

5555 Parkcenter Circle
Dublin, Ohio 43017

Colliers
INTERNATIONAL

FEATURES

- › Two-story atrium
- › Excellent freeway visibility
- › Exterior signage available
- › 24-hour card key access
- › Loading dock
- › 4.1/1,000 square foot parking ratio
- › 5,554 square foot athletic club available to building tenants (for an additional charge)
- › 20 minutes northwest of downtown Columbus
- › Close proximity to Tuttle Mall and numerous amenities
- › Dublink Transport available to the building (visit www.dublinktransport.com for more information)

| 5555 PARKCENTER

PROPERTY OVERVIEW

DEVELOPMENT DESCRIPTION

Built in 1991, the building is three stories and contains 84,167 square feet of office space.

LOCATION

5555 Parkcenter Circle is located in Dublin, Ohio just east of Interstate 270 on Rings Road and easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in 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.

- > 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

5555 Parkcenter is a Class A office building with excellent freeway visibility from I-270. The building features a two-story atrium and exterior signage opportunities.

PARKING

Asphalt paved surface lot with 342 parking spaces for a parking ratio of 4.1 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.

AVAILABLE SPACES

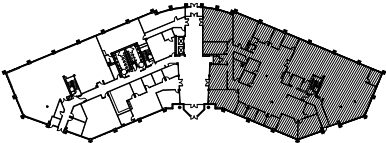
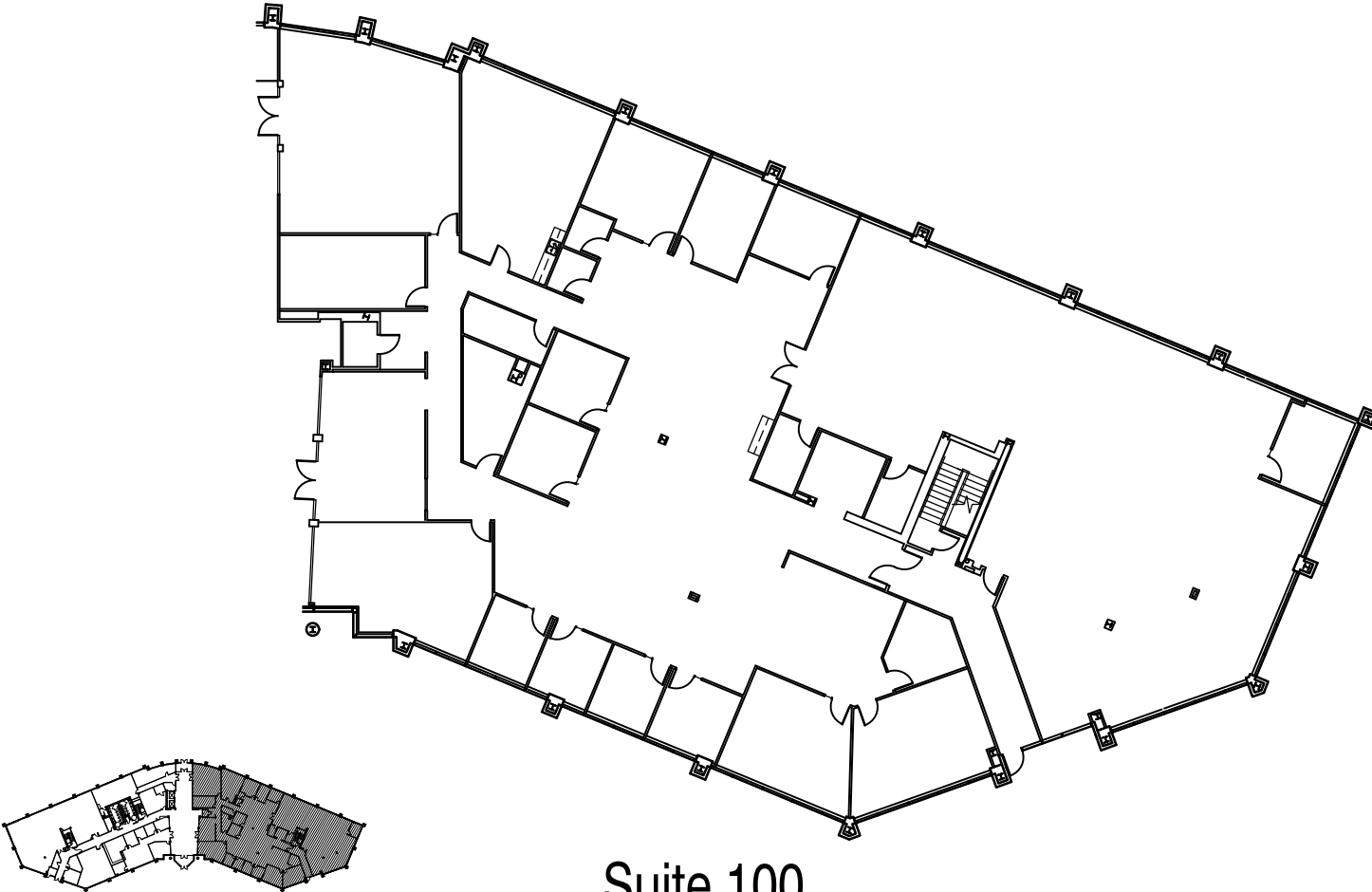
SUITE	RSF	RATE	DESCRIPTION
100	13,992	\$10.50 NNN	Large suite off lobby with private offices and large conference rooms
103	2,405	\$10.50 NNN	Mostly private offices

