



Office Space For Lease

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

BRETT CISLER
614 437 4498
brett.cisler@colliers.com



COLLIERS INTERNATIONAL
2 Miranova Pl., Suite 900
614 436 9800
www.collier.com/ohio

Emerald III

6500 Emerald Pkwy, Dublin, OH 43016

Four-story, multi-tenant Class A office building consisting of 128,280 square feet built in 2002.

6500 Emerald Pkwy, Dublin, OH

LOCATION

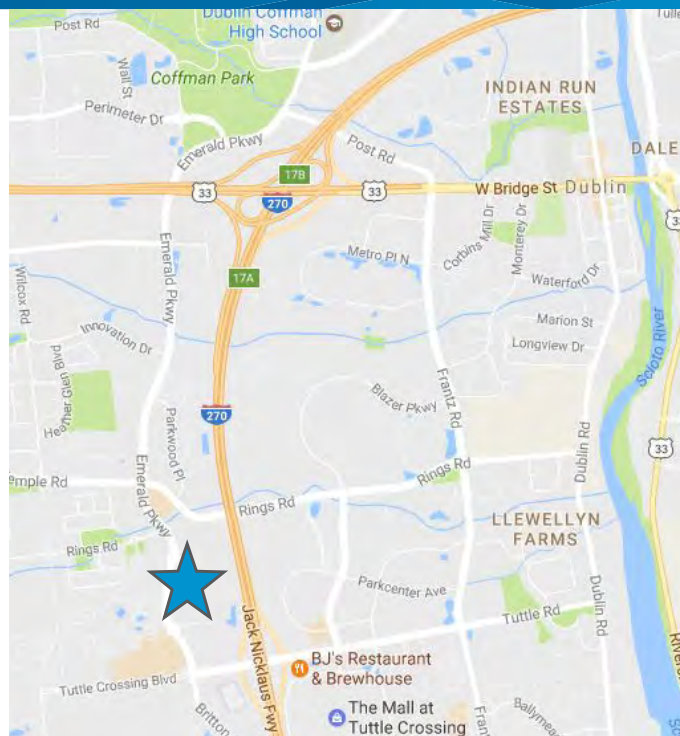
Located in Dublin, Ohio, (20 minutes northwest of downtown Columbus), west of Interstate 270 on Emerald Parkway. Easily accessed by Tuttle Crossing/I-270 Interchange. Close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations, and hotels. Dublin is the largest suburban office market and offers excellent housing, schools and a business-friendly environment.

BUILDING AMENITIES

- On-site deli
- Athletic club available to building tenants for an additional charge
- Parking ratio 4.3/1,000 SF
- Card key access

AVAILABILITY

Suite	Available Space (SF)	Rate (per SF)
250	3,633	\$13.50 NNN
275	2,604	\$13.50 NNN
<i>Suites 250 / 275 can be combined for up to 6,236 SF</i>		
325	2,705	\$13.50 NNN
350	17,492 (divisible)	\$13.50 NNN
385	3,571 (available March 2018)	\$13.50 NNN
2018 Operating Expenses estimated to be \$9.16		



CONTACT US

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

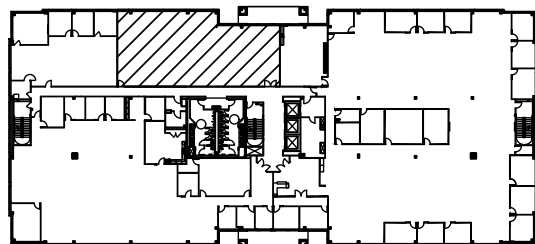
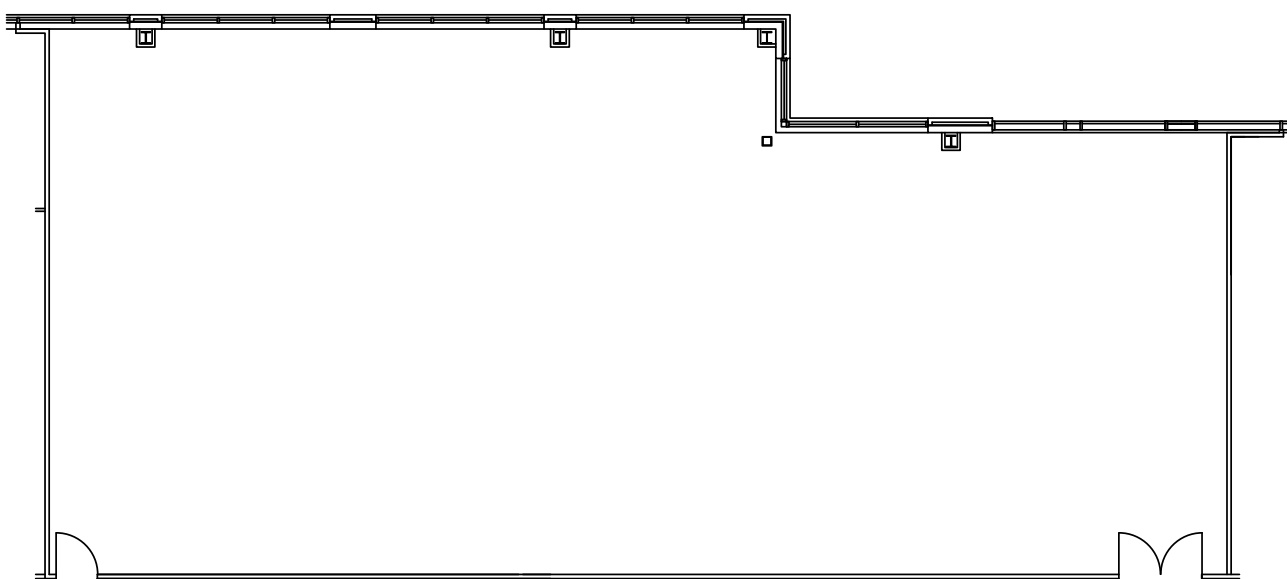
BRETT CISLER
614 437 4498
brett.cisler@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



