

FOR LEASE

5626 FRANTZ RD

5626

FRANTZ RD

Dublin, OH 43017



PROPERTY FEATURES

CBRE is pleased to offer for lease space at 5626 Frantz Rd at a starting rate of \$11.95/SF NNN. This class B office building is best suited for a single tenant user or can be divided by floor. Ideally situated in Dublin, Ohio with convenient access to I-270 and supporting amenities.

- + 43,000 SF office available
- + 21,500 SF floorplates (2 floors)
- + 6.63 acres
- + 11/1,000 SF parking ratio
- + \$7.50/SF operating expenses
- + PUD zoning
- + Access from Frantz Rd and Bradenton Ave

www.cbre.us/columbus

CBRE

FOR LEASE

5626 FRANTZ RD



BUILDING OVERVIEW	
Year Built	1986
Construction Type	Hand-laid masonry
Ceiling Heights	8'3" – 8'8" finished
Auto Parking	485 parking spaces
Roof Construction	Rubber membrane roof
HVAC	Two Trane 75-ton rooftops; two 10-ton Bryant units; one 7-ton Trane; six 5-ton Carrier units
Power	American Electric Power
Backup Generator	Cummins 350kw diesel (350 gallons); serving the data room and 60 critical seats
UPS	Powerware 9330, 15kVA serving the data room
Fiber/Telecom	AT&T
Building Security	Tyco card reader system for daytime and after-hour access to the building at each interior and exterior door
Elevator	New 4-person passenger elevator recently installed



