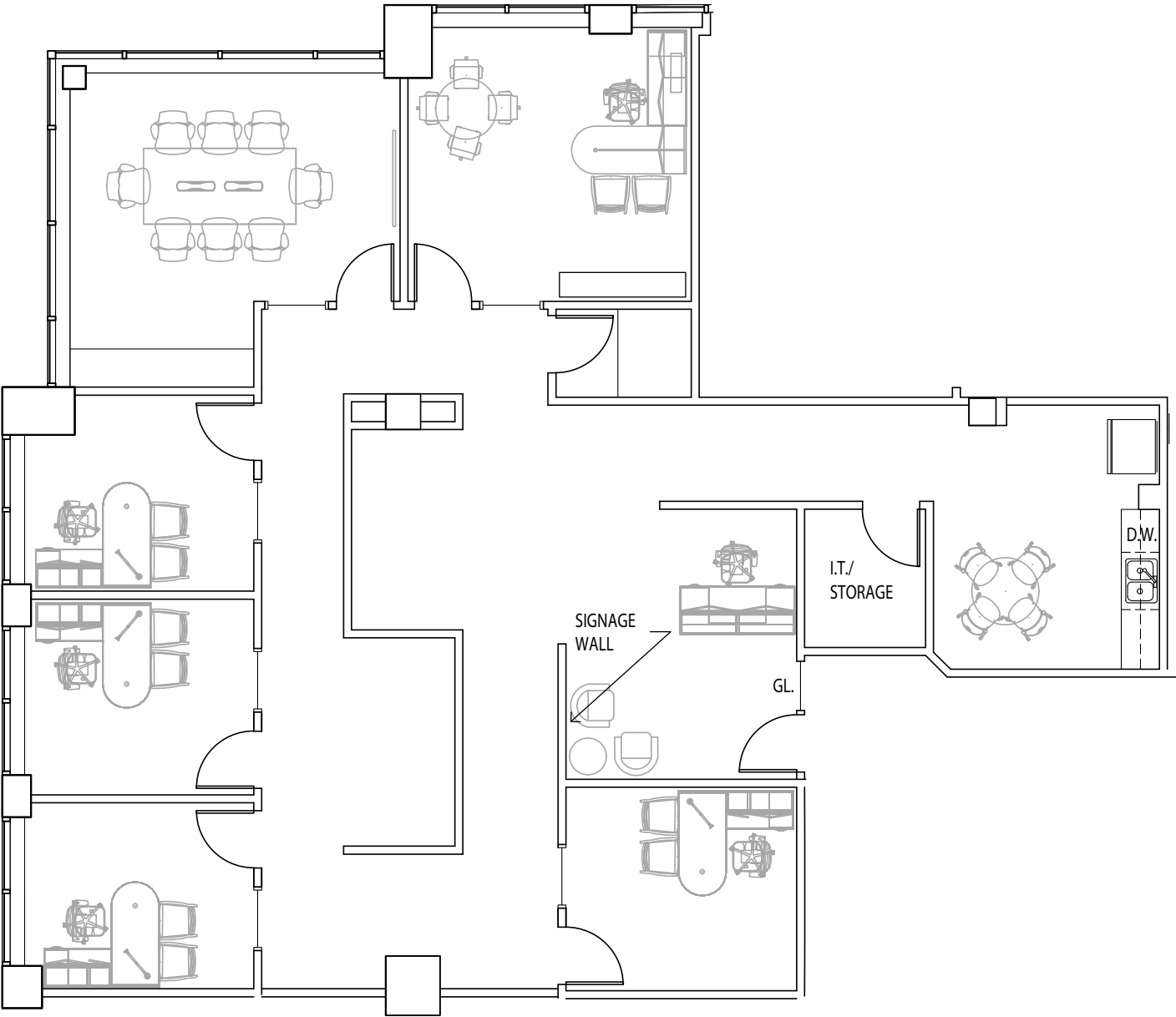
SUITE 300 | 6,292 RSF
DIVISIBLE



