

ATRIUM I

5525 Parkcenter Circle Dublin, Ohio 43017

OLYMBEC



EXCEPTIONAL OPPORTUNITY

Atrium I is more than a building, it's an ecosystem ideally engineered to foster growth, flexibility, productivity, and the evolution of new ideas in Columbus' tech hub.

Built in 1995, the property is currently undergoing common area renovations. The two, five-story towers are connected by a spectacular glass and marble Atrium, thoughtfully conceived with Columbus' most forward-thinking, industry-leading businesses in mind. The 315,102 square foot Class A building offering users unique, high-impact space with tremendous flexibility and identity potential.



HIGHLIGHTS

- **Energy Star Certified**
- **On-site cafe** for breakfast and lunch
- Indoor and **outdoor seating areas**
- Open floor plates; **31,510 SF**
- **Full floors** available; large floor plates allow for versatile layout configurations
- 1500KW, 3-phase **full building generator**
- **Dual feed** electric
- **Common conference room**
- **4.2/1,000 SF** parking ratio with potential for more
- High profile location; potential **freeway and monument signage**
- **Excellent access** via Tuttle Crossing/I-270 interchange
- **5,554 SF athletic club** available to building tenants (for an additional charge)
- **Within walking distance** of restaurants, hotels, banking and shopping venues
- **Dublink Transport** available to the building





PROPERTY *OVERVIEW*

Elevators: 3 traction passenger and 1 hydraulic freight per tower

Security: 24-hour card key access system

Construction: concrete and steel

Exterior Finish: precast concrete exterior with aluminum/glass curtain wall

Lobby Finish: polished granite floors, five-story open glass atrium with interior landscaping

Glass: tinted glass with exterior and atrium views

HVAC: central heat pump system with cooling towers and boilers

Parking: 1,332 surface spaces for 4.2/1,000 SF ratio (possibility to expand)

Fire Suppression: wet-pipe sprinkler system

Fiber: Dublink Transport is available to the building (visit www.dublinktransport.com for more information)

Electric: 120, 277, and 480 V on each floor with dual feed into each building

Generator: new 1500KW, 3-phase full building generator

Exterior Window Walls: double paned glass in aluminum frame

Loading Dock: available in North Tower

Roof: single-ply, EPDM ballasted

AVAILABILITY

NORTH TOWER

Suite	RSF	Rate
150N	8,987	$13.50 NNN
200N	31,510	$13.50 NNN
300N	31,510	$13.50 NNN
400N	31,510	$13.50 NNN
500N	31,510	$13.50 NNN

Operating Expenses estimated to be $8.50

**all suites are divisible by 5,000 SF*

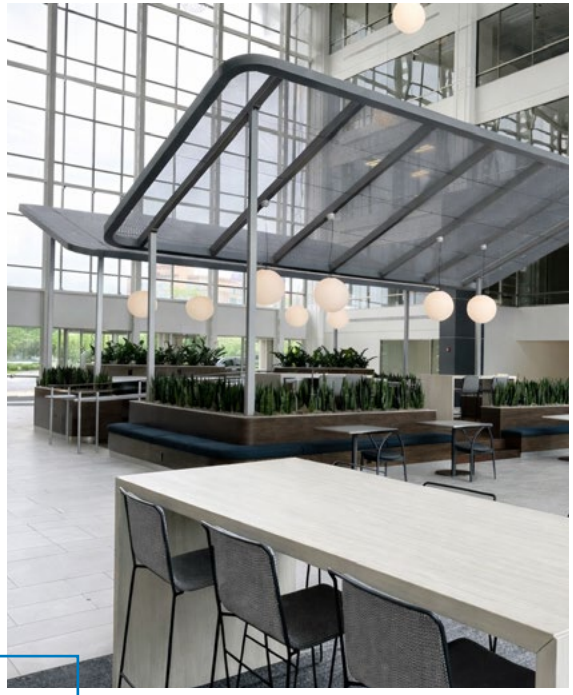
SOUTH TOWER

Suite	RSF	Rate
150S	5,871	$13.50 NNN
200S	31,510	$13.50 NNN
380S	7,032	$13.50 NNN
400S	31,510	$13.50 NNN

Operating Expenses estimated to be $8.50

**all suites are divisible by 5,000 SF*

Entire building can be leased for 300,000 SF of space.





