

EMERALD III

6500 Emerald Parkway
Dublin, Ohio 43016





FEATURES

- › On-site deli
- › Move-in ready suites available
- › 24-hour, card key access
- › 4.3/1000 square foot parking ratio
- › 5,554 square foot athletic club available to building tenants for an additional charge
- › Dublink Transport available to the building (visit www.dublinktransport.com for more information)

 [View property online](#)

EMERALD III

PROPERTY OVERVIEW

DEVELOPMENT DESCRIPTION

Built in 2002, the building is four stories and contains 128,280 square feet of office space.

LOCATION

Emerald III is located near amenities in the Tuttle Crossing area of Dublin, Ohio.

- › Immediately off the I-270 / Tuttle Crossing exit
- › 14 miles to Broad Street and High Street
- › 18 miles to Easton
- › 21 miles to John Glenn International Airport
- › 22 miles to New Albany

BUILDING DESCRIPTION

Emerald III is a Class A office building located in the Tuttle Crossing office park. The building offers large, flexible floorplates averaging over 33,000 square feet. In 2008, the building was Energy Star Certified for superior energy performance.

PARKING

Abundant asphalt paved surface lot with 554 parking spaces, including 12 car and six van ADA spaces, for a parking ratio of 4.3 per 1,000 square feet.

24 HOUR ACCESS

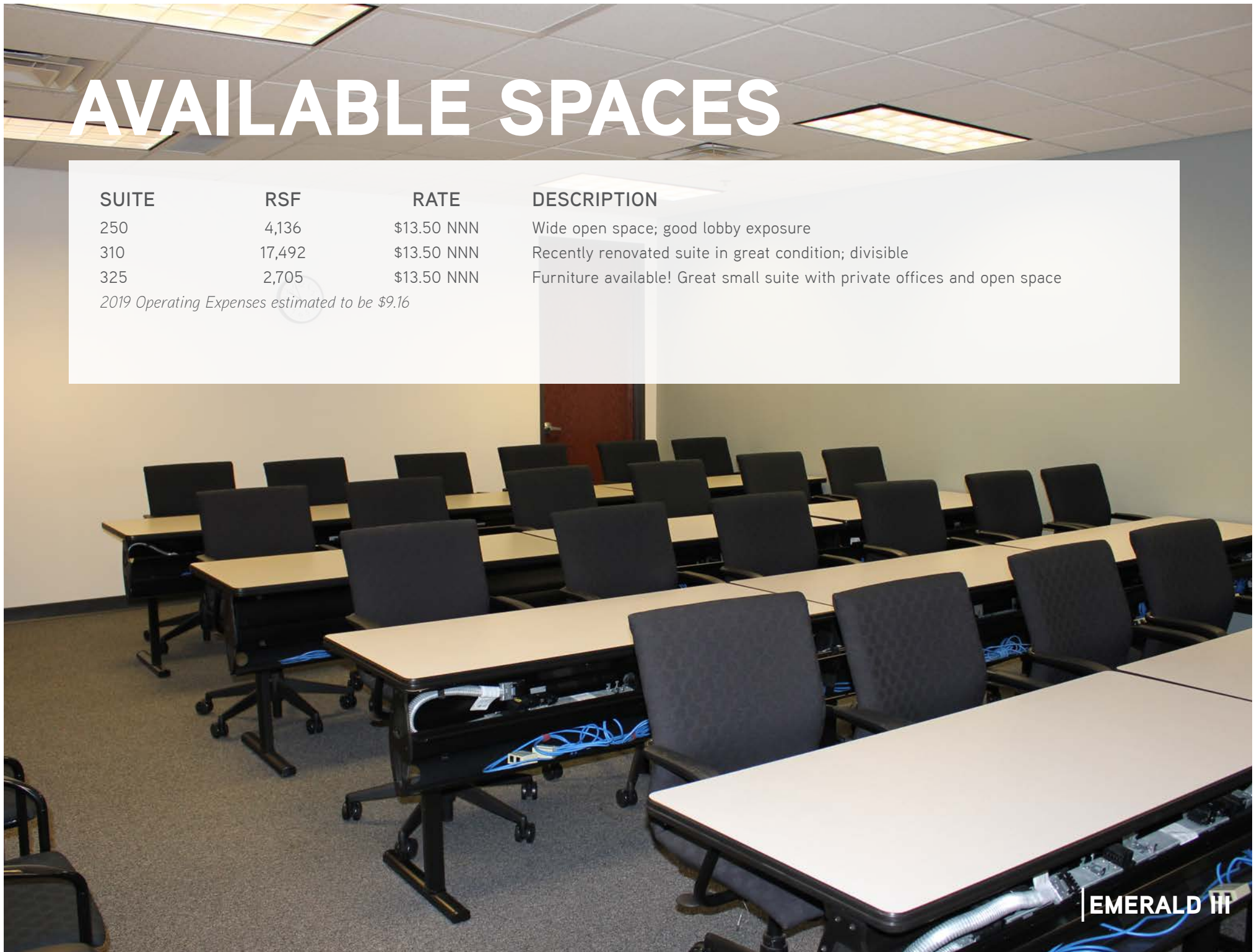
The building provides tenants with 24 hour access via proximity cards. Employee access is determined by the tenant and building manager and may be changed the same day should need arise.

