

# OFFICE BUILDINGS FOR LEASE

## Blazer Tech Office Dublin, Ohio 43017



**14.38 +/- acres Office Development**  
**Available December 2017**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development



**VanTrust**  
REAL ESTATE LLC

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# Property Description

## BRAND NEW OFFICE BUILDINGS SPACE!

Two new 60,528 +/- SF office buildings proposed to be built on this 14 +/- acre site in Dublin. Located on Blazer Parkway just north of Rings Rd with convenient access to Tuttle Crossing amenities. Drive-in doors can be built-to-suit users. There will be 605 parking spaces. 193 additional future parking spaces will be available. Zoned OLR - Office, Laboratory, Research.

**AVAILABLE DECEMBER 2017!**



### Building #1

**Gross Building Area:** 60,528 SF (150' x 403.52')  
**Drive-in Doors:** BTS  
**Building Height:** 20'  
**Clear Height:** 12'  
**Ceiling Height:** 10'  
**Sprinkler Type:** ESFR

### Building #2

**Gross Building Area:** 60,528 SF (150' x 403.52')  
**Drive-in Doors:** BTS  
**Building Height:** 20'  
**Clear Height:** 12'  
**Ceiling Height:** 10'  
**Sprinkler Type:** ESFR

### SITE ANALYSIS

#### Zoning Information

Office, Laboratory and research district (OLR)

**Site Information** 626,523 S.F. (14.383 Acres)

70% Max Site Coverage 438,566 S.F.

30% Min. Landscape Area 187,957 S.F.

Site Coverage Provided- 374,228 S.F. (59.7%)

Landscape Area Provided- 252,295 S.F. (40.3%)

Site Coverage With Future Parking Spaces- 438,436 S.F. (70%)

#### Parking Information

Parking Spaces Required 5/1000 S.F. = 605 Spaces

Parking Spaces Provided- 605 Total Spaces

Future Spaces Available 193 Spaces  
 (605 + 193 = 798 Total Spaces  
 6.6/1000 S.F.)

#### Building Height

Maximum Height = 36'-0" (3 Story)

#### Gross Building Area (GBA)

Building I 60,528 S.F.

Building II 60,528 S.F.

**Total 121,056 S.F.**

**Address:** 0 Blazer Parkway  
 Dublin, OH 43017

**County:** Franklin

**PID:** 273-010750-00

**Location:** North of Rings Rd.

**Acreage:** 14.38 +/- acres

**Parking Spaces:** 5 spaces/1,000 SF

**Future Parking Spaces:** 6.6 spaces/1,000 SF

**Lease Rate:** \$14.75/SF NNN

**Est. Op. Exp.:** \$4.17/SF

**Zoning:** OLR Office, Laboratory, Research



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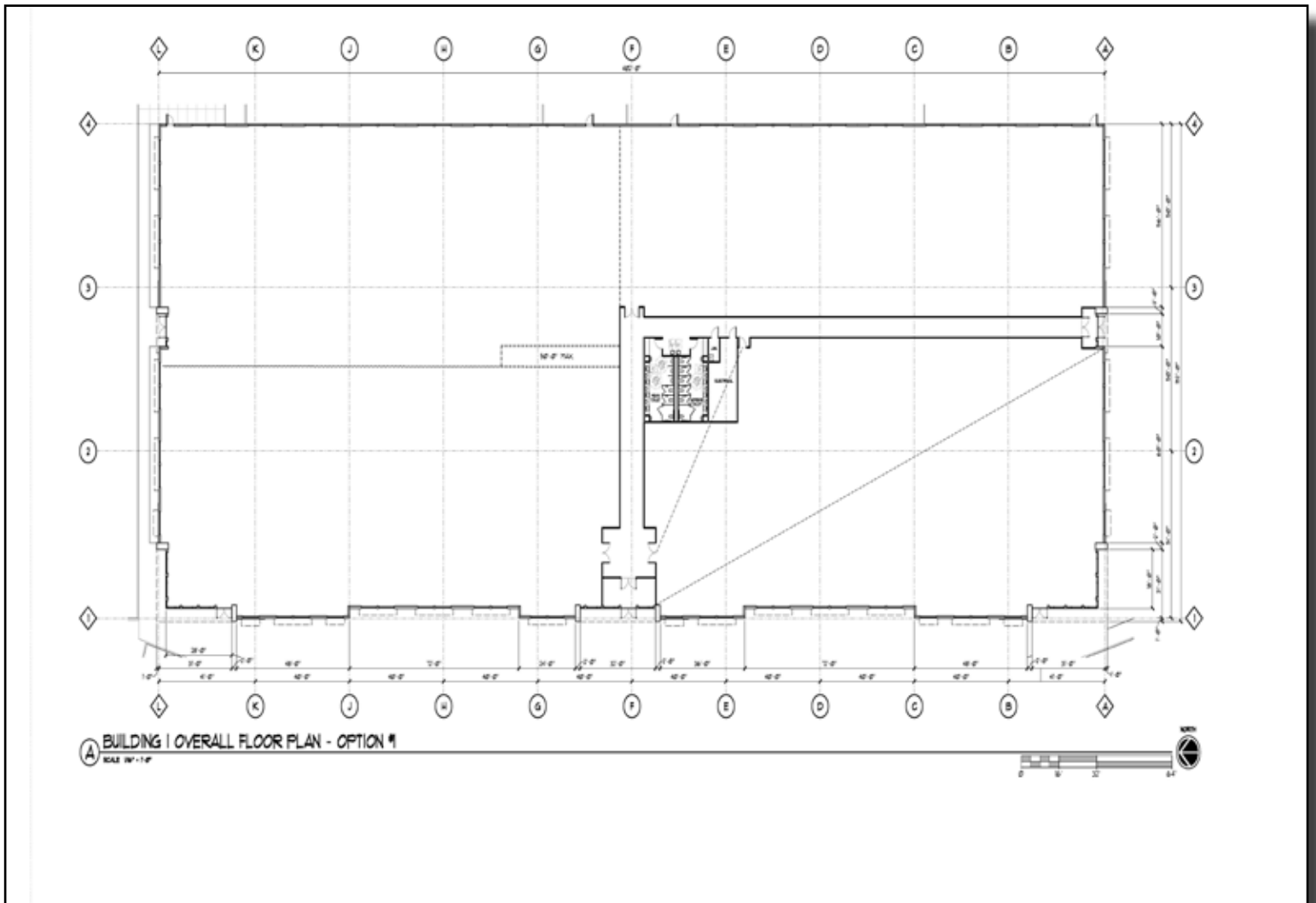
# Site Plan