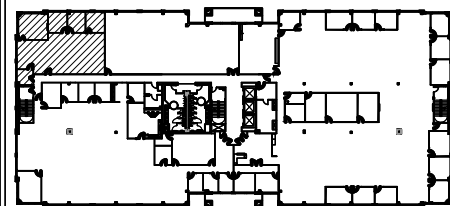
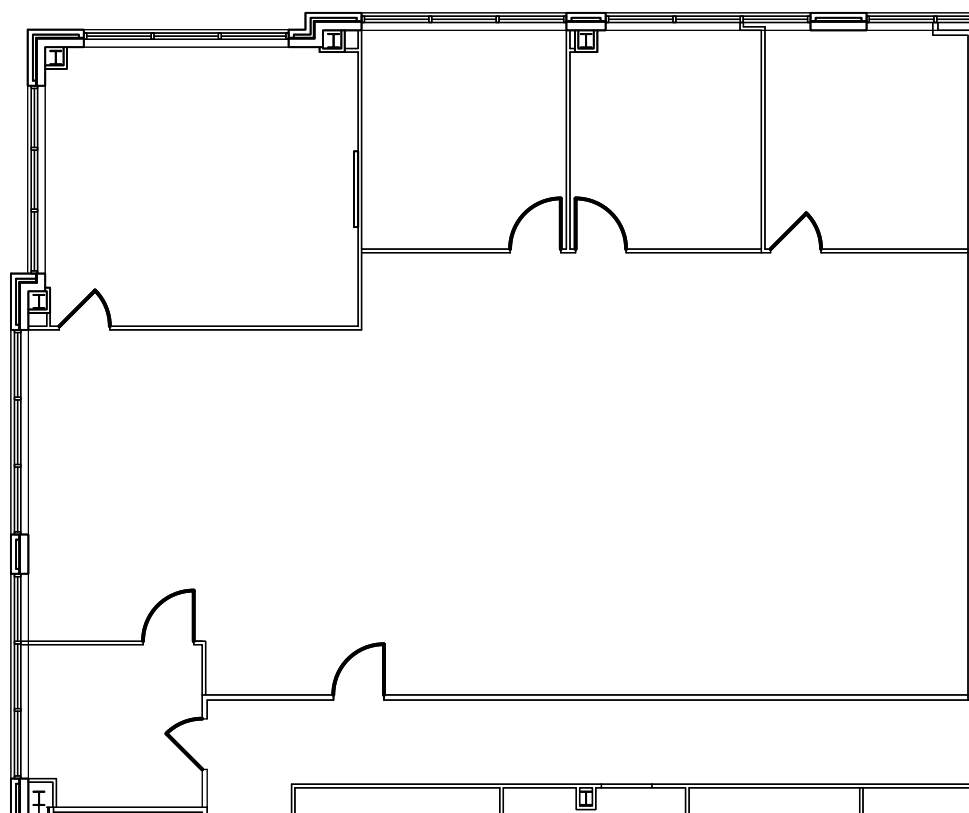
COLLIERS INTERNATIONAL
2 Miranova Pl., Suite 900
Columbus, OH 43215
614 436 9800
www.colliers.com/ohio

