

FOR LEASE

# METRO SOUTH

495

**METRO PLACE SOUTH**

Dublin, OH 43017



## PROPERTY OVERVIEW

- + Built in 1996
- + 4:1,000 RSF parking ratio
- + Easy access to I-270 and SR 33
- + Shopping, restaurants and hotels nearby
- + Multiple suites available
  - Suite 150 – 8,202 RSF
  - Suite 350 – 9,496 RSF (available 11/1/19)

### BUILDING INFORMATION

<b>Floors</b>	Three (3)
<b>Ceiling Height</b>	9.0'
<b>HVAC</b>	Variable air volume with energy management system
<b>Elevators</b>	Two (2) passenger; One (1) freight
<b>Rental Rate</b>	\$11.95 PSF, Net
<b>Operating Expense</b>	Estimated \$8.44 PSF for 2019
<b>Common Area Factor</b>	13.5%

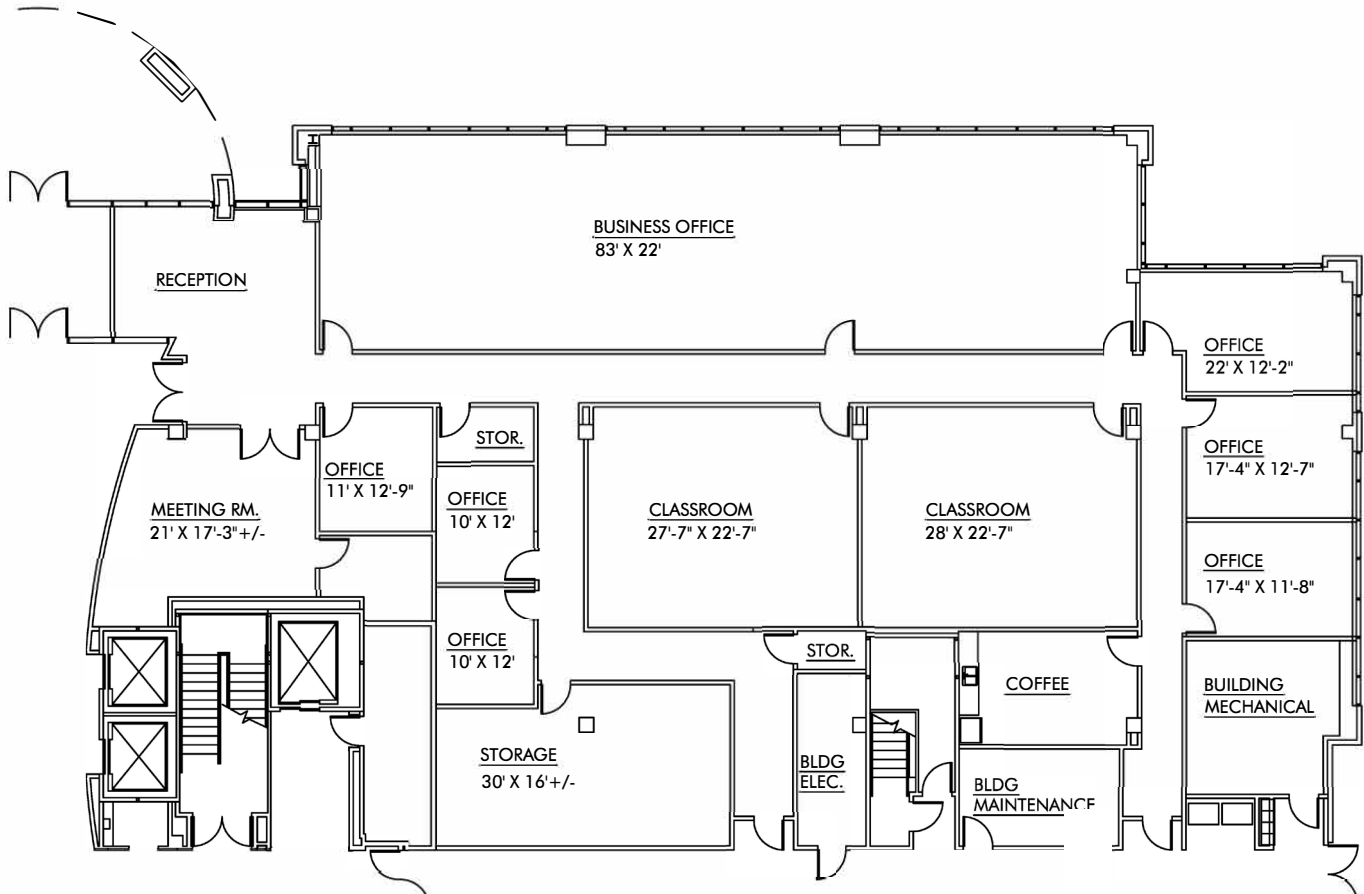
[www.cbre.us/columbus](http://www.cbre.us/columbus)

