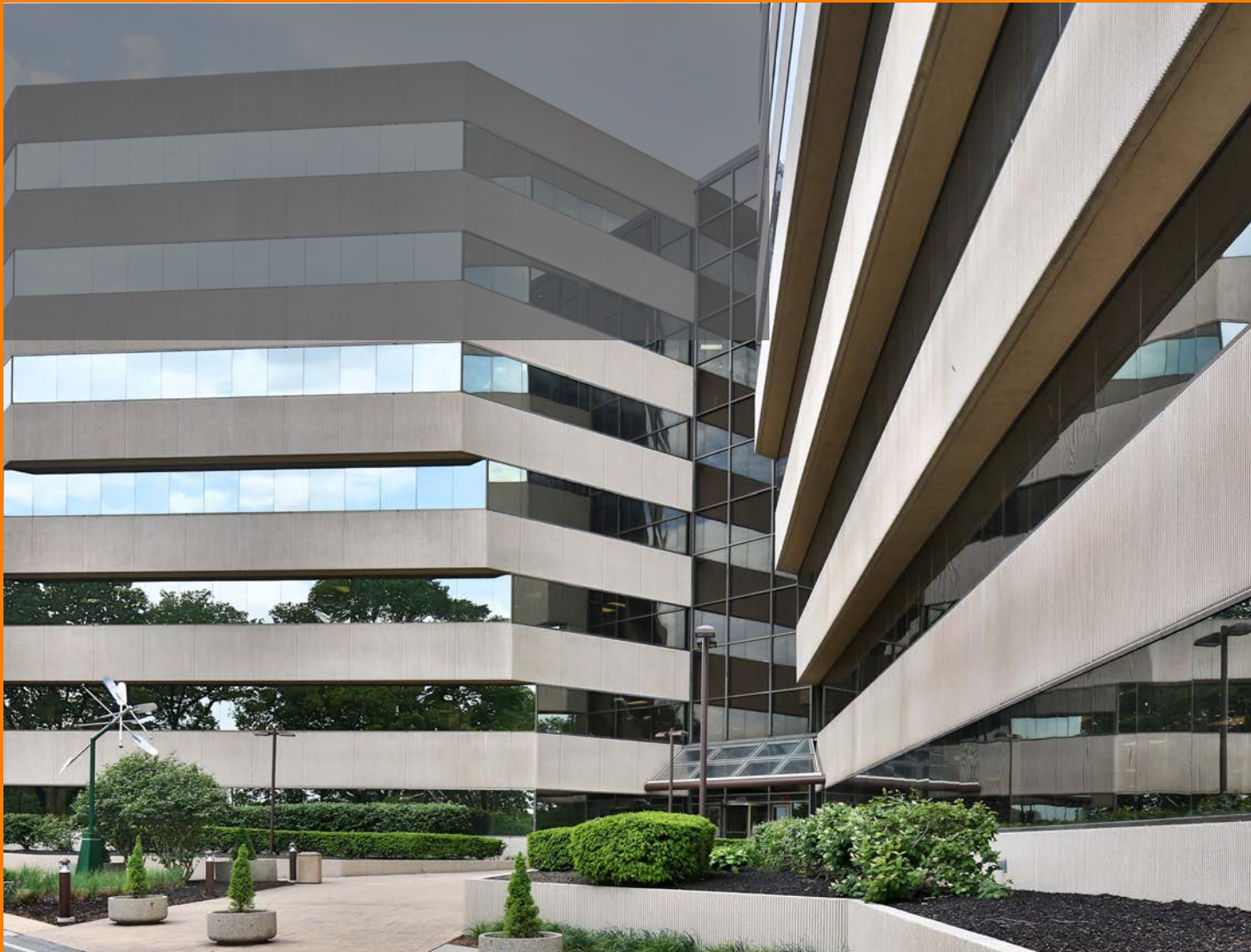


FOR LEASE

METRO V

655 METRO PLACE N



ANDREW JAMESON SIOR CCIM

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☎ 614 206 6882

✉ andrew.jameson@colliers.com

DANIEL DUNSMOOR SIOR

☎ 614 437 4494

☎ 614 352 3556

✉ daniel.dunsmoor@colliers.com

MICHELLE FUDE CCIM

☎ 614 410 5639

☎ 614 398 9292

✉ michelle.fude@colliers.com

PROPERTY HIGHLIGHTS

*Prominently located in Metro Center, **Metro V** offers extensive amenities in a convenient, premier Dublin location. Renovated in 2014, the building is currently undergoing a second common area renovation and modernization. The property features an on-site property manager, conference facility, health club facility, and cafe.*

