Two Metro Pl

565 Metro Center Pl Dublin, OH



Property Highlights

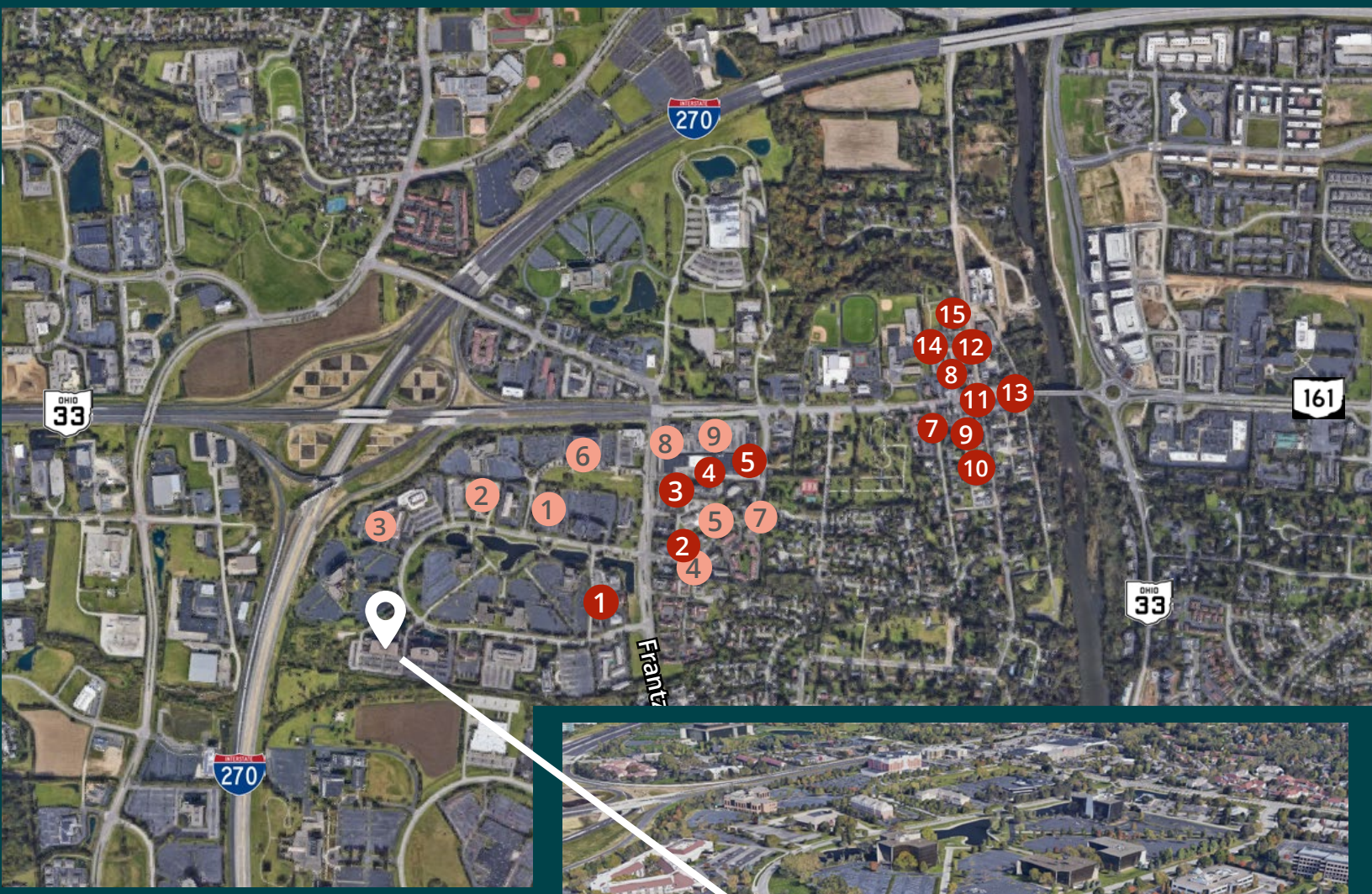






- Premier, Class A property with excellent tenant mix
- New ownership
- Planned Renovations
- Shower and locker room facilities
- Monument signage available
- 24/7 Keycard Access
- Great Dublin Location with Access to I-270, Route 33, and Route 161
- **Operating Expenses estimated to be $9.58 PSF**
- Dublink Transport Available to the Building (visit www.dublinktransport.com for more details)