EMERALD III

AVAILABLE SPACES

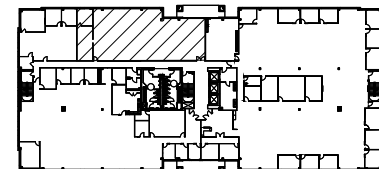
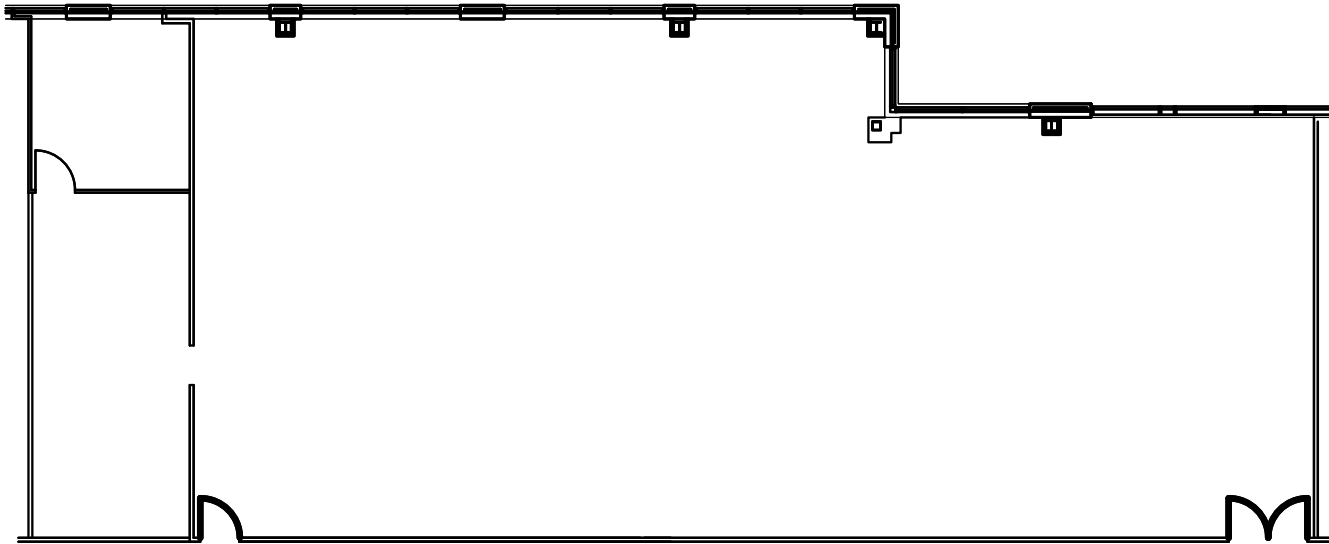
SUITE	RSF	RATE	DESCRIPTION
250	4,136	\$13.50 NNN	Wide open space; good lobby exposure
310	17,492	\$13.50 NNN	Recently renovated suite in great condition; divisible
325	2,705	\$13.50 NNN	Furniture available! Great small suite with private offices and open space

