

FOR LEASE

TWO METRO PLACE

565 METRO PLACE S

UNDER NEW
OWNERSHIP



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PROPERTY *HIGHLIGHTS*



LEASE RATE
\$13.50 NNN

Two Metro Place was recently acquired by Priam Properties, who welcome the property to their Dublin portfolio, which includes the nearby Metro IV and Metro V. Built in 2000, Two Metro Place is a premier, Class A property with an excellent tenant mix.

AVAILABILITY

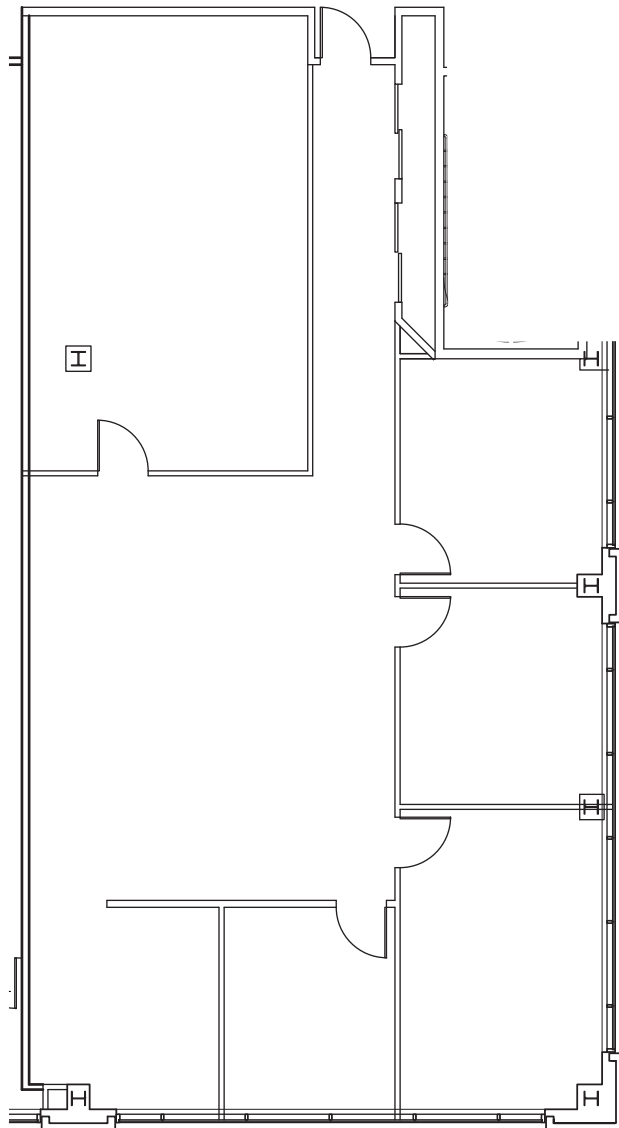
SUITE 120 2,370 RSF

SUITE 200 8,406 RSF *divisible*

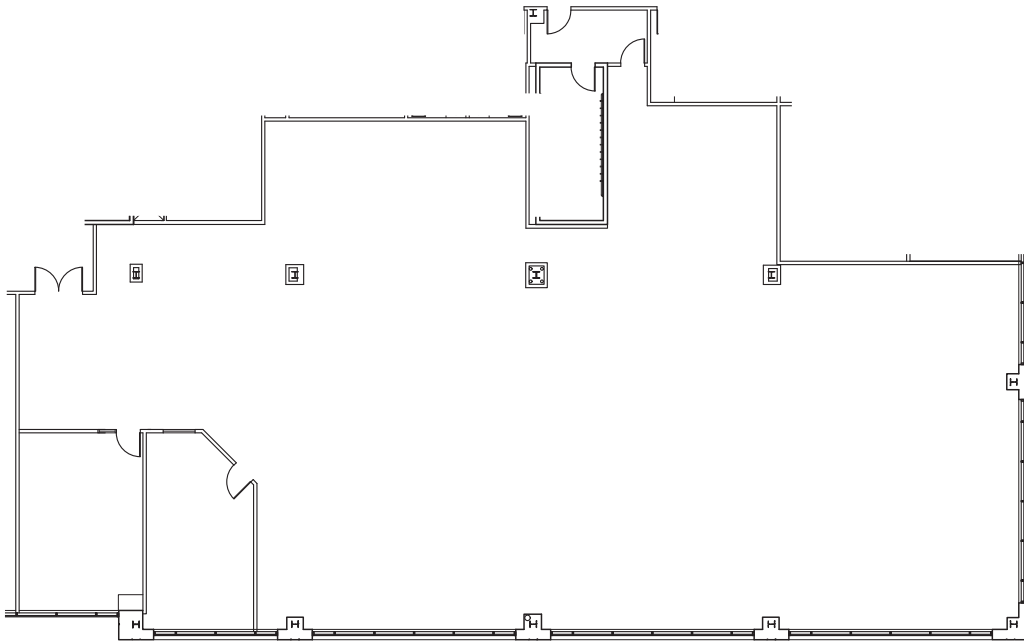
SUITE 420 2,877 RSF **\$19.50 FSG** *sublease*

