



Office Space For Lease

Upper Metro Place
5200 Upper Metro, Dublin OH

Premier Class A Building

Upper Metro Place is located in the highly-desirable Dublin area. Built in 1998, this three-story building contains 101,910 square feet with a common area factor of 12%. Managed and maintained by Colliers property management and facility services. Upper Metro is conveniently located within 1.5 miles of Bridge Park and less than 1.0 mile from I-270.

Under New Ownership!

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5200

UPPER METRO PL



3 Stories
101,910 SF



Year Built
1998



2,000 - 8,512
RSF Available



\$12.50/SF
NNN



Operating
Expenses
\$8.50/SF



4/1,000 SF



Tenant
Signage
Opportunity

New Amenities |

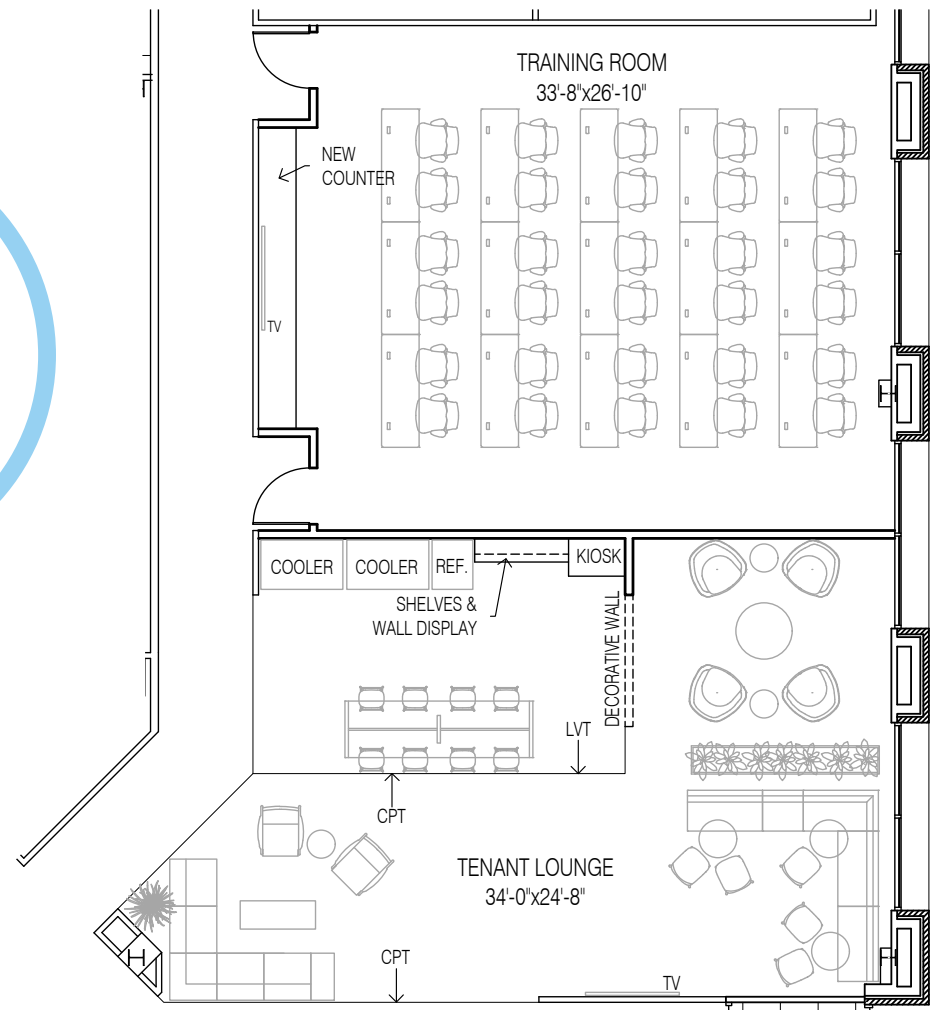
Now Available

Award-winning amenities: This property received BOMA's TOBY Award for Best Tenant Amenity / Unique Space