2019 Operating Expenses estimated to be \$9.16



EMERALD III

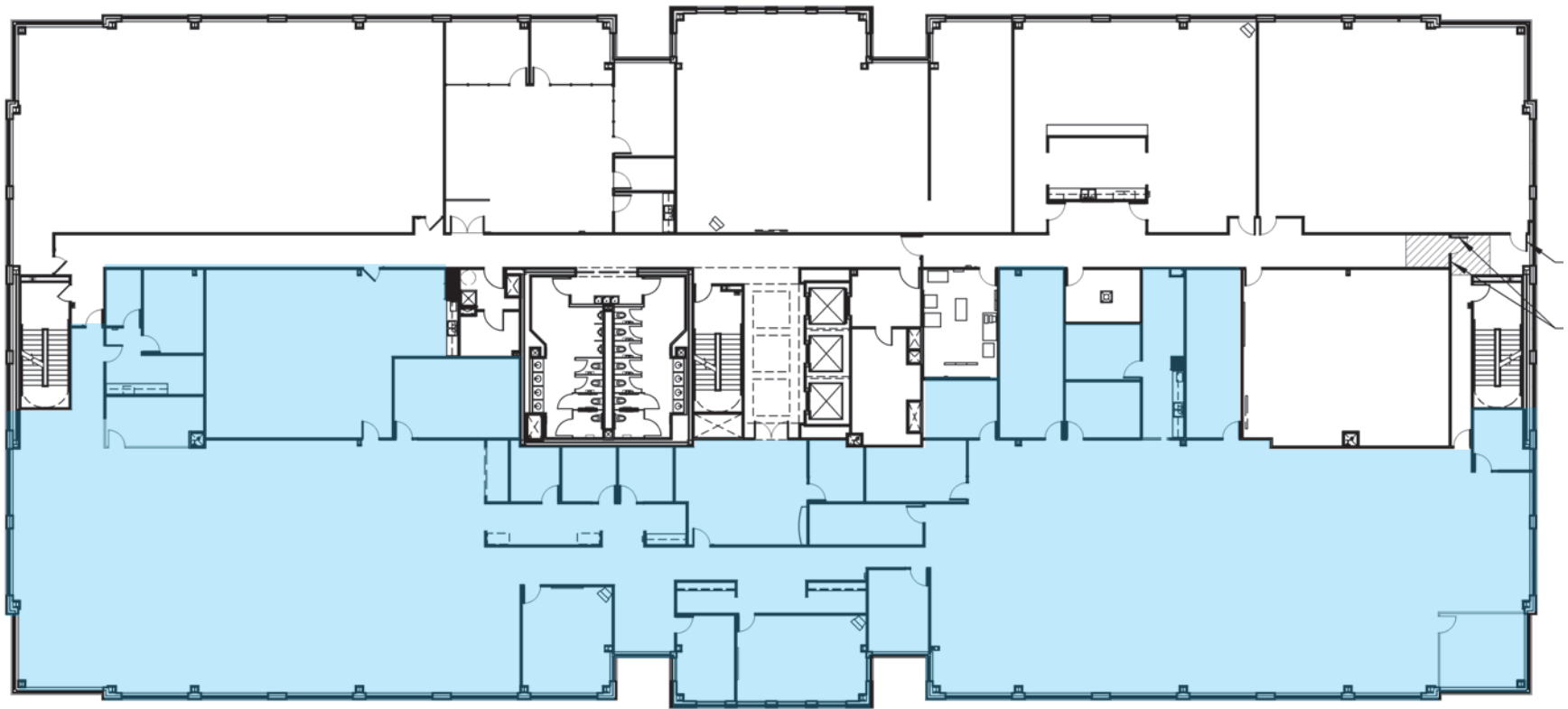
SUITE 250 | 4,136 RSF | WIDE OPEN SPACE | GOOD LOBBY EXPOSURE



BUILDING KEY PLAN