- › New ownership
- › Planned renovations
- › Shower and locker room facilities
- › Monument signage available
- › 1/2,500 SF leased executive underground parking
- › 4/1,000 SF surface parking
- › Card key access
- › Easy access to I-270, Route 33 and Route 161
- › Operating Expenses estimated to be \$8.95
- › Part of the DublinK fiber optic network
(visit www.dublinktransport.com for more details)

FLOORPLANS



SUITE 120 2,370 RSF

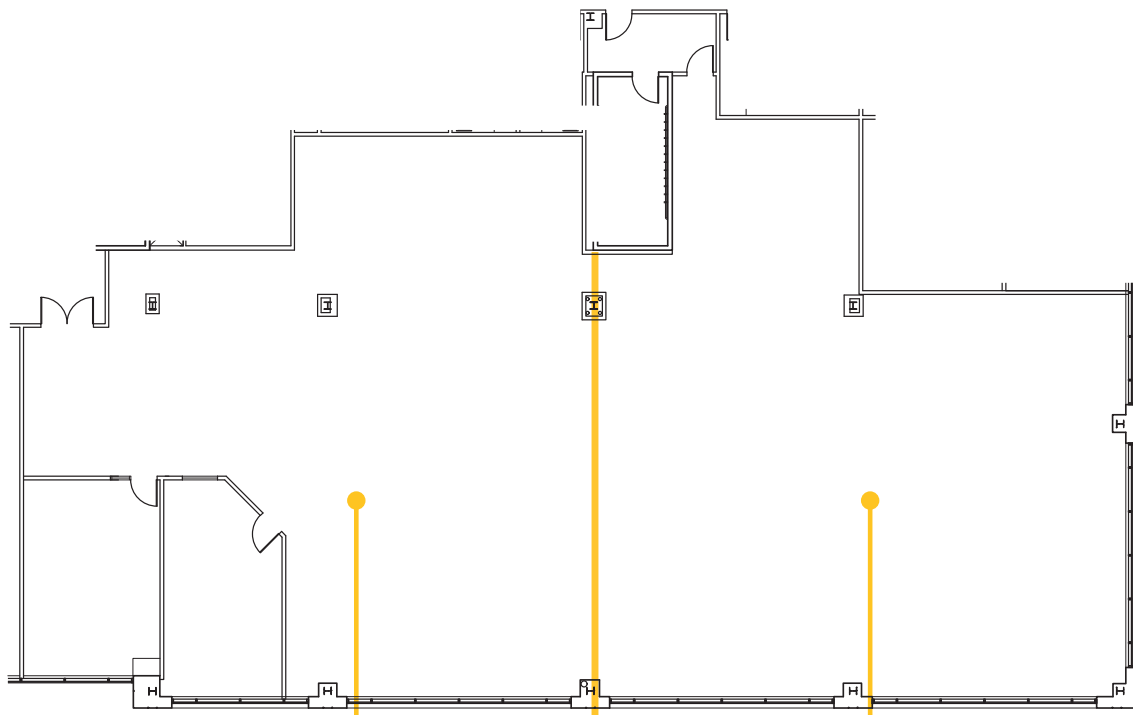


Scan or click
for 3D Tour



SUITE 200 8,406 RSF *divisible*

FLOORPLANS



approximately 3,500 RSF

