

# Emerald III

6500 Emerald Parkway  
Dublin, Ohio 43016



Colliers

# Property Overview

Built in 2002, Emerald III is four stories and contains 128,280 square feet of office space. This Class A property is located in the Tuttle Crossing office park and offers large, flexible floorplates averaging over 33,000 square feet. In 2019, the building renewed its Energy Star certification by meeting superior energy performance.

Emerald III is located near amenities in the Tuttle Crossing area of Dublin, Ohio.

- > **Immediately off the I-270 / Tuttle Crossing exit**
- > **14 miles to Broad Street and High Street**
- > **18 miles to Easton**
- > **21 miles to John Glenn International Airport**
- > **22 miles to New Albany**



# Features

- **Move-in ready suites available**
- **4.3/1,000 SF** parking ratio
- Has access to the **5,500 sf Fitness Center** nearby
- **Monument signage** available
- **24-hour** card key access
- **Energy Star** certified
- **20 minutes** northwest of Downtown Columbus
- **Close proximity** to Tuttle Mall and numerous amenities
- **Dublink Transport** available to the building (visit [www.dublinktransport.com](http://www.dublinktransport.com) for more information). Dublink Transport is a broadband connection program with speeds of up to 100 Gb per second.



# Available Spaces

## Emerald III | 6500 Emerald Pkwy

| Suite | RSF    | Rate        | Description                                                                                                                 |
|-------|--------|-------------|-----------------------------------------------------------------------------------------------------------------------------|
| 199   | 400    | \$12.50 NNN | Small, efficient suite; Former prep kitchen                                                                                 |
| 210*  | 16,691 | \$12.50 NNN | Open space with perimeter offices; includes 150kW generator that backs up entire suite; <b><i>divisible to 6,000 SF</i></b> |
| 250*  | 4,136  | \$12.50 NNN | Wide open space; Good lobby exposure                                                                                        |
| 300   | 4,931  | \$12.50 NNN | Mostly open space                                                                                                           |
| 310   | 15,000 | \$12.50 NNN | Mostly open space; <b><i>divisible to 5,000 SF</i></b>                                                                      |
| 350   | 2,492  | \$12.50 NNN | Recently renovated; Mostly open space                                                                                       |
| 425   | 13,473 | \$12.50 NNN | Furniture available; <b><i>divisible to 5,000 SF</i></b>                                                                    |

