

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal stripes in red, yellow, and blue.

6397

6397

Emerald II

Contact Us

ANDREW JAMESON SIOR CCIM
614 437 4500
andrew.jameson@colliers.com

DANIEL DUNSMOOR SIOR
614 437 4494
daniel.dunsmoor@colliers.com

MICHELLE FUDE CCIM
614 410 5639
michelle.fude@colliers.com

6397 EMERALD PARKWAY, DUBLIN, OH 43016

Table Of Contents

Property Overview	3
Building Location	5
Dublink Information	8
Floorplans	10

Property Overview

6397



Property Overview

Emerald II is a Class A, two-story, multi-tenant building built in 1999 and consisting of 45,716 square feet.

- > **Parking** Available at 4 spaces per 1,000 RSF
- > **Elevators** One passenger elevator
- > **Amenities** Attractive, high-quality office building located close to Tuttle Mall, restaurants and hotels.
- > **Operating Expenses** \$8.76 PSF

EMERALD II > AVAILABLE SPACE			
SUITE	RSF	RATE/RSF	COMMENTS
125	5,262	\$11.50 NNN	Double door entrance directly off lobby, mix of open space and hardwall offices
210	3,462 - 10,164	\$11.50 NNN	Mix of perimeter offices with sidelights and open floorplan offering abundance of natural light

Building Highlights

- > Attractive, high-quality office building
- > High profile Dublin location on Emerald Parkway
- > Close to Tuttle Mall, restaurants and hotels
- > 4 parking spaces per 1,000 SF
- > Two-story lobby
- > Fiber optics available
- > Operating expenses estimated at \$8.76

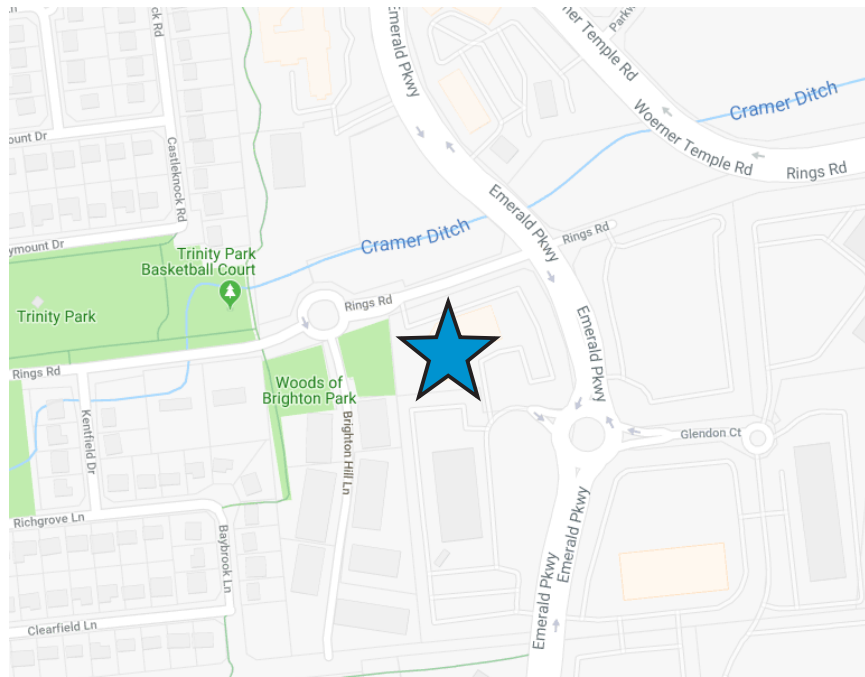


Building Location

6397



Building Location



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

- > 7 million SF commercial space
- > Mixed use, walkable Bridge Street District and a vibrant Historic District
- > 2,000 acres of available land

Fiber Optics

- > 100-gig municipal-owned fiber network with choice of internet service providers
- > 125+ miles of fiber optics throughout Central Ohio, access to OARNet & Ohio Supercomputer

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 infrastructures 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
- > 1,000+ acres of parkland and 100+ miles of bikepaths