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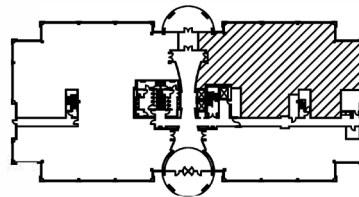
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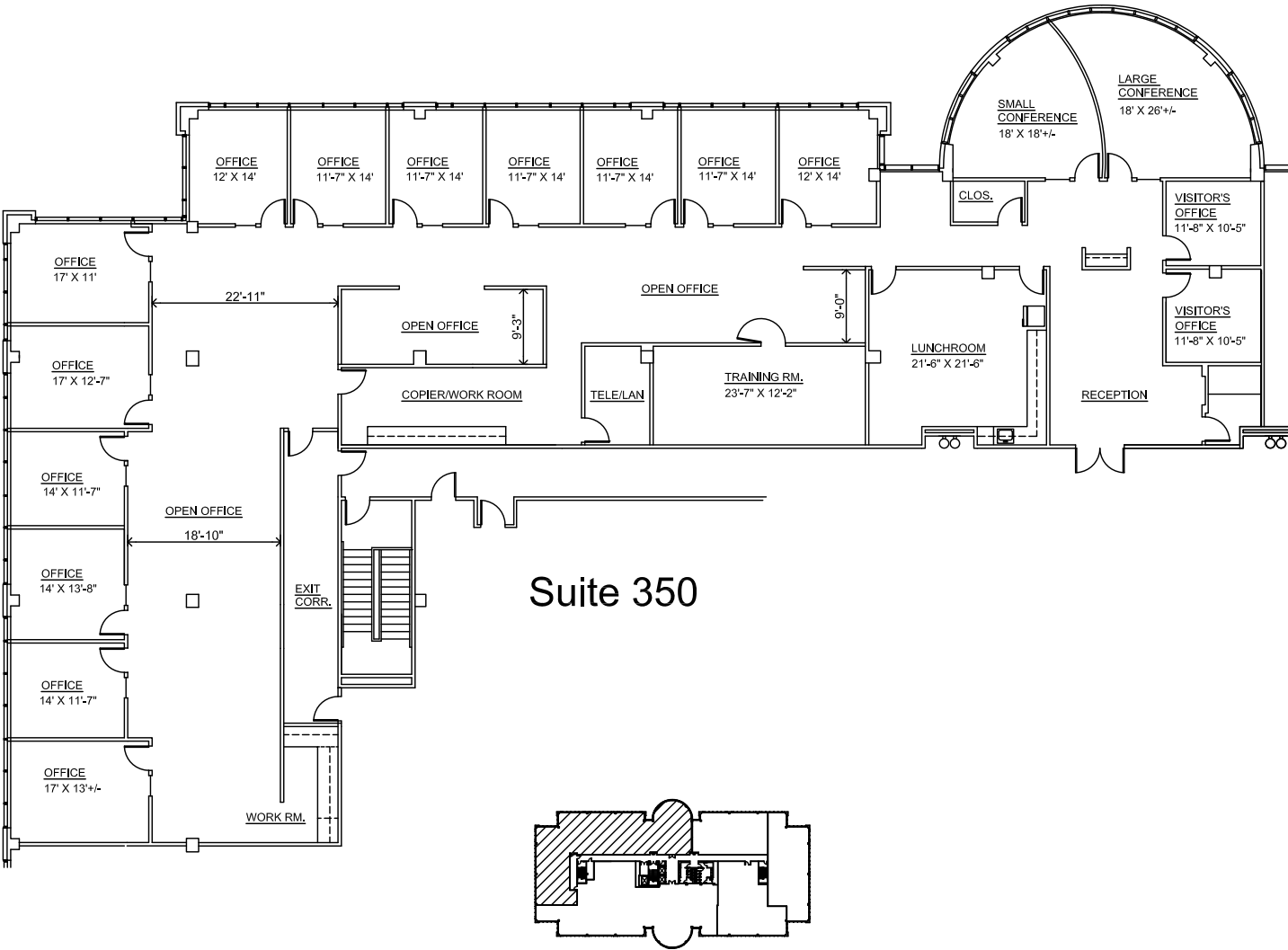
## FLOOR PLANS