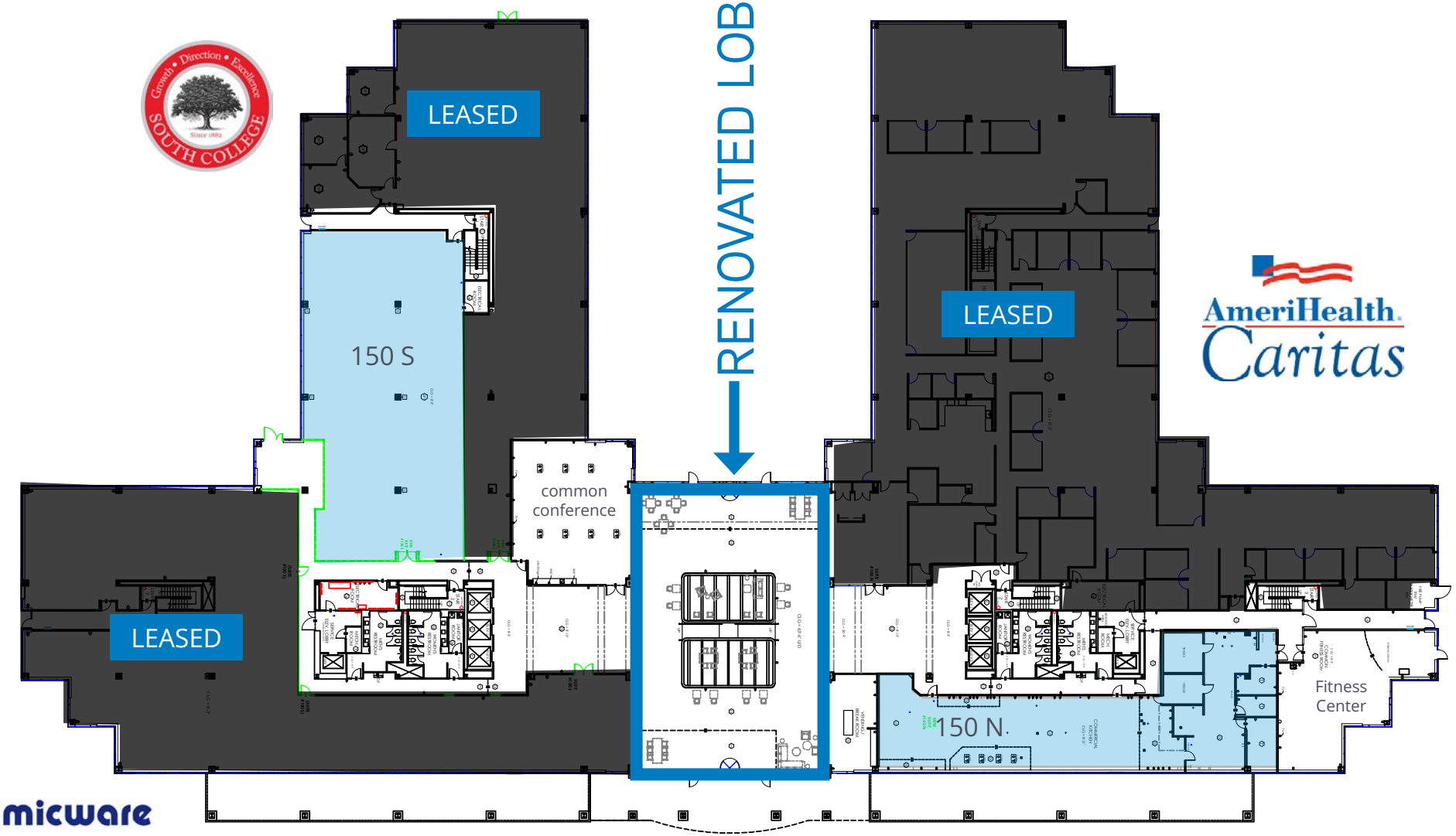




1

South Tower | Suite 150S

5,871 SF



North Tower | Suite 150N

8,987 SF

2

Multi-Tenant Concept

SECOND FLOOR

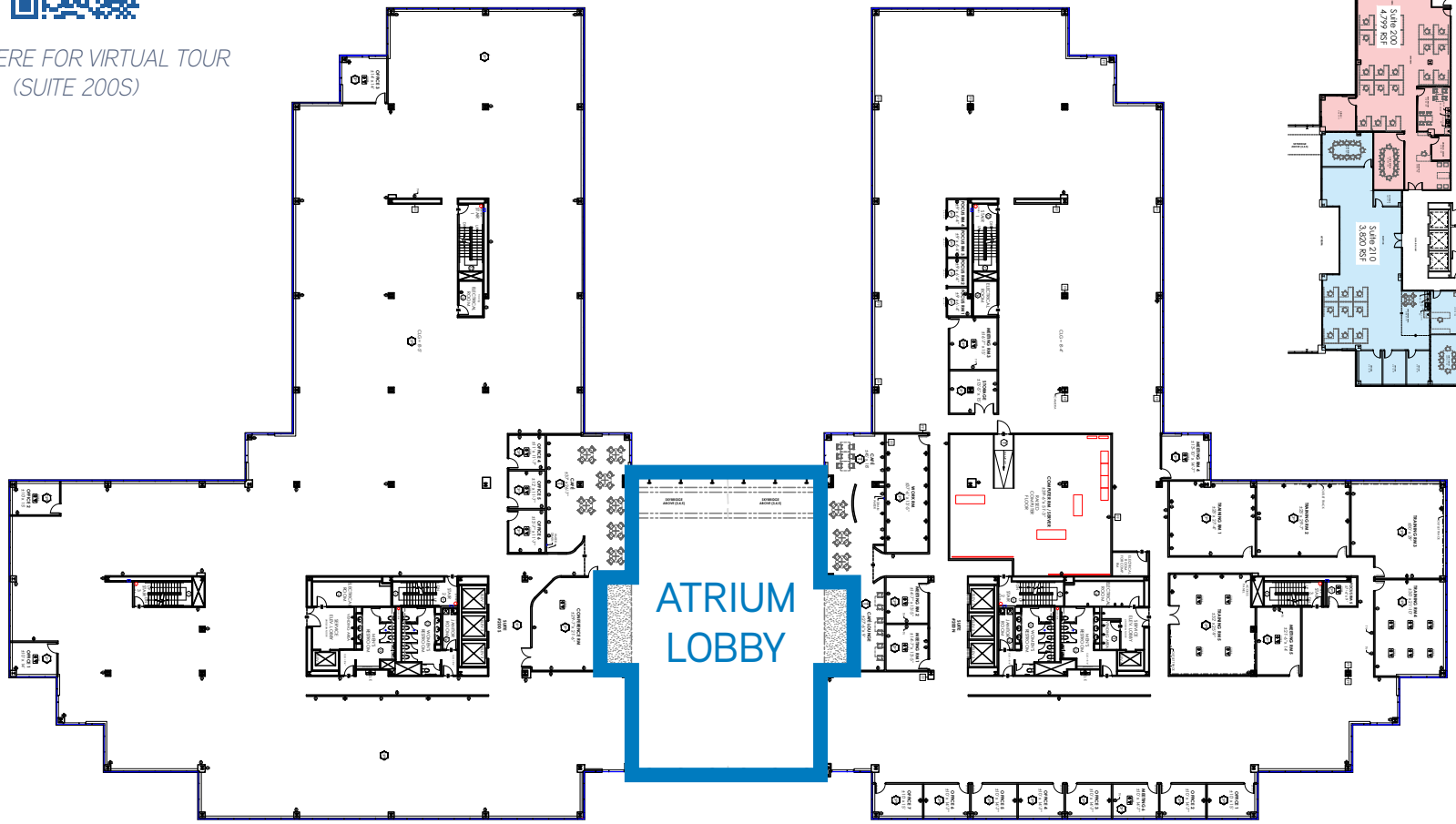