30 Seat
Training Room

New Tenant
Lounge with
Seating

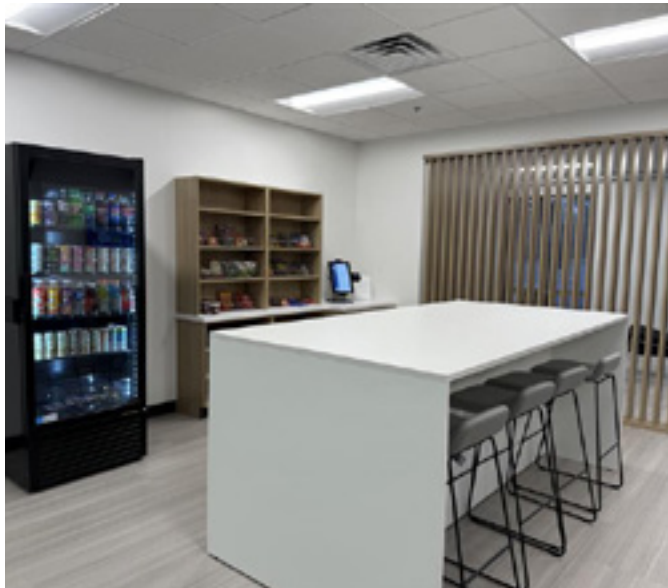
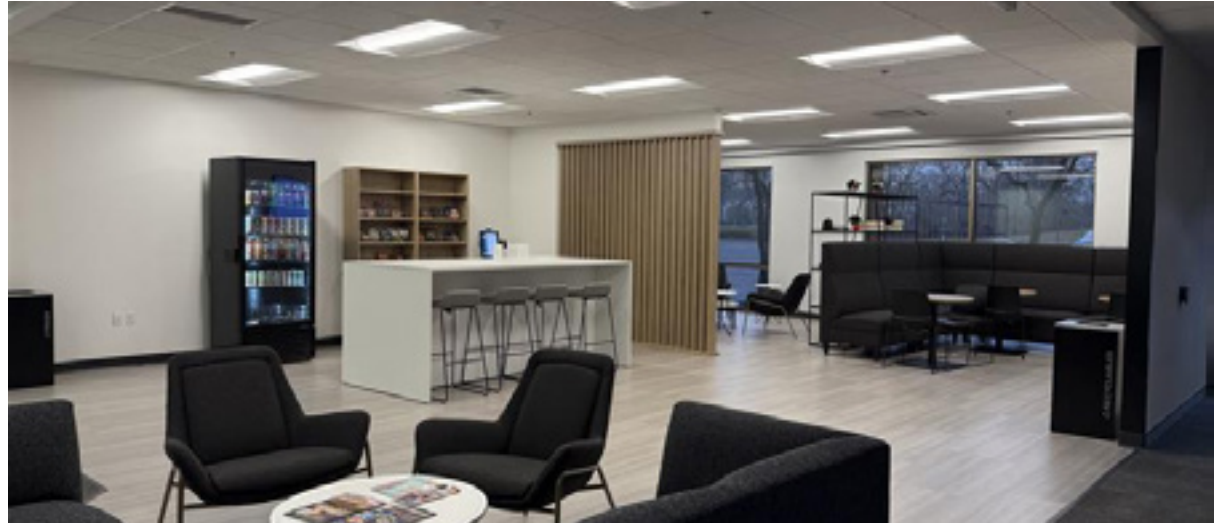
Kitchenette
and Break
Area



New Amenities |

Now Available

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Property Features

Excellent freeway visibility

Monument signage available

Recent common area improvements

4/1,000 SF parking ratio

Operating Expenses estimated to be \$8.50/SF

24-hour card key access

Close proximity to Tuttle Mall, Bridge Park and numerous other amenities

Dublink Transport available to the building (visit www.dublinktransport.com for more information). Dublink Transport is a broadband connection program with speeds of up to 100 Gb per second.

Property Availability

Suite	150	2,400 RSF
Suite	200	13,021RSF
Suite	210	4,792 RSF
Suite	240	5,541 RSF
Suite	320	8,512 RSF