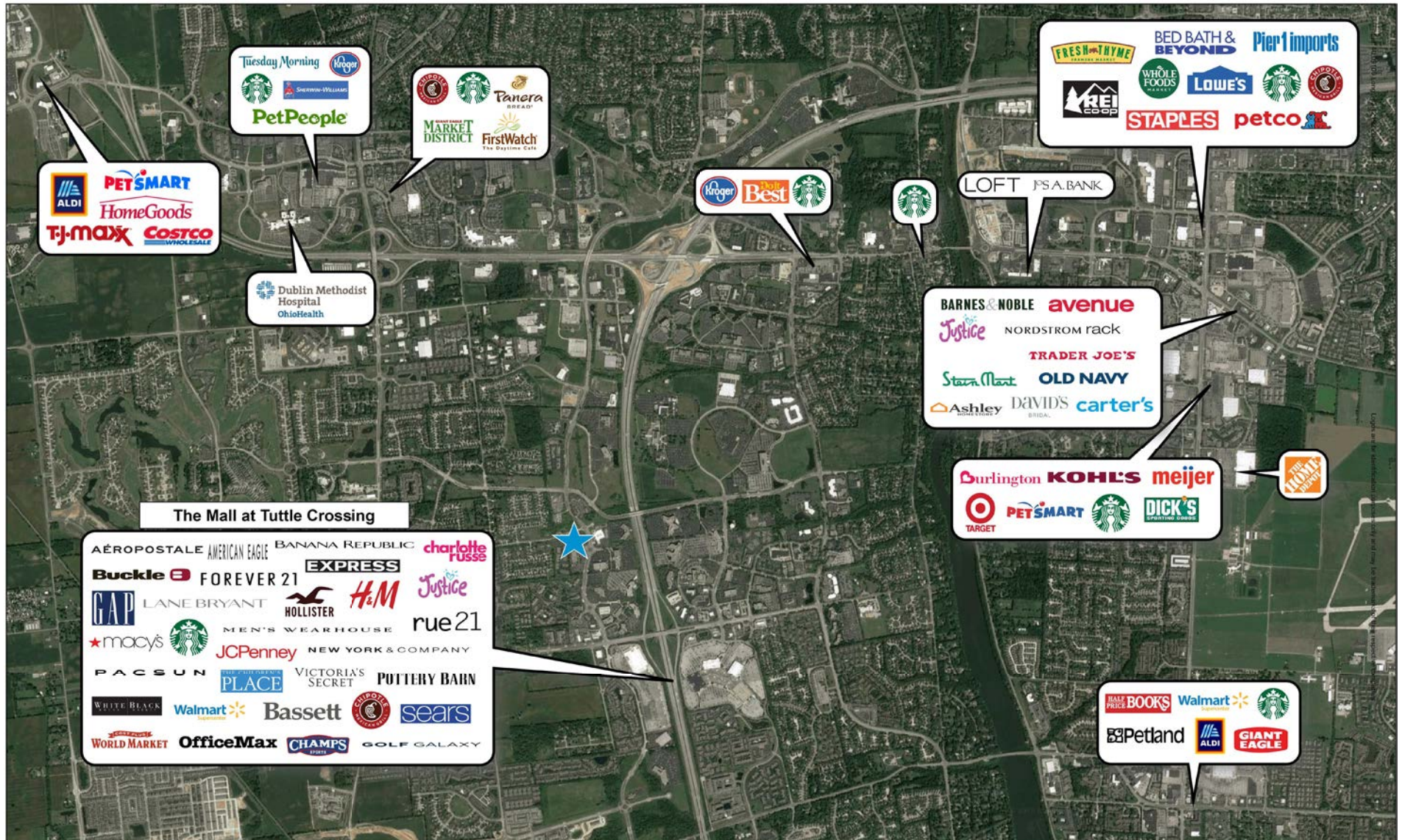


EMERALD PARKWAY / GLENDON COURT
ROUNDBOUT

ROUNDBOUT



Nearby Amenities



Dublink Information

6397



Dublink Information



Dublink



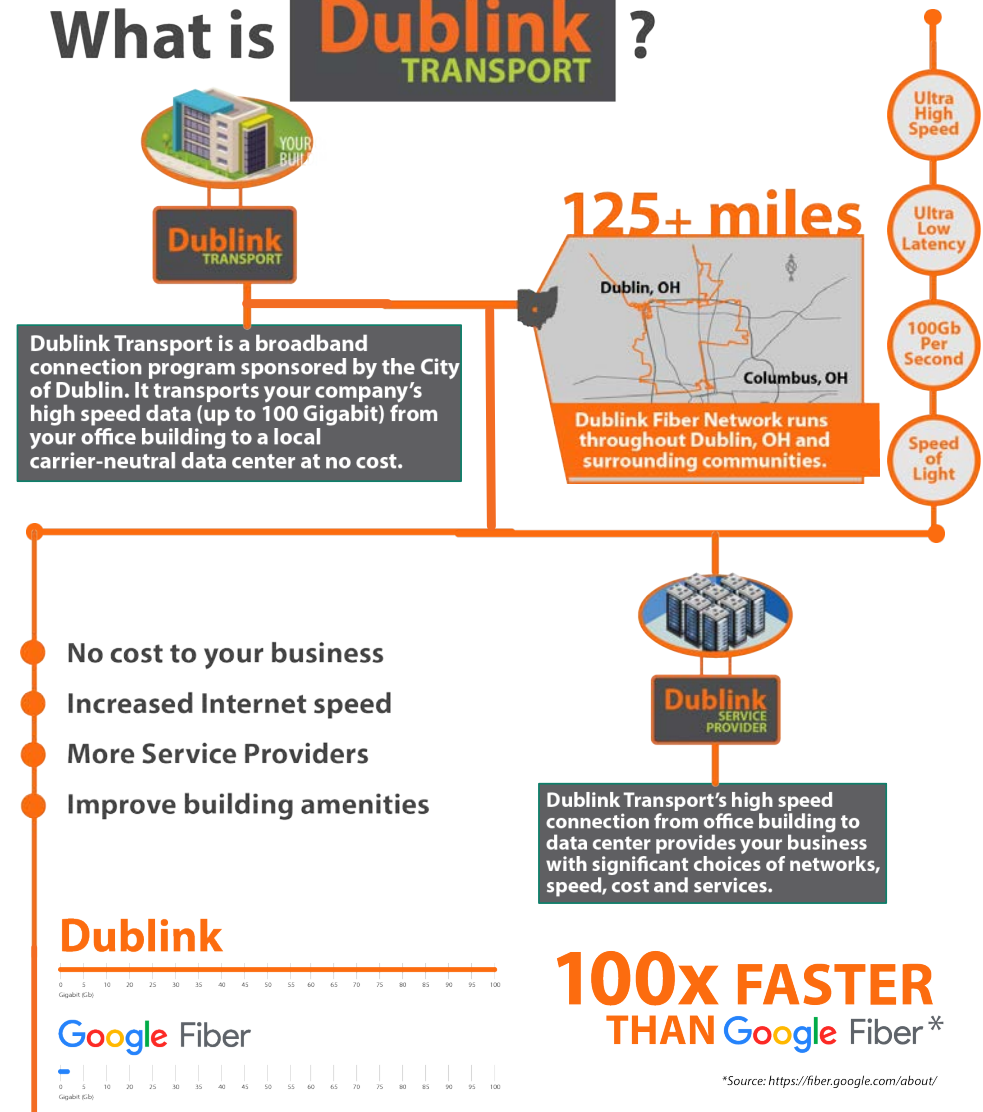
Dublink fiber optics carries up to 100Gb of overall network speed.

Dublink Transport provides a no-cost lateral connection to a high speed, ultra-low latency fiber optic network. This effort supports Dublin's strategic focus in maintaining the community's fiscal health and economic vitality through job retention and growth, while supporting City Council's goal to keep multi-tenant office buildings competitive.



**DUBLINK TRANSPORT
FIBER OPTICS**
WWW.DUBLINKTRANSPORT.COM

What is **Dublink TRANSPORT** ?

