



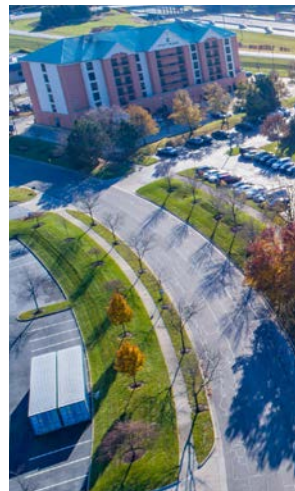
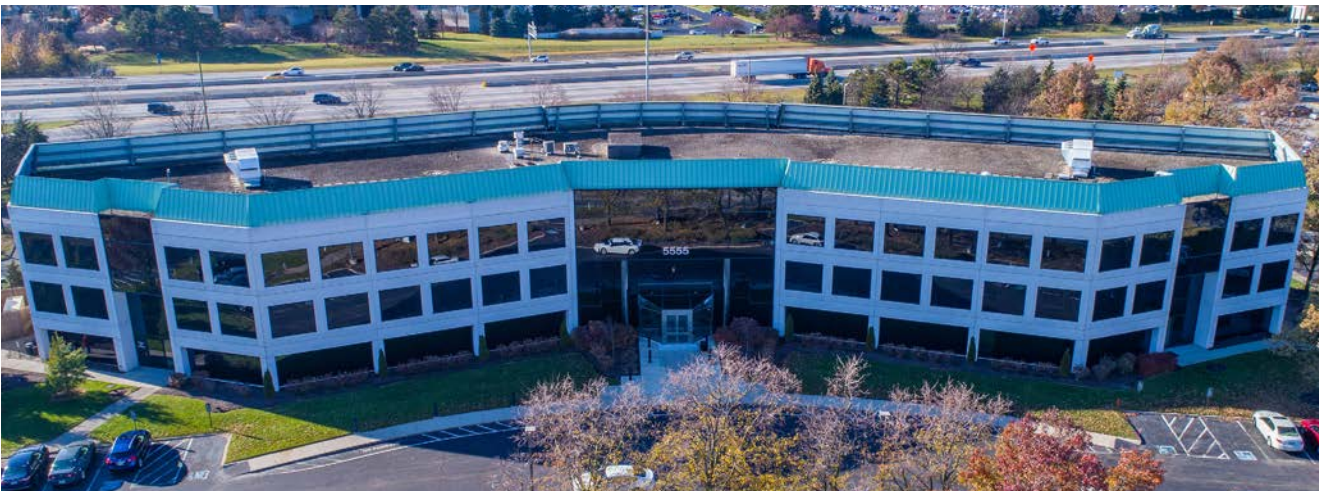
5555

Parkcenter  
Circle

>> Bring Your Business Full Circle  
*at the center of tech, innovation and community*



5555 Parkcenter Circle





# Features

Excellent **freeway visibility**

**Exterior signage** available

Two-story **atrium**

**4.1/1,000 SF** parking ratio

5,554 SF **athletic club available** to tenants

**24-hour** card key access

**On-site property management**

Loading dock

**Recently renovated restrooms**

**20 minutes** northwest of Downtown Columbus

Close proximity to **Tuttle Mall** and numerous amenities

**Dublink Transport** available to the building



# Property Overview

5555 Parkcenter is a Class A office building with excellent freeway visibility from I-270. The building features a two-story atrium and exterior signage opportunities.

Built in 1991, the building is three stories and contains 84,167 square feet of office space. Located in Dublin, Ohio just east of Interstate 270 on Rings Road, the property is easily accessed by the Tuttle Crossing/I-270 Interchange.

The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels. Dublin is the largest suburban office market and offers excellent housing, schools and a business-friendly environment.

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



| 5555 Parkcenter Circle



# Available Spaces

## 5555 Parkcenter Circle

Suite	RSF	Rate	Description
100	13,992	\$10.50 NNN	Large suite off lobby with private offices and large conference rooms
102	4,897	\$10.50 NNN	Available now. Furniture available.

