

FOR LEASE

METRO IV

425 METRO PLACE N



Colliers

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PROPERTY HIGHLIGHTS



LEASE RATE
\$10.75 NNN

Located at the entry to Metro Center, **Metro IV** has recently been renovated with updated and tastefully appointed common areas. Metro IV offers a high-quality office setting in a convenient, amenity-rich Dublin location.

AVAILABILITY

SUITE 230	2,846 RSF
SUITE 260	1,945 RSF
SUITE 450	5,529 RSF
SUITE 620	3,370 RSF
SUITE 680	3,939 RSF

- › 4.2/1,000 SF parking ratio
- › Monument signage available
- › Updated lobby with tenant cafe offering free coffee options
- › 24/7 Card key access
- › Great Dublin location with access to I-270, Route 33 and Route 161
- › 2020 Operating Expenses estimated to be \$8.40/SF
- › Dublin Transport available to the building
(visit www.dublinktransport.com for more details)

CLASS A

OFFICE BUILDING





BUILDING SPECS

Built in 1981 and remodeled in 2017 this six-story building contains 101,894 square feet with a common area factor of 12%

PROPERTY MANAGEMENT

Colliers International

PARKING

Surface parking ratio of 4.2 spaces per 1,000 square feet

ELEVATORS

Three passenger elevators

HVAC

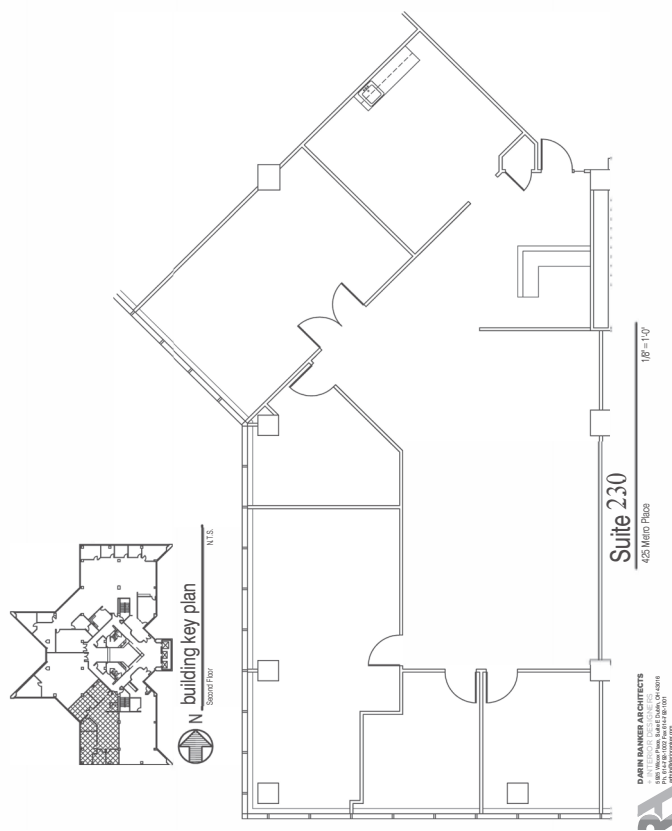
HVAC system is operated during normal business hours, Monday through Friday from 8 AM - 6 PM and on Saturday from 8 AM - 12 PM. After-hours services can be arranged; additional charges apply

FIRE AND LIFE SAFETY

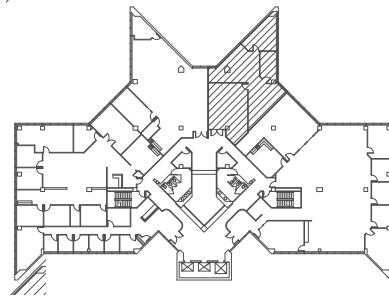
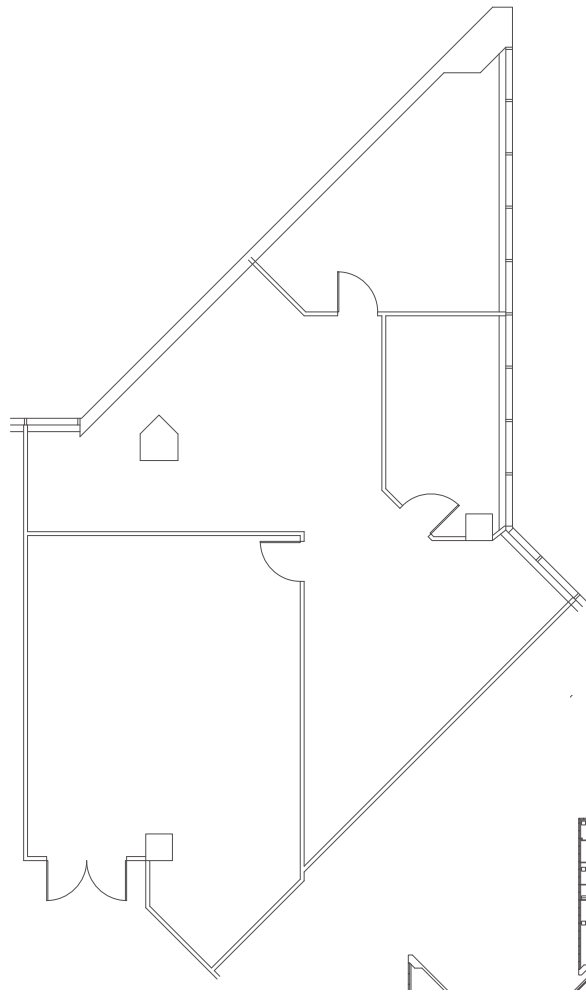
Owner ensures tenant safety with the following:

- fully sprinklered common areas and suites
- fire and smoke detection monitors
- interior fire stairways
- manual fire alarm pull switches
- fire extinguishers, inspected annually

FLOORPLANS



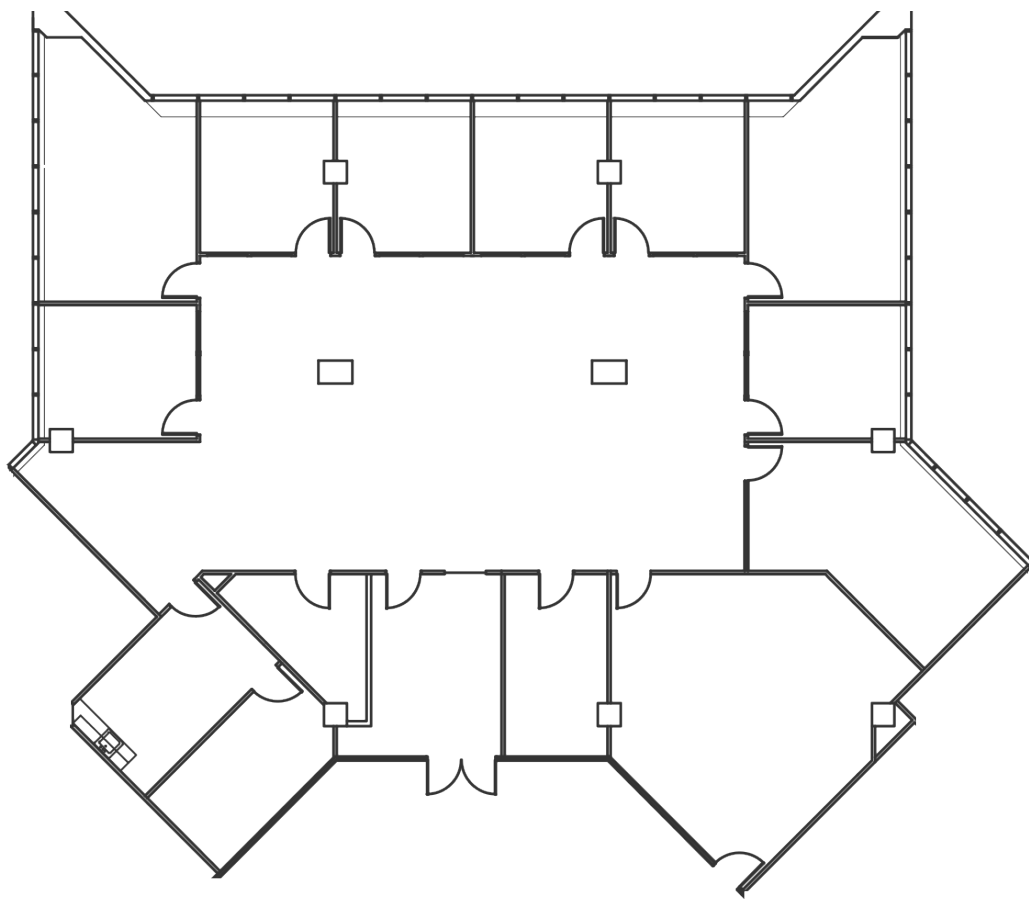
SUITE 230 2,846 RSF



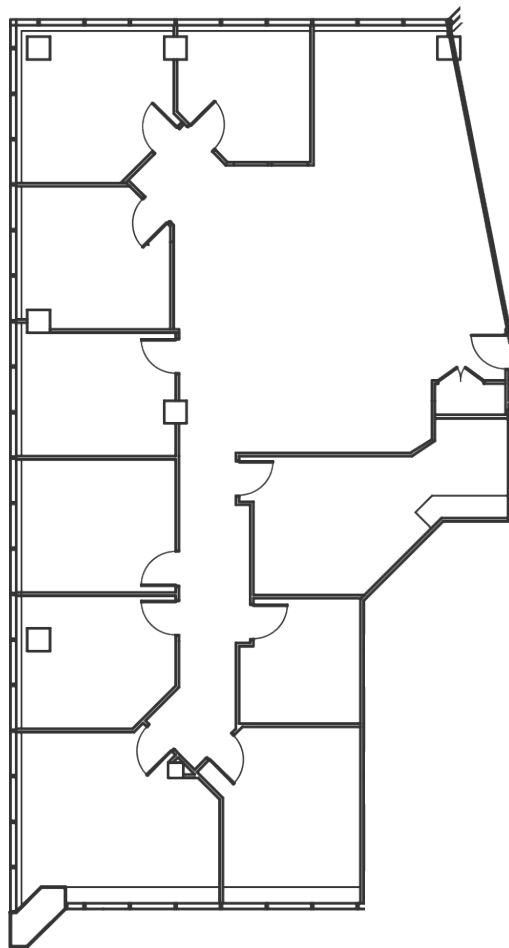
BUILDING KEY PLAN
SECOND FLOOR

SUITE 260 1,945 RSF

FLOORPLANS

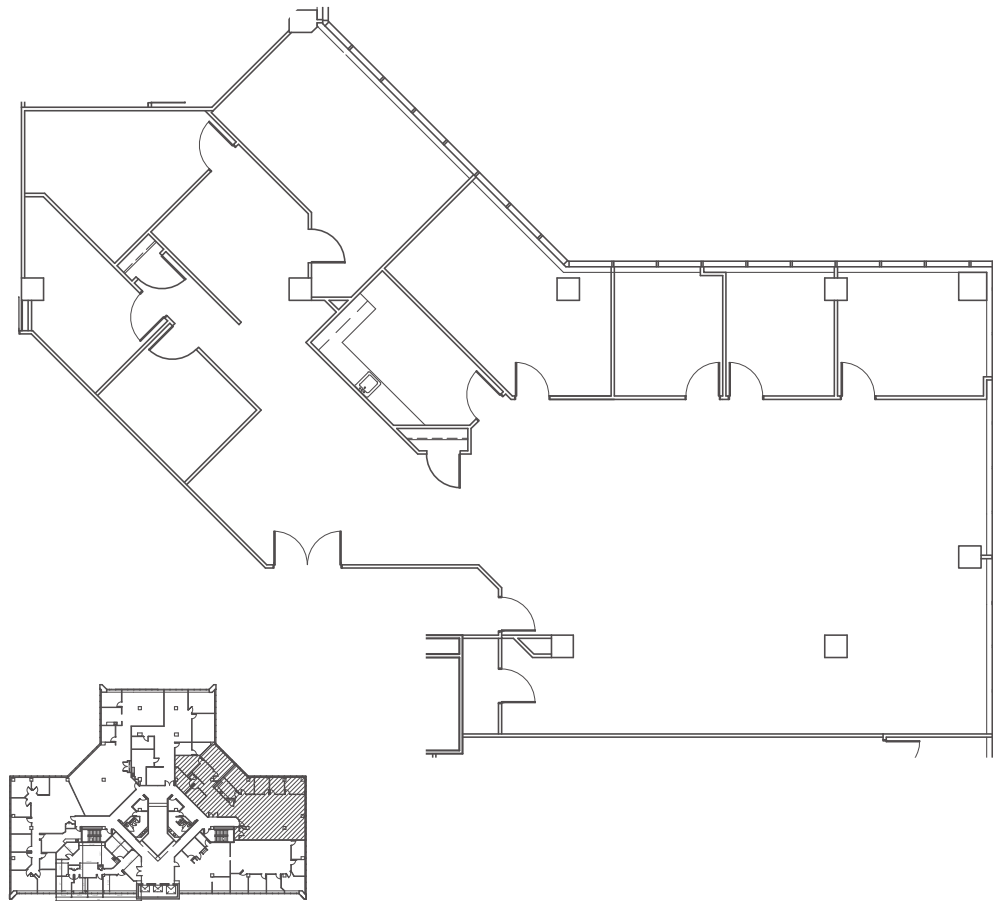