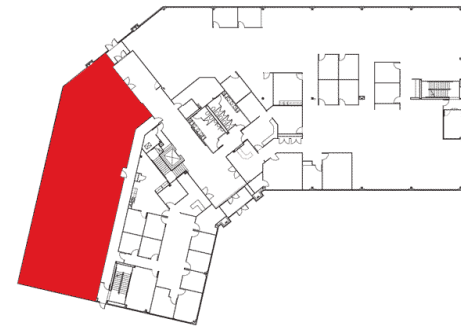


Floorplans

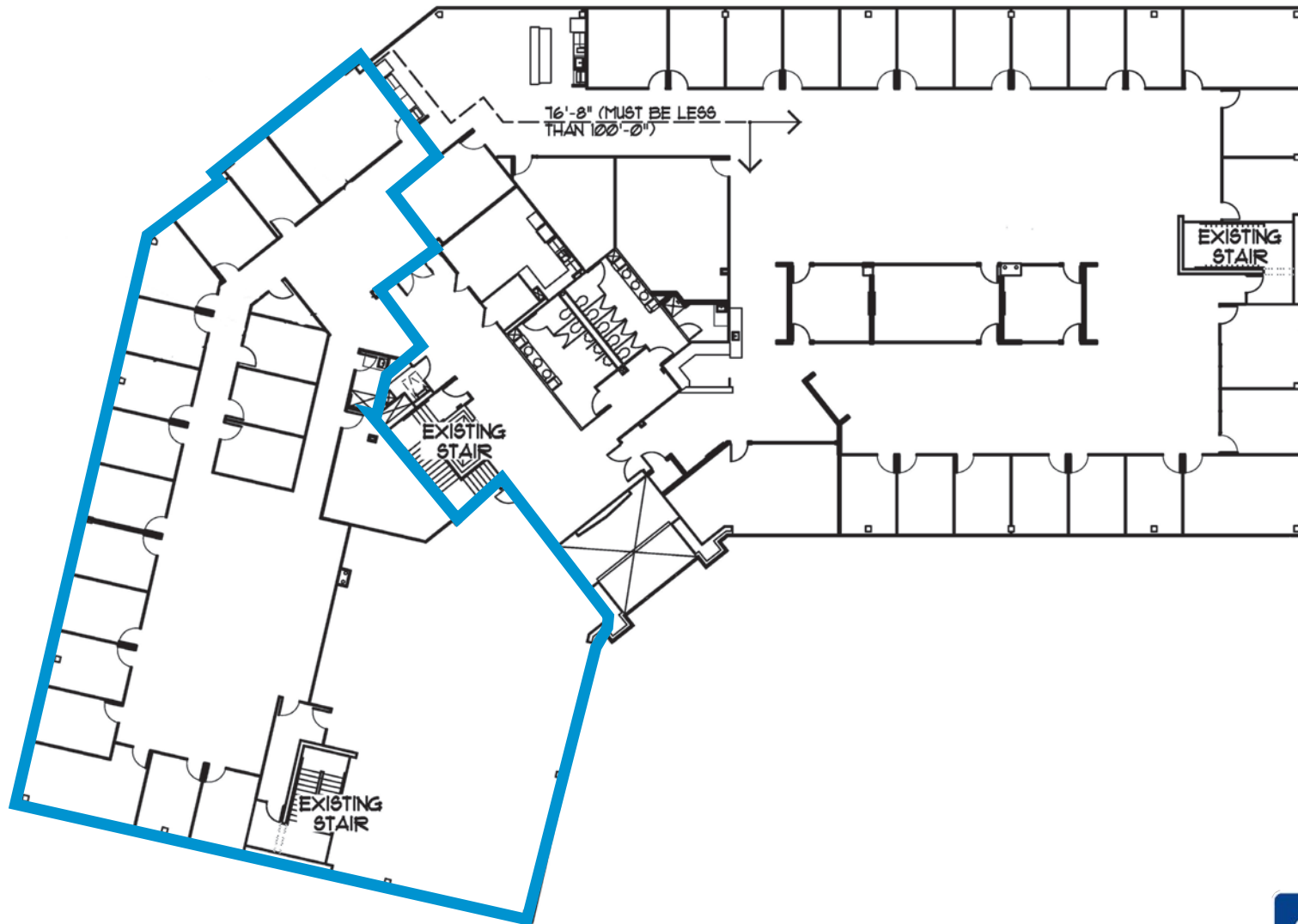
6397



Suite 125 - 5,262 RSF



Suite 210 - 3,462 - 10,164 RSF





6397

6397

Emerald II

Contact Us

ANDREW JAMESON SIOR CCM
614 437 4500
andrew.jameson@colliers.com

DANIEL DUNSMOOR SIOR
614 437 4494
daniel.dunsmoor@colliers.com

MICHELLE FUDE CCM
614 410 5639
michelle.fude@colliers.com

6397 EMERALD PARKWAY, DUBLIN, OH 43016