SUITE 250: 3,633 RSF



BUILDING KEY PLAN
6500 Emerald Parkway

SUITE 275: 2,604 RSF



Building Key Plan

SECOND FLOOR

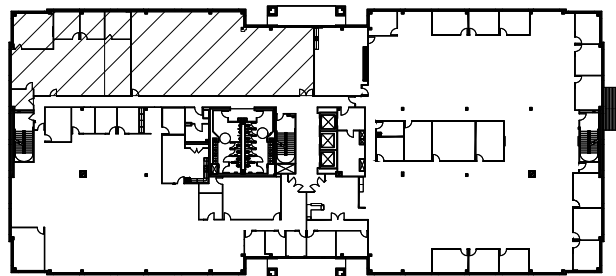
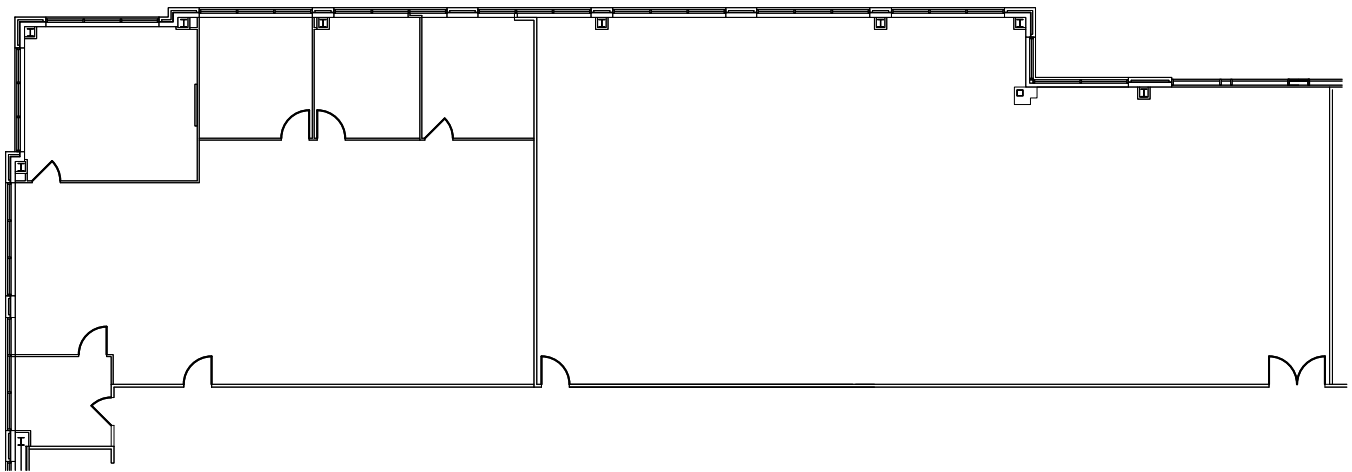
N.T.S.

6500 Emerald Pkwy

Suite 275

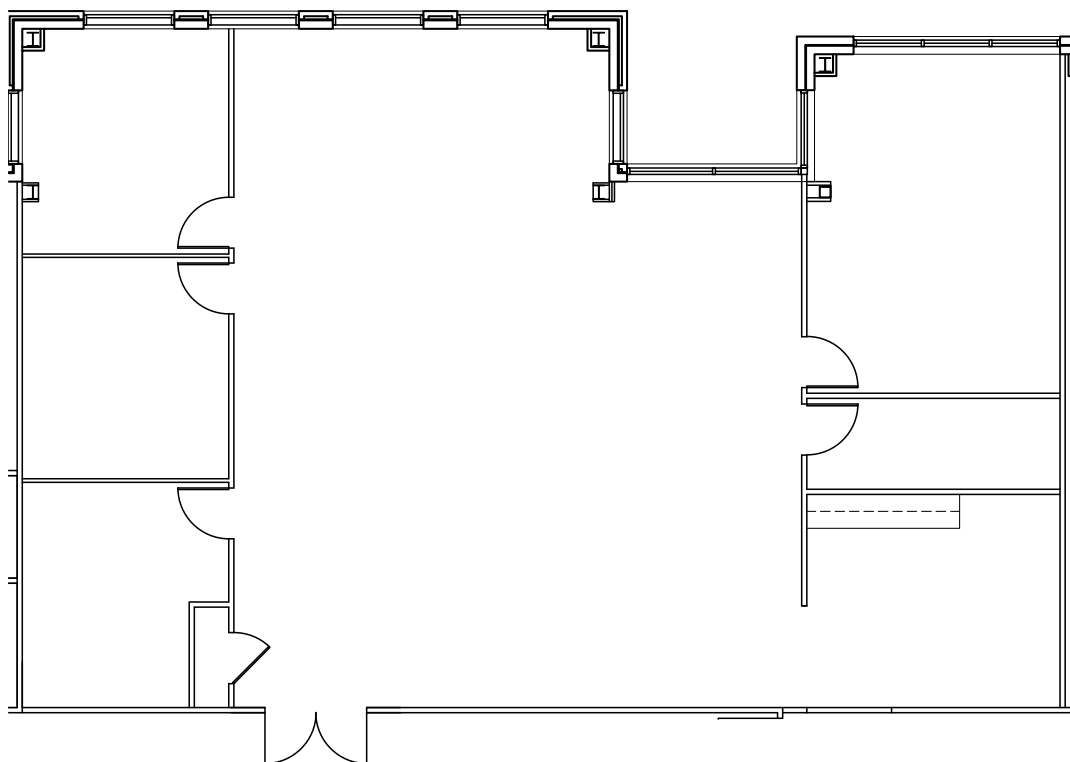
1/8"=1'-0"

