

# BLAZER I & II

5550 & 5600 Blazer Parkway  
Dublin, Ohio 43016



Colliers

# DON'T FOLLOW THE PATH *BLAZE THE TRAIL*



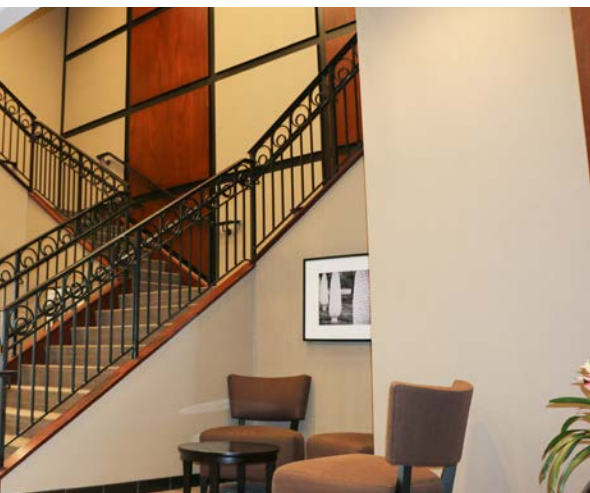
## BLAZER I & II

*Companies seeking a premier address at the intersection of business, research and technology find themselves at Blazers I & II. The two attractive brick buildings offer innovative workspaces with the kind of refreshing and empowering environment that fosters maximum productivity. Here, you are surrounded by a community wherein innovation is the daily product of unique collaboration and a locale that feels familiar yet inspiring. Simply put, Blazers I & II are the vitalizing workspaces for today and tomorrow's leading companies.*



# FEATURES

- **Monument signage** *available*
- *Parking on both sides of the building at a ratio of **4.5/1,000 SF***
- *Close **proximity to Tuttle Mall** and popular restaurants and hotels*
- *Smaller floor plates allow for **ample natural light***
- *Blazer II was **Energy Star Certified** in 2018*
- *Blazer I was **Energy Star Certified** in 2017*
- **24-hour card key access**
- **5,554 SF athletic club** *available to building tenants (for an additional charge)*
- **Dublin Transport** *available to the building (visit [www.dublintransport.com](http://www.dublintransport.com) for more information)*  
*Dublin Transport is a broadband connection program with speeds of up to 100 Gb per second.*



# PROPERTY OVERVIEW

*Blazers I & II are three-story buildings built in 1999. Blazer I contains 71,491 square feet of office space with an average floor plate size of approximately 23,000 square feet, whereas Blazer II contains 85,357 square feet of office space with an average floor plate size of 29,000 square feet.*

**Location:** *The properties are located in Dublin, Ohio just east of Interstate 270 on Blazer Parkway and easily accessed by the Tuttle Crossing/I-270 Interchange. Blazer I & II are in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels.*

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

**Building Description:** *Blazers I & II were built by Duke Realty Corporation and are steel frame construction with exterior brick skin and punch-out window line. They are considered to be of high-quality construction and interior finishes.*

*Their center-core and rectangular design offer very efficient space to suit tenants ranging in size from full floor users to small, partial floor users seeking an excellent location and corporate identity.*

**Parking:** *Asphalt paved surface lots are available on both sides of the building for a ratio of 4.5 per 1,000 square feet. Blazer I has 321 parking spaces and Blazer II has 383 parking spaces.*

**24-hour Access:** *The building provides tenants with 24/7 access via proximity cards. Employee access is determined by the tenant and building manager and may be changed the same day should need arise.*



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# AVAILABLE SPACES

## 5600 BLAZER | BLAZER I

Suite	RSF	Rate	Description
150	5,114	\$14.50 NNN	Large suite located on the first floor, available May 2022
200	24,710	\$14.50 NNN	Full floor, mix of open space and offices, available November 2022
375	1,157	\$14.50 NNN	Small suite with open space and natural light; can be customized to Tenant's needs