Location & Amenities





17 miles from downtown Columbus

RESTAURANTS

1. Graeter's Ice Cream
2. Hyde Park Steakhouse
3. Subway
4. Romeo's Pizza
5. SNOWFOX Sushi
6. Jason's Deli
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 180 | 6,753 RSF Divisible to 1,800 sf
SUITE 200 | 6,690 RSF Divisible to 2,000 sf
SUITE 350 | 3,000 - 15,139 RSF

Operating Expenses estimated to be $9.58 PSF

LEASE RATE

$13.50 NNN

Suite 180 6,753 RSF

Divisible to 1,800 RSF

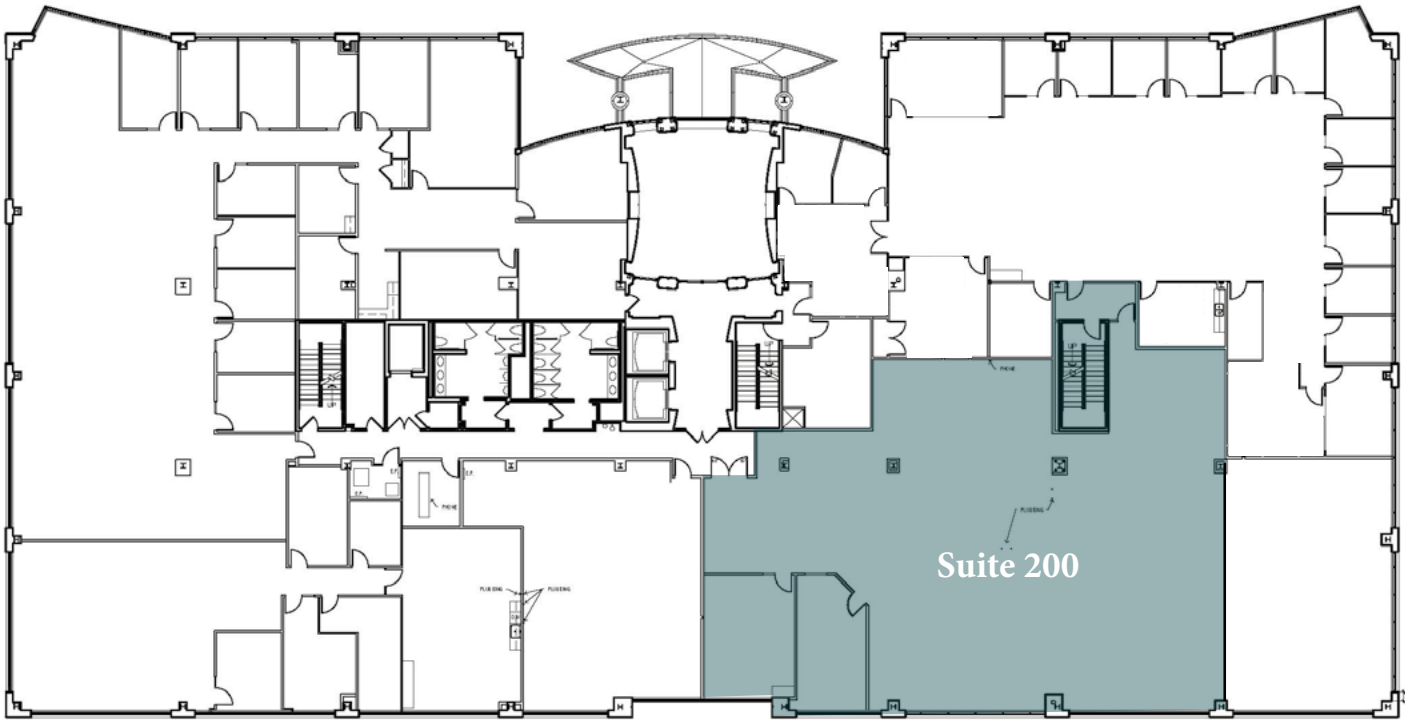
Click for Virtual Tour (Suite 180)