*Operating Expenses estimated to be \$9.18*

**SUITE 100 | 13,992 SF | *private offices; large conference rooms***



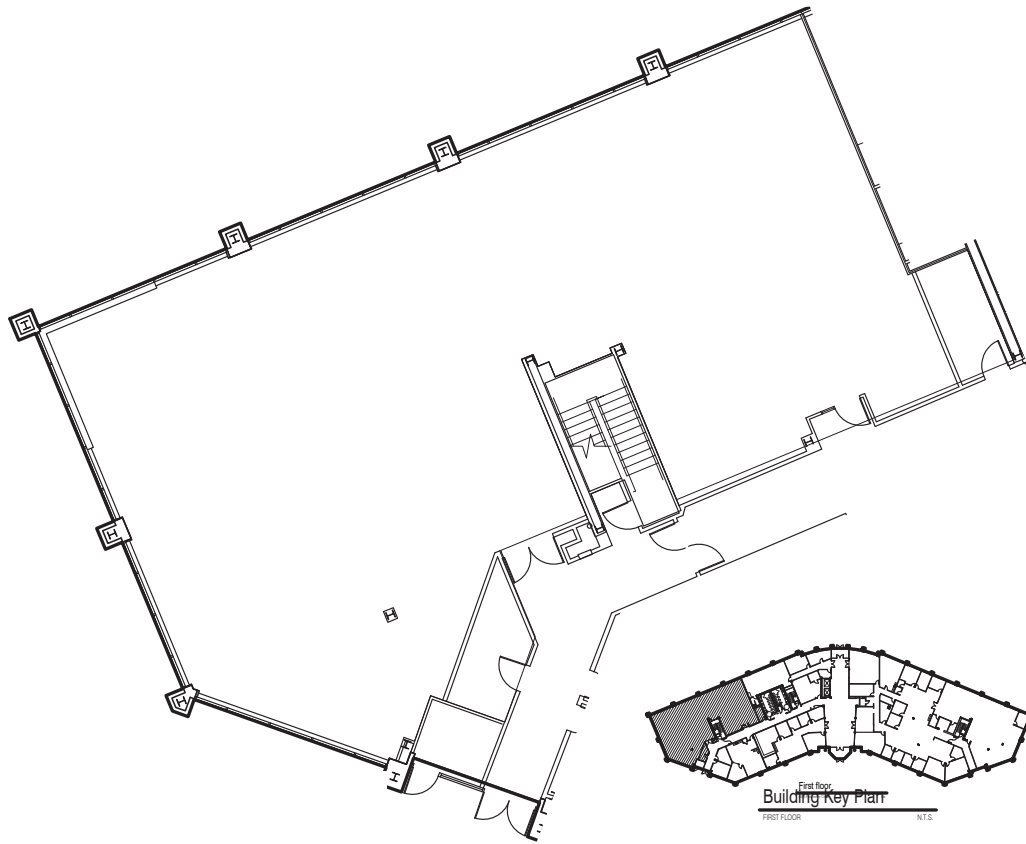
**Building Key Plan**

FIRST FLOOR

N.T.S.

**5555** Parkcenter Circle

SUITE 102 | 4,897 SF | *mostly open space*



[CLICK HERE FOR VIRTUAL 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

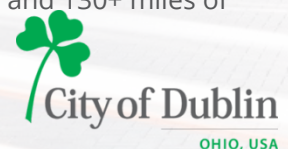
- > Ohio's Safest City in 2017 ([safehome.org](http://safehome.org))

## 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





# 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 PARKWAY

Marriott

PARKCENTER CIRCLE

4/1,000 SF parking ratio

VISITORS





Bob Evans



THE MALL AT TUTTLE CROSSING  
A SIMON MALL

## Local Amenities (within 2 miles - not shown on map)

### Restaurants

Casa Patron  
Noodles & Company  
House of Japan  
McDonald's  
Steak 'n Shake

### Subway

Classic Sports Bar  
Luna Pizza Kitchen  
BJ's Restaurant  
PF Chang's

### Hotels

Homewood Suites  
Staybridge Suites  
Holiday Inn Express  
Hyatt Place  
LaQuinta Inn



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