LEASE RATE

\$12.00 NNN



- › 5/1,000 SF parking ratio
- › Building & monument signage available
- › On-site property management
- › Common conference room, free of charge
- › On-site fitness center and cafe
- › 24/7 card key access
- › Great Dublin location with easy access to I-270, Route 33 & Route 161
- › Operating Expenses estimated to be \$8.19/SF
- › Dublink Transport available to the building
(visit www.dublinktransport.com for more details)



CLASS A

OFFICE BUILDING

BUILDING SPECS

Built in 1985 and remodeled in 2014 this nine-story building contains 219,414 square feet with a common area factor of 12%

PROPERTY MANAGEMENT

Priam Property Management

PARKING

Surface parking ratio of 5 spaces per 1,000 square feet

ELEVATORS / LOADING DOCK

Three passenger elevators and one freight elevator; one loading dock on site

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*

SIGNAGE

Building standard signage consists of tenant's name being showcased in the electronic directory and at tenant's suite entrance

TELECOM CONNECTIVITY

Spectrum (Time Warner), AT&T and SBC have fiber optics in place. Dblink Transport also available to the building

ACCESS

Building provides tenants with 24-hour access via electronic key card

CONFERENCE FACILITY

Located on the third floor, the conference room easily accommodates up to 15 people and is available free of charge on a first come first serve basis, scheduled online

THE ATHLETIC CLUB

Metro V contains a prestigious 27,000 SF executive health club facility. The Athletic Club at Metro V offers exercise classes, an indoor pool, racquetball, personal training, massage therapy and child care. The Athletic Club's hours are 5:00 AM - 10:00 PM during the week and 7:00 AM - 8:00 PM on the weekends.

CAFE AT METRO V

Located on the first floor, Cafe at Metro V is open from 7:00 AM - 4:00 PM Monday through Friday and offers breakfast, soup, sandwiches and salad bar; can also provide catering

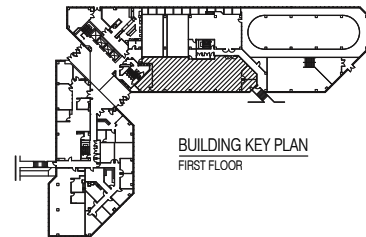
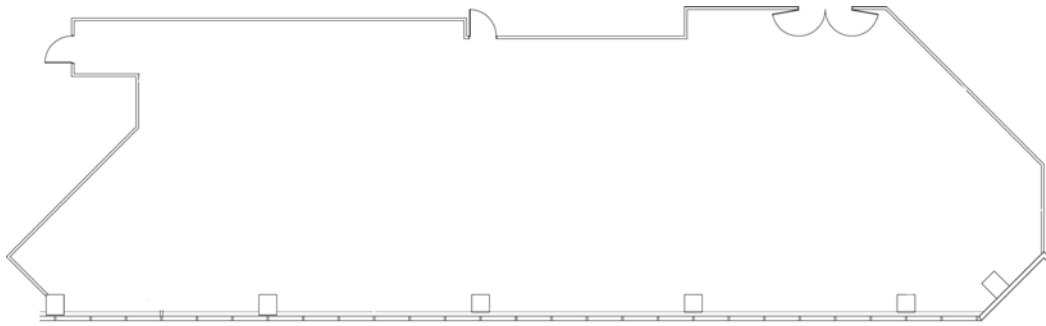
AVAILABILITY

SUITE LL105	3,886 RSF
SUITE 100 <i>*available within 30 days</i>	3,037 RSF
SUITES 250, 255 & 270	10,689 contiguous RSF
SUITE 330 <i>*available 4/1/2022</i>	4,864 RSF
SUITES 360, 365, 370	5,402 RSF contiguous RSF
SUITE 360	2,802 RSF
SUITE 365	1,373 RSF
SUITE 370	1,227 RSF
SUITE 390 (SPEC SUITE)	1,986 RSF
SUITE 400	8,003 RSF
SUITE 500A	10,113 RSF
SUITE 700	2,205 RSF
SUITE 750	4,800 RSF
SUITE 900	12,293 RSF; <i>divisible</i>