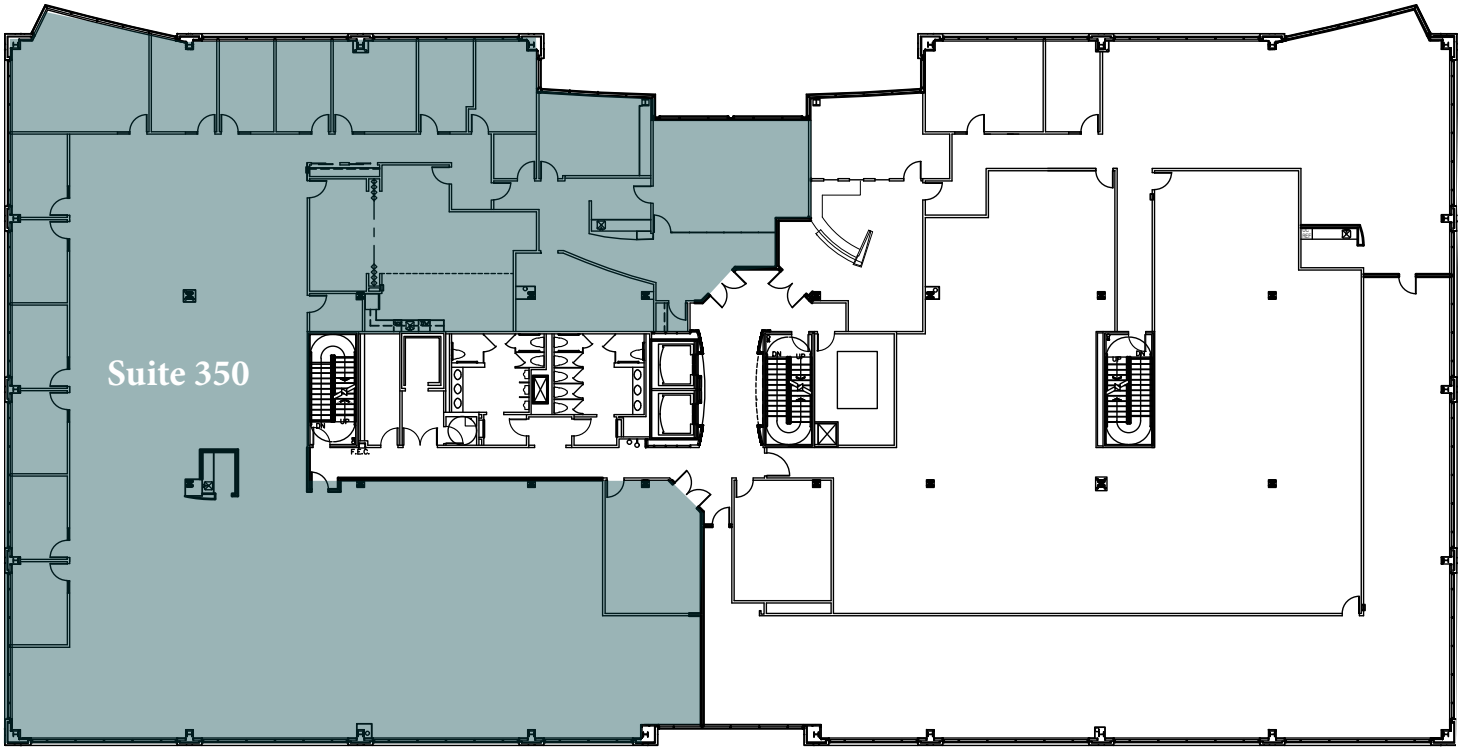
Suite 200 6,690 RSF

Divisible by 2,000 RSF

Click for Virtual Tour (Suite 200)



Suite 350 3,000-15,139 RSF



Dublin Profile & Incentives

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 annual payments over a multi-year term equivalent to a set percentage of the total annual 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 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

COMMUNITY QUALITY OF LIFE

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

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 offices to local carrier-neutral data center at no cost

Dublin 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 can help with growing pains. They 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, 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

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 autono-

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 bachelor's or graduate degrees
- Near 25 institutes of higher learning, includ-

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

FOR MORE INFORMATION

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