SUITES 250 / 275: 6,236 RSF



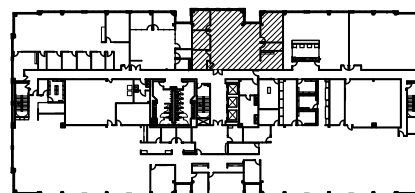
BUILDING KEY PLAN
SECOND FLOOR

SUITES 325: 2,705 RSF



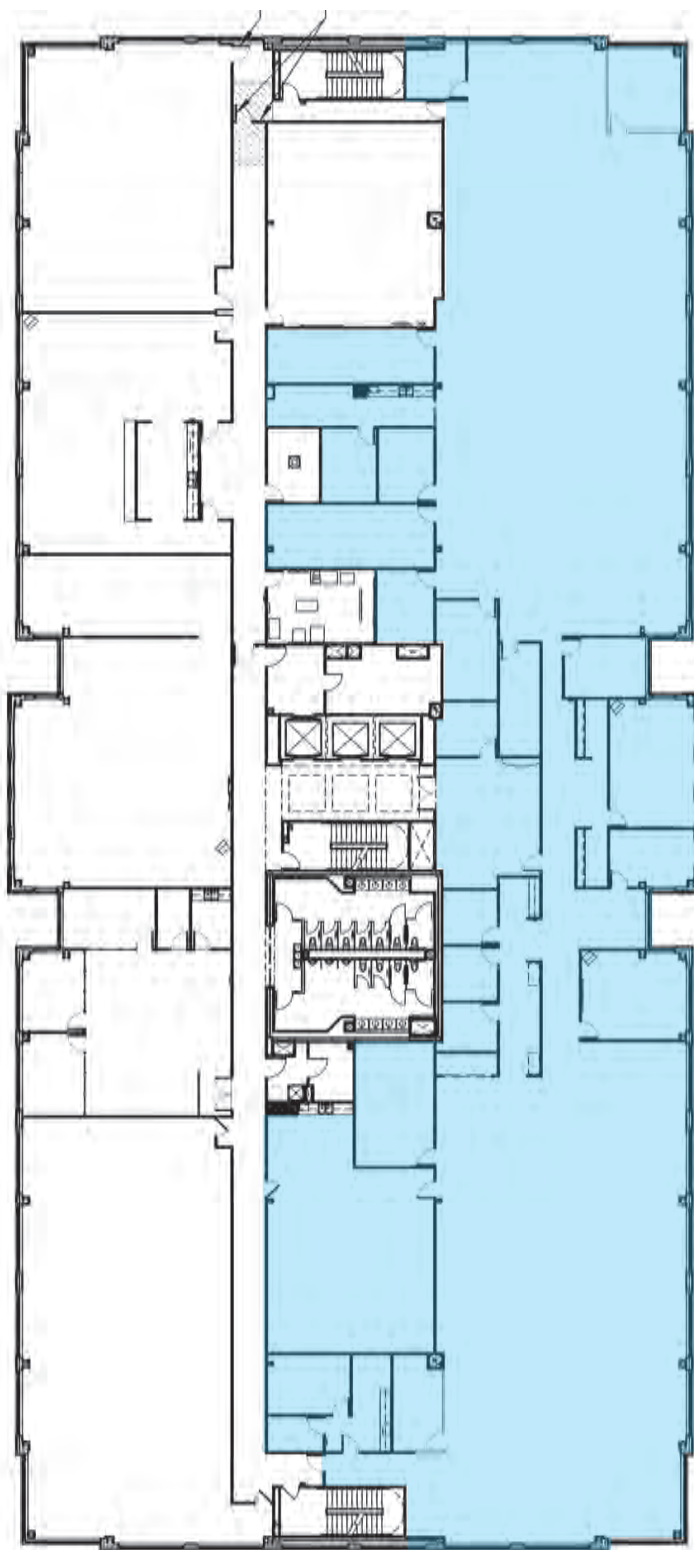
Suite 325

N.T.S.



BUILDING KEY PLAN
FLOOR 3

SUITE 350: 17,492 RSF



SUITE 385: 3,571 RSF

