
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.

METRO LAKES

PROPERTY FEATURES

Move-in ready suites available

Common area factor 13%

Parking 4 spaces per 1,000 RSF

Operating Expenses $10.00 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

METRO LAKES

AVAILABILITY

300	3,262	4 large offices and elevator exposure.
425	2,625	Bright, open corner suite offering stunning panoramic views.
500	10,214	Mostly open space.

Operating Expenses $10.00 PSF (estimated)



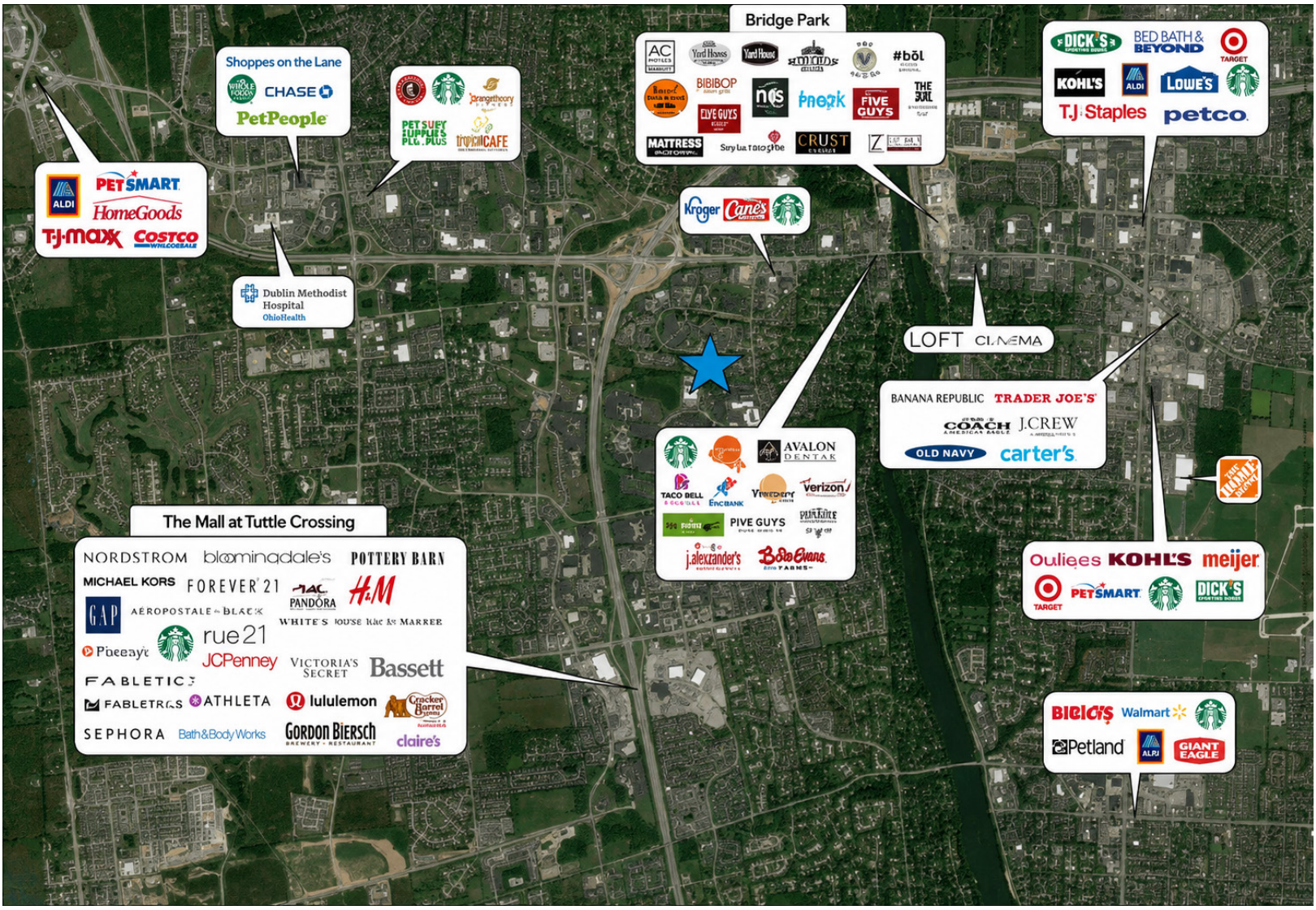
BUILDING LOCATION

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.