South Tower | Suite 200S

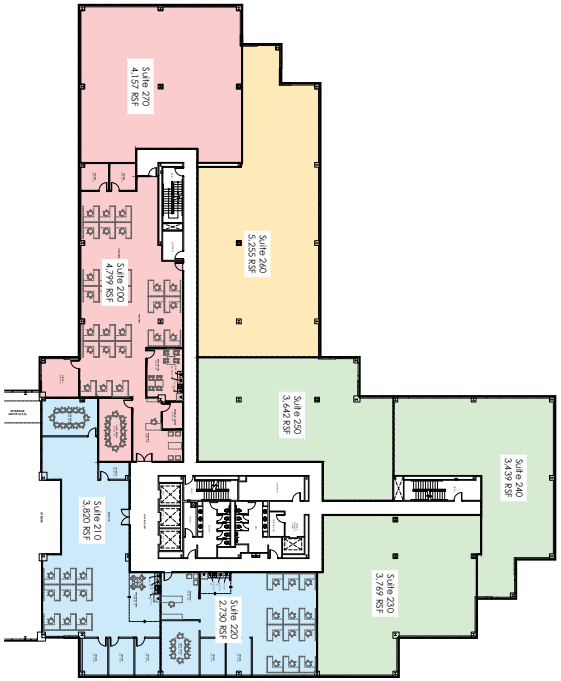
31,510 SF

North Tower | Suite 200N

31,510 SF

CLICK HERE FOR VIRTUAL TOUR (SUITE 200S)





CLICK HERE FOR VIRTUAL TOUR (SUITE 200N)

