

FOR SALE



5626 Frantz Road

Sale Price

\$4,995,000

Best Kept Secret

Tucked away in one of Columbus' most vibrant submarkets is 5626 Frantz Road, an understated, well-appointed office set in a tranquil, park-like environment. 5626 Frantz satisfies those who seek to create the productive, contemplative thinking that is the bliss of solitude.

43,000 SF Available





Investment Highlights

Located in the heart of the Blazer and Metro Business Districts, 5626 Frantz offers convenient access to Dublin's most attractive amenities. Property features include all new LED lighting, a full generator backup, data room, HVAC, and new roof.



Monument Signage Available

The property offers prominent monument signage at the Frantz Road entrance, well-positioned to attract the attention of commuters and passerby's if desired.



Rare Parking Availability

11.55/1,000 SF

A significantly higher relative volume than comparable properties in the area, 5626 Frantz road offers 500 free surface spaces. Planned repaving in Fall 2020.



Backup Generator

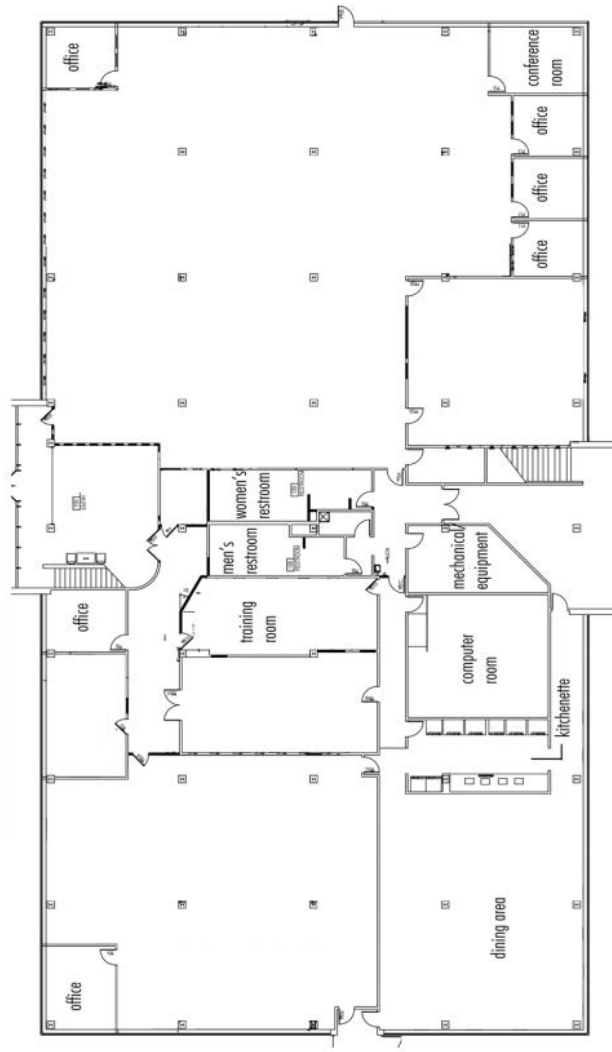
The building featured a 200 kW Standby 180 kW Prime Diesel commercial backup generator with strong motor-starting capability and fast recovery from transient load changes.



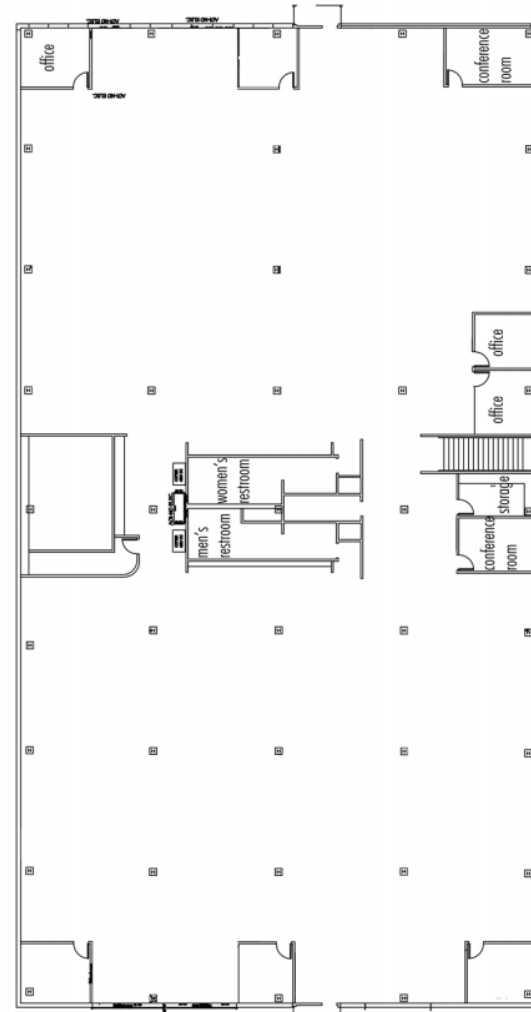
Optimal Location

Located in Dublin, Ohio minutes away from I-270 and Tuttle Mall, 5626 Frantz Road expertly balances convenience and seclusion. Tenants reap the benefits of a park-like setting within a bustling Columbus submarket.