## Proposed Office Buildings on Blazer Parkway Site



# Building #1

## OVERALL FLOOR PLAN



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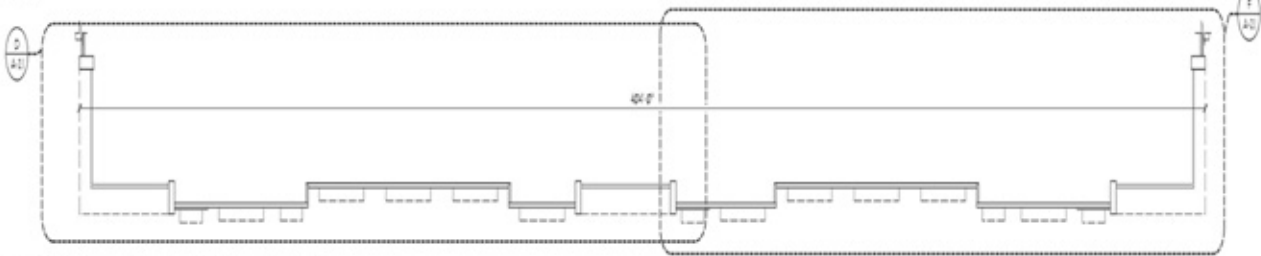
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# Building #1

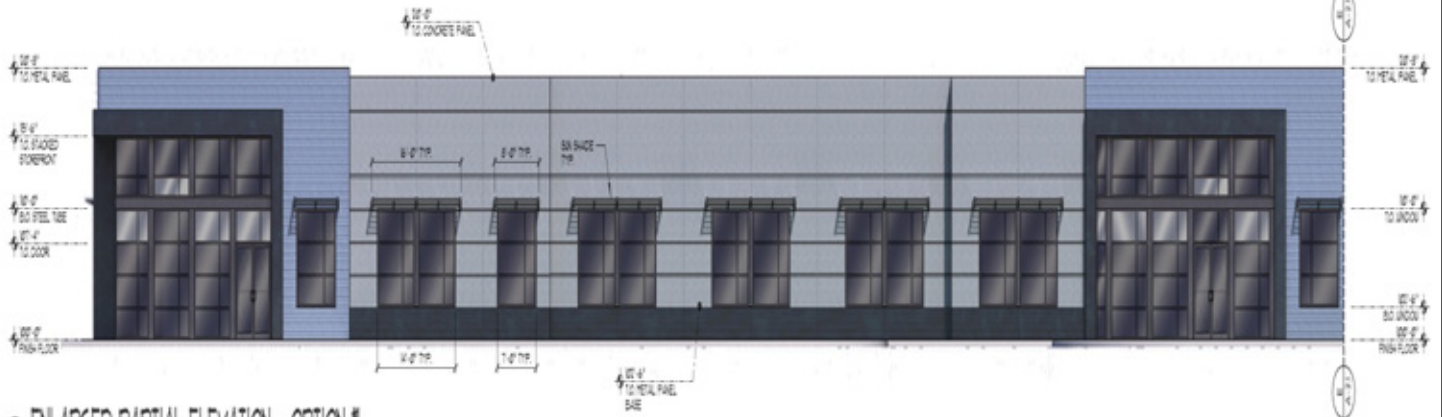
## PROPOSED ELEVATIONS AND PLAN



(A) PROPOSED WEST ELEVATION - OPTION #1  
SCALE 1/8" = 1'-0"



