

FOR