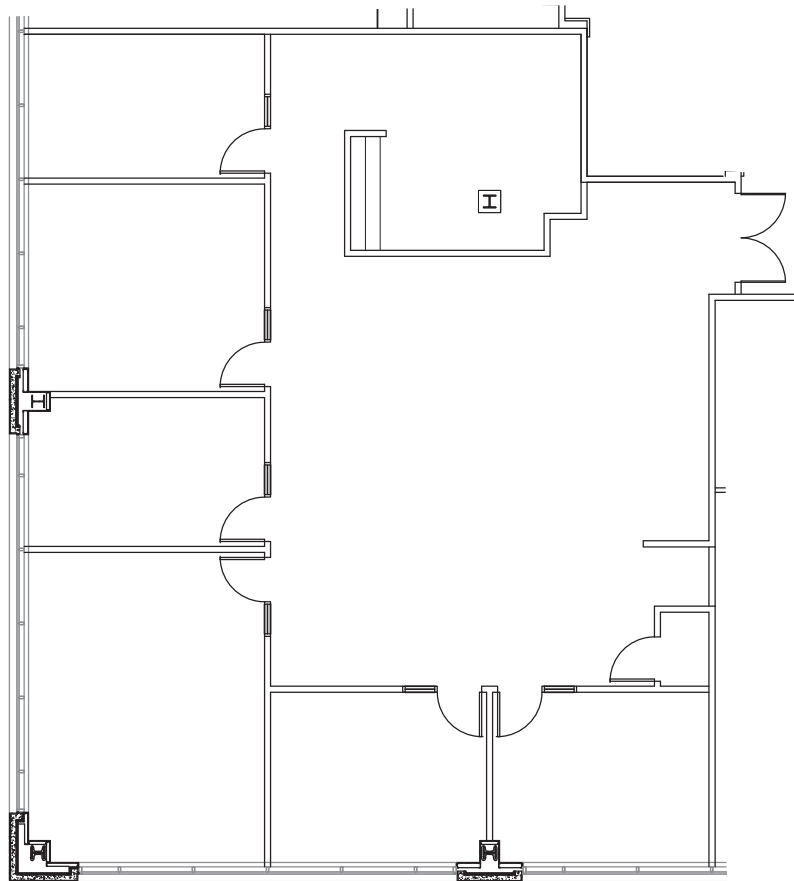
approximately 3,600 RSF

potential demising wall only - Tenant can shift placement to meet space needs

SUITE 200 potential division



FLOORPLANS

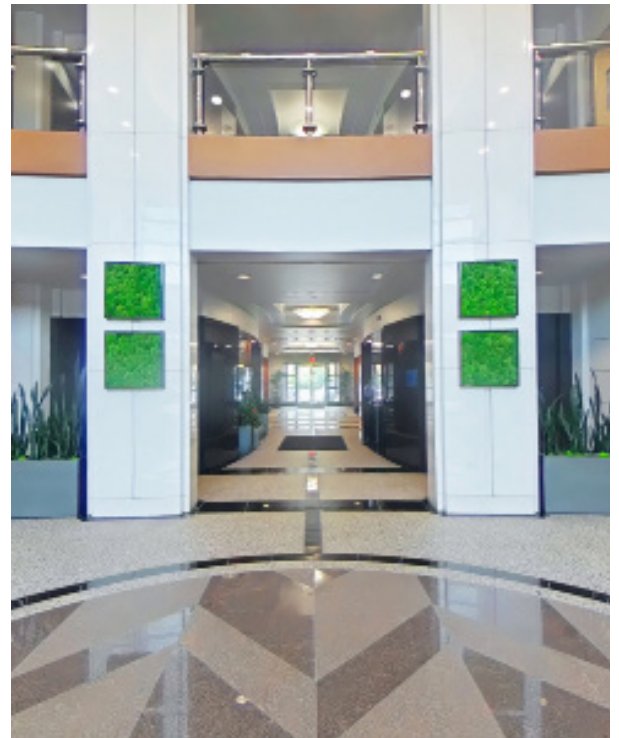


SUITE 420 2,877 RSF



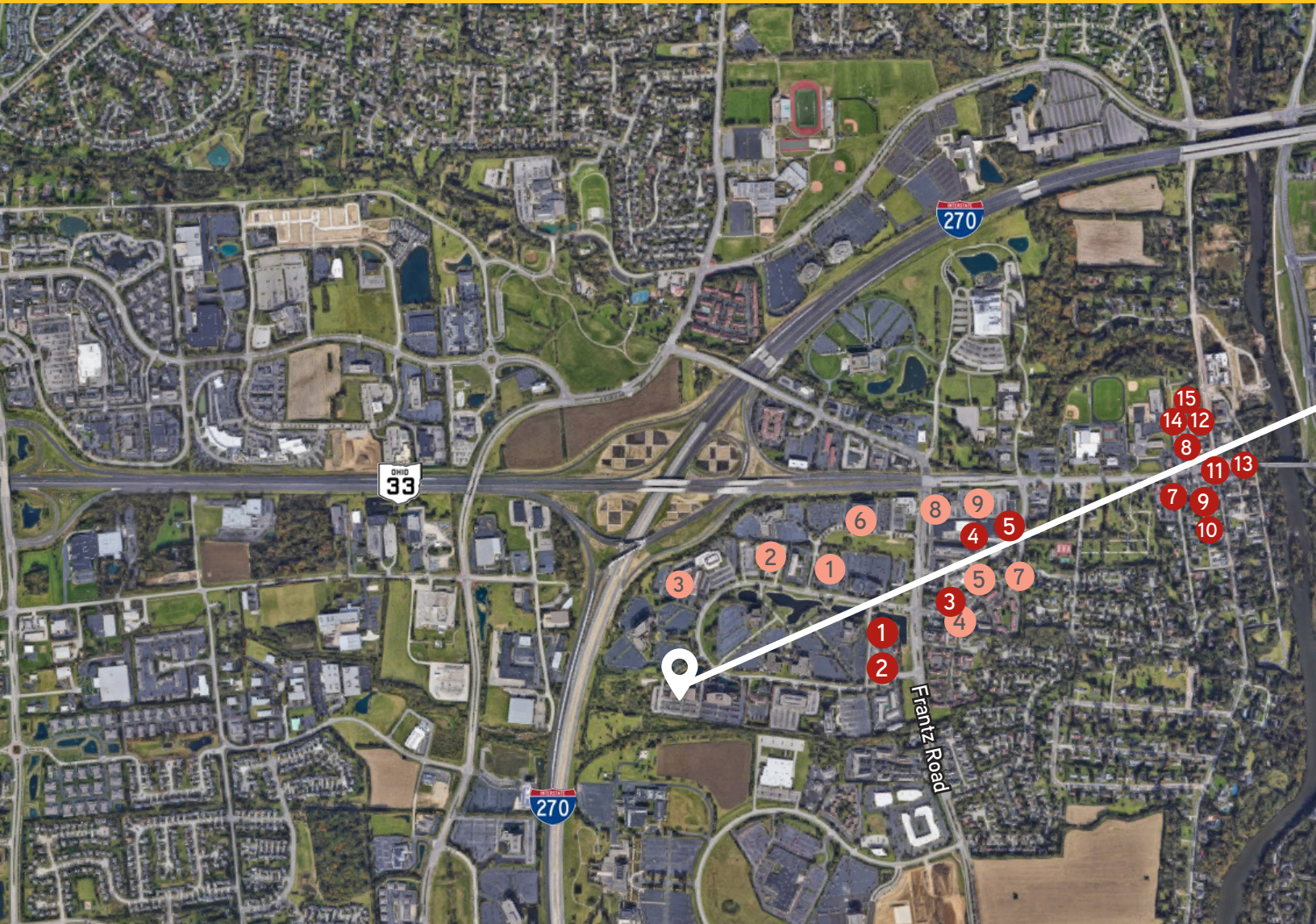
SUITE 200

PHOTO GALLERY





LOCATION & AMENITIES



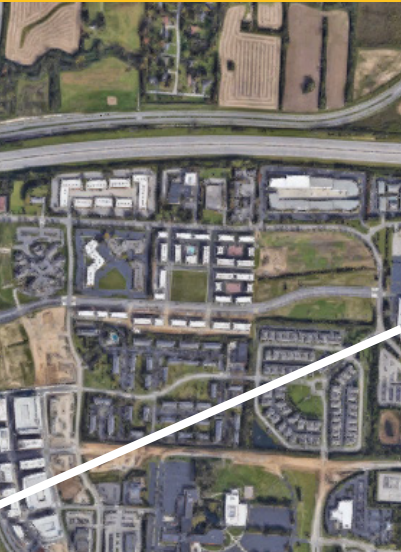
RESTAURANTS

- 1 Max & Erma's
- 2 Graeter's Ice Cream
- 3 Hyde Park Steakhouse
- 4 Pizza Hut
- 5 Jason's Deli
- 6 Bob Evans
- 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



17 miles from downtown Columbus

DUBLIN, OH

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 (<http://www.ThriveinDublinOhio.com>)

5800 Shier Rings Road, Dublin, Ohio, USA 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.



Dublin Tenants *stay* in Dublin

Tenants often relocate their office space to fit their needs, and much can be learned from Tenant migration patterns. For instance, in the past year, **over 80 percent** of tenants that left space in Dublin leased space elsewhere in Dublin, demonstrating the city's unmatched ability to retain office tenants.



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