[CLICK HERE FOR 360 TOUR](#)

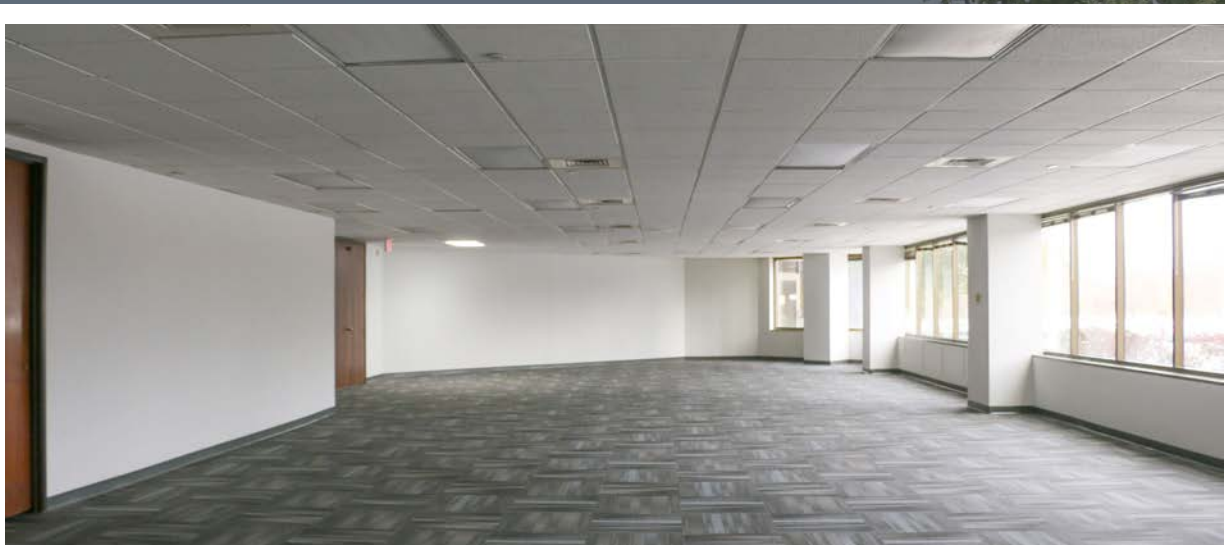


FLOORPLANS



SUITE LL105 3,886 RSF

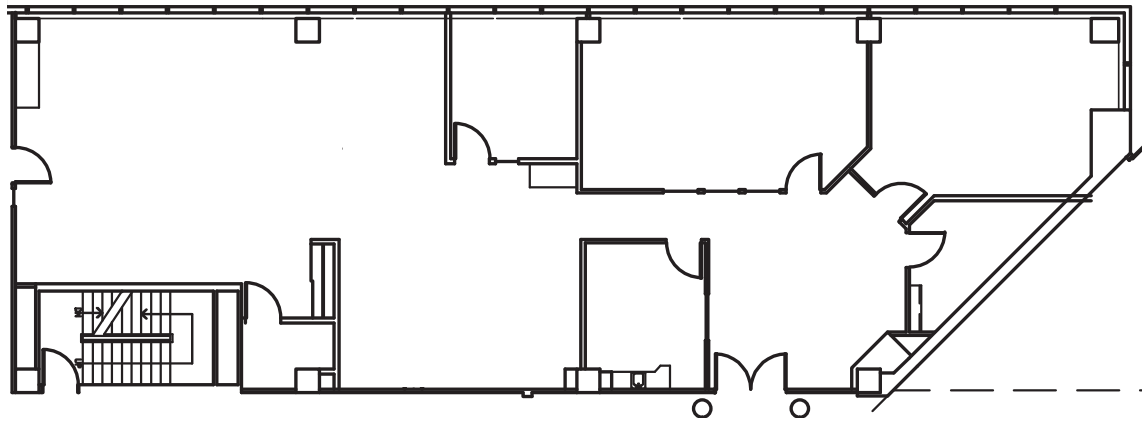




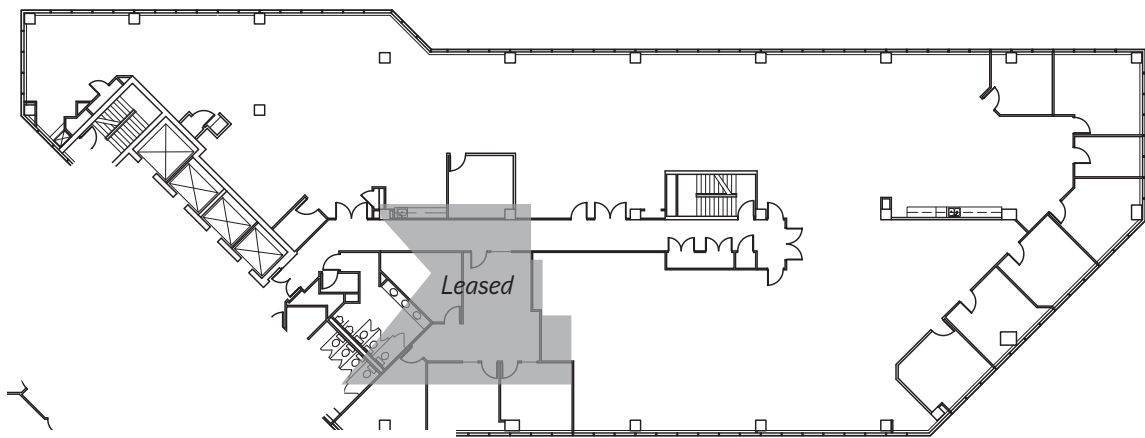