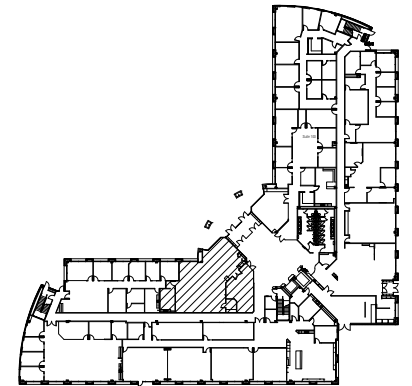
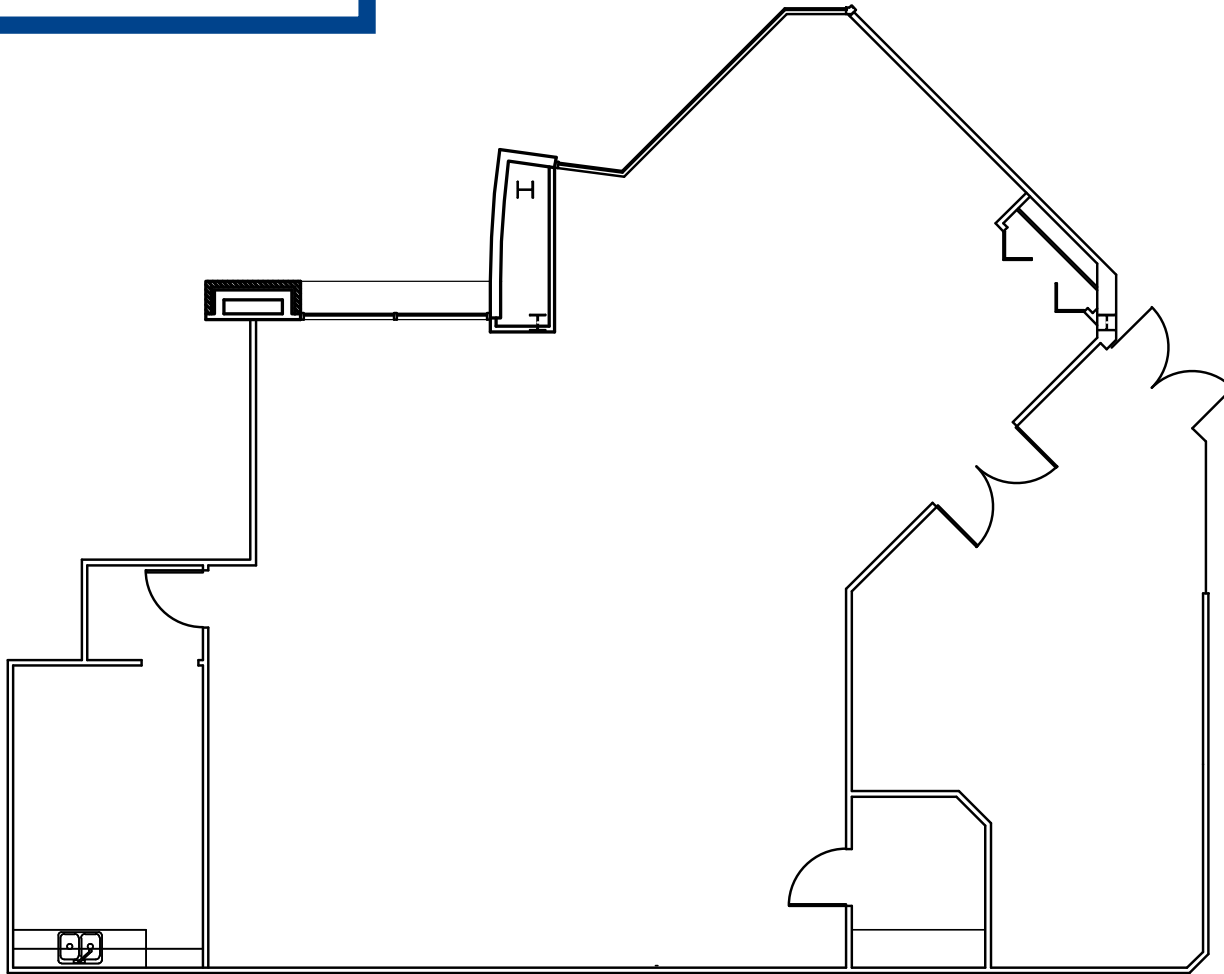
Suite 200 and 210 can be combined up to 17,813