Bridge Park
Shoppes on the Lane
CHASE
PetPeople
PETSMART
HomeGoods
TJ·maxx
COSTCO
ALDI
Dublin Methodist Hospital
OhioHealth
Kroger
Cane's
LOFT CINEMA
BANANA REPUBLIC
TRADER JOE'S
COACH
J.CREW
OLD NAVY
carter's
AVALON DENTAL
TACO BELL
Verizon
PIVE GUYS
j.alexander's
Bob Evans
The Mall at Tuttle Crossing
NORDSTROM
bloomingdale's
POTTERY BARN
MICHAEL KORS
FOREVER 21
PANDORA
H&M
GAP
AÉROPOSTALE
rue21
JCPenney
VICTORIA'S SECRET
Bassett
FABLETICS
ATHLETA
lululemon
Cracker Barrel
SEPHORA
Bath&Body Works
GORDON BIERSCH
claire's
DICK'S
BED BATH & BEYOND
TARGET
KOHL'S
LOWE'S
T.J.Staples
petco
Ouliees
KOHL'S
meijer
PETSMART
DICK'S
BIG LOTS
Walmart
Petland
GIANT EAGLE

METRO LAKES

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

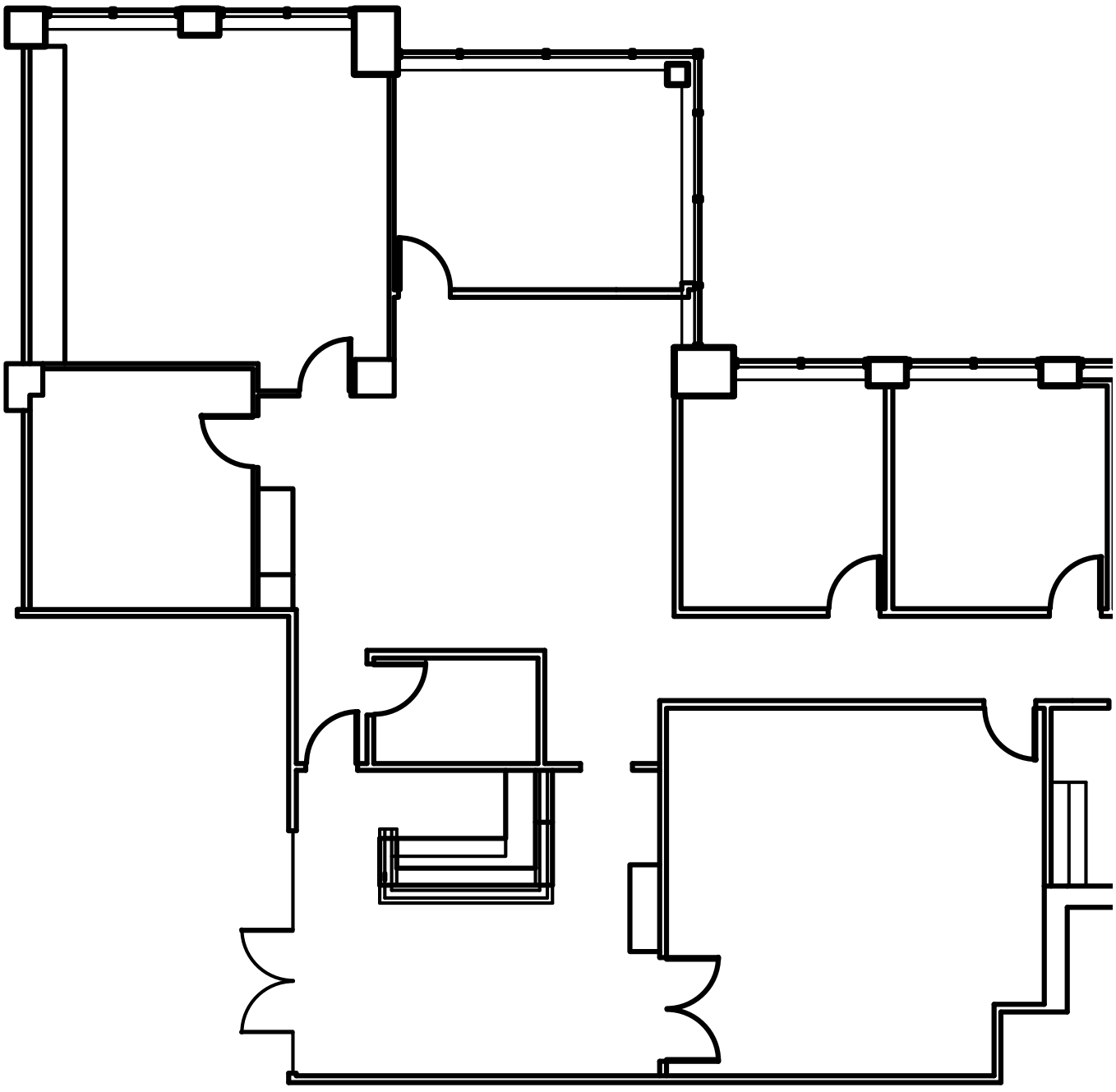
OTHER

Bridge Park

METRO LAKES