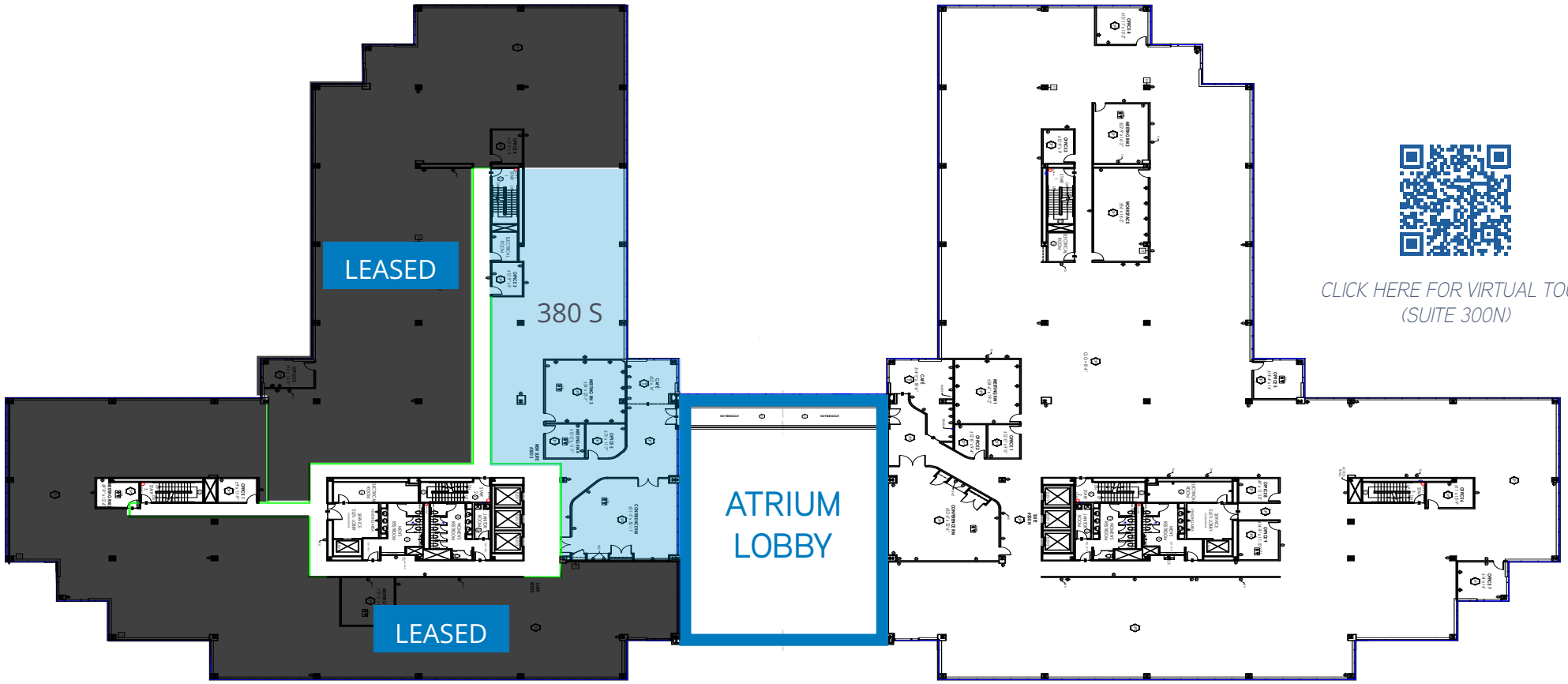
3

South Tower | Suite 380S

7,032 SF

North Tower | Suite 300N

31,510 SF



CLICK HERE FOR VIRTUAL TOUR (SUITE 300N)

