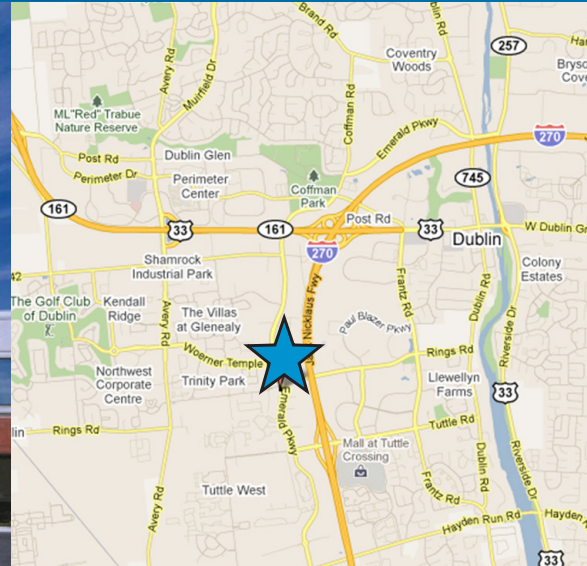


FOR LEASE > OFFICE SPACE



# Emerald II

6397 EMERALD PARKWAY, DUBLIN, OH 43016



*Broker Incentive - \$50 gift card for all qualified showings*

## Emerald II > 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
- > Suite ready for immediate occupancy
- > Operating expenses estimated at \$8.76

## Contact Us

ANDREW JAMESON, SIOR CCIM  
614 437 4500  
COLUMBUS, OH  
[andrew.jameson@colliers.com](mailto:andrew.jameson@colliers.com)

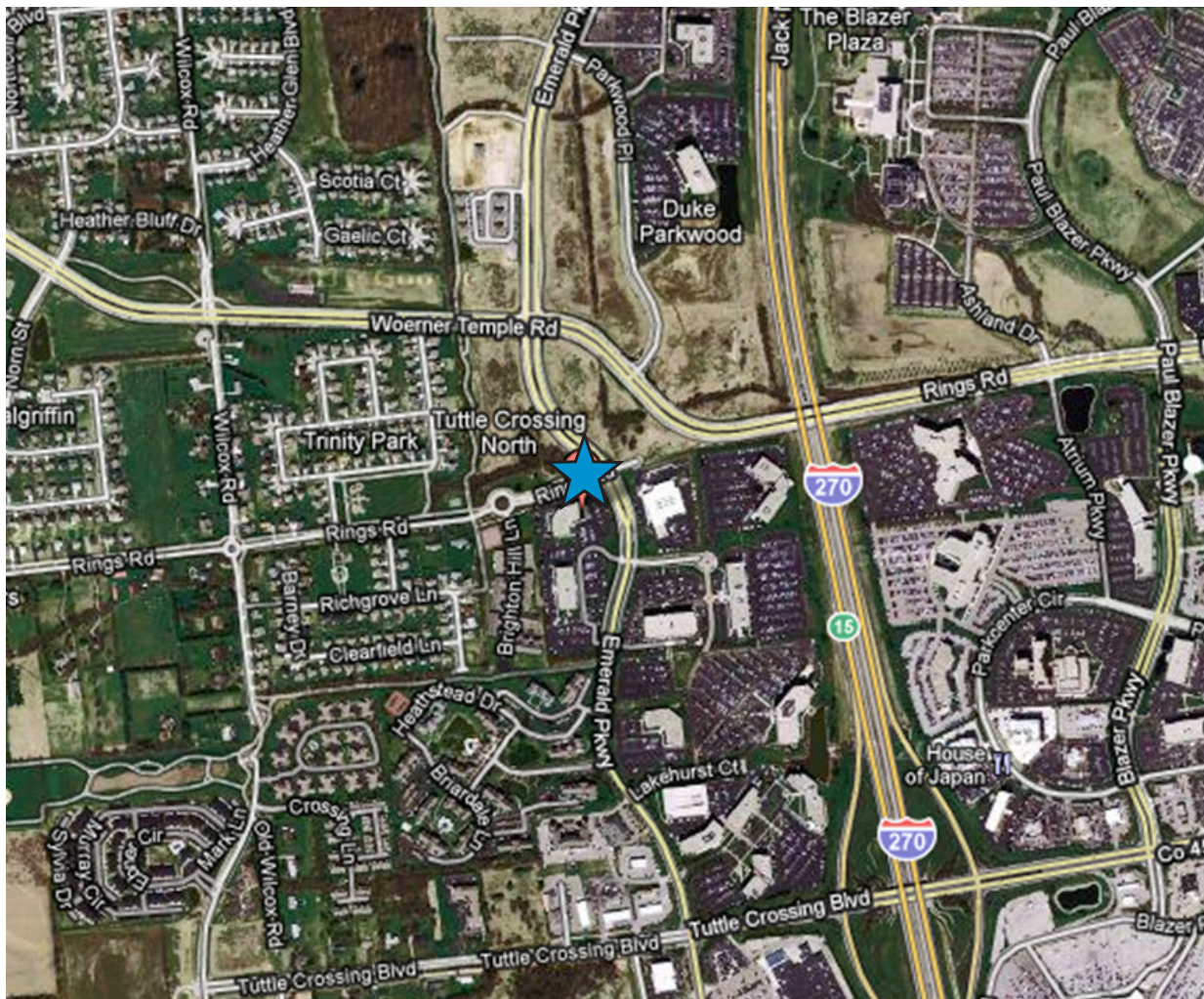
DANIEL DUNSMOOR, SIOR  
614 437 4494  
COLUMBUS, OH  
[daniel.dunsmoor@colliers.com](mailto:daniel.dunsmoor@colliers.com)

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. There presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**COLLIERS INTERNATIONAL**  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
[www.colliers.com](http://www.colliers.com)

## Emerald II > Building Overview

SUITE	RSF	RATE/RSF/YR	COMMENTS
125	5,062	\$11.50 NNN	Lobby exposure, move in ready space with mix of hardwall offices and open space. May consider demising suite.
225	3,142	\$11.50 NNN	Perimeter offices, open space



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

DANIEL DUNSMOOR, SIOR  
614 437 4494  
COLUMBUS, OH  
daniel.dunsmoor@colliers.com