Scan for Property Video



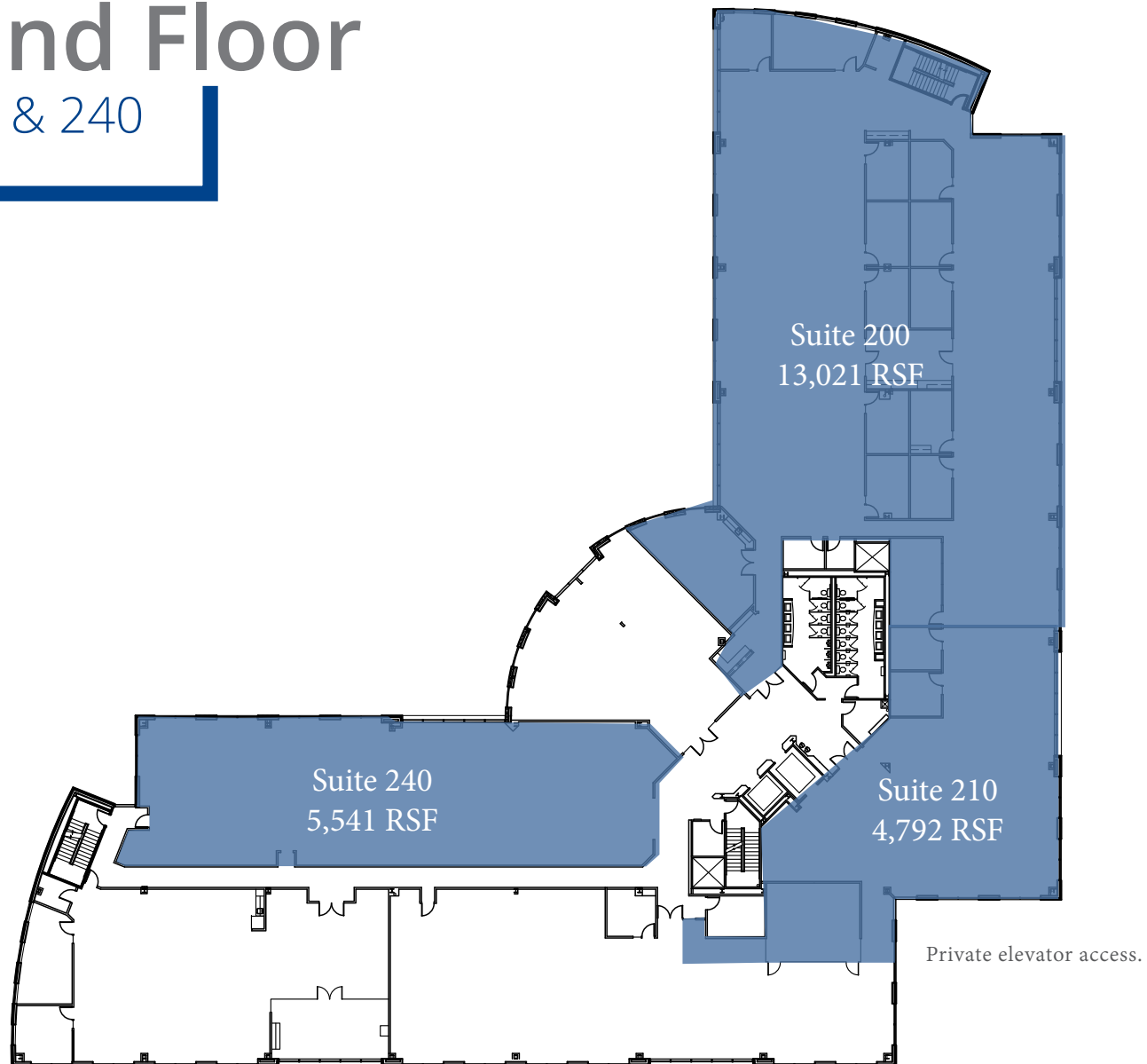
First Floor

150
2,400 RSF



Second Floor

200, 210 & 240

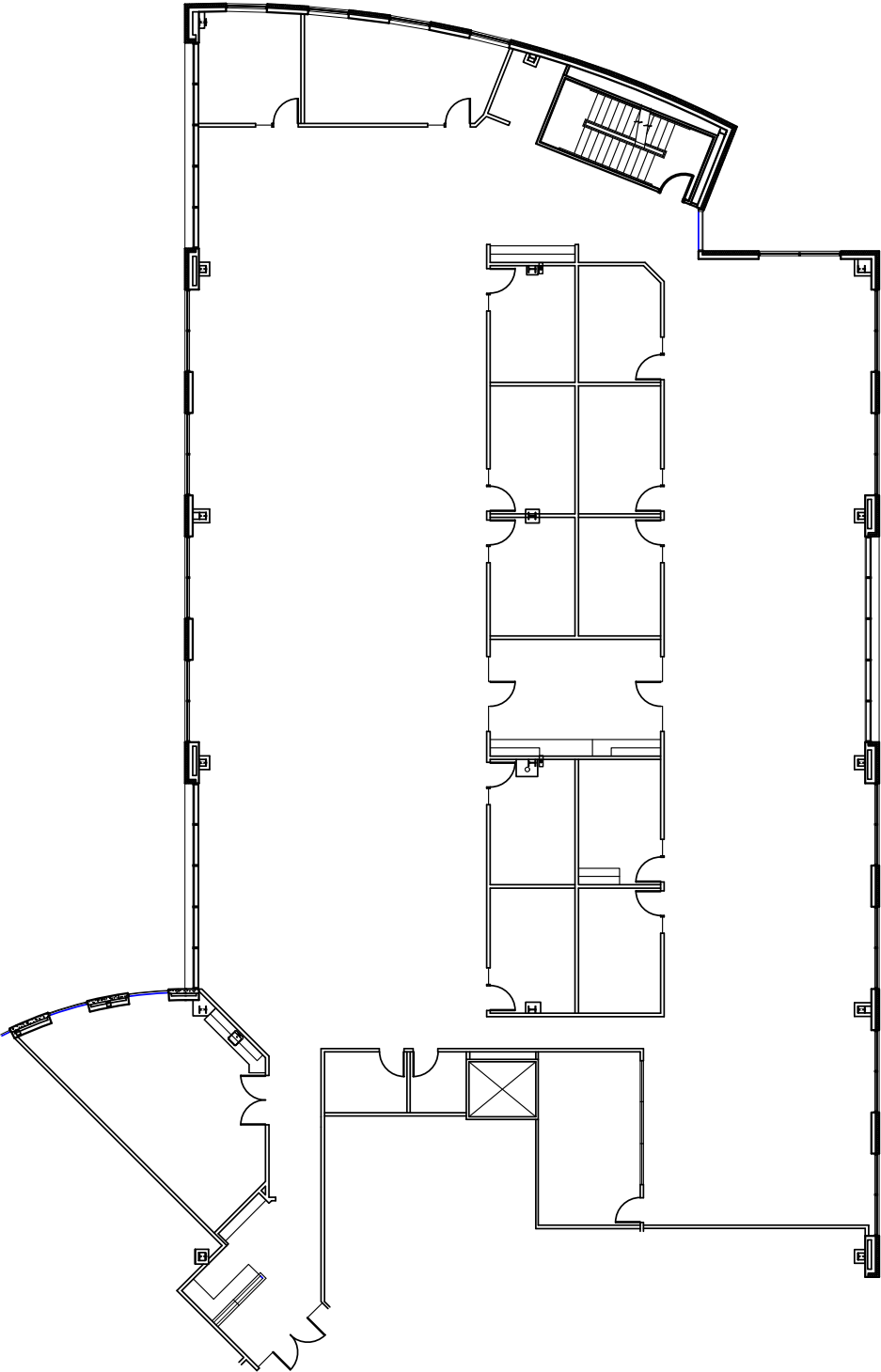