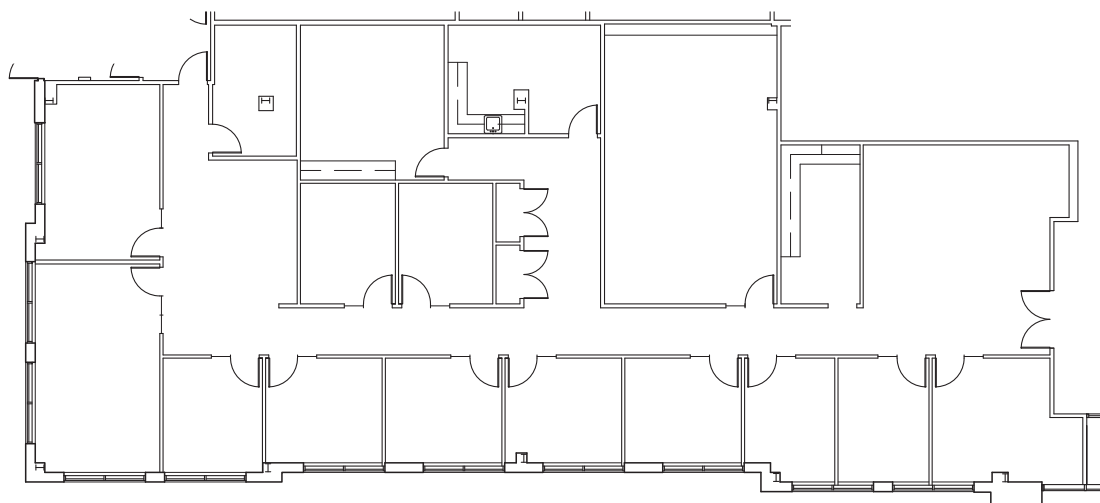
Operating Expenses estimated to be \$10.40

## 5550 BLAZER | BLAZER II

Suite	RSF	Rate	Description
125	5,660	\$14.50 NNN	Open floor plan with private offices, available 08.01.2022
150	4,451	\$14.50 NNN	Open floor plan with private offices, furniture included
350	12,666	\$14.50 NNN	Divisible; mix of open space and offices; furniture may be available

Operating Expenses estimated to be \$9.78

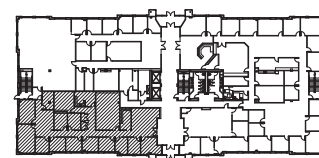
### BLAZER I | SUITE 150 | 5,114 SF large suite located on the first floor