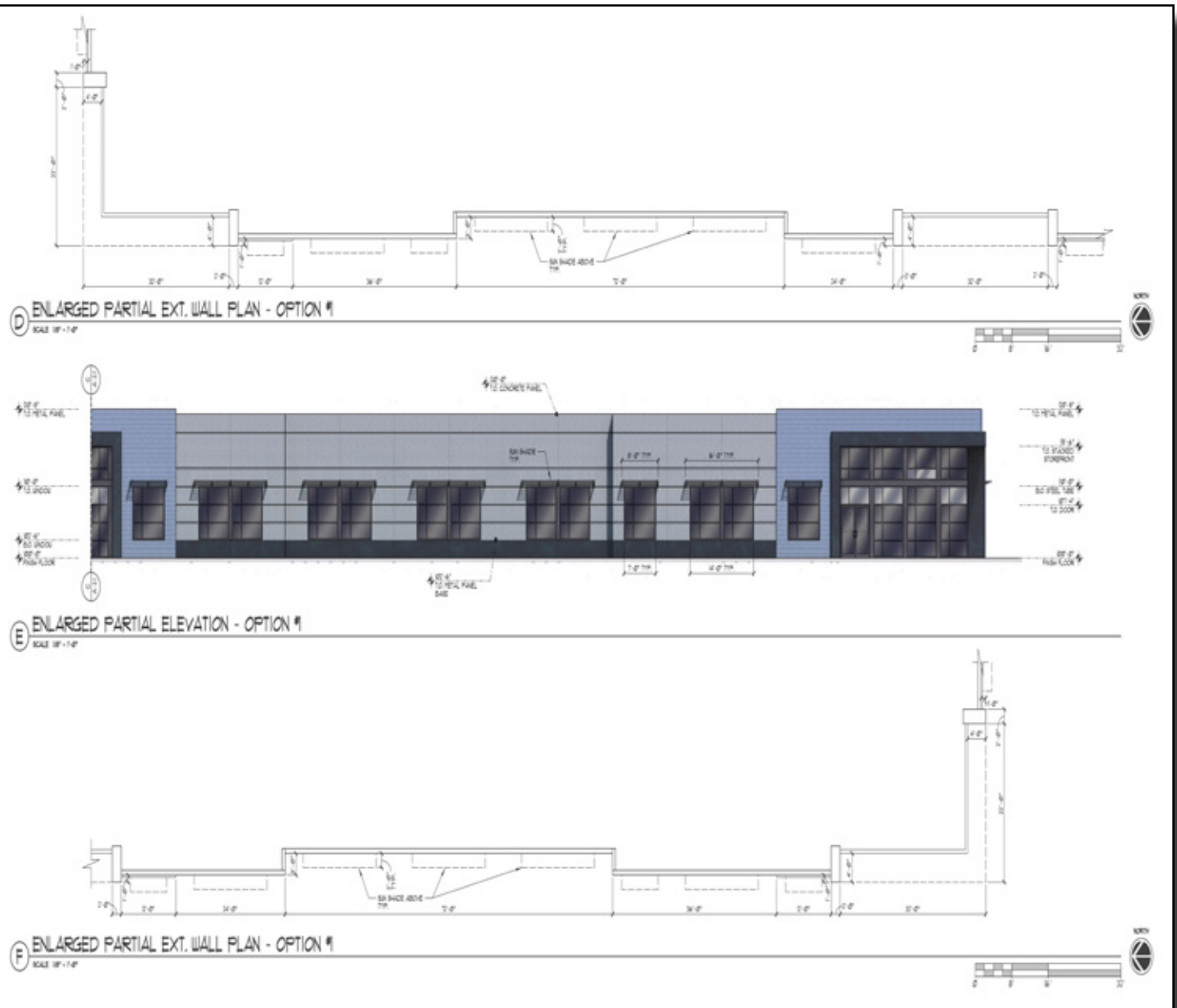
(B) PROPOSED WEST EXT. WALL PLAN - OPTION #1  
SCALE 1/8" = 1'-0"



(C) ENLARGED PARTIAL ELEVATION - OPTION #1  
SCALE 1/8" = 1'-0"