SECOND FLOOR

EMERALD III

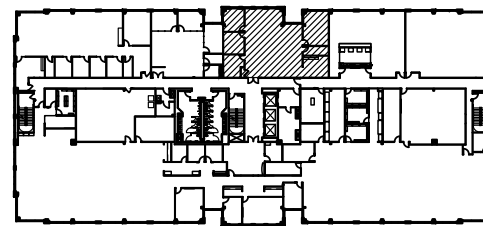
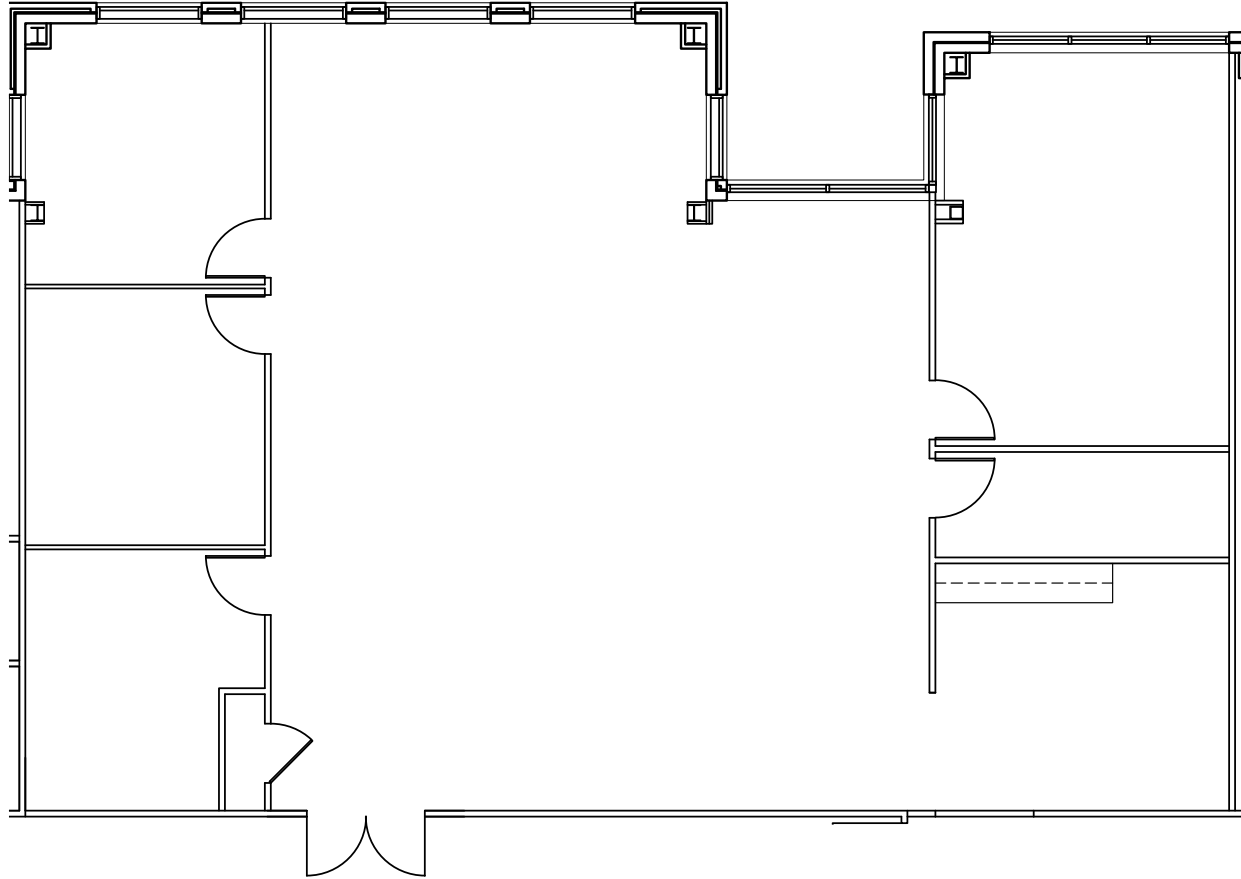
SUITE 310 | 17,492 RSF | RECENTLY RENOVATED SUITE IN GREAT CONDITION | DIVISIBLE