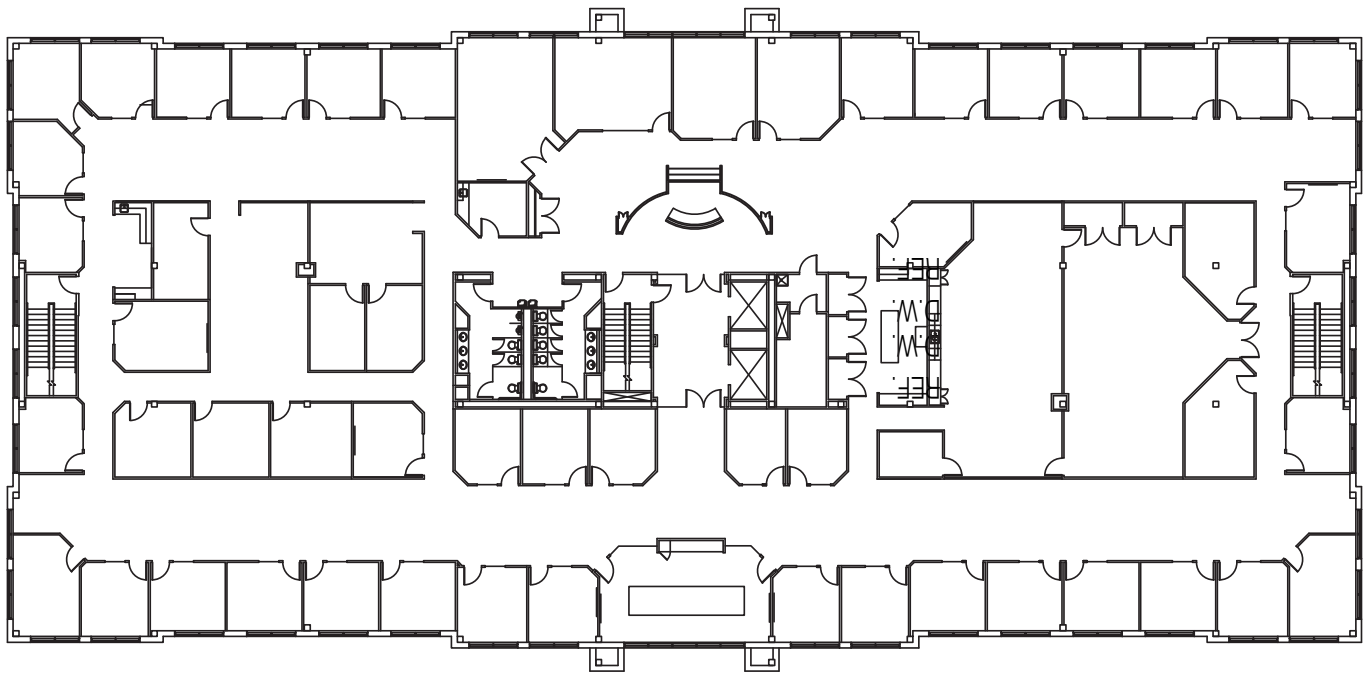
Suite 150

5600 Blazer Parkway

NTS

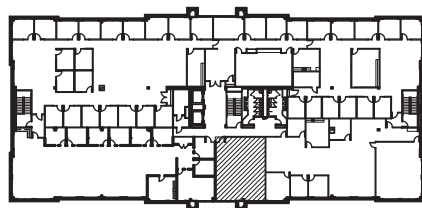


**BLAZER I | SUITE 200 | 24,710 SF**  
*full floor; mix of open space and offices*

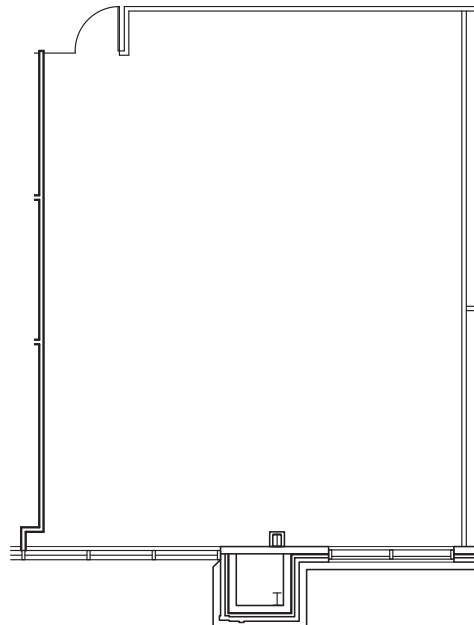


**BLAZER I | SUITE 375 | 1,157 SF**

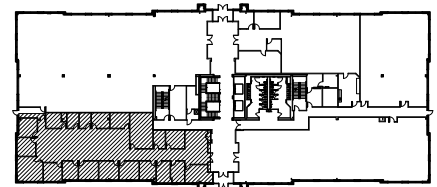
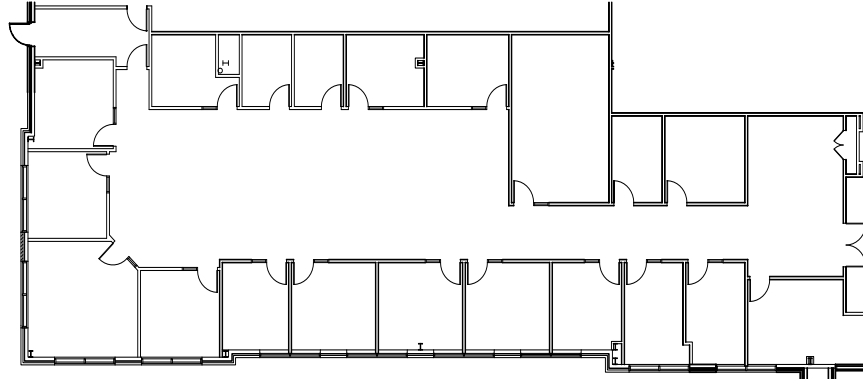
*small suite with open space & natural light; can be customized to Tenant's needs*