# Building #1

## PROPOSED ELEVATION AND PLANS

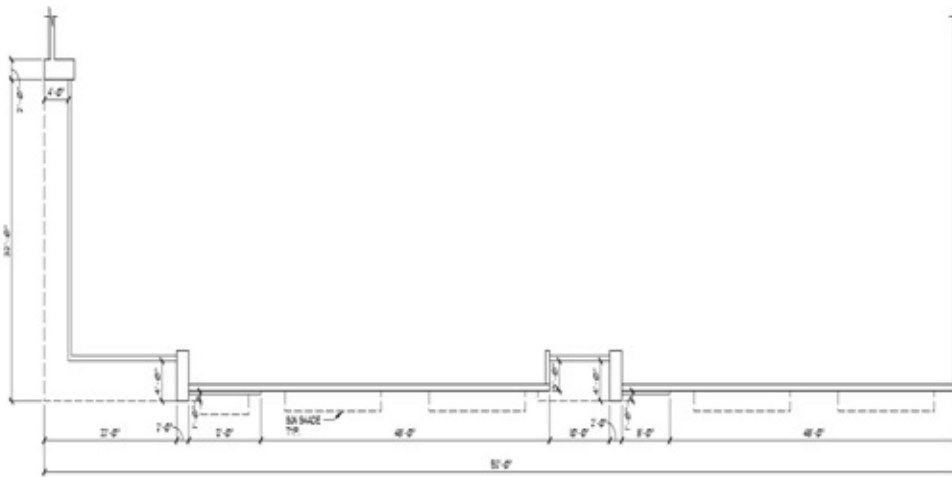


# Building #1

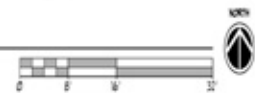
## PROPOSED SOUTH ELEVATION AND PLAN



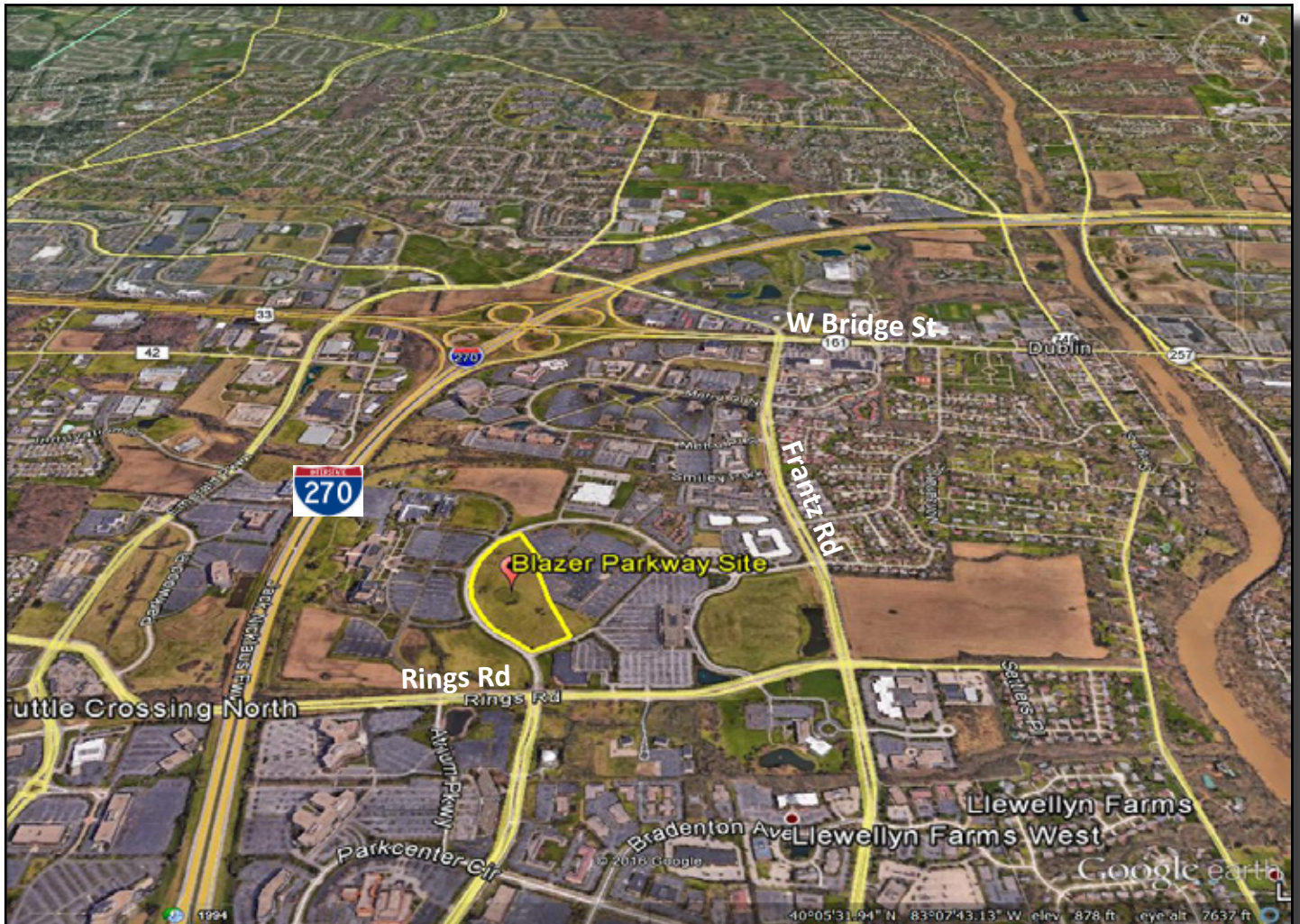
**A** ENLARGED SOUTH ELEVATION - OPTION #1  
SCALE 1/8" = 1'-0"



**B** ENLARGED SOUTH EXT. WALL PLAN - OPTION #1  
SCALE 1/8" = 1'-0"



# Property Location



## Great Location!

Blazer Research District!  
Minutes to Downtown Dublin!  
Close to I-270 & SR 161!