2019 Operating Expenses estimated to be \$9.22

| 5555 PARKCENTER

5555 PARKCENTER CIRCLE

SUITE 100 | 13,992 RSF | LARGE SUITE OFF LOBBY | PRIVATE OFFICES | LARGE CONFERENCE ROOMS



Building Key Plan

FIRST FLOOR

N.T.S.

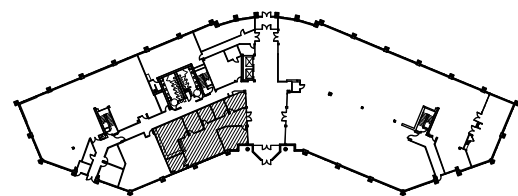
Suite 100

5555 Parkcenter Dr

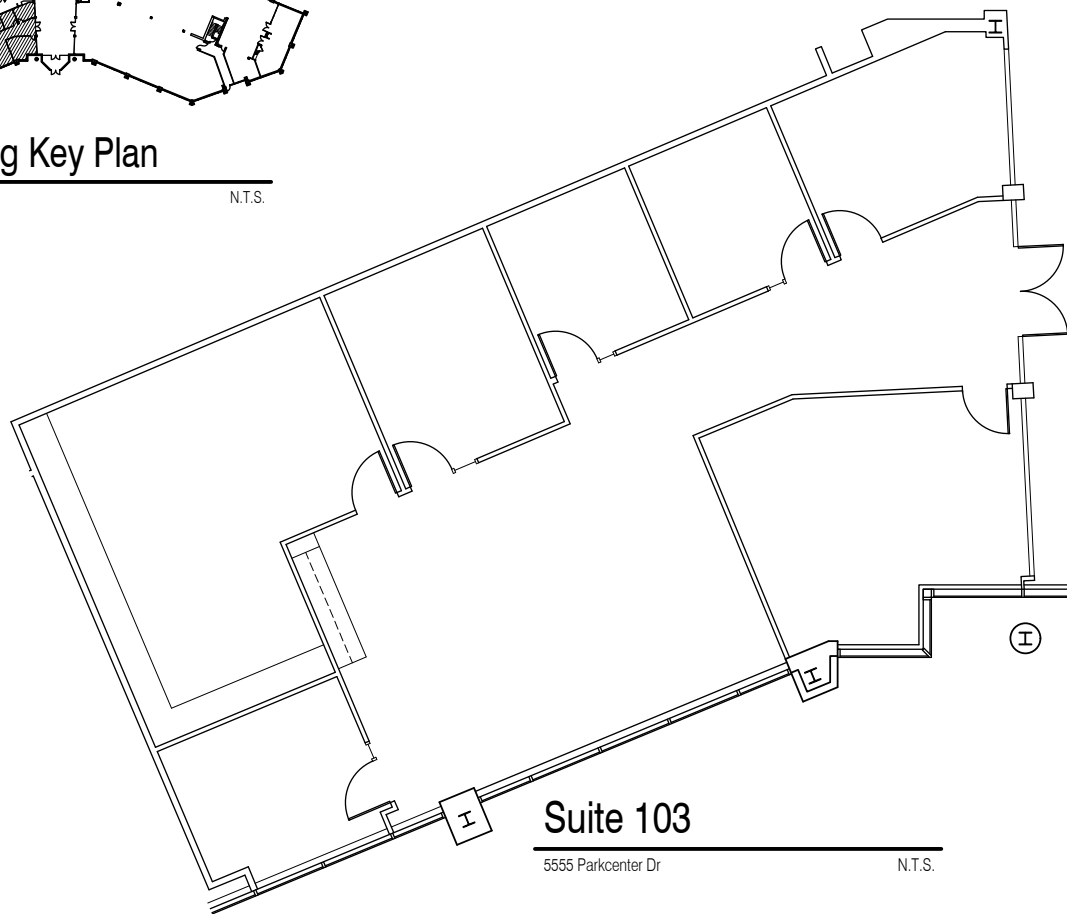
N.T.S.