Building Key Plan



**BLAZER II | SUITE 125 | 5,660 SF**  
*open floor plan with private offices; available 08.01.2022*

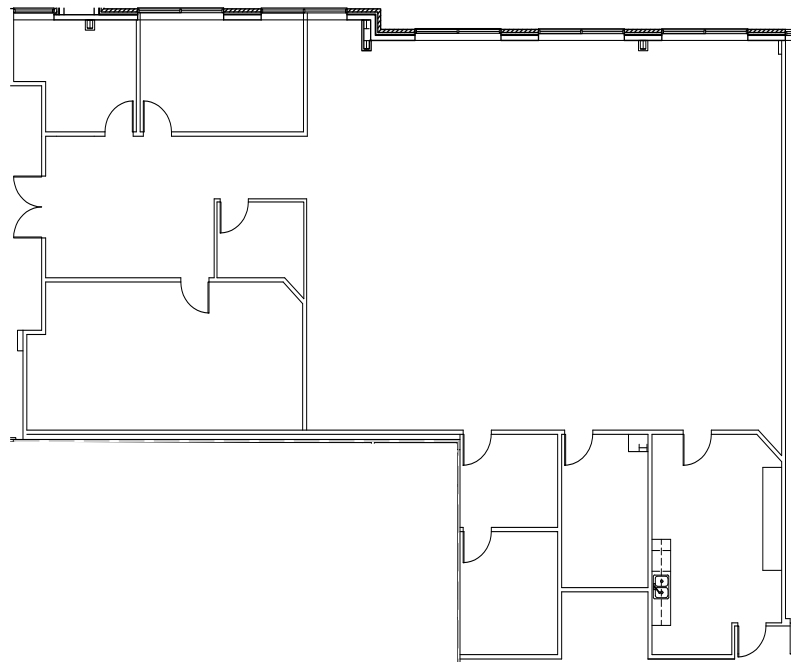


Building Key Plan

FIRST FLOOR

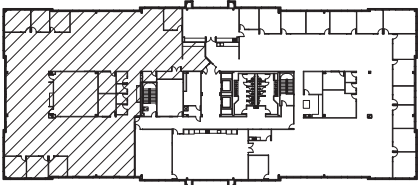
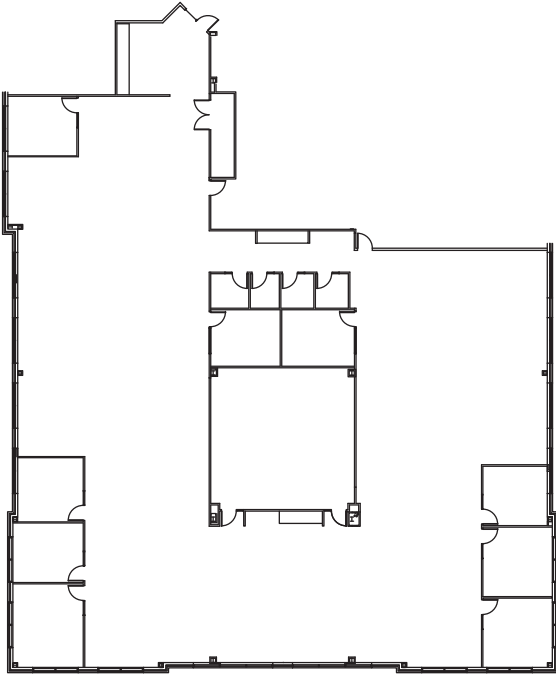
N.T.S.