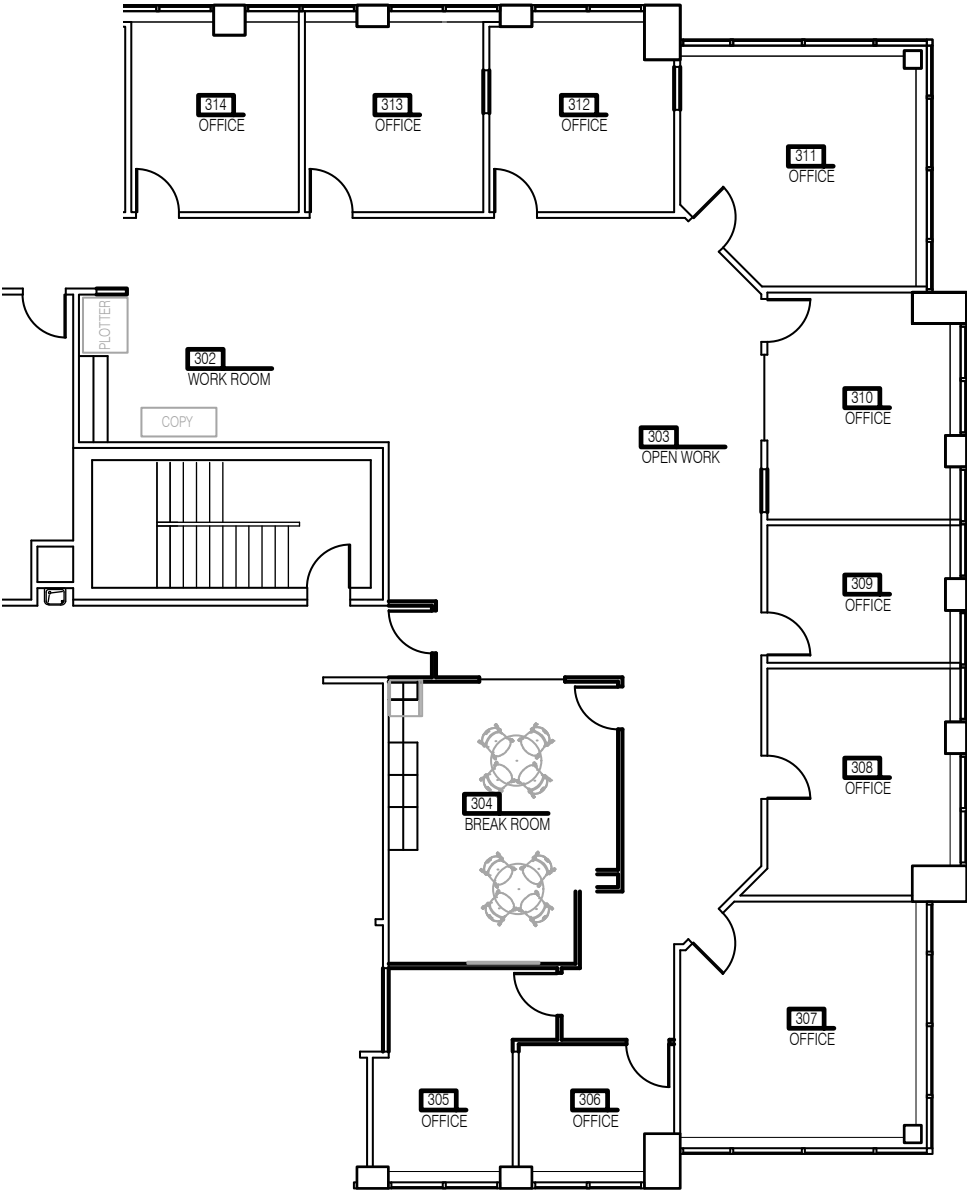
SUITE 310 | 2,594 RSF



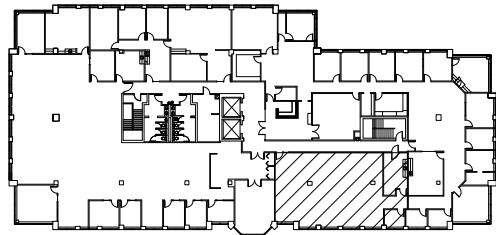