*Operating Expenses estimated to be \$9.70*

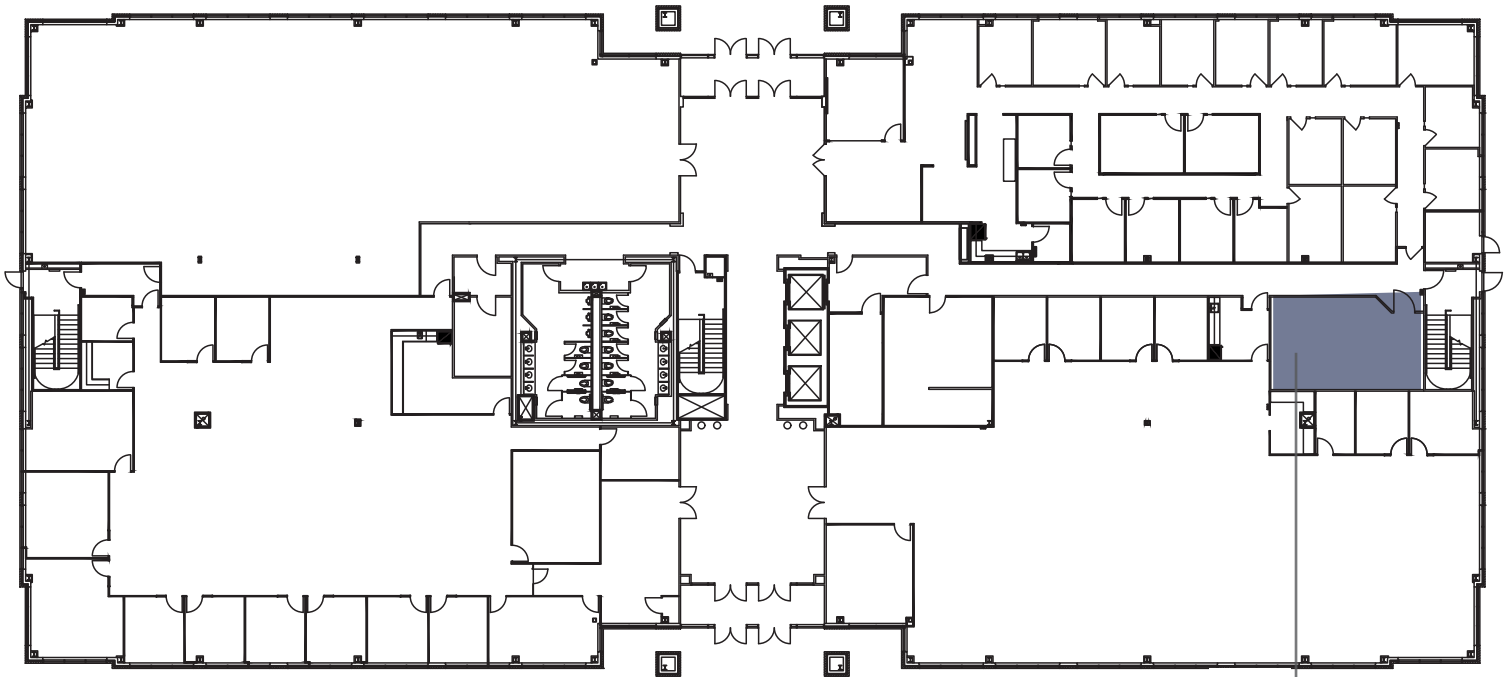
*\*Suites 210 & 250 can be combined for up to 20,827 RSF*

# Emerald III



*Emerald III's highly-desirable Tuttle Crossing office park location affords tenants a high standard of living, access to an intellectual workforce, and a robust economic base. The integrated, amenity-laden property creates a welcoming environment for employees and visitors alike while allowing for seamless movement from home to work and all points in between.*