**BLAZER II | SUITE 150 | 4,451 SF**  
*open floor plan with private offices; furniture included*





**BLAZER II | SUITE 350 | 12,666 SF**  
*divisible; mix of open space and offices; furniture may be available*



**BUILDING KEY PLAN**  
THIRD FLOOR

[Click Here for Suite Tour](#)



# 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](http://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](http://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



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](http://www.ThriveinDublinOhio.com))

5800 Shier Rings Road  
Dublin, Ohio 43016

Phone: 614 410 4618

Email: [business@dublin.oh.us](mailto: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.



# BLAZER RESEARCH DISTRICT

## Good neighbors

The Blazer Research District is home to a variety of organizations that create a unique blend of businesses, people, and energy.

- Alcatel-Lucent
- Ashland
- Battelle
- DNV
- Express Scripts
- Fanning Howey
- FastSwitch
- G-NAC (G-TEKT North America Corporation)
- Garden City Group
- Management and Network Services
- MMS
- Nationwide
- Navidea Biopharmaceuticals
- Nexeo Solutions
- OhioHealth
- PayChex
- Persistent Systems
- Sarnova
- Sygma
- York Risk Services



*Ashland, a global specialty chemical company with business in more than 100 countries has expanded its product offerings to automotive, water treatment, pharmaceutical, construction, and more.*

“ The City of Dublin is aligned with Battelle’s mission to attract the best and brightest by providing a high quality community for people to work and live. ”

Chris Ogden | Operations Manager, Battelle

## Our brands speak for themselves

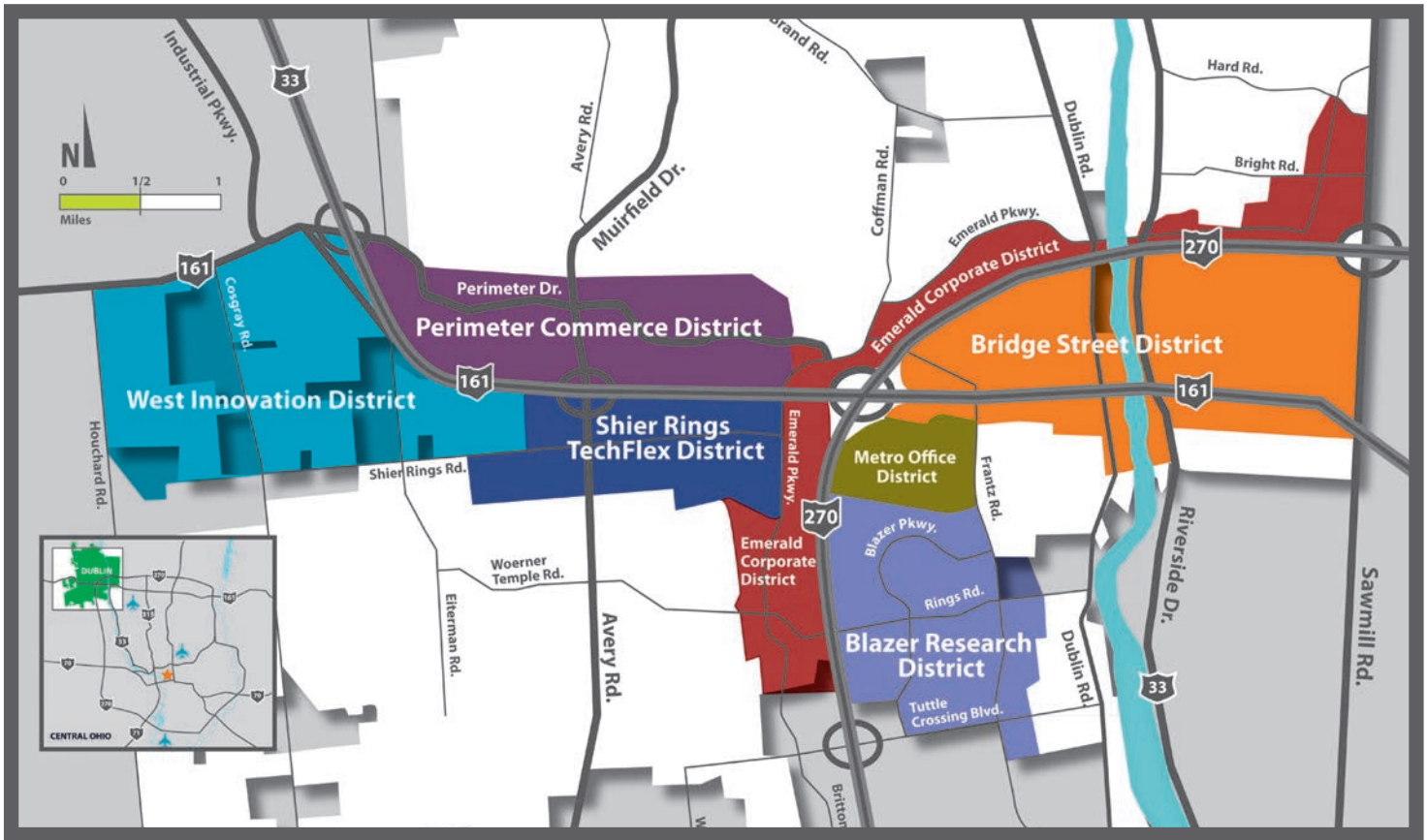
**Battelle’s Production and Field Support (PFS)** facility in Dublin manufactures high tech, specialized instruments for clients in the defense industry, the energy arena, and health and life sciences markets. As the world’s largest independent research and development organization, Battelle provides innovative solutions to the world’s most pressing needs by conducting \$6.5 billion in global R&D.