5555 PARKCENTER CIRCLE

SUITE 103 | 2,405 RSF | MOSTLY PRIVATE OFFICES



Building Key Plan
FIRST FLOOR N.T.S.



Suite 103
5555 Parkcenter Dr N.T.S.

AMENITY MAP



LOCAL AMENITIES

(within 2 miles - not shown on map)

HOTELS

Homewood Suites
Staybridge Suites
Holiday Inn Express

Hyatt Place
LaQuinta Inn

RESTAURANTS

Casa Patron
Noodles & Company
House of Japan
McDonald's
Steak 'n Shake

Subway
Classic Sports Bar
Luna Pizza Kitchen
BJ's Restaurant
PF Chang's

5555 PARKCENTER

BLAZER RESEARCH DISTRICT

A mix of office, laboratory, and research facilities

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.

Good neighbors

The Blazer Research District is home to a variety of organizations that create a unique blend of businesses, people, and energy.

- Alcatel-Lucent
- Ashland
- Battelle
- DNV
- Express Scripts
- Fanning Howey
- FastSwitch
- G-NAC (G-TEKT North America Corporation)
- Garden City Group
- Management and Network Services
- MMS
- Nationwide
- Navidea Biopharmaceuticals
- Nexeo Solutions
- OhioHealth
- PayChex
- Persistent Systems
- Sarnova
- Sygma
- York Risk Services



Ashland, a global specialty chemical company with business in more than 100 countries has expanded its product offerings to automotive, water treatment, pharmaceutical, construction, and more.

“The City of Dublin is aligned with Battelle’s mission to attract the best and brightest by providing a high quality community for people to work and live.”

Chris Ogden | Operations Manager, Battelle

Our brands speak for themselves

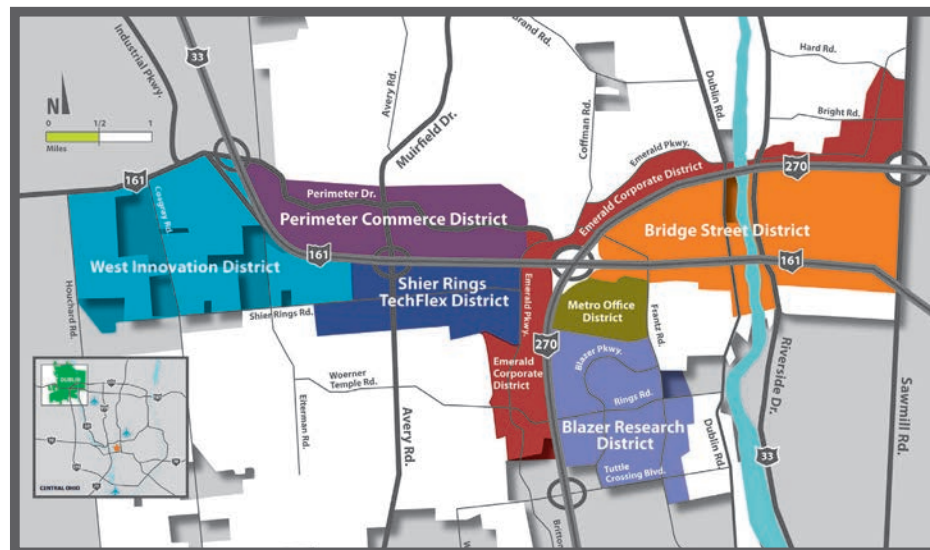
Battelle's Production and Field Support (PFS) facility in Dublin manufactures high tech, specialized instruments for clients in the defense industry, the energy arena, and health and life sciences markets. As the world's largest independent research and development organization, Battelle provides innovative solutions to the world's most pressing needs by conducting \$6.5 billion in global R&D.