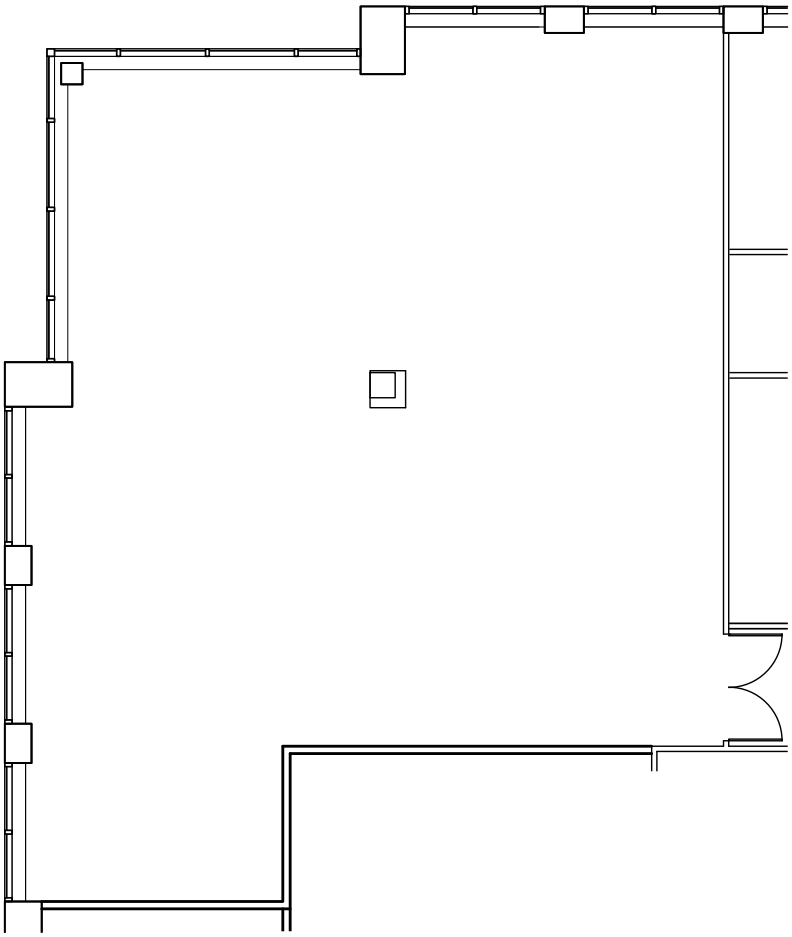
THIRD FLOOR | SUITES 300

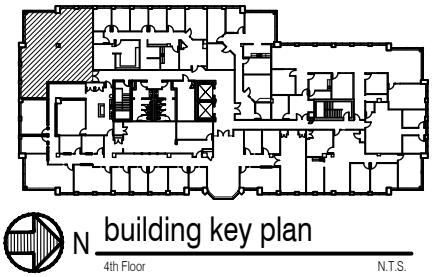
3,262 RSF



FOURTH FLOOR | SUITE 425

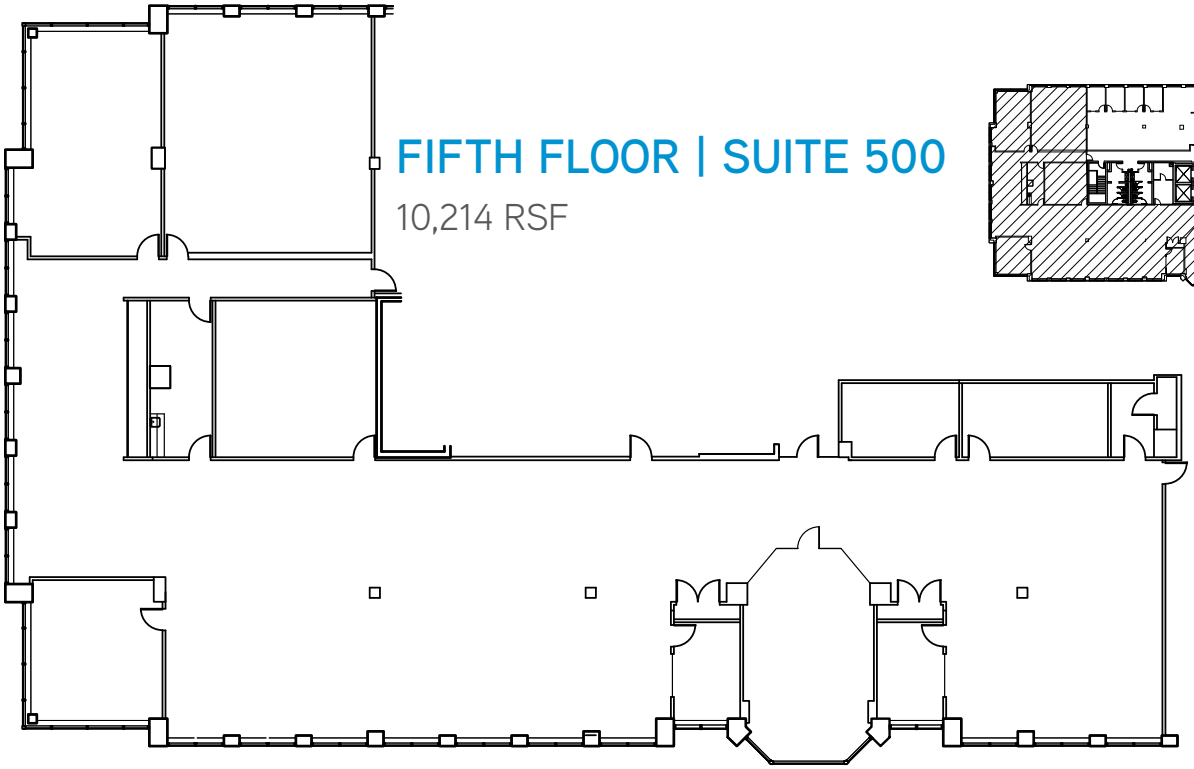
2,625 RSF

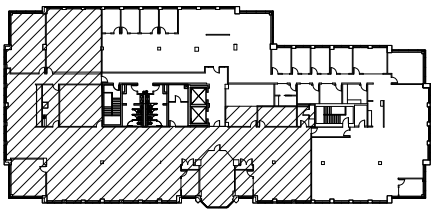




FIFTH FLOOR | SUITE 500

10,214 RSF





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

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

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

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

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

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.

Dublink TRANSPORT

Dublin, Ohio's City-Owned Fiber Optic Highway

125+ Miles

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

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



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.

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 th 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

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.



METRO LAKES

485 Metro Place Dublin, OH 43017



CONTACT DETAILS:

Andrew Jameson SIOR CCIM
614 206 6882

Brett Cisler
614 402 2252

Colliers Greater Columbus Region
Two Miranova Place, Suite 900
Columbus, OH 43215

www.colliers.com/columbus

The information contained herein was obtained from sources believed reliable; however, Colliers Internation
makes no guarantees, warranties, or representations as to the completen or accuracy thereof. The prese
of this property is submitted subject to errors, omissions, change of price conditions prior to sale or lease
withdrawal without notice.