SUITE LL105



FLOORPLANS



SUITE 100 3,037 RSF



SUITES 250, 255, 270 10,689 RSF



FLOORPLANS



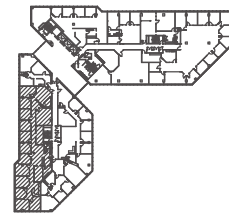
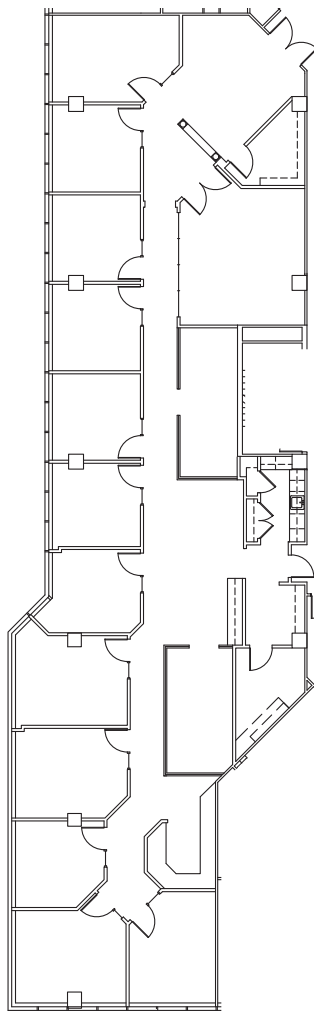
SUITE 250