Suite 200 and 210 can be combined up to 17,813

Suite

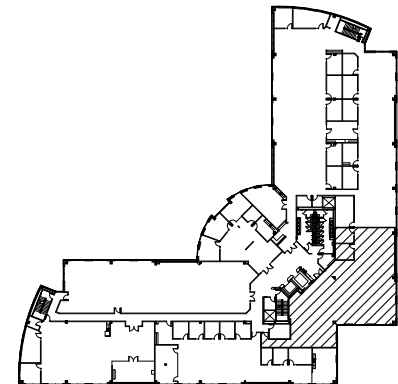
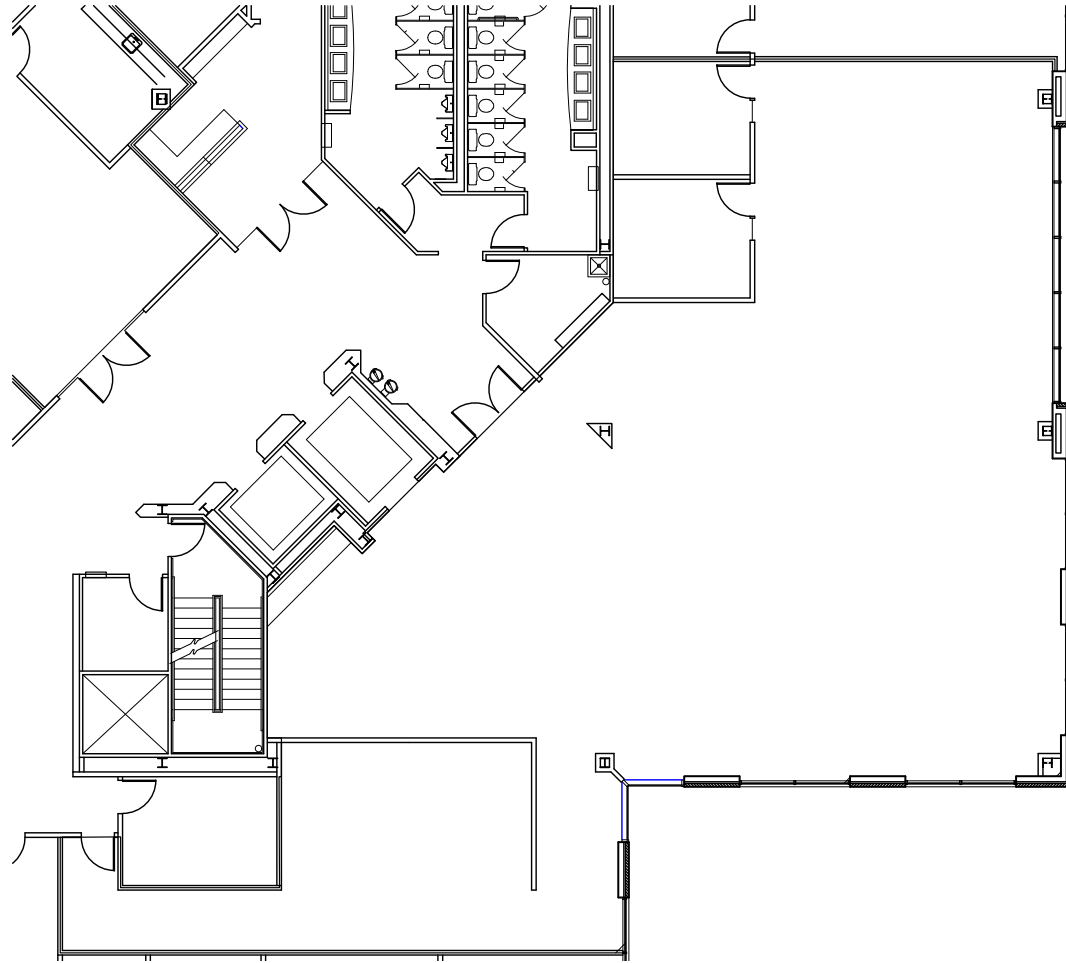
200