# First Floor



Suite 199  
400 SF

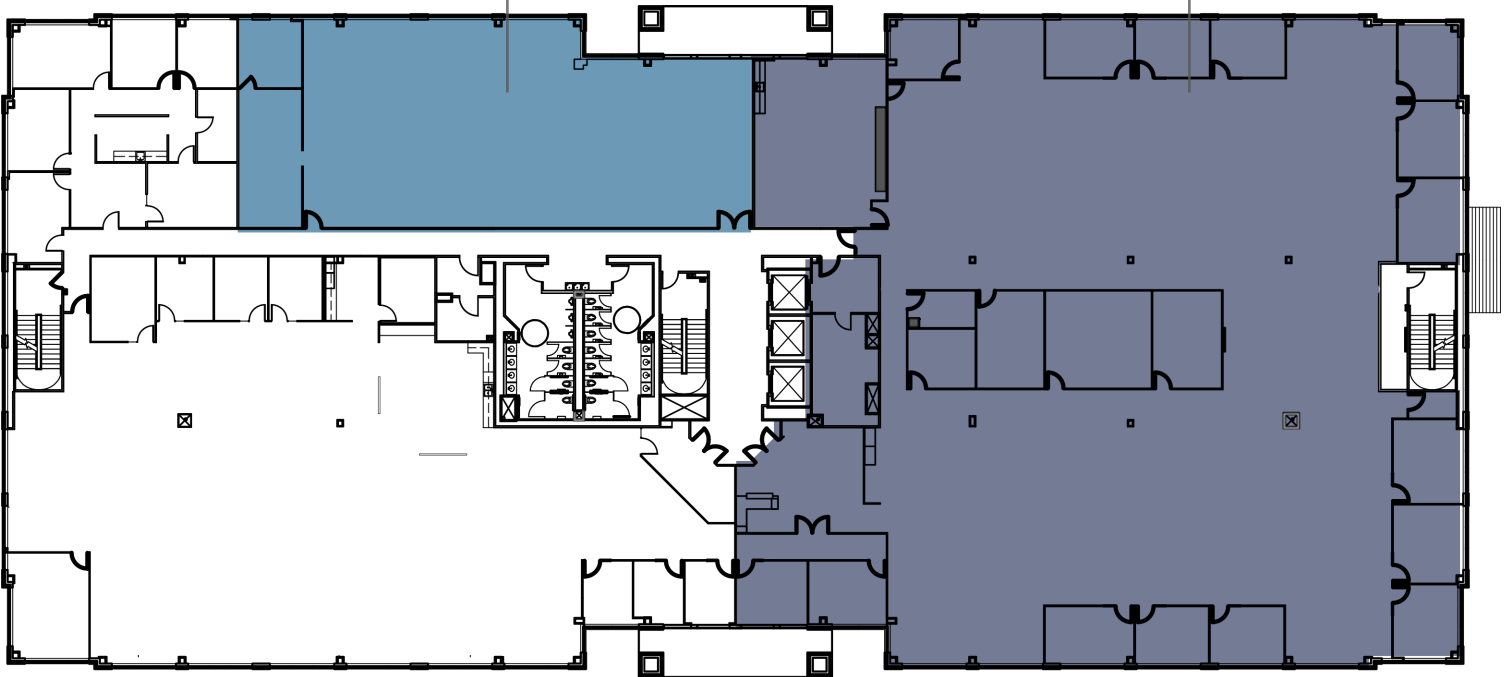
## Suite 100



## Second Floor

Suite 250  
4,136 SF

Suite 210  
16,691 SF



*Suites can be combined for a total of 20,827 SF*

Suite 210



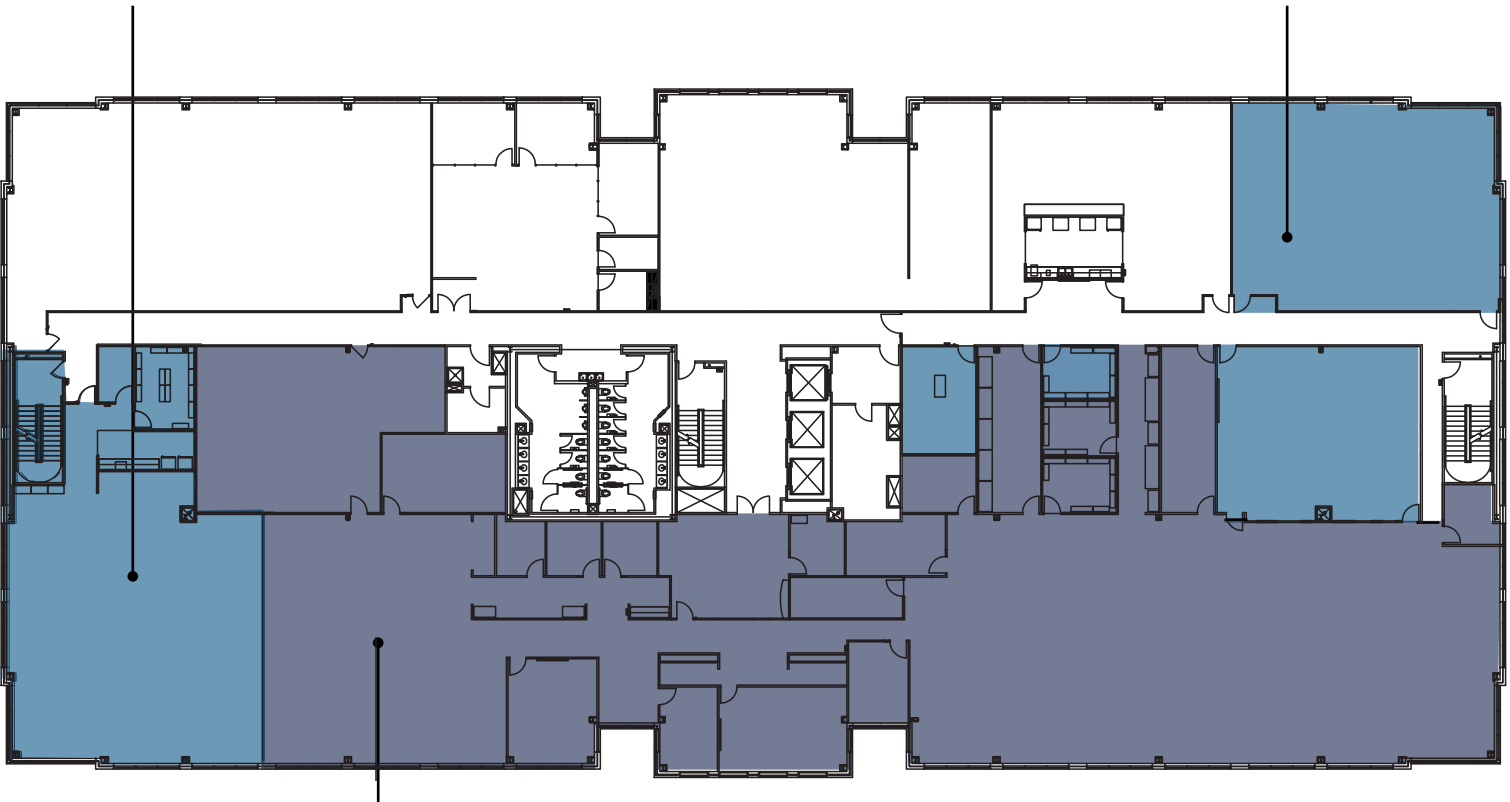
Suite 250



## Third Floor

Suite 350  
2,492 SF

Suite 300  
4,931 SF



Suite 310  
15,000 SF  
*(divisible by 5,000 SF)*

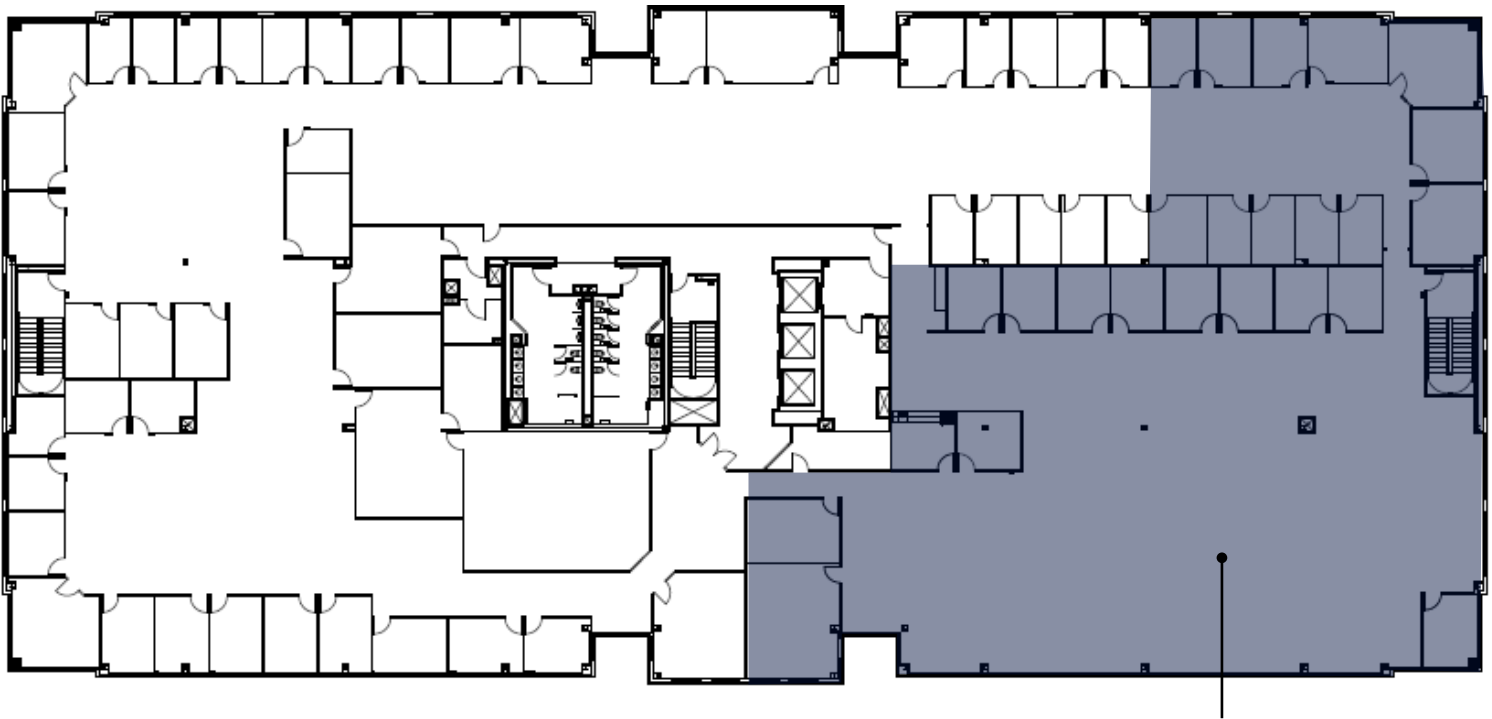