**G-NAC (G-TEKT North America Corporation)**, was founded in Dublin in 2013. Owned by G-TEKT Corporation, which is headquartered in Saitama, Japan, G-NAC supports Honda North American automobile production. G-NAC is G-TEKT’s second Research & Development facility in the world. The company designs and develops parts and manufacturing equipment for automotive companies in North America. G-NAC’s mission is to contribute to a low-carbon society by fusing high quality, low-cost technologies with cutting-edge technologies.

**Persistent Systems**, a global software product development company based in India with U.S. headquarters in California, opened a Midwest office in Dublin in 2013. Persistent Systems utilizes fine-tuned product engineering processes to develop best-in-class solutions for customers in technology, telecommunication, life science, healthcare, banking, and consumer products sectors across the globe.

**Sarnova** is a leading specialty provider of healthcare products across the emergency medical services (EMS) and acute care continuum headquartered in Dublin. It offers more than 100,000 healthcare products to thousands of emergency care providers, hospitals, and advanced patient-care facilities nationwide.

**DNV**, a major research facility in Dublin, was asked by the U.S. Federal government to complete the primary investigation of the BP Deepwater Horizon disaster. Utilizing the expertise of its forensic investigation team in Dublin, DNV successfully completed their report in 2011.



## District highlights

The diverse businesses and R&D-friendly zoning of the Blazer Research District help create a vibrant neighborhood that is ideal for successful businesses looking for any combination of office, laboratory, or research facilities.

## Zoned for progress

The zoning code for this business neighborhood creates a predictable design and build process for developers, architects, and business owners, and opportunities for those forward-thinking businesses that are looking for more efficient and effective uses of space in research-based industries.