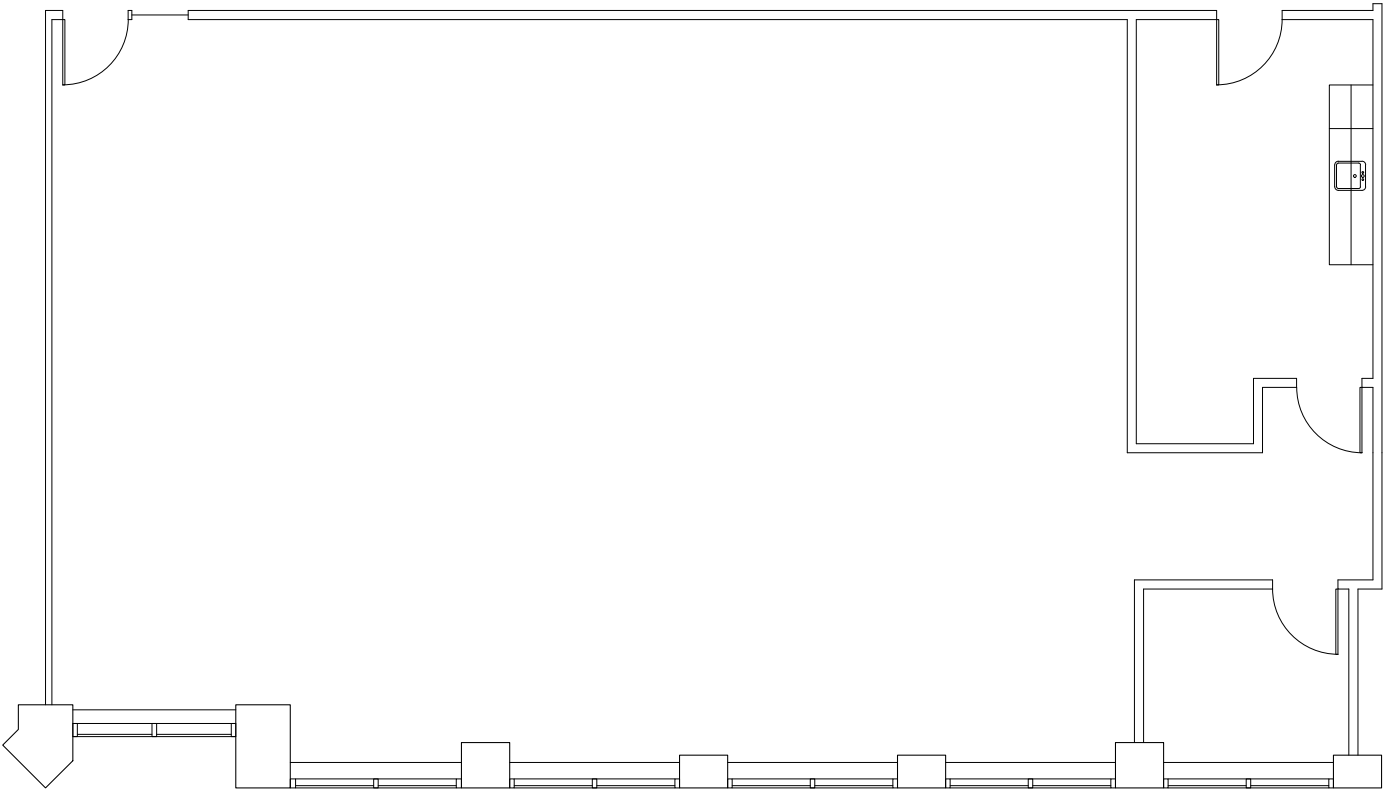
SUITE 310 | SAMPLE FLOOR PLAN