SUITE 270

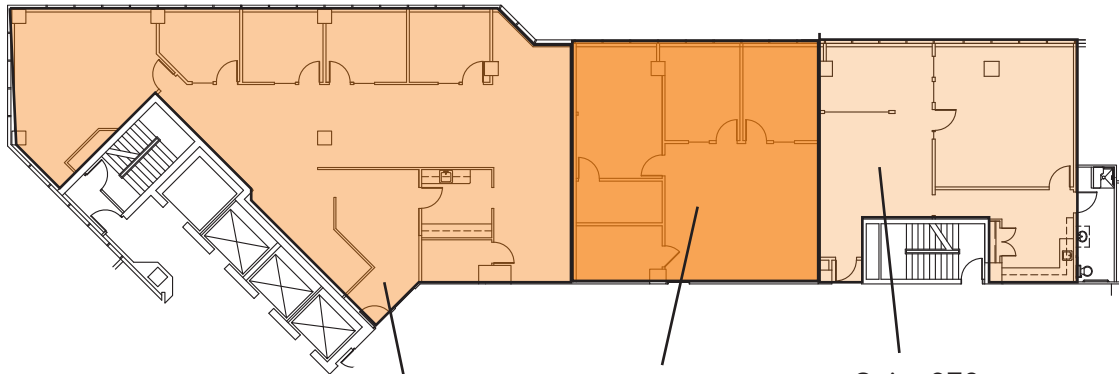


FLOORPLANS



SUITE 330 4,864 RSF





Suite 360
2,802 RSF

Suite 365
1,373 RSF

Suite 370
1,227 RSF

SUITES 360, 365, 370 5,402 RSF



FLOORPLANS



SUITE 360

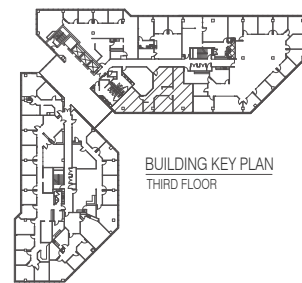
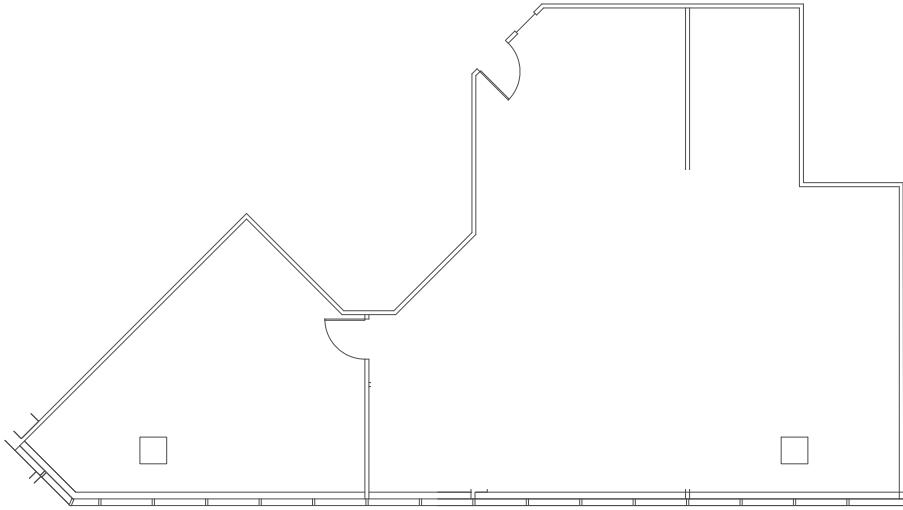