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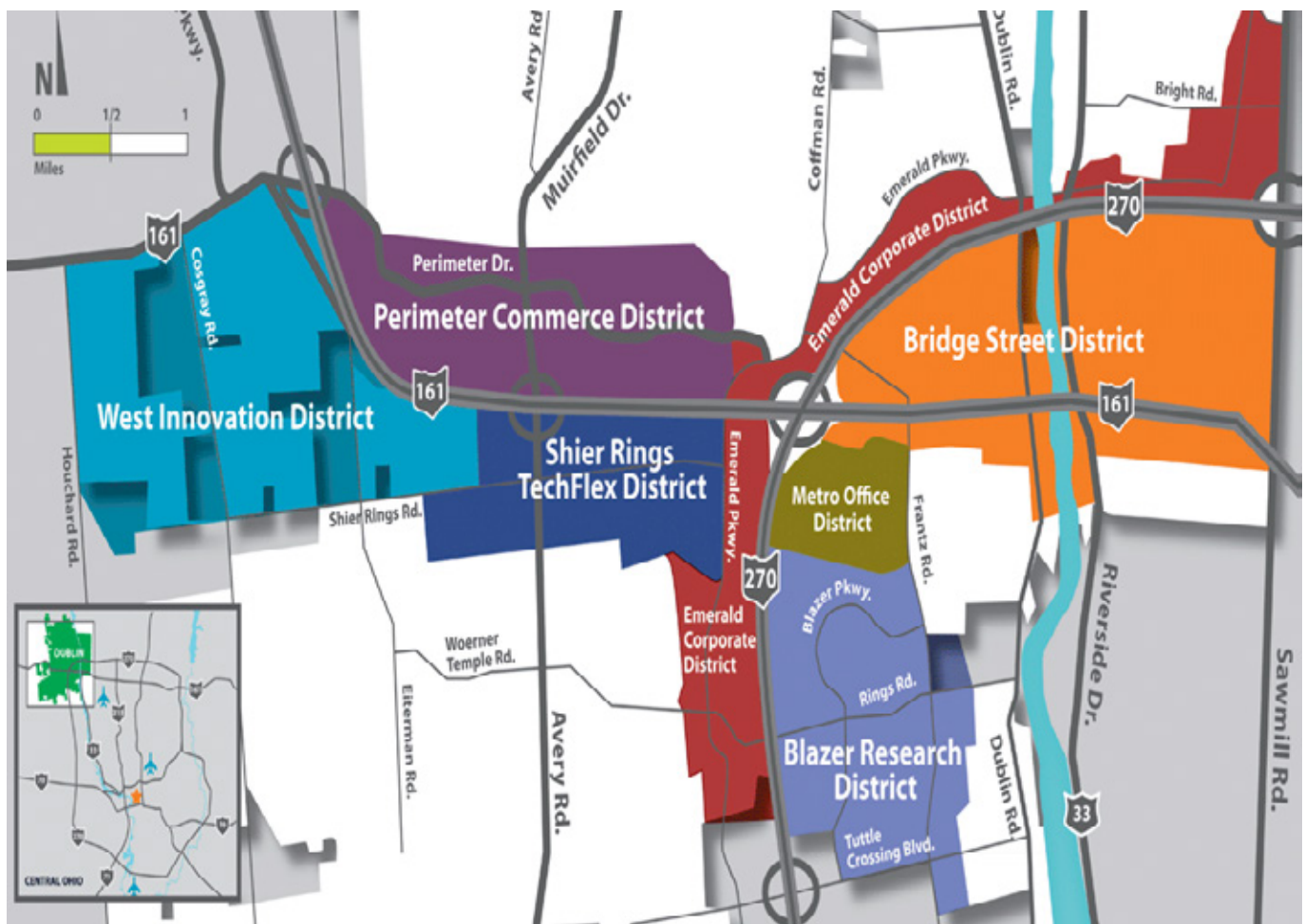
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# Blazer Research District

The Dublin Business Community provides an environment where smart and innovative organizations can realize their own specific measures of success.



This business neighborhood offers easy access to restaurants, hotels, and retail, and includes multiple locations with freeway visibility. The offices in this neighborhood include corporate headquarters, high-tech research labs, class-A office space, and multi-tenant options, as well as a number of settings ready for custom builds.