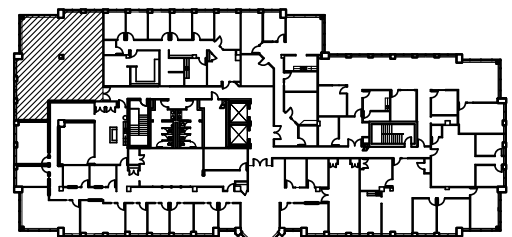
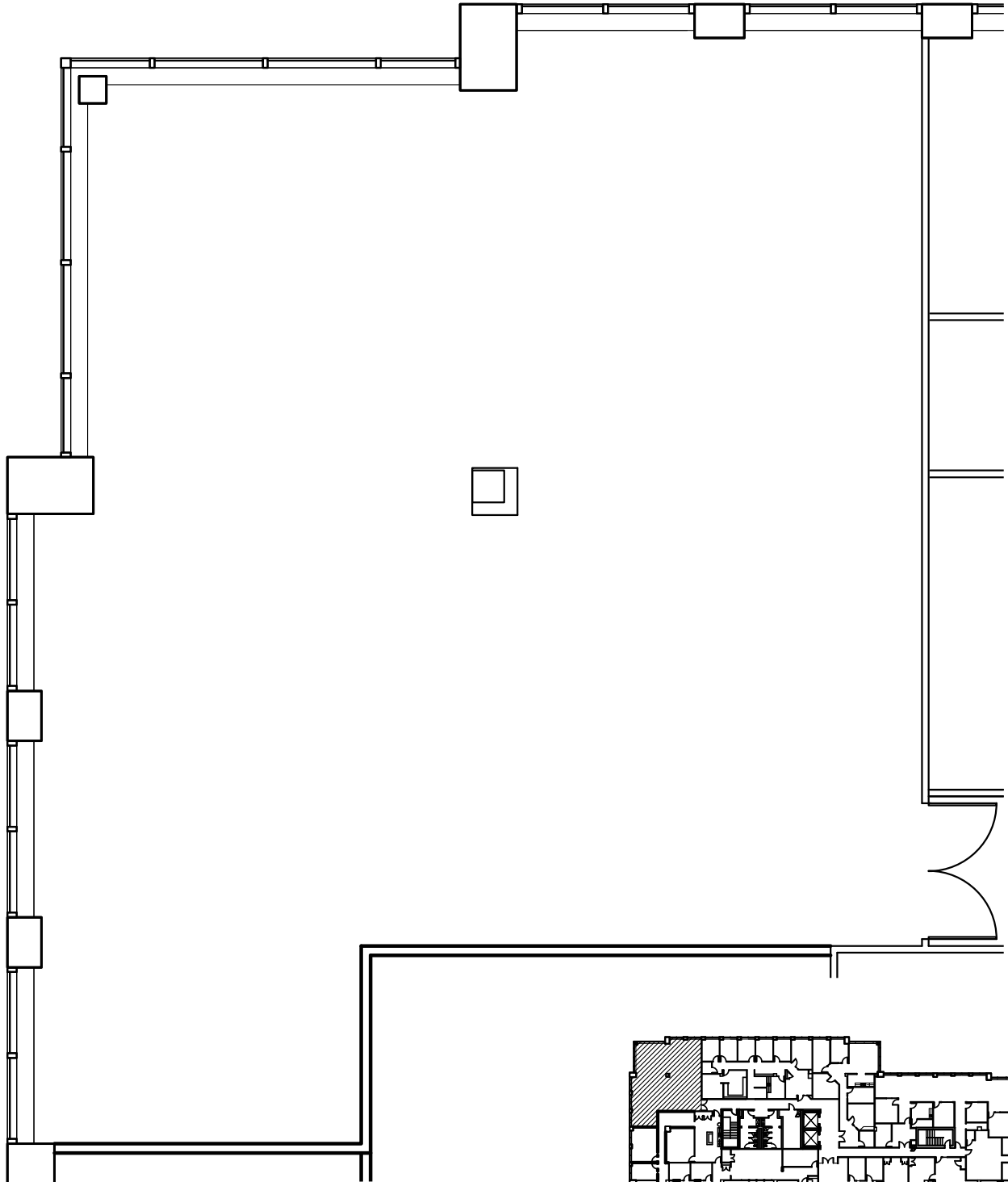
SUITE 375 | 4,285 RSF



SUITE 360 | 2,422 RSF



SUITE 425 | 2,625 RSF



N building key plan

4th Floor

N.T.S.

Dublin

TRANSPORT

Dublin,
Ohio's
City-
Typed
Elmer-Dopple
Ripaway

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 a maintenance

MORE INFO HERE

100x FASTER
THAN Google Fiber®

Why Dublin?

Home to 8, 200+ 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
90% of residents have bachelor's or graduate degrees
Near 25 institutions 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 Dublin
2,000 acres of available land

Highways/Infrastructure

Five highway interchanges
33 Smart Corridor hubs 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 (aahome.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 120+ miles of bikepaths



Healthy
Worforce,
Healthy
Bottom Line

FitBiz is a community fitness program that for any one person is a fitness program and for a community is a comprehensive program that includes a variety of fitness programs and services. FitBiz is a community fitness program that for any one person is a fitness program and for a community is a comprehensive program that includes a variety of fitness programs and services. FitBiz is a community fitness program that for any one person is a fitness program and for a community is a comprehensive program that includes a variety of fitness programs and services.



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

JobOhio exists to drive Ohio's job creation, new capital investment, and economic growth by being a leading provider of innovative business solutions for 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 assist 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.dublinohio.gov

5800 Silver Ring Road

Dublin, Ohio 43014

Phone: 614 410 4618

Email: business@dublinohio.gov

Please note: each negotiation is unique based on company needs, and yields different outcomes. All incentives require approval from Dublin City Council.



METRO LAKES

485 Metro Place Dublin, OH 43017

CONTACT DETAILS:

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