SUITE 370



FLOORPLANS

SPEC SUITE

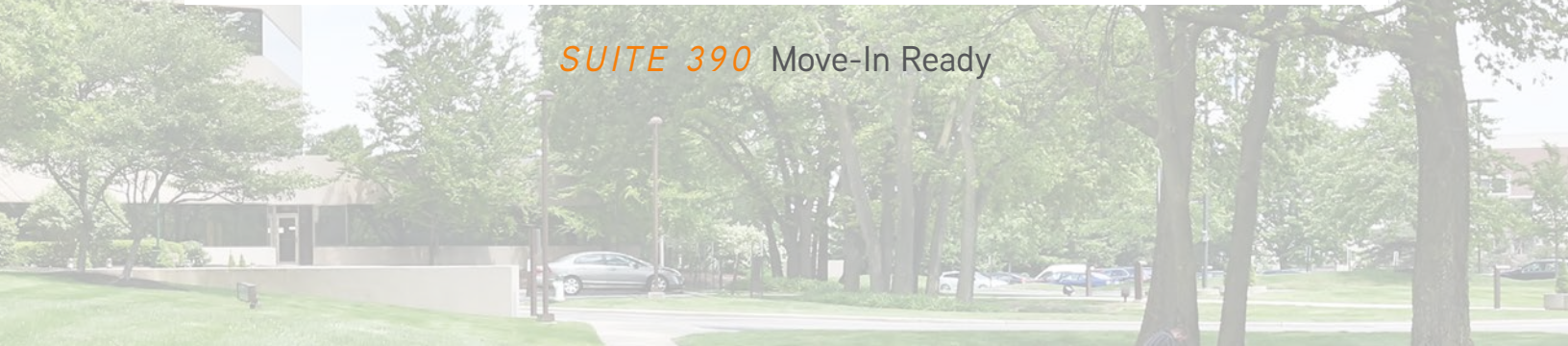


SUITE 390 1,986 RSF

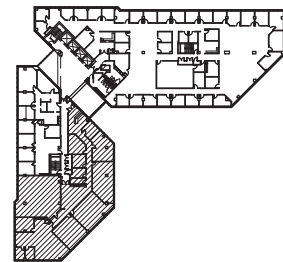
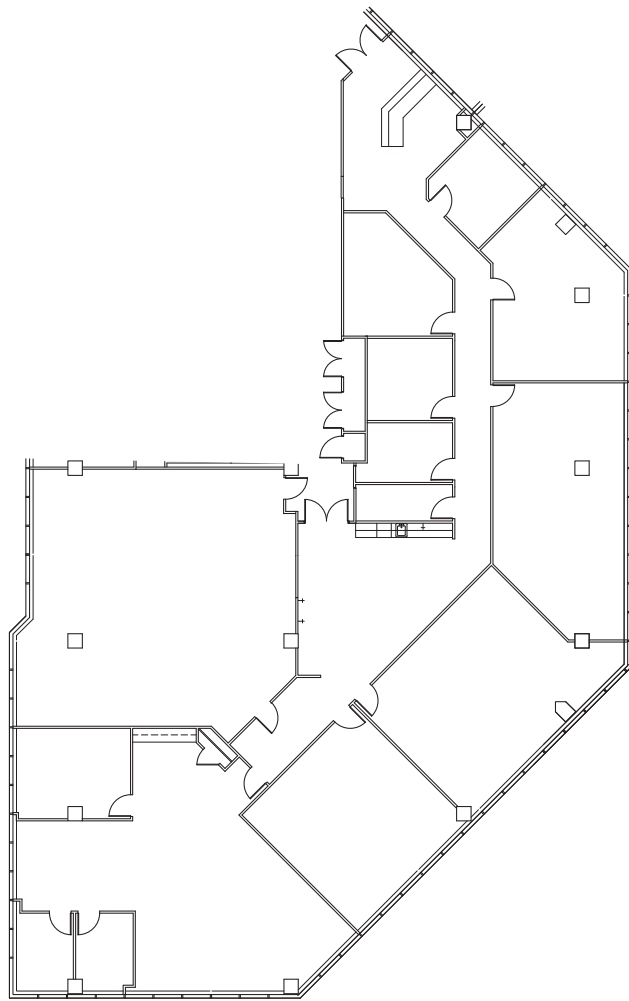




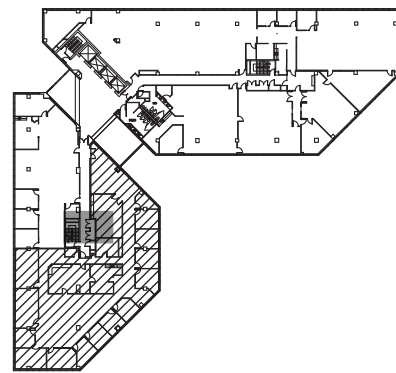
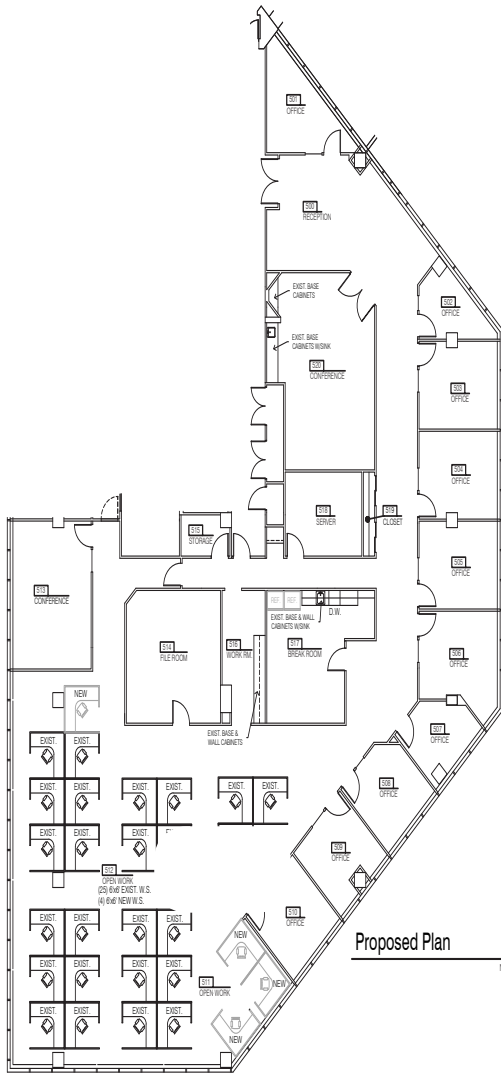
SUITE 390 Move-In Ready