Suite 300



Suite 350



## Fourth Floor



Suite 425  
13,473 SF  
*(divisible by 5,000 SF)*

### Suite 425





INTERSTATE  
270

Marriott

LONGHORN  
STEAKHOUSE

DRURY  
INN & SUITES

CHIPOTLE  
MEXICAN GRILL

Panera  
BREAD

P.F. CHANG'S  
CHINA BISTRO

HYATT  
PLACE

4.3/1,000 SF parking ratio  
554 spaces

# Local Amenities

(within 3 miles - not shown on map)

## RESTAURANTS

Jet's Pizza  
Ty Ginger Bistro  
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

BMI Federal Credit Union  
U.S. Bank Branch  
Huntington Bank  
Chase Bank  
Heartland Bank  
PNC Bank

## OTHER

Bridge Park

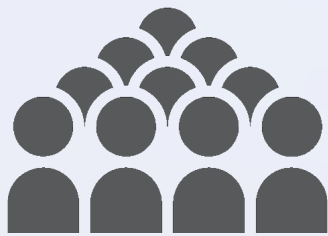


EMERALD PARKWAY

EMERALD PARKWAY

# Demographics

*\*Based on a 3 mile radius*



Population

**76,435**



Households

**31,559**



Average Household

**\$109,792**



Median Age

**35.4**



% With Bachelor's Degree  
(or higher)

