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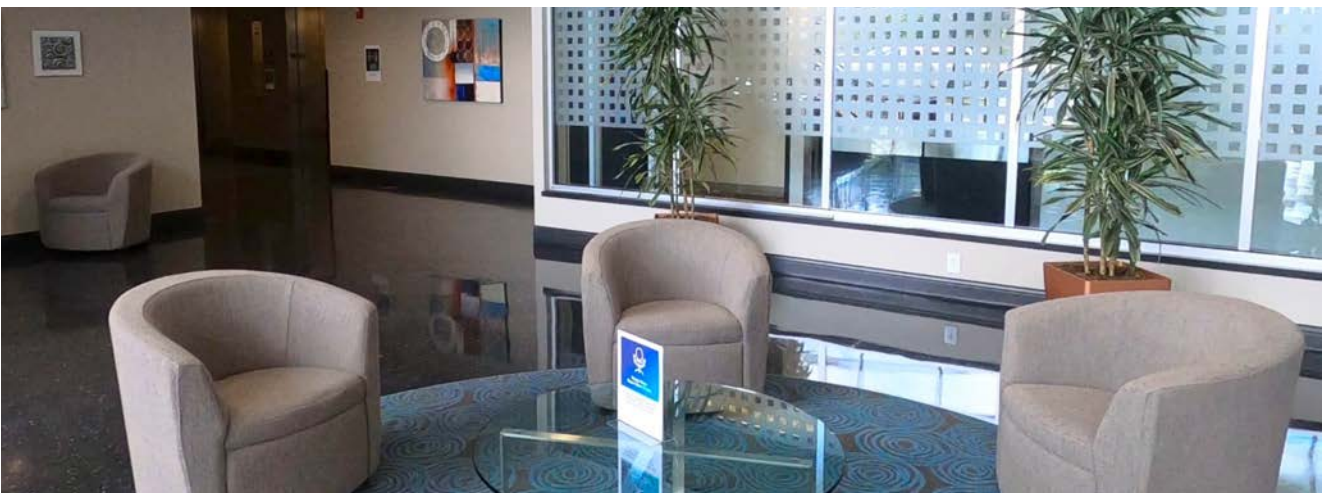
PARKCENTER CIRCLE

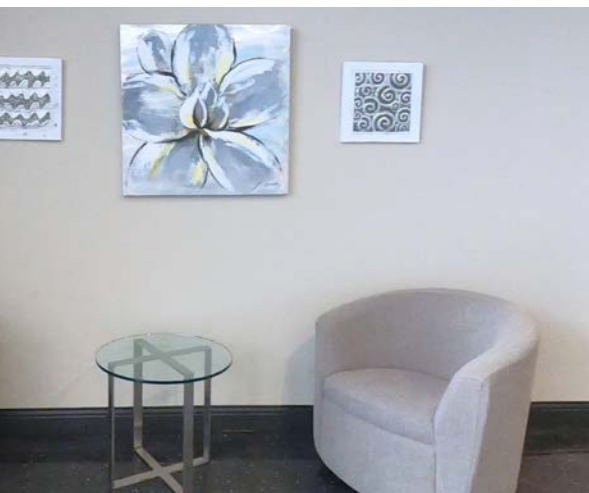
Dublin, Ohio 43017

5515
PARKCENTER
CIRCLE

Colliers

»» A Place to Innovate
highly-functional space fosters productivity





FEATURES

- **Floor to ceiling glass windows**
- Large **open floorplates**
- **Updated lobby**
- **24-hour** card key access
- Robust infrastructure including **two full building back-up generators**
- **5.1/1,000 SF** parking ratio with potential for more
- High-profile office park location
- **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 numerous restaurants, hotels, banking and shopping venues
- **Dublink Transport** available to the building (visit www.dublinktransport.com for more information) Dublink Transport is a broadband connection program with speeds of up to 100 Gb per second.
- Operating Expenses estimated \$10.16/SF

PROPERTY OVERVIEW

Built in 1995 and expanded in 2001, the building is three stories and contains 117,003 square feet of office space.

The property is located in Dublin, Ohio just east of Interstate 270 on Rings Road and easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels. Dublin is the largest suburban office market and offers excellent housing, schools and a business-friendly environment.