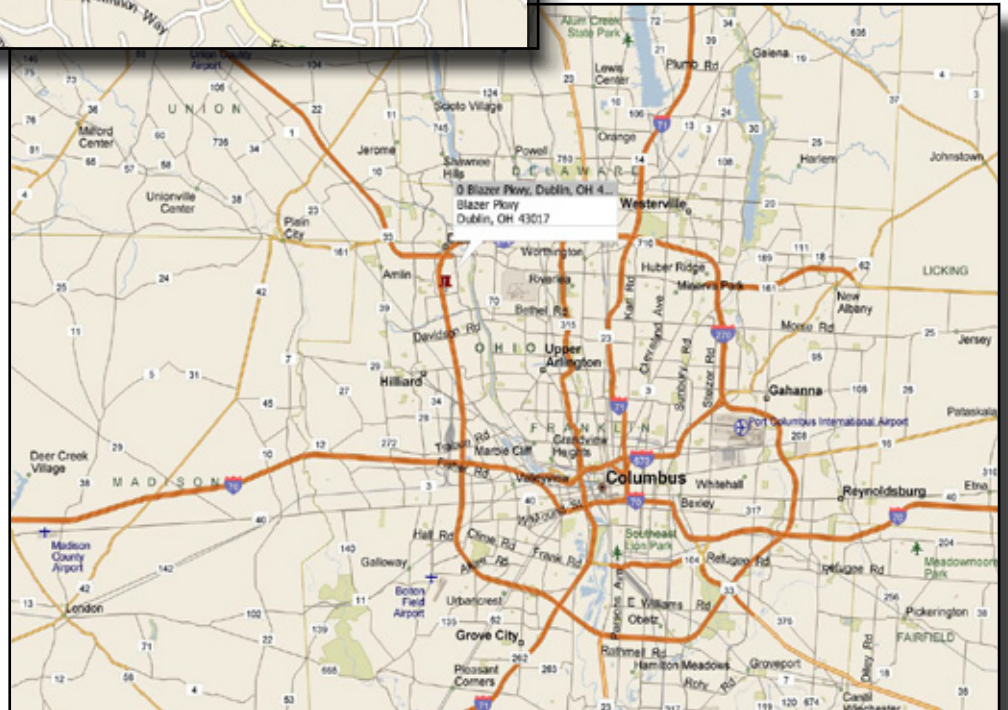
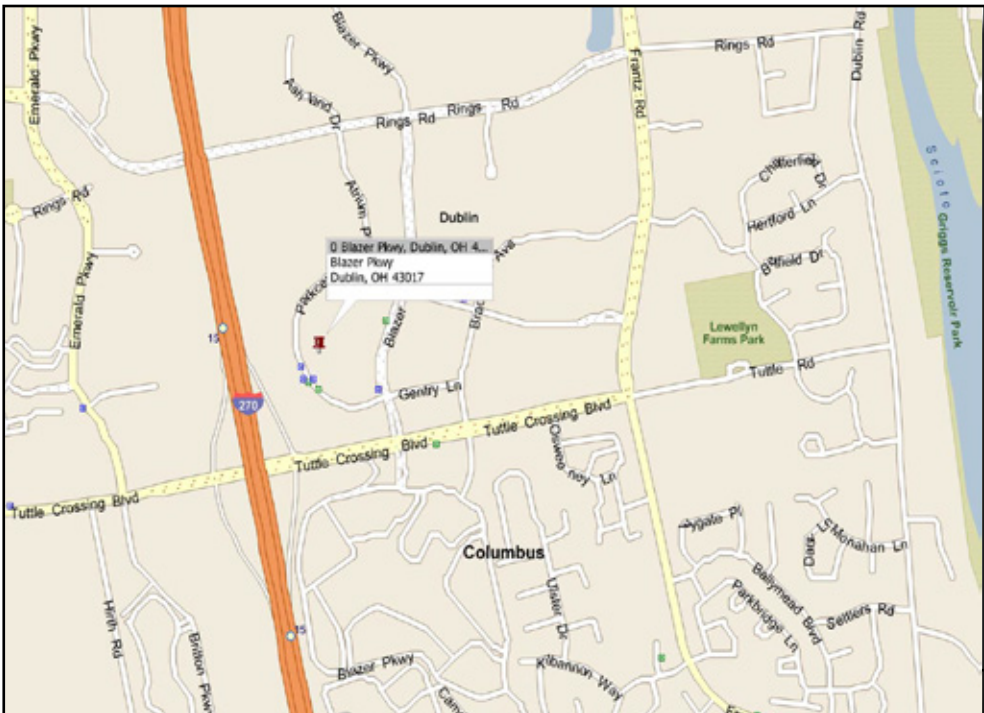


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# Street Maps



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# Aerial & Plat Maps



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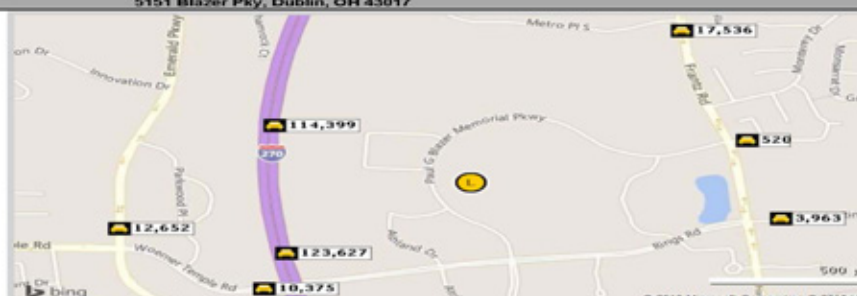
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# Demographics & Traffic