13,021 RSF



Suite

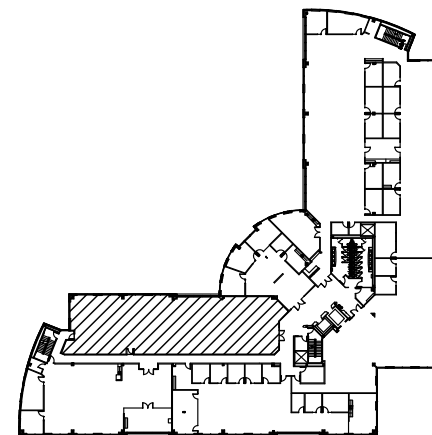
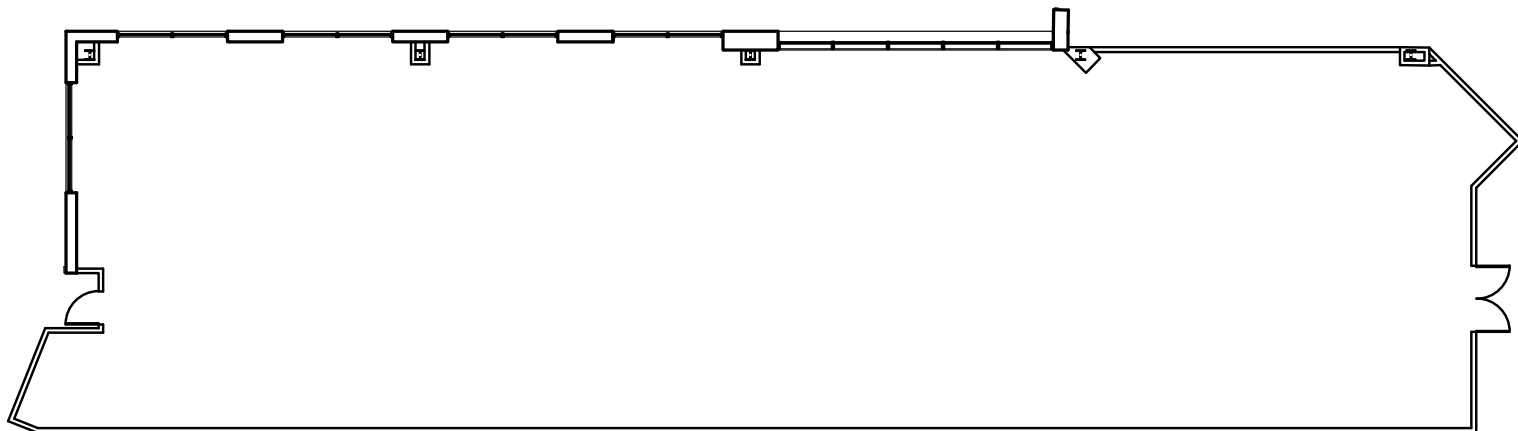
210
4,792 RSF