- > 14 miles to Broad Street and High Street
- > 18 miles to Easton
- > 21 miles to John Glenn International Airport
- > 22 miles to New Albany



PARKCENTER ONE

AVAILABLE SPACES

5515 PARKCENTER CIRCLE

Suite	RSF	Rate	Description
100A	6,491	\$13.50 NNN	Divisible. Mostly open space with conference rooms on each end of the suite.
100B	8,446	\$13.50 NNN	Divisible. Suite features open space with two large conference rooms, two private offices and a kitchen area.
120	20,332	\$13.50 NNN	Divisible. Large suite on the first floor with open space, private offices and conference rooms.
200	17,657	\$13.50 NNN	Divisible. Exposed ceiling, open, creative space. Furniture available. Available on June 1, 2022.
220	21,045	\$13.50 NNN	Divisible. Second floor suite. Mostly open space.
300	43,032	\$13.50 NNN	Divisible. Large suite with open space on the third floor.

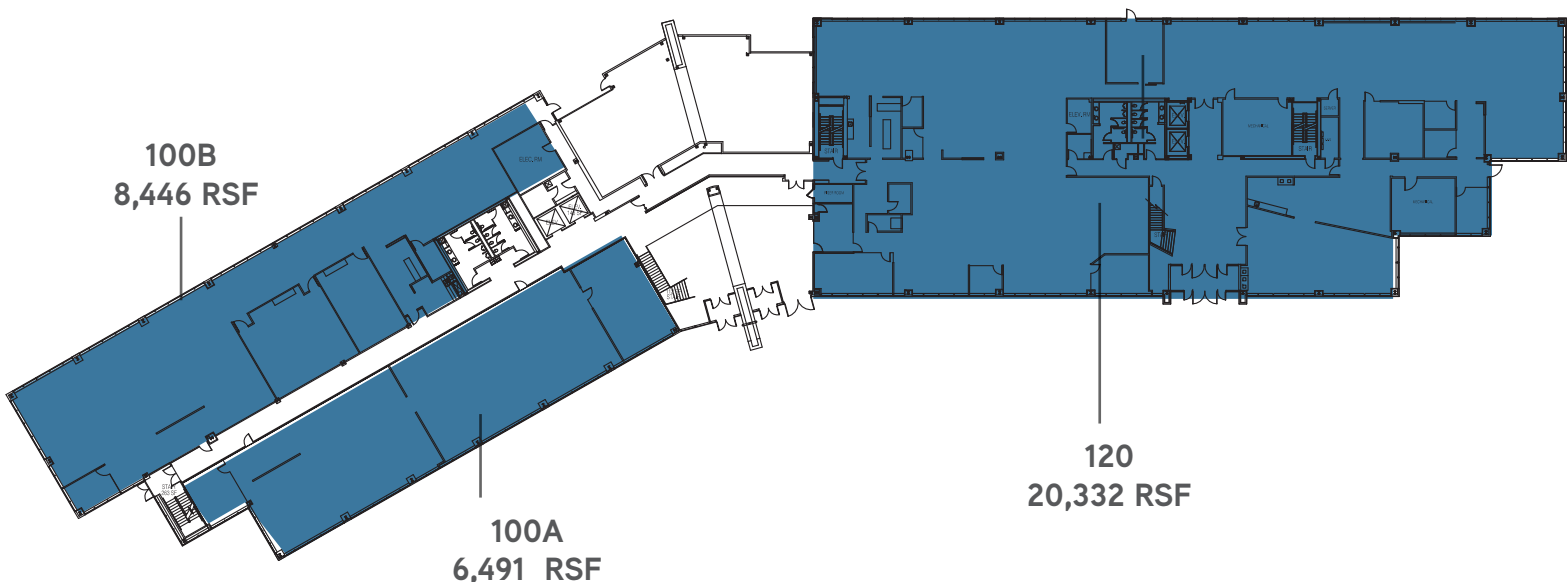
SUITE 100A & 100B | CONTIGUOUS UP TO 14,937 RSF

