

FOR LEASE > OFFICE SPACE

Emerald II is a Class A, two-story, multi-tenant office building located in Dublin. The building consists of 45,716 square feet and was built in 1999.

Building Amenities

- > Attractive, high-quality office building
- > High profile Dublin location on Emerald Parkway
- > Close to Tuttle Mall, restaurants and hotels
- > 4 parking spaces per 1,000 SF
- > Two-story lobby
- > Fiber optics available
- > Suites ready for immediate occupancy
- > Operating expenses estimated at \$8.76



Emerald II

Contact Us

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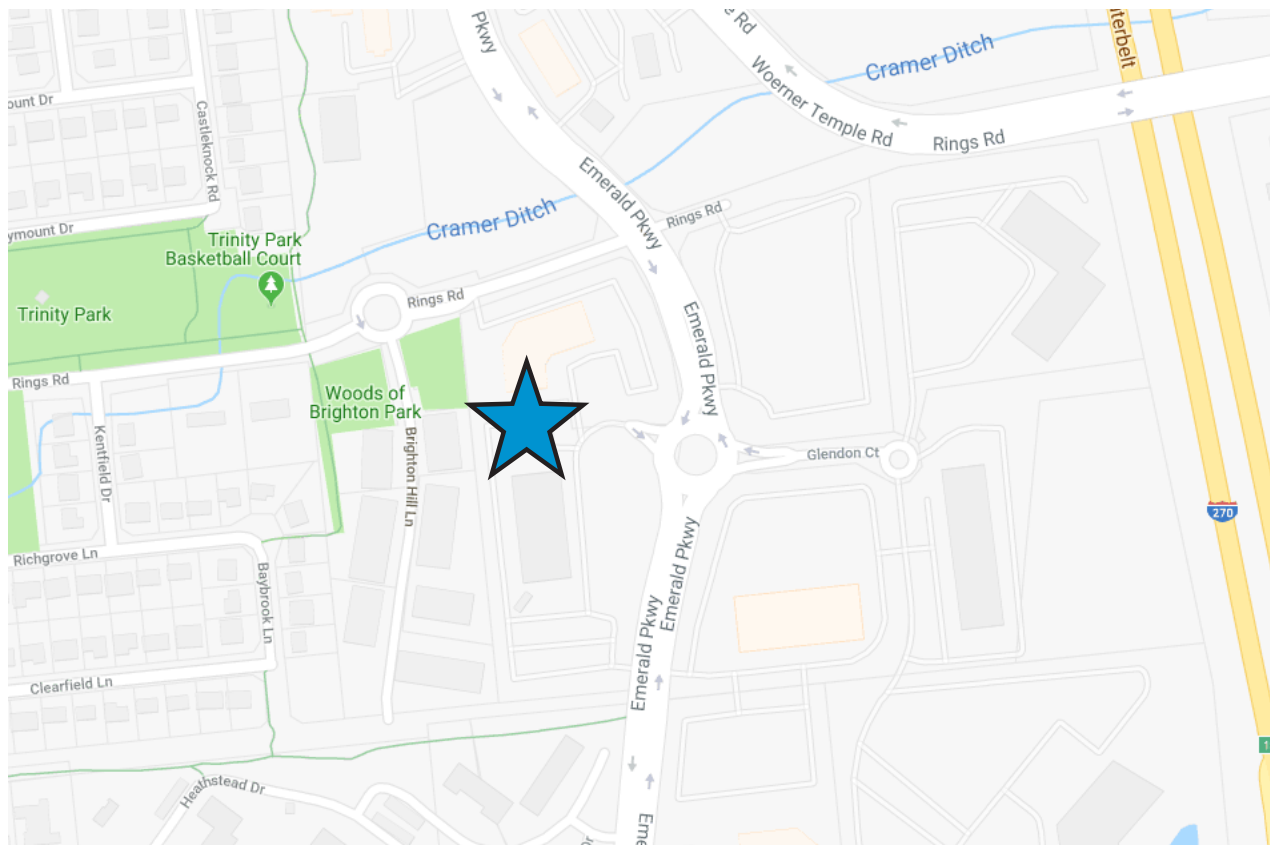
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6397 EMERALD PARKWAY, DUBLIN, OH 43016

Broker Incentive - \$50 Visa Gift Card for all qualified showings

EMERALD II > BUILDING OVERVIEW

SUITE	RSF	RATE/RSF/YR	COMMENTS
*125	5,262	\$11.50 NNN	Lobby exposure, move in ready space with mix of hardwall offices and open space.
*175	3,398	\$11.50 NNN	Perimeter offices, open space
210	3,462	\$11.50 NNN	Perimeter offices, open space.
* Suites 125 & 175 can be combined for a total square footage of 9,103 SF.			



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SUITE 125 - 5,262 RSF



SUITE 175 - 3,398 RSF



SUITES 125 & 175 - 9,103 RSF



SUITE 210 - 3,462 RSF