G-NAC (G-TEKT North America Corporation), was founded in Dublin in 2013. Owned by G-TEKT Corporation, which is headquartered in Saitama, Japan, G-NAC supports Honda North American automobile production. G-NAC is G-TEKT's second Research & Development facility in the world. The company designs and develops parts and manufacturing equipment for automotive companies in North America. G-NAC's mission is to contribute to a low-carbon society by fusing high quality, low-cost technologies with cutting-edge technologies.

Persistent Systems, a global software product development company based in India with U.S. headquarters in California, opened a Midwest office in Dublin in 2013. Persistent Systems utilizes fine-tuned product engineering processes to develop best-in-class solutions for customers in technology, telecommunication, life science, healthcare, banking, and consumer products sectors across the globe.

Sarnova is a leading specialty provider of healthcare products across the emergency medical services (EMS) and acute care continuum headquartered in Dublin. It offers more than 100,000 healthcare products to thousands of emergency care providers, hospitals, and advanced patient-care facilities nationwide.

DNV, a major research facility in Dublin, was asked by the U.S. Federal government to complete the primary investigation of the BP Deepwater Horizon disaster. Utilizing the expertise of its forensic investigation team in Dublin, DNV successfully completed their report in 2011.



District highlights

The diverse businesses and R&D-friendly zoning of the Blazer Research District help create a vibrant neighborhood that is ideal for successful businesses looking for any combination of office, laboratory, or research facilities.

Zoned for progress

The zoning code for this business neighborhood creates a predictable design and build process for developers, architects, and business owners, and opportunities for those forward-thinking businesses that are looking for more efficient and effective uses of space in research-based industries.



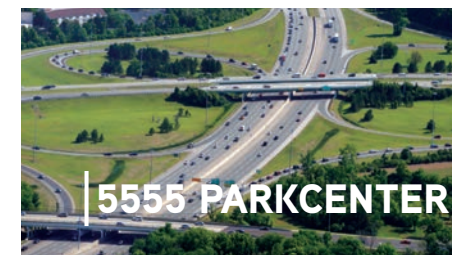
Great spaces still available

This business neighborhood is approximately 75% built-out, yet there are several prime locations available for large greenfield projects, including some with freeway frontage.

Highway access and frontage

The Blazer Research District includes nearly a mile of prime highway frontage along Interstate 270, one of Ohio's busiest freeways.

The businesses in this neighborhood have direct access to US Route 33/State Route 161 and two interchanges for I-270, which connects Dublin with Interstates 70 and 71, as well as the entire Columbus region.



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

- › 9 million+ SF Class A and B space
- › More than 900,000 SF medical office space
- › Mixed use, walkable Bridge Street District and a vibrant Historic District
- › 2,000 acres of available land

Fiber Optics

- › Dublink Transport is the city-owned 125-mile underground fiber optic highway. Dublink Transport is a fiber program transporting high speed data (up to 100 Gigabit) from office to local carrier-neutral data center at no cost. Visit dublinktransport.com for more details.
- › Dublink provides access to: significant choices of networks, speed cost and services; Ohio Supercomputer Center (OSC); Ohio Academic Resource Network (OARnet); and Central Ohio Research Network (CORN)

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
- › 2,000+ acres of parkland and 130+ 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.





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