PROPERTY PHOTOS

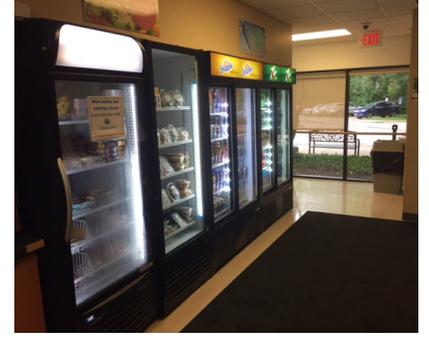
MAIN CONFERENCE ROOM



STANDBY GENERATOR



KITCHEN AREA



EMPLOYEE BREAK ROOM



OUTDOOR PATIO



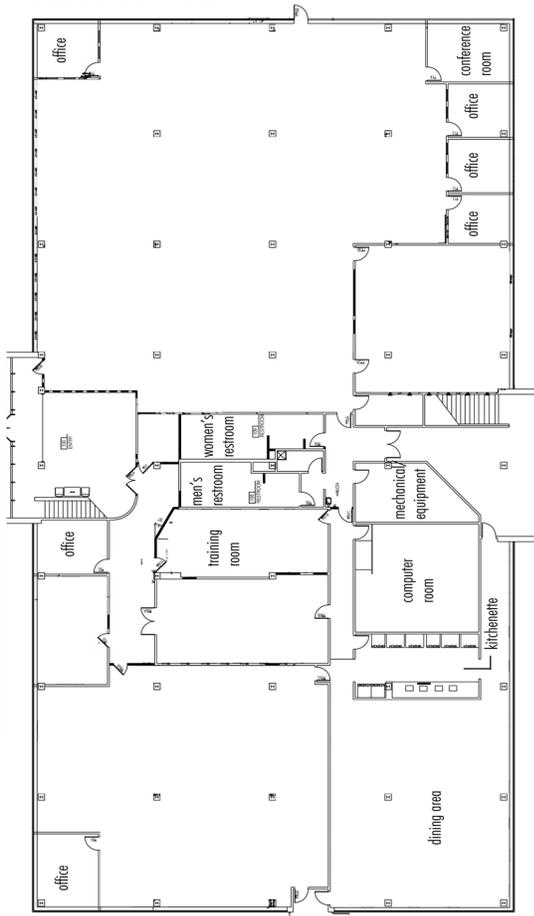


PROPERTY LOCATION

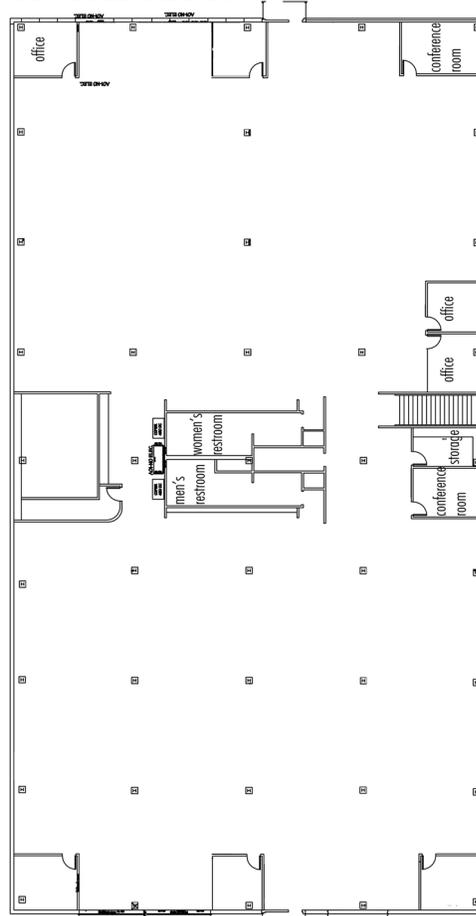


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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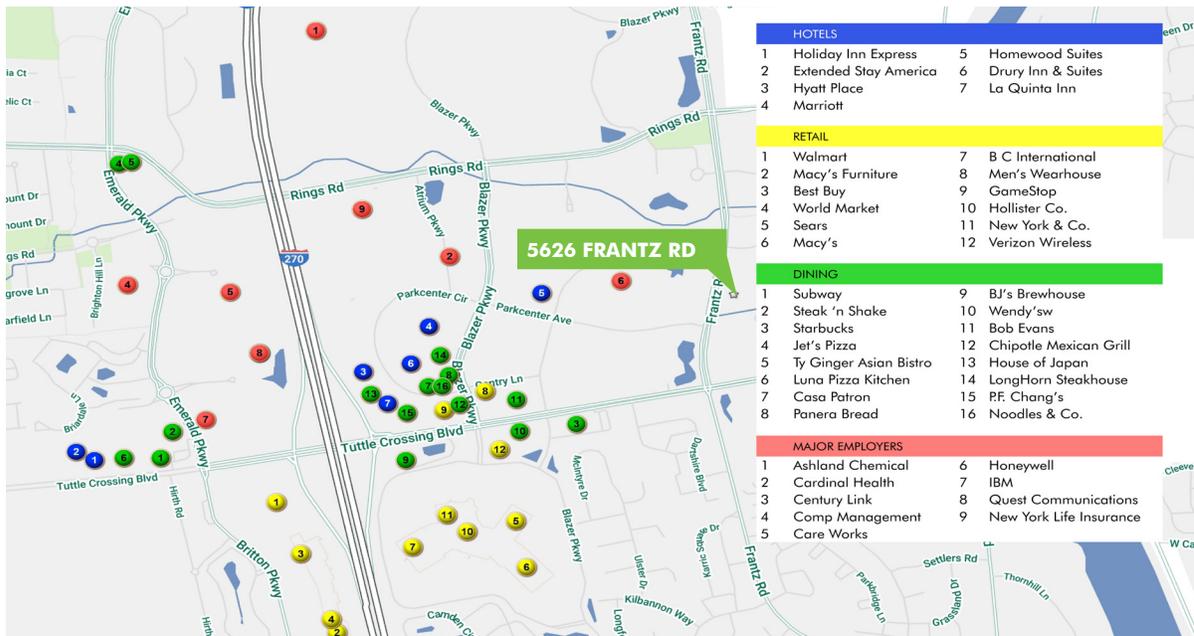


COLUMBUS METRO OVERVIEW MARKET OVERVIEW

The property is strategically located at 5626 Frantz Road in the northwest suburban city of Dublin, Ohio. It lies between the Tuttle Crossing corridor and Old Downtown Dublin and is the only office building in the Columbus office market to provide over 11 spaces per 1,000 rentable square foot parking ratio. The property is conveniently located less than a mile from I-270, providing easy access to the entire Columbus region. The Tuttle Crossing mixed-use development is a preferred location for corporate users due to its well-established work force demographics, proximity to the city of Columbus and attractive suburban office parks with abundant parking. Dublin is the largest suburban office submarket in Columbus and one of Central Ohio's most affluent and desirable communities to live, work, and play.



DUBLIN AMENITIES



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