Floorplans

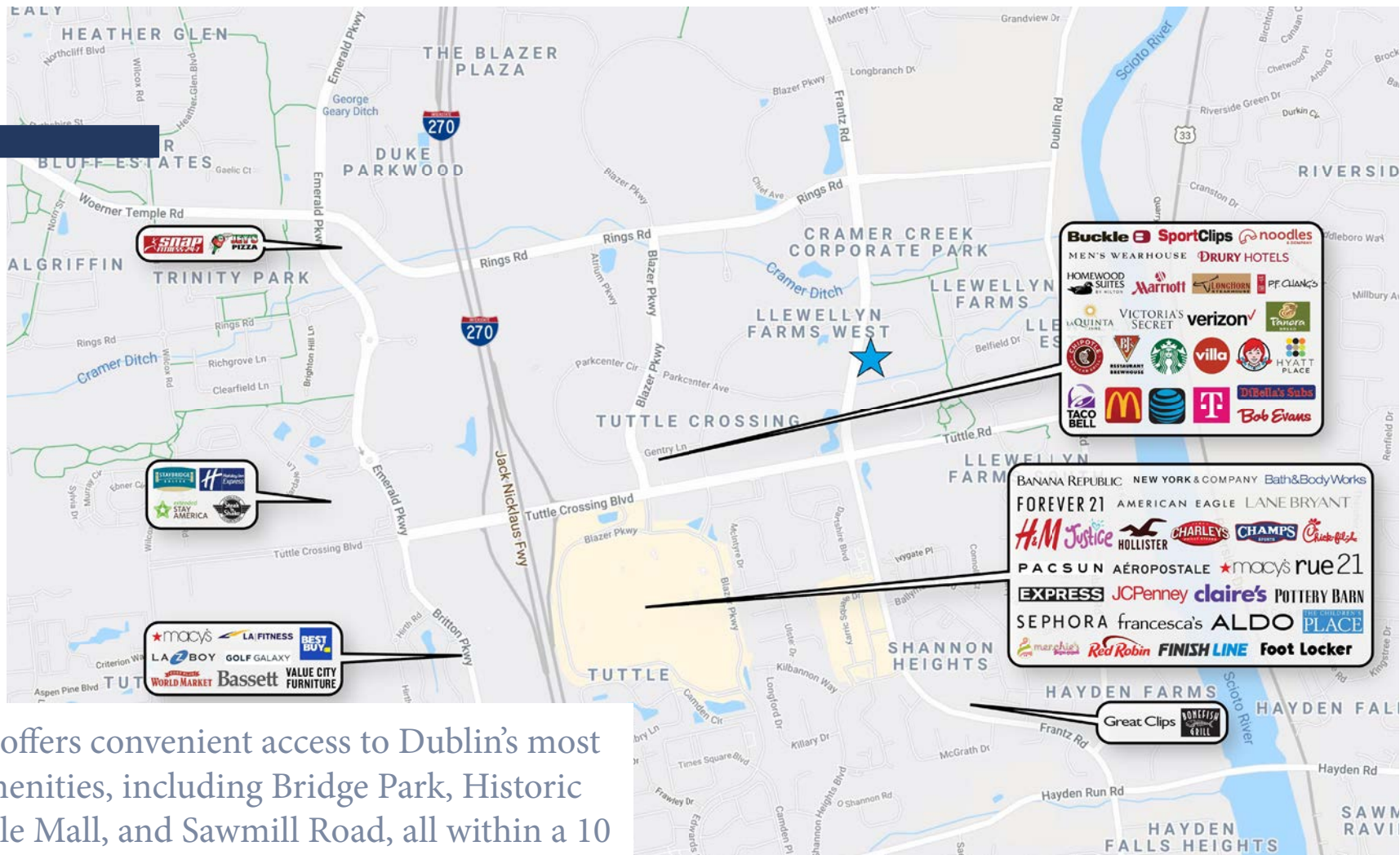


1st Floor - 21,500 RSF



2nd Floor - 21,500 RSF

In the Neighborhood



5626 Frantz offers convenient access to Dublin's most attractive amenities, including Bridge Park, Historic Dublin, Tuttle Mall, and Sawmill Road, all within a 10 minute drive.



Soft, inviting natural lighting coupled with newly-installed LED lights creates a crisp, focused environment that balances productivity and tranquility.



5626 Frantz Road features one of the highest parking ratios in the Dublin submarket at 11.55/1,000 SF.

Thrive in Dublin.

Great Place to do Business. With its educated workforce and prime location, Dublin has attracted a who's who of companies. Major employers in the area include: Wendy's, Cardinal Health, OCLC, Univar Solutions, XPO Logistics, Sedgewick and Fiserv.

Growing Population. From 2010 to 2019, the population of the Dublin sub-market grew from 41,745 residents to 48,040. The growth is projected to continue at a rate of 1.32% through 2024.

Ultra-reliable Fiber Network. The City of Dublin sponsored broadband connection program, Dublink Transport, transports your company's high speed data to a local carrier at no cost.



Two tenants from outside the market recently selected Dublin for their Columbus presence:

HAGERTY

LEGACY
SUPPLY CHAIN SERVICES

Six major tenants recently moved to Dublin from other Columbus submarkets:



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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