Suite 150

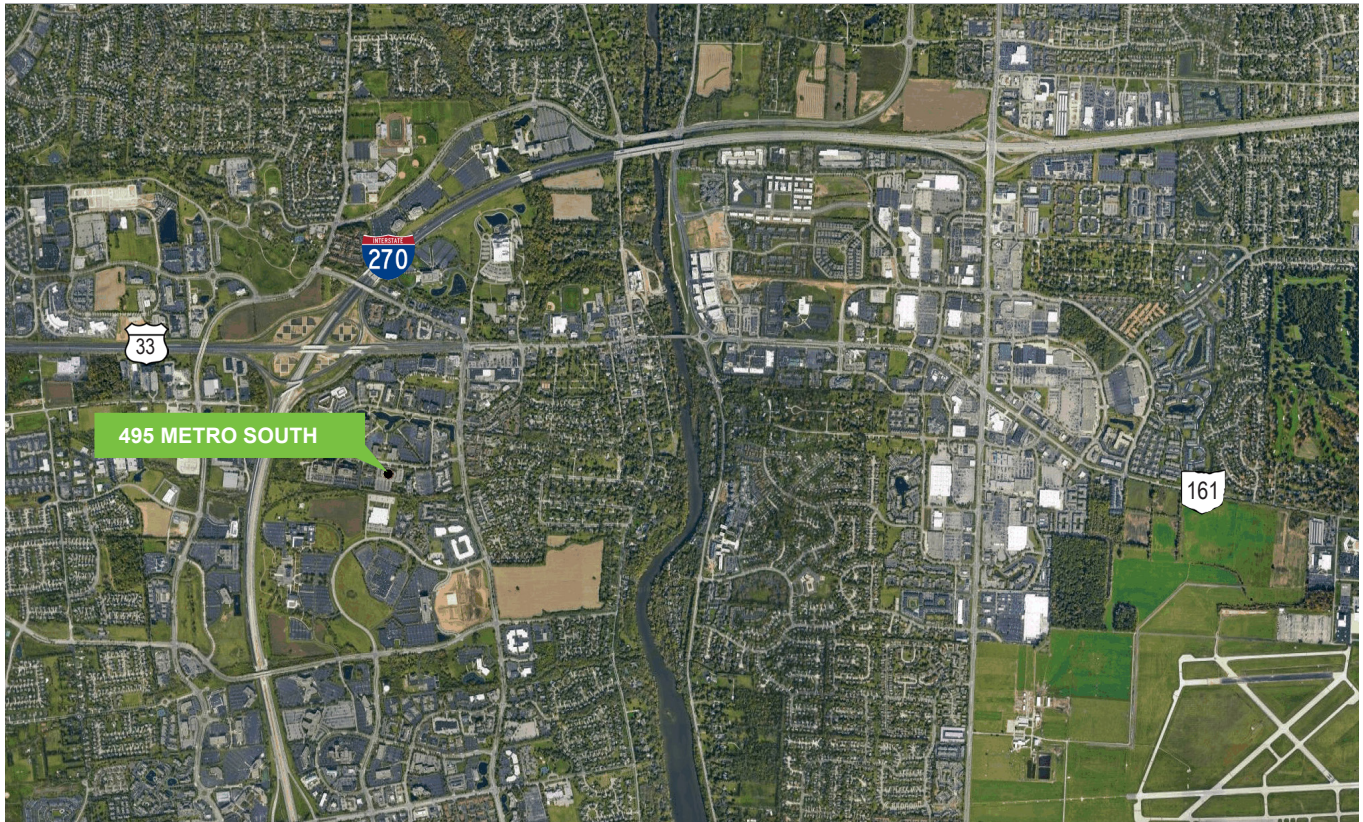


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## CONTACT US

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