## Demographic Summary Report

Blazer Business Park Land Lot 3 5151 Blazer Pky, Dublin, OH 43017						
						
Radius	1 Mile	3 Mile	5 Mile			
<b>Population</b>						
2020 Projection	4,535	76,814	194,107			
2015 Estimate	4,292	71,977	182,741			
2010 Census	4,118	65,949	171,940			
Growth 2015 - 2020	5.66%	6.72%	6.22%			
Growth 2010 - 2015	4.23%	9.14%	6.28%			
<b>2015 Population by Hispanic Origin</b>						
2015 Population	140	2,879	7,143			
<b>2015 Population</b>						
White	3,349	57,228	151,858	78.03%	79.51%	83.10%
Black	107	2,602	6,380	2.49%	3.62%	3.49%
Am. Indian & Alaskan	3	100	306	0.07%	0.14%	0.17%
Asian	743	10,389	20,079	17.31%	14.43%	10.99%
Hawaiian & Pacific Island	0	32	61	0.00%	0.04%	0.03%
Other	89	1,625	4,056	2.07%	2.26%	2.22%
U.S. Armed Forces	1	87	157			
<b>Households</b>						
2020 Projection	1,980	32,158	80,186			
2015 Estimate	1,871	30,065	75,372			
2010 Census	1,784	27,294	70,511			
Growth 2015 - 2020	5.83%	6.96%	6.39%			
Growth 2010 - 2015	4.88%	10.15%	6.89%			
Owner Occupied	1,075	17,803	48,923	57.46%	59.22%	64.91%
Renter Occupied	796	12,262	26,449	42.54%	40.78%	35.09%
<b>2015 Households by HH Income</b>						
Income: <\$25,000	143	2,560	7,751	7.64%	8.52%	10.28%
Income: \$25,000 - \$50,000	246	4,846	12,966	13.15%	16.12%	17.20%
Income: \$50,000 - \$75,000	413	5,934	14,125	22.07%	19.74%	18.74%
Income: \$75,000 - \$100,000	277	4,321	10,407	14.80%	14.37%	13.81%
Income: \$100,000 - \$125,000	301	4,116	9,088	16.09%	13.69%	12.06%
Income: \$125,000 - \$150,000	166	2,697	6,527	8.87%	8.97%	8.79%
Income: \$150,000 - \$200,000	202	3,015	7,131	10.80%	10.03%	9.46%
Income: \$200,000+	123	2,575	7,276	6.57%	8.57%	9.65%
<b>2015 Avg Household Income</b>						
	\$102,893	\$104,173	\$103,909			
<b>2015 Med Household Income</b>						
	\$87,048	\$84,789	\$81,830			

## Traffic Count Report

Blazer Business Park Land Lot 3 5151 Blazer Pky, Dublin, OH 43017						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles fro Subject P
1 Jack Nicklaus Fwy	Rings Rd	0.09 S	2011	120,592	MPSI	.37
2 I-270	Rings Rd	0.09 S	2014	123,627	MPSI	.37
3 Jack Nicklaus Fwy	Rings Rd	0.44 S	2011	109,647	MPSI	.38
4 I-270	Rings Rd	0.44 S	2014	114,399	MPSI	.38
5 Woerner Temple Rd	I-270	0.04 E	2009	10,375	AADT	.46
6 Longbranch Dr	Avon Ct	0.03 E	2014	520	MPSI	.50
7 Rings Rd	Dublin Rd	0.35 E	2011	5,532	MPSI	.55
8 Rings Rd	Frantz Rd	0.06 W	2014	3,963	MPSI	.55
9 Frantz Rd	Metro PI S	0.03 N	2014	17,536	MPSI	.56
10 Emerald Pkwy	Woerner Temple Rd	0.06 S	2014	12,652	MPSI	.62

# City Highlights

## Demographics

**Population: 41,751 (2010)**

Median Age: 36 - 45  
 Households: 15,068  
 Avg. Household Size: 2.8  
 Median Household Income: \$117,860  
 Median Housing Unit Value: \$334,900  
 Residents with bachelor's degree or higher: 79%

## Location

Dublin is directly accessible by US 33/SR 161 and I-270, approximately a 20-minute drive to downtown Columbus.

Dublin offers over 1,098 acres of developed parkland, 123 acres of undeveloped parkland, 56 developed parks ranging from wooded natural areas and river frontage to active, athletic facilities and 96 miles of bikepath.

## Technology Infrastructure

Dublink: 125-mile underground fiber-optic system  
 Citywide WiFi  
 Dublin Entrepreneurial Center

## Business Incentives

Muirfield Village Golf Club, home of the Memorial Tournament presented by Nationwide Insurance and the 2013 The President's Cup

The only community in the world to host the Solheim Cup, Ryder Cup, and President's Cup.