| EMERALD III

EMERALD III

SUITE 325 | 2,705 RSF | FURNITURE AVAILABLE | SMALL SUITE WITH PRIVATE OFFICES & OPEN SPACE



BUILDING KEY PLAN
FLOOR 3

EMERALD III

MOVE-IN READY SUITES

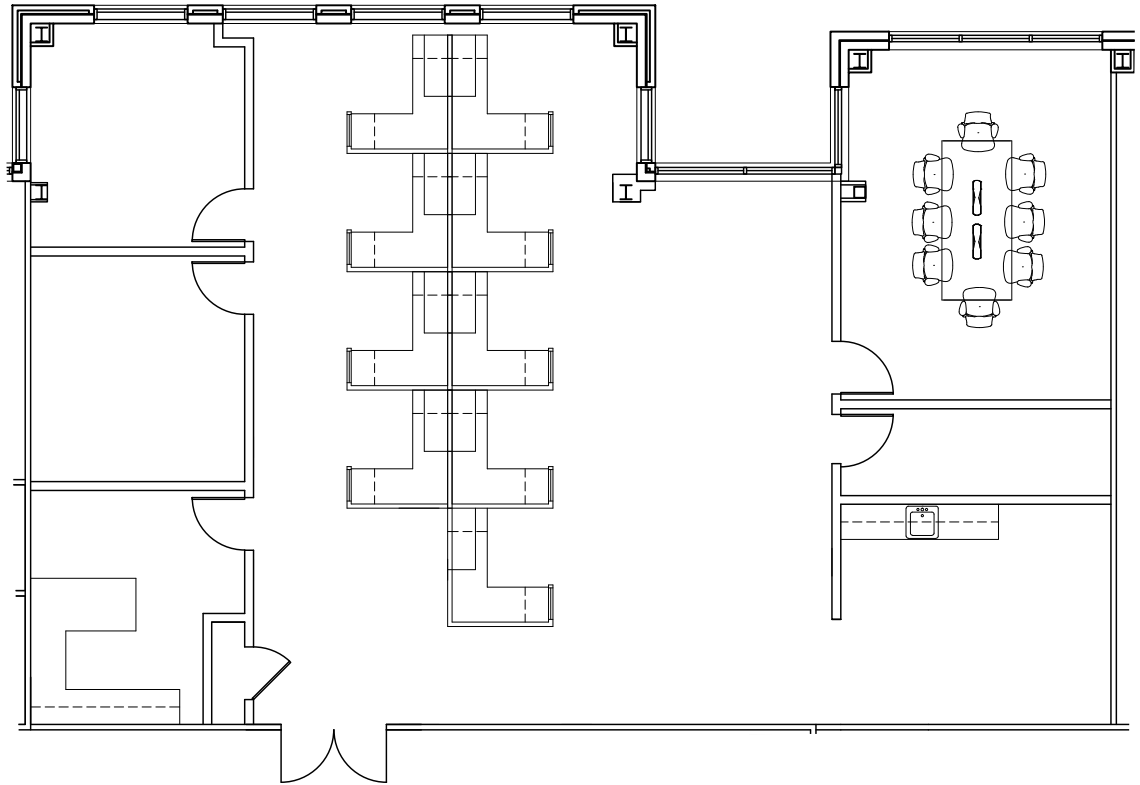


| EMERALD III



SUITE 325 | 2,705 SF

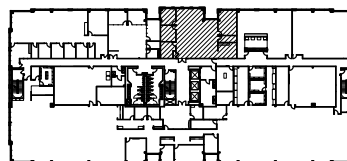
9 WORKSTATIONS | OFFICE WITH DESK, CREDENZA & CHAIR | SECURED IT ROOM WITH RACK | FURNISHED BREAK ROOM | KEY CARD SYSTEM | CONFERENCE ROOM WITH TABLE, CHAIRS & CREDENZA (WIRED FOR TV)



6500 Emerald Parkway

Suite 325

N.T.S.



BUILDING KEY PLAN
FLOOR 3

EMERALD III

AMENITY MAP



LOCAL AMENITIES

(within 2 miles - not shown on map)

HOTELS

Homewood Suites
Staybridge Suites
Holiday Inn Express

RESTAURANTS

Casa Patron
Noodles & Company
House of Japan
McDonald's
Boston Market
Bob Evans
Steak 'n Shake
Subway

Classic Sports Bar
Luna Pizza Kitchen
BJ's Restaurant
Starbucks
Rancho Alegre
Gyro Shoppe
Jet's Pizza
Ty Ginger Asian Bistro

EMERALD III

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

- › 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 infrastructure 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



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

(<http://www.ThriveinDublinOhio.com>)

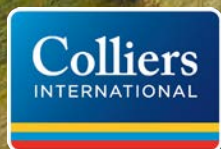
5800 Shier Rings Road, Dublin, Ohio, USA 43016

Phone: 614 410 4618

Email: 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.





**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**
Two Miranova Place, Suite 900
Columbus, OH 43215
colliers.com/Columbus

FOR MORE INFORMATION:

Andrew Jameson, SIOR CCIM
+1 614 437 4500
andrew.jameson@colliers.com

Brett Cisler
+1 614 437 4498
brett.cisler@colliers.com

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