FLOORPLANS



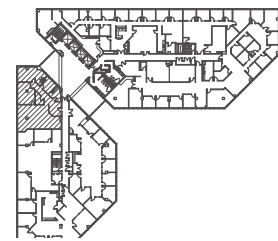
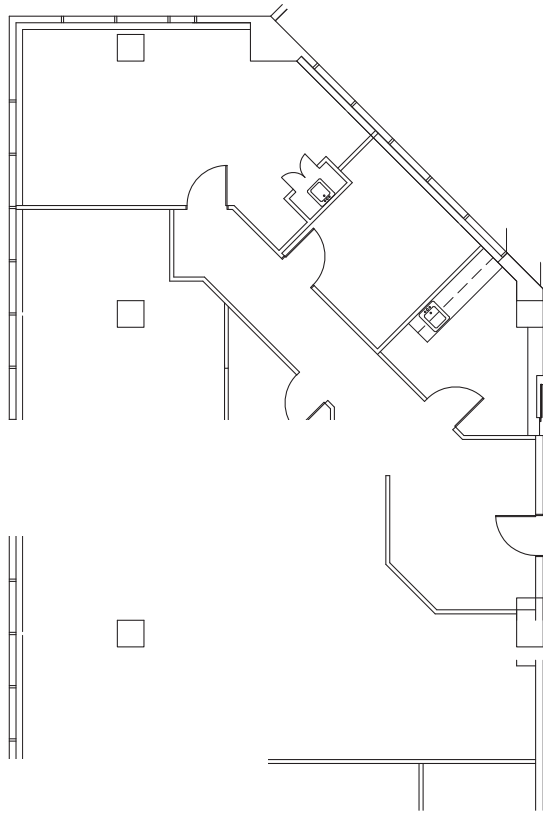
SUITE 400 8,003 RSF



SUITE 500 8,149 RSF



FLOORPLANS



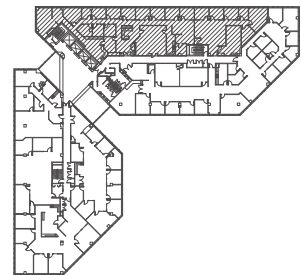
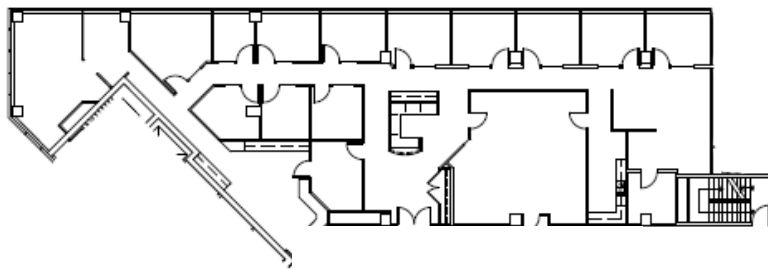
SUITE 700 2,205 RSF