Suite

240

5,541 RSF



Suite 320

8,512 RSF - furniture available

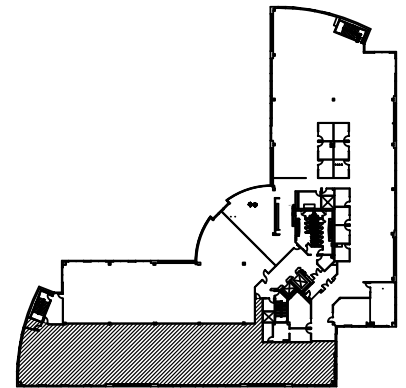
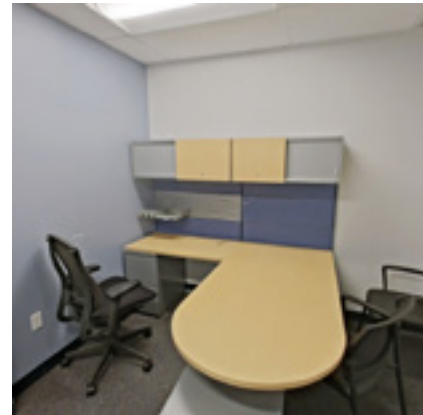
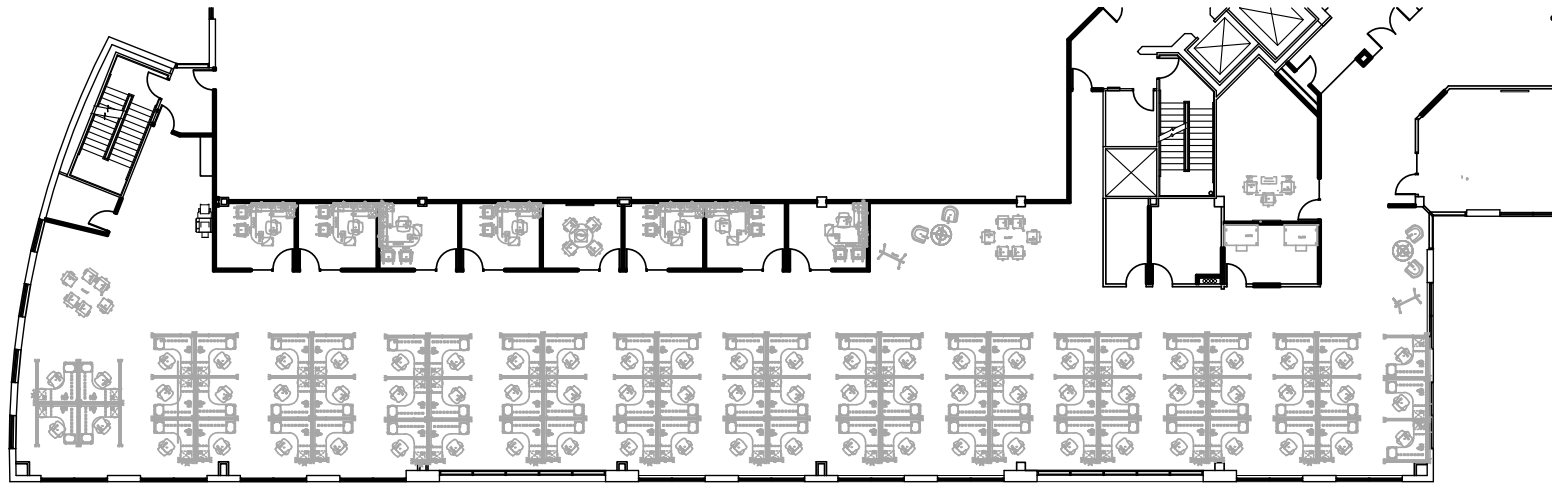
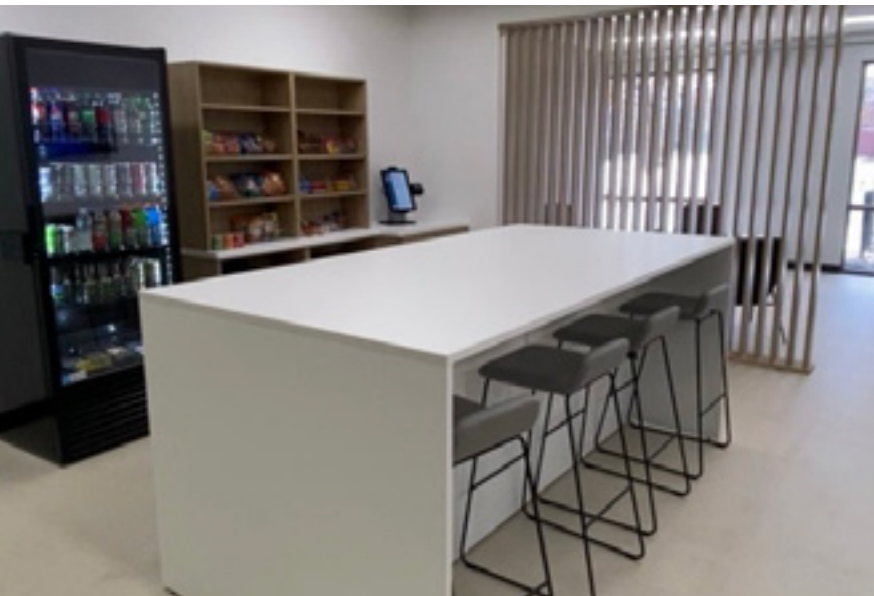


Photo Gallery



Dublink TRANSPORT

Dublin, Ohio's City- Owned Fiber Optic Highway

125+ Miles

An optical fiber is a flexible, transparent fiber made by drawing glass or plastic to a diameter slightly thicker than that of a human hair. Using these thin flexible fibers with a glass core light signals can be sent with very little loss of strength.

- No cost to your business
- Increased Internet speed
- More Service Providers
- Improve building amenities

MORE INFO HERE

100x FASTER
THAN Google Fiber®

*Source: Mbps, often people misheard

Why Dublin?

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



Highways/Infrastructure

Five highway interchanges

33 Smart Corridor hub for connected and autonomous vehicle testing

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



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.

Healthy Workforce, Healthy Bottom Line

FitBiz is a complimentary consulting service offered exclusively for Dublin businesses and organizations. Whether you already have an existing program in place or are just starting out, we'll design customized corporate wellness solutions that address your employees' needs and your company's overall wellness goals.

Choose from a la carte programs that fit into your current wellness strategy, or let us create a comprehensive program. We support you with nationally certified trainers and instructors, registered dietitians and experienced health professionals who are passionate about making positive change in your company.

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

www.1thetowntDublinOhio.com

5800 Shier Rings Road

Dublin, Ohio 43016

Phone: 614 410 4638

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.