## Great spaces still available

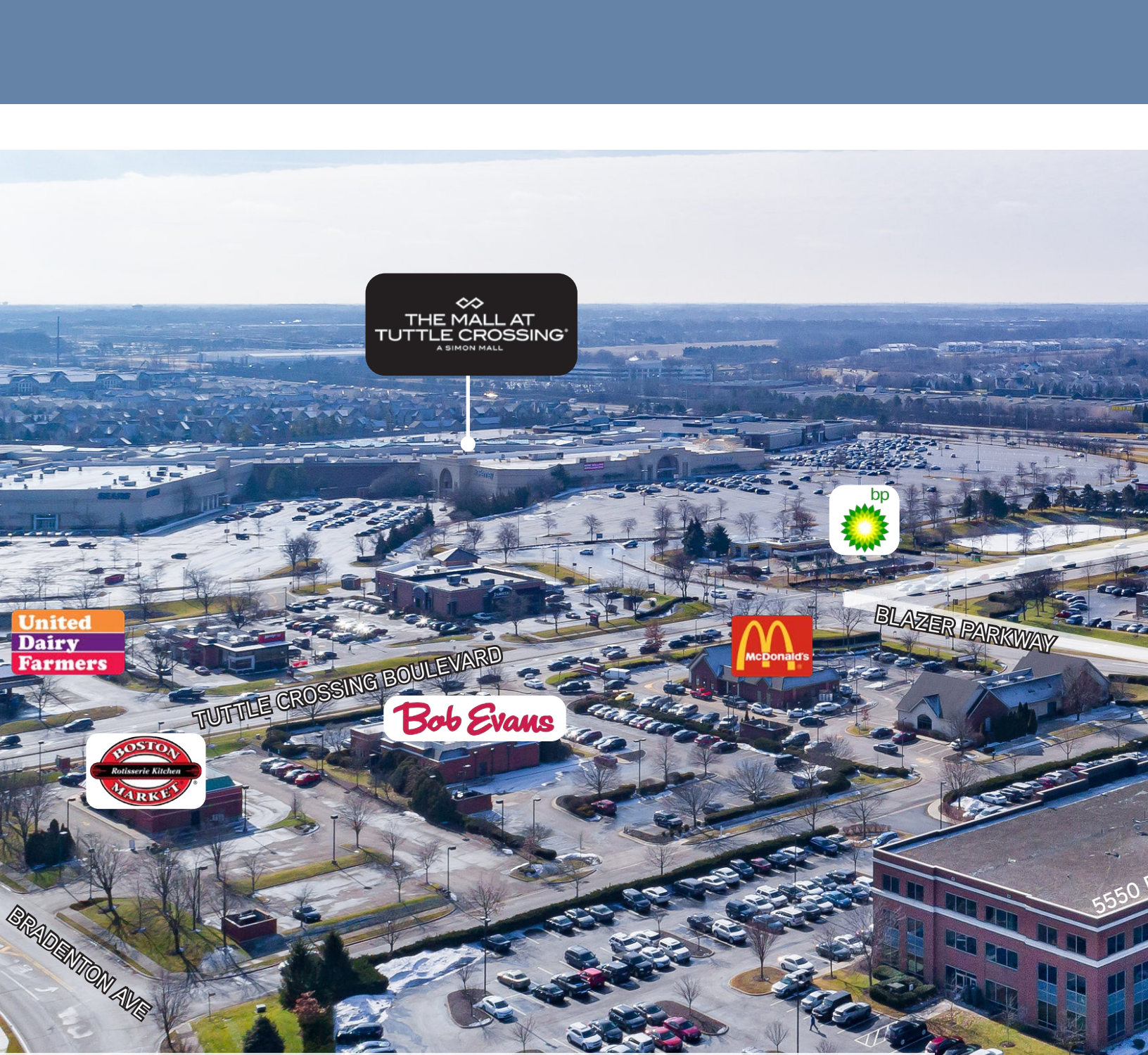
This business neighborhood is approximately 75% built-out, yet there are several prime locations available for large greenfield projects, including some with freeway frontage.

## Highway access and frontage

The Blazer Research District includes nearly a mile of prime highway frontage along Interstate 270, one of Ohio's busiest freeways.

The businesses in this neighborhood have direct access to US Route 33/State Route 161 and two interchanges for I-270, which connects Dublin with Interstates 70 and 71, as well as the entire Columbus region.





# LOCAL AMENITIES

(within 3 miles - not shown on map)

## RESTAURANTS

- House of Japan
- McDonald's
- 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



Blazer | Blazer II

5600 Blazer | Blazer I





## FOR MORE INFORMATION:

*Andrew Jameson* SIOR CCIM  
614 206 6882  
[andrew.jameson@colliers.com](mailto:andrew.jameson@colliers.com)

*Brett Cisler*  
614 437 4498  
[brett.cisler@colliers.com](mailto:brett.cisler@colliers.com)



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Two Miranova Place, Suite 900  
Columbus, OH 43215  
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