SUITE 700



FLOORPLANS



SUITE 750 4,800 RSF

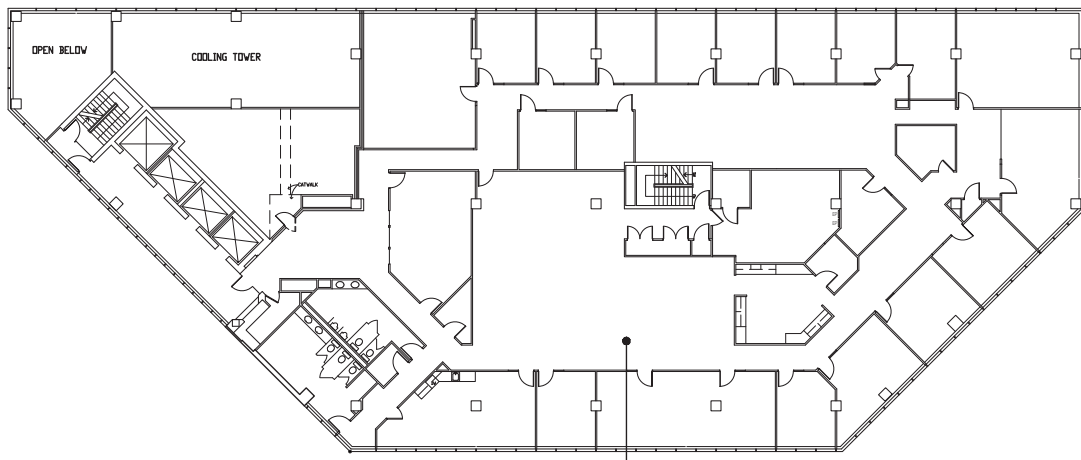




SUITE 750



FLOORPLANS



SUITE 900 12,293 RSF; *divisible*





SUITE 900



PHOTO GALLERY



CONFERENCE ROOM

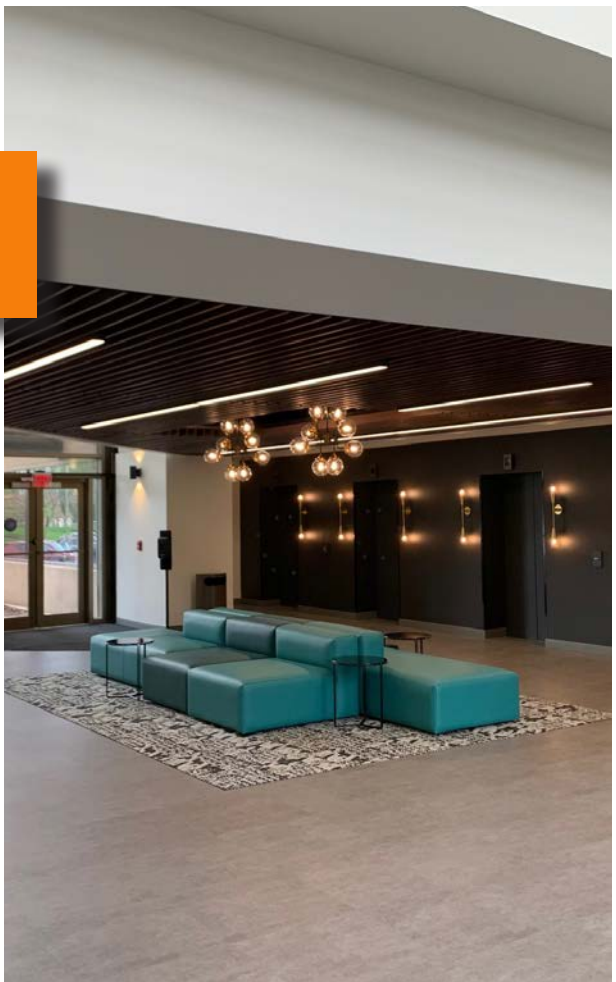


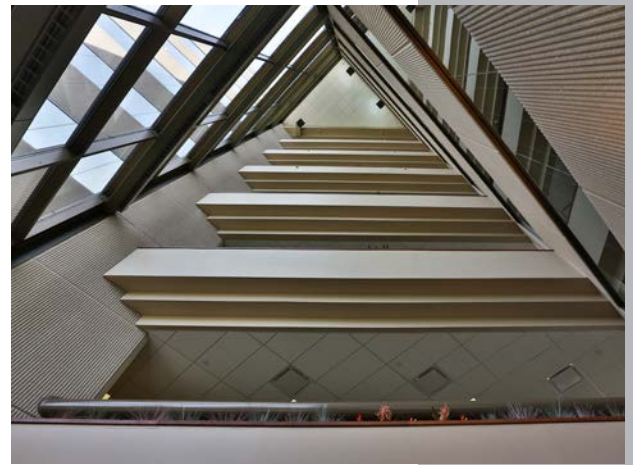
LOBBY

COMMON AREAS



FITNESS CENTER





EXAMPLE
TENANT
FINISHES



LOCATION & AMENITIES





OTHER NEARBY AMENITIES:

Jeni's Splendid Ice Cream
Mezzo

Mr. Sushi

Bridge Street Pizza

Tucci's

Harvest Pizzeria

J. Liu

La Chatelaine French Bakery & Bistro

Jason's Deli

US Bank

Huntington Bank

Heartland Bank

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

> Dublin Transport is the city-owned 125-mile underground fiber optic highway. Dublin 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 dublintransport.com for more details.

> Dublin 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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