SUITES 100A, 100B, & 120 | CONTIGUOUS UP TO 35,269 RSF

SUITES 200 & 220 | CONTIGUOUS UP TO 38,702 RSF

SF Available

117,003 RSF

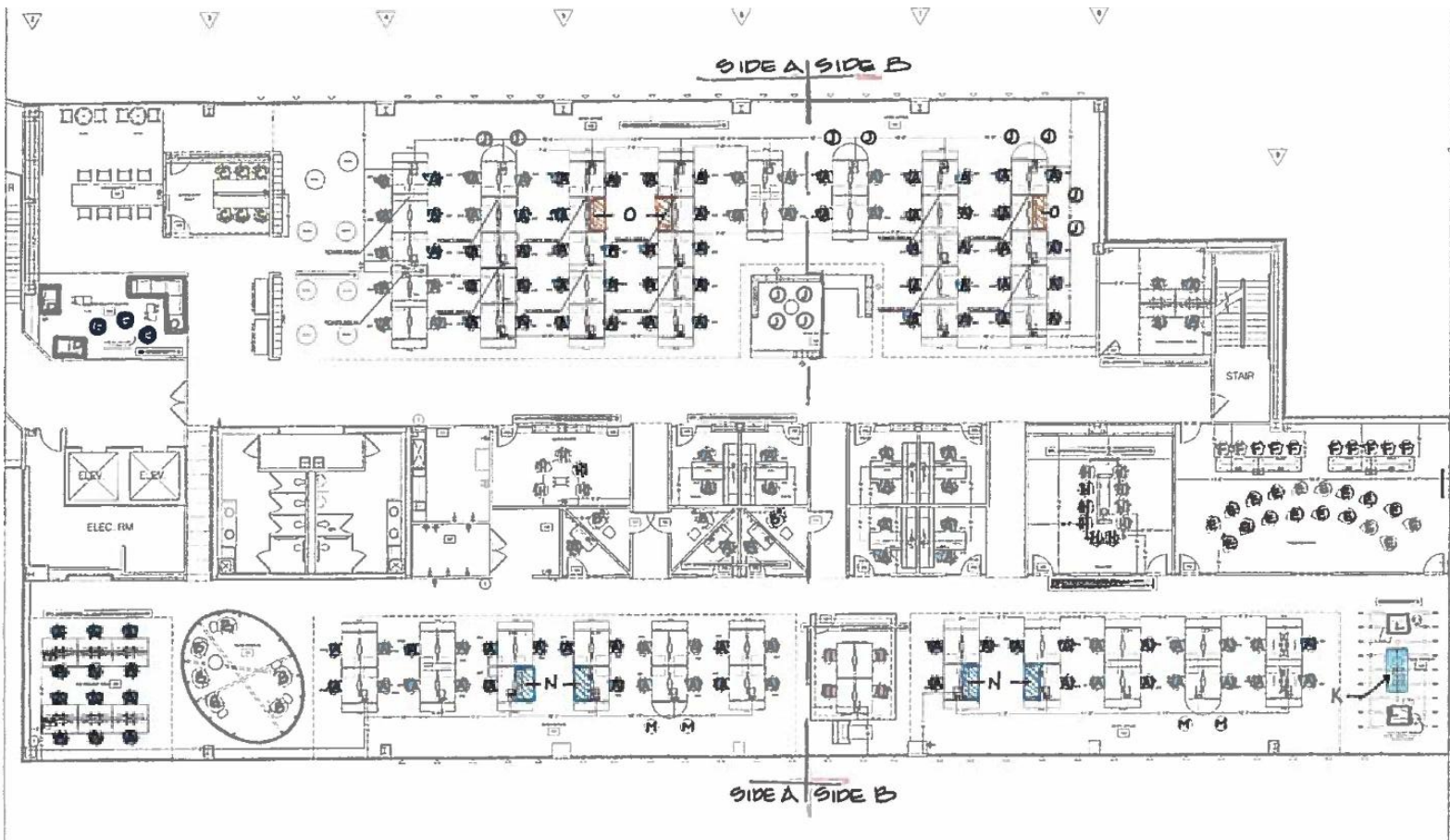


SUITE 200 | 17,657 RSF

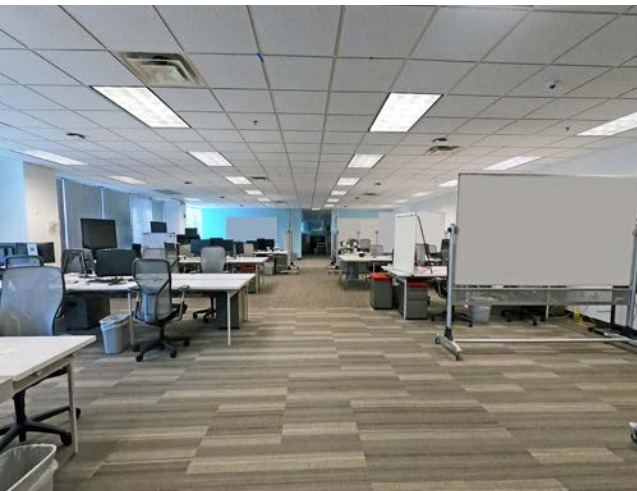
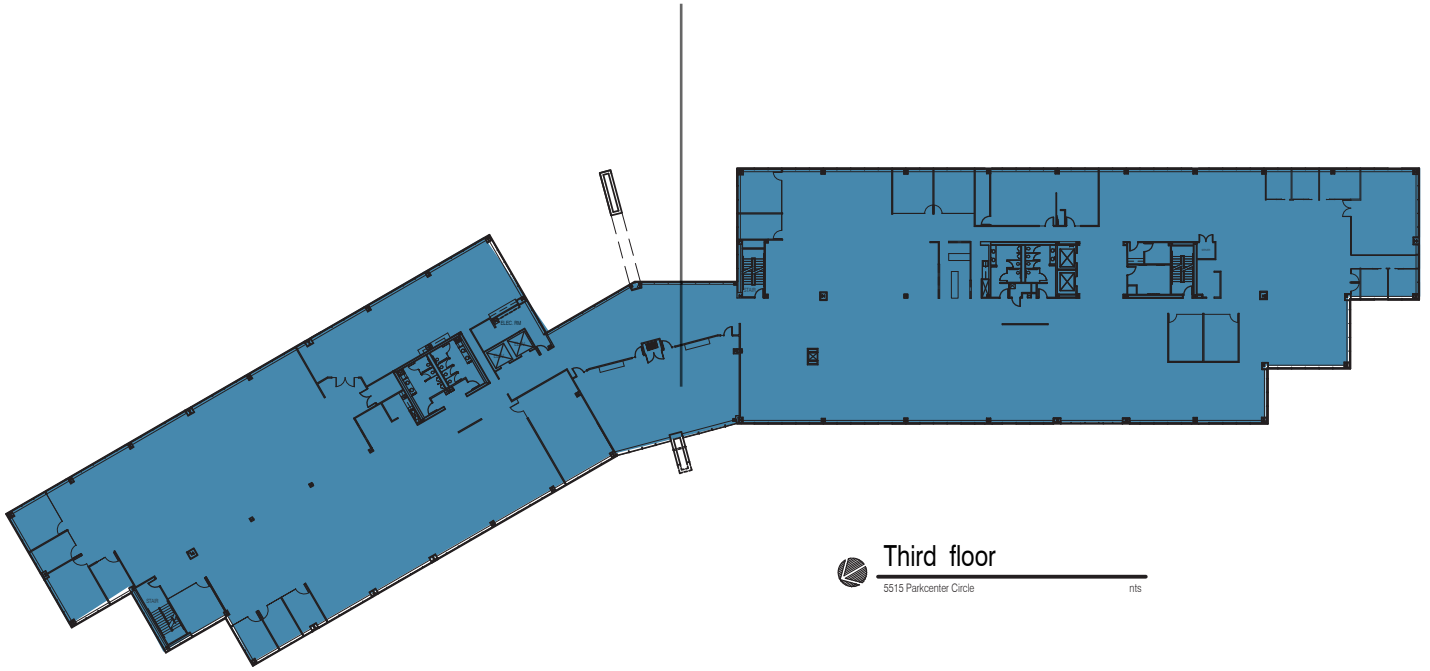
SUITE 220 | 21,045 RSF



SUITE 200 | FURNITURE PLAN



SUITE 300 | 43,032 RSF



THE MALL AT TUTTLE CROSSING
A SIMON MALL



BLAZER PARKWAY

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
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



Easy freeway access via Blazer to Tuttle



PARKCENTER CIRLCE

5.1/1,000 SF parking ratio with potential for more

DUBLIN PROFILE

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

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 office to local carrier-neutral data center at no cost. Visit dublinktransport.com for more details.
- › Dublink 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)

Highways

- › Five highway interchanges
- › 33 Smart Corridor hub for connected and autonomous vehicle testing

Strong Infrastructure

- › 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



City of Dublin

OHIO, USA

DUBLIN INCENTIVES

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)

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.



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PARKCENTER CIRCLE

Dublin, Ohio 43017

FOR MORE INFORMATION:

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