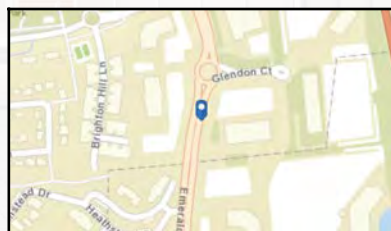
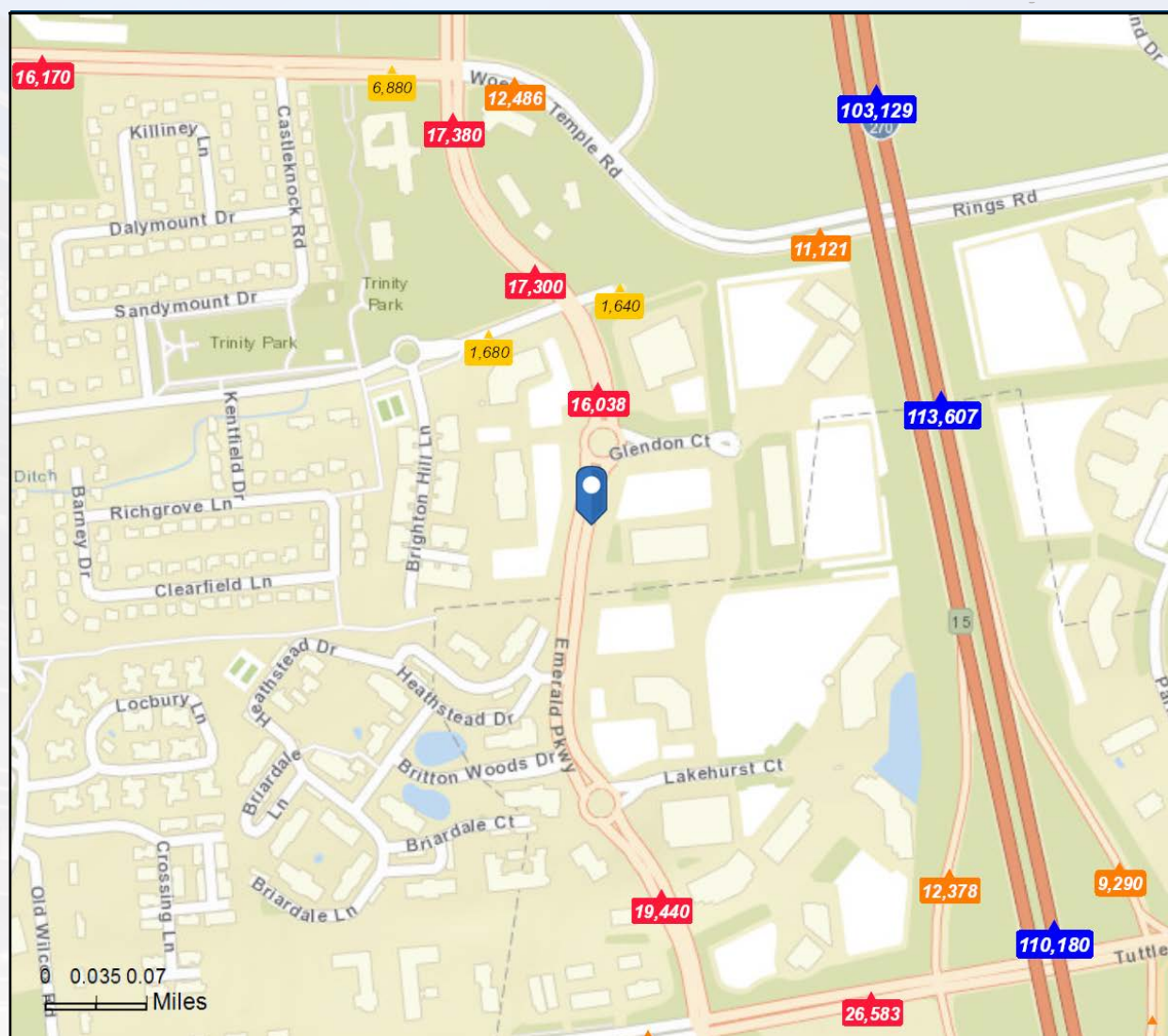
**62%**



Daytime Worker Population

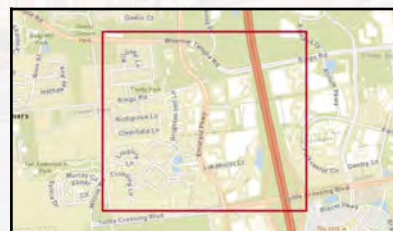
**65,858**

# Traffic Count Map



**Average Daily Traffic Volume**

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

## 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 ([safe-home.org](http://safe-home.org))

### Responsible & Responsive City Government

Dedicated Economic Development team

Fiscally sound: AAA from Moody's Investors Service, AAA from Fitch

### 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 out-*

*comes. All incentives require approval from Dublin*



## Healthy Work-

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.

## Contact Us

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