Dublin Irish Festival – the second largest Irish Festival in the world

Over 1,000 acres of parkland

3 public high schools, all ranked "excellent" by the State of Ohio and recognized by Newsweek's Top 1000 Best High Schools

## Top 10 Employers

Company Name	Industry	# Employees
Cardinal Health Inc.	Pharmaceuticals/ Distribution	3,600
Nationwide Insurance Enterprise	Insurance & Finance	3,400
Express Scripts	Retailers/ Wholesalers	2,000
Dublin City Schools	Education	1,800
OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,680
Fiserv Corporation	Electronic Bill Payments	900
CareWorks Family of Companies	Insurance & Financial	850
Ashland Inc.	Research & Development	800
OCLC	Computer Library	750
The Wendy's Company	Restaurant Corp.	615

## THE DUBLIN FACTS:

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% population has bachelor's or graduate degree.
- 5 highway interchanges
- Over 2,000 acres of undeveloped or infill opportunities
- Over 4.1 million SF of Class A office space
- Over 2.9 million SF of Class B office space
- Over 1 million SF of medical office space
- Over 1.7 million SF of retail space
- Over 1.5 million SF of industrial space

## Education

- Dublin City Schools
- Hilliard City Schools
- Meadows Academy
- Natural Learning Montessori Academy
- St. Brendan School
- St. Brigid of Kildare Catholic School
- Tolles Technical School

## Higher Education

- Columbus State Community College Branch Campus
- Franklin University Branch Campus
- Ohio Christian University Branch Campus
- Ohio Dominican University Branch Campus

DUBLIN COMMUNITY PROFILE



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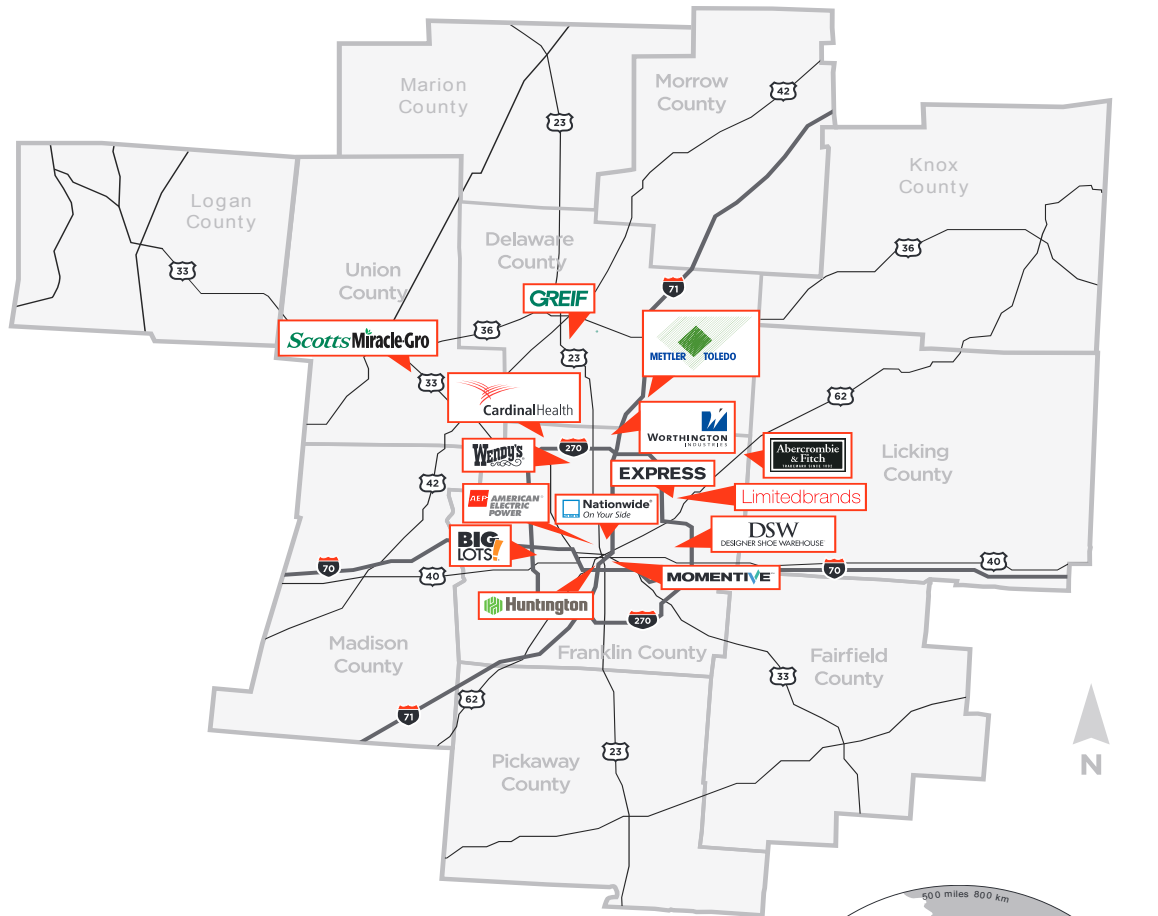


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# City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



— Interstate/Limited Access Highway  
— Major US/State Highways



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# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.