4

South Tower | Suite 400S

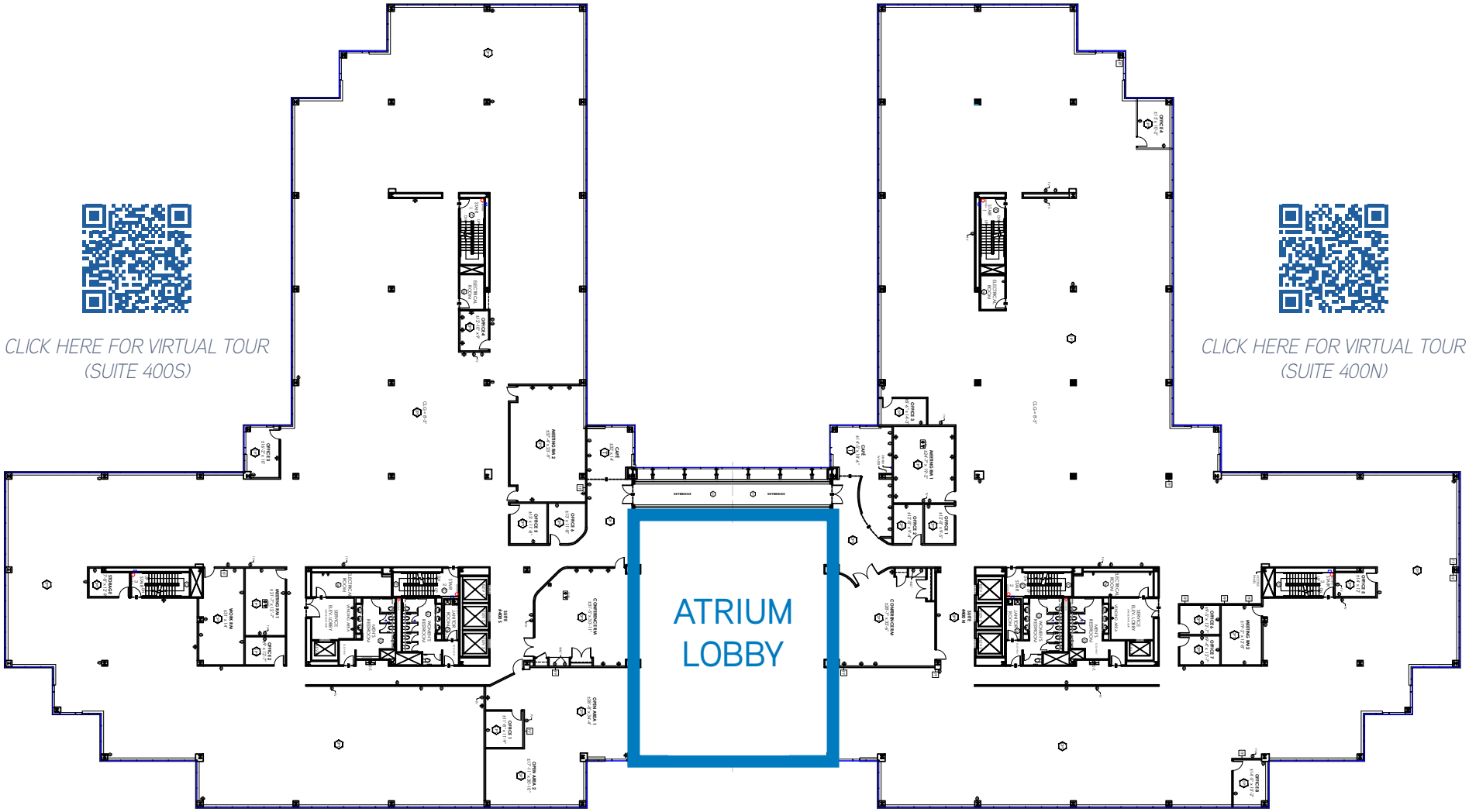
31,510 SF

North Tower | Suite 400N

31,510 SF

CLICK HERE FOR VIRTUAL TOUR (SUITE 400S)

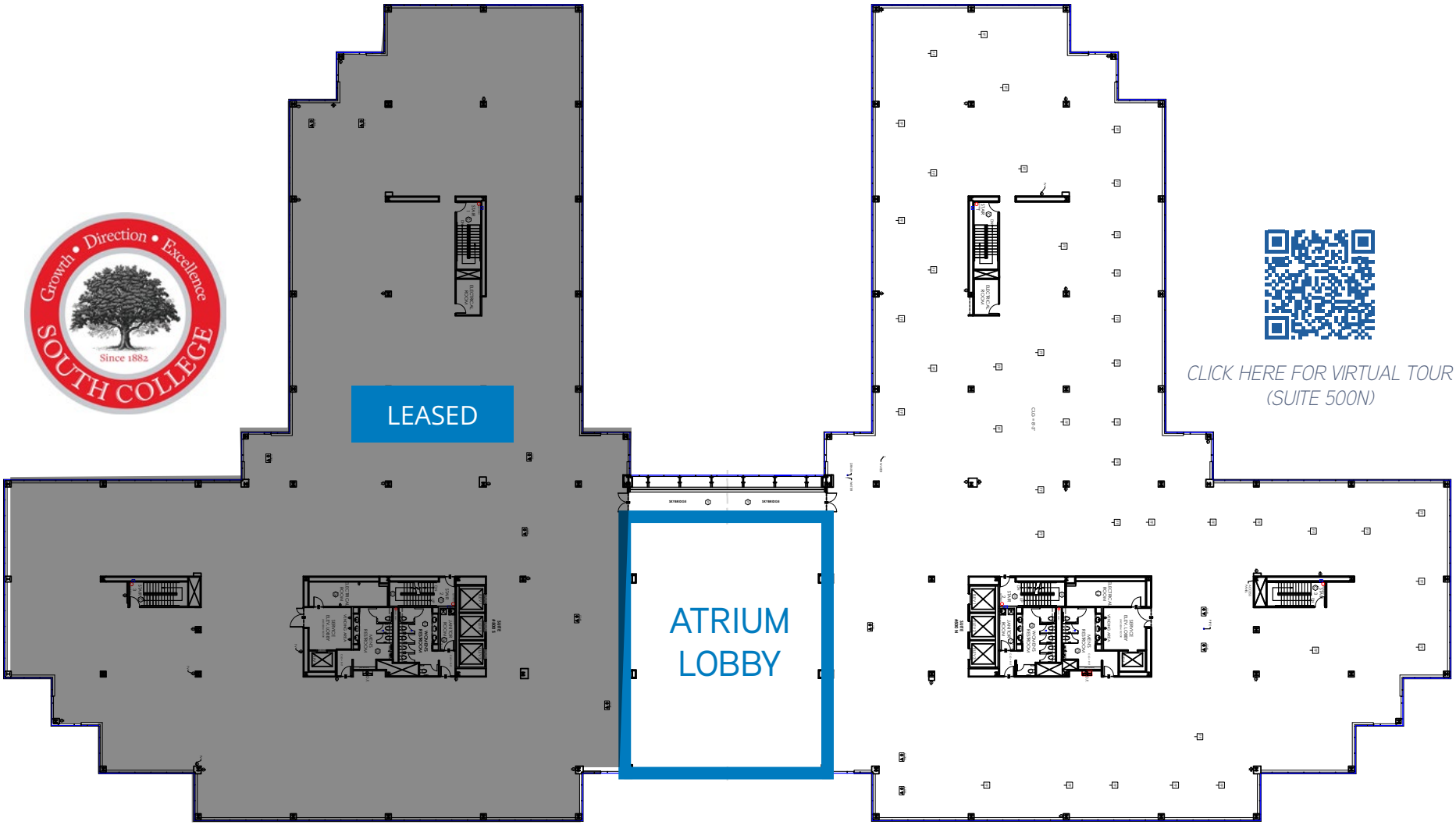
CLICK HERE FOR VIRTUAL TOUR (SUITE 400N)