Location

Amenities

SURROUNDING AMENITIES

RESTAURANTS

Jet's Pizza
 Ty Ginger Bistro
 Casa Patron
 Noodles & Company
 Panera Bread
 House of Japan
 P.F. Chang's
 Chipotle
 McDonald's
 Boston Market
 Bob Evans
 Steak 'n Shake
 Subway
 Classic Sports Bar
 Luna Pizza Kitchen
 BJ's Restaurant
 Starbucks
 Rancho Alegre
 Gyro Shoppe
 Bistro
 Max & Erma's
 Hyde Park
 Pizza Hut

HOTELS

Homewood Suites
 Marriott
 Hyatt Place
 Staybridge Suites
 Holiday Inn Express
 Sonesa ES Suites
 Crowne Plaza
 Hilton Garden Inn
 Extended Stay America
 Embassy Suites
 Courtyard

BANKS

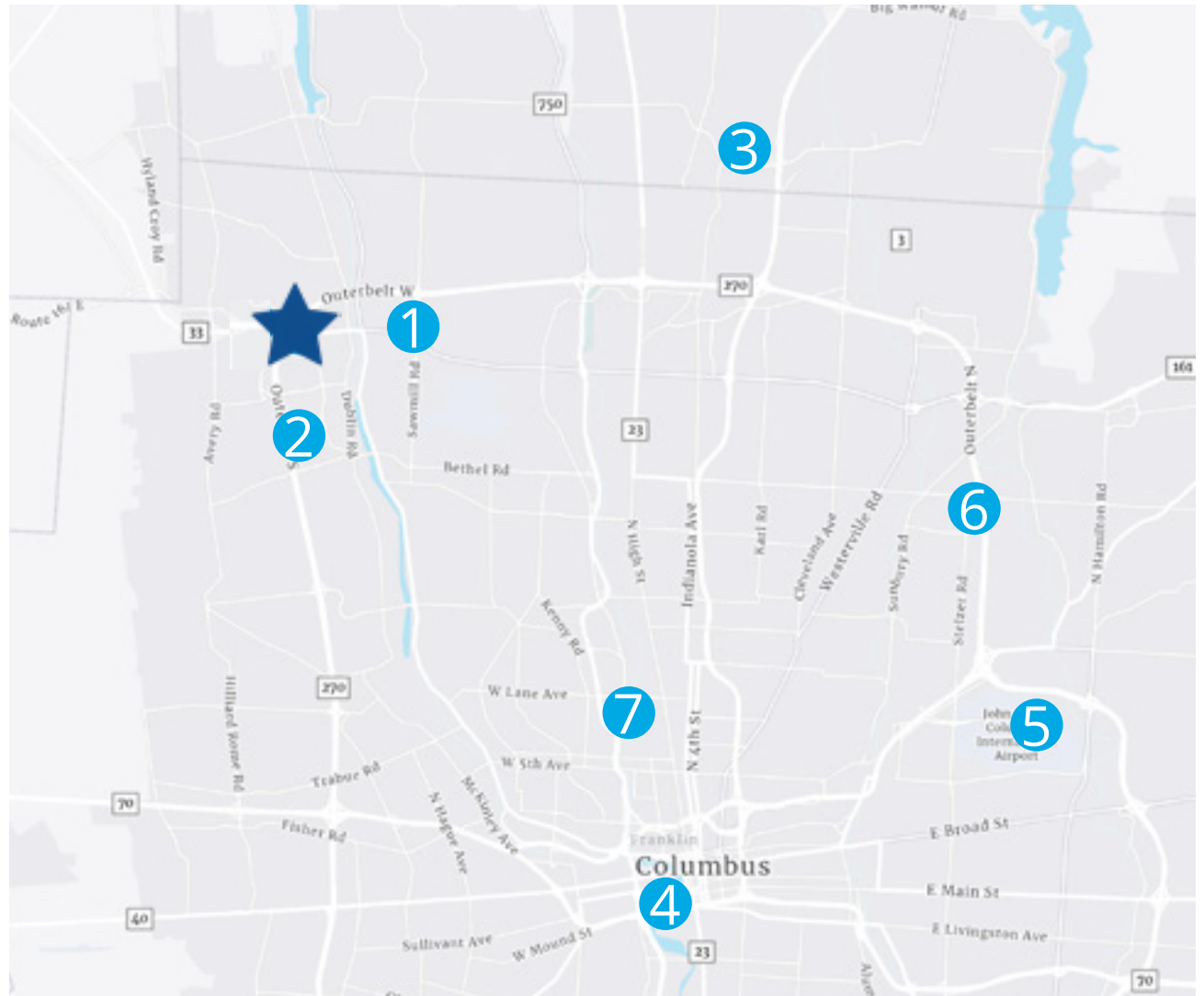
Woodforest National Bank
 BMI Federal Credit Union
 U.S. Bank Branch
 Huntington Bank
 Chase Bank
 Heartland Bank
 PNC Bank

KEY LOCATION



5200 Upper Metro Pl

- ① Bridge Park - 4 minutes
- ② Tuttle Crossing Mall - 8 minutes
- ③ Polaris - 15 minutes
- ④ Downtown Columbus - 20 minutes
- ⑤ John Glenn International Airport - 24 minutes
- ⑥ Easton - 22 minutes
- ⑦ Ohio State - 20 minutes



Renovation Examples





5200
UPPER METRO PL

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