SUITE 450 5,529 RSF



SUITE 620 3,370 RSF

FLOORPLANS



SUITE 680 3,939 RSF

PHOTO GALLERY



SUITE 680



SUITE 260

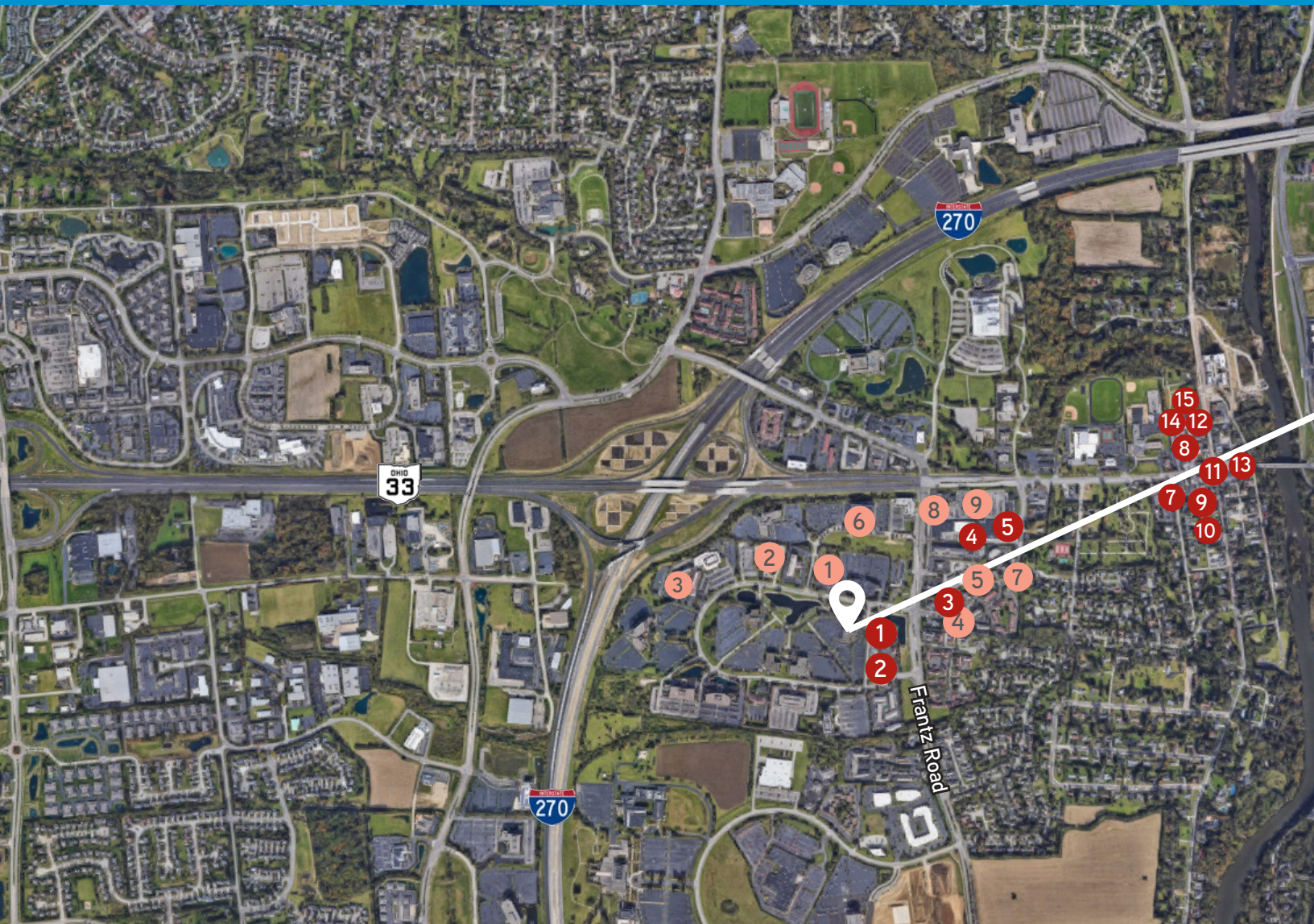


SUITE 260



SUITE 640

LOCATION & AMENITIES



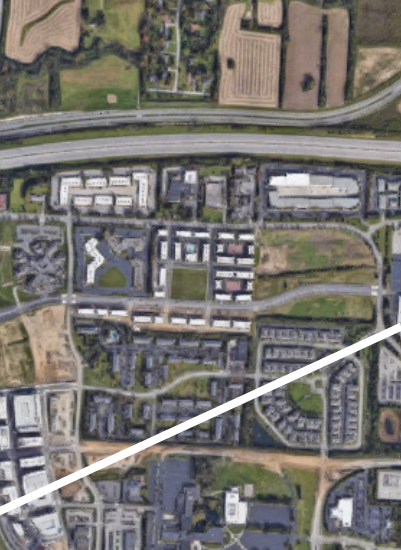
RESTAURANTS

- 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

PROFILE & INCENTIVES

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

› Dublinlink Transport is the city-owned 125-mile underground fiber optic highway. Dublinlink 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 dublinlinktransport.com for more details.

› Dublinlink 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



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.





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