5

North Tower | Suite 500N

31,510 SF

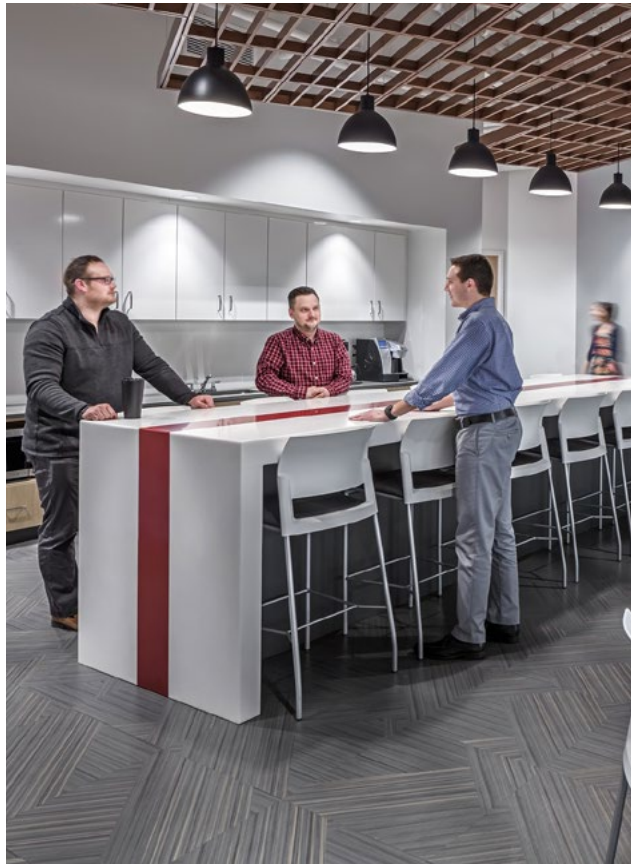


CLICK HERE FOR VIRTUAL TOUR
(SUITE 500N)


CareWorks







FIND YOUR PLACE

This class A building features 5 floors of premier office space with flexible configurations, efficient floorplates, two and unique signage opportunities so that your office space can be distinctly your own.

BE ENGAGED

In today's competitive market for talent, office culture is everything. The modern, dynamic design of Atrium I helps foster collaboration and engagement among diverse teams while creating a high-energy environment wherein employees thrive.

STAY CONNECTED

The city of Dublin sponsors 125 miles of fiber optics called Dunlink Transport that runs underground throughout Dublin and many surrounding Central Ohio communities. Dublink makes Dublin the best-connected community in Central Ohio and beyond and is recognized globally as a top broadband-rich environment



BEST-IN-CLASS AMENITIES

Atrium I represents a bold new vision of what office space can be. With flexible, best-in-class space and a unique, 21st century amenity offering, Atrium I combines modern design, unique programming and amenities, and superior technology and sustainability features to cater to today's dynamic workforce.

With ample outdoor space and a highly-amenitzed locale, Atrium I offers unrivaled accessibility and caters to those seeking an elevated work experience.

Take a lunchtime stroll, walk or enjoy a short drive to one of the many shopping and dining establishments nearby, or run a quick errand to one the many convenience and specialty stores in the area.





CAFE

A cafe/deli serving breakfast and lunch will be located on the first floor, and will add to the high energy atmosphere of the common area that features TVs and casual seating. The cafe will offer daily specials alongside a menu of quick serve and grab & go items.

COLLABORATION

The lobby features large, communal tables that encourage collaboration and conversation. Perfect for team meetings, casual work sessions, or catching up over coffee, these tables provide ample space in a bright, open setting designed to keep energy and productivity high.





HEALTH & WELLNESS

A healthy body promotes a healthy state of mind and helps boost productivity. Atrium I provides access to a fully-equipped fitness center featuring cutting-edge training equipment and shower/locker rooms.

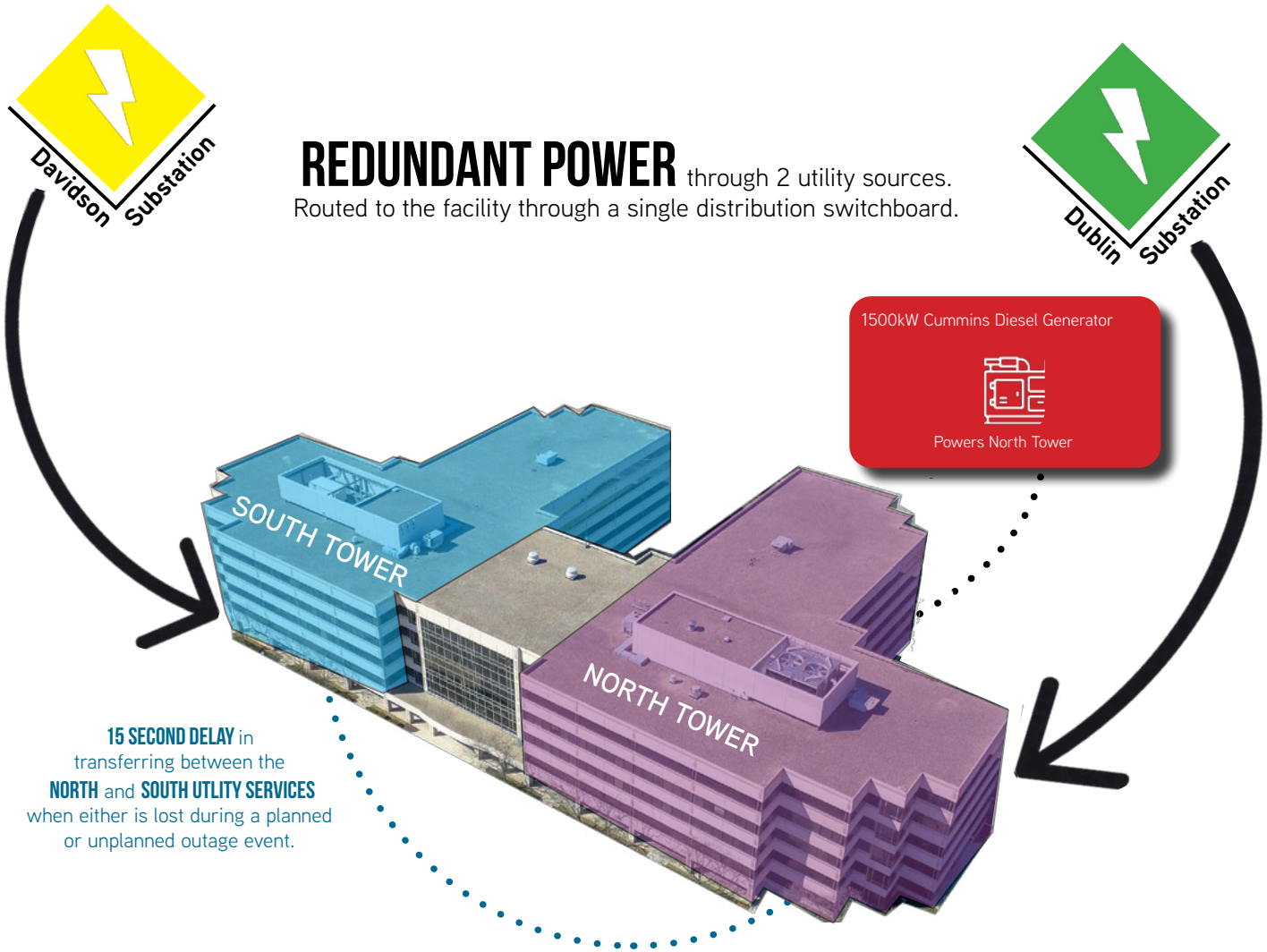
CONFERENCE ROOM

The common conference room will be available for short and long term reservation as an additional space to host trainings, large meetings, events, and the like. The conference room will fit ~200 people



REDUNDANT POWER

Atrium I features redundant power to ensure you survive a spontaneous server power supply failure by using separate building circuits to run dual power supplies.



DUBLIN, OH

47,000+
RESIDENTS

1.7M SF
RETAIL SPACE

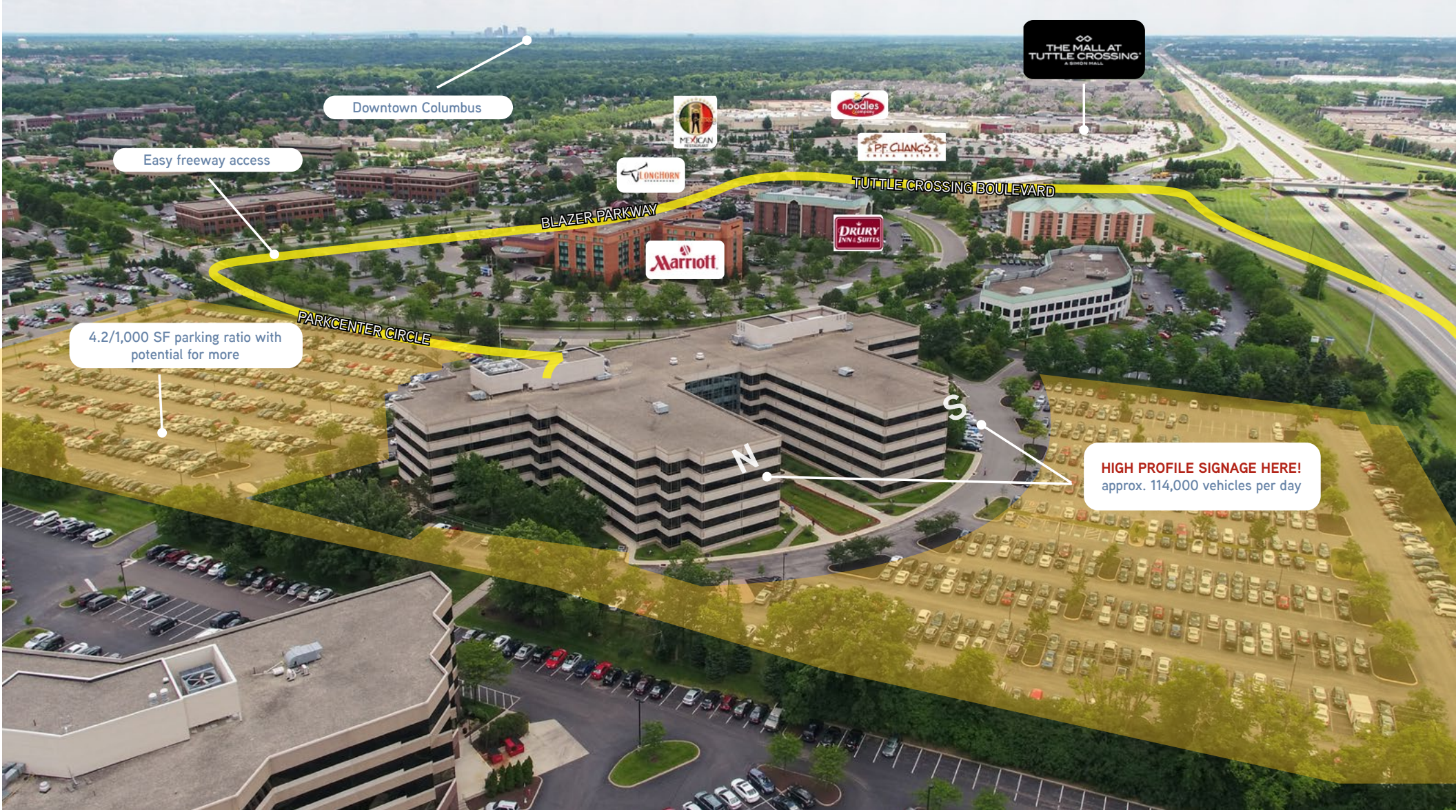
70,000+
DAILY WORKFORCE

80%
HAVE A BACHELOR'S
OR GRADUATE DEGREE









LOCATION

- 10 miles to Worthington
- 14 miles to Broad Street & High Street
- 18 miles to Easton
- 21 miles to John Glenn International Airport
- 22 miles to New Albany

LOCAL AMENITIES

(within 3 miles - not shown on map)

RESTAURANTS

House of Japan
McDonald's
Bob Evans
Boston Market
BJ's Restaurant
Zoup!
Starbucks
Steak 'n Shake
Subway
Classics 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

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

OTHER

Bridge Park



THRIVE IN DUBLIN

With its strong economic base and robust physical and technology infrastructure, the Dublin Business Community provides an environment where smart and innovative organizations thrive. Dublin is consistently ranked one of the safest cities in the nation, and in 2015, it was named one of America's Top 20 Creative Class Cities. It is an attractive dining, shopping and entertainment destination anchored by the newly-developed urban, walkable Bridge Park.

VIBRANT COMMUNITY

Approximately 25 square miles, the City annually hosts the Jack Nicklaus PGA Tour Memorial Tournament at Muirfield Village Golf Club and one of the nation's largest Irish cultural events, the Dublin Irish Festival. In 2014 and 2012, Dublin was recognized as the Most Outstanding Global Festival and Event City in the World by the International Festivals and Events Association.



CORPORATE NEIGHBORS

As the largest Class A submarket, Dublin is home to is home to more than 20 corporate headquarters and 4,300+ businesses, and attracts large corporate users including Cardinal Health, CareWorks, and The Wendy's Company. Thriving, innovative businesses across all major industries have already chosen Dublin as the place to call home.

CardinalHealth
Wendy's
g2o
HAGERTY
OLC
XPOLogistics
CareWorks
Quantum HEALTH
fiserv.
Ashland always solving
updox
Veeva
UnivarSolutions
IGS
OhioHealth
sedgwick
EXPRESS SCRIPTS
UnitedHealthcare
LabCorp Laboratory Corporation of America
epiq
OCLC
INEOS
smiths medical
Quest
covetrus
CommunityChoice FINANCIAL
CRAWFORD HOYING
Humana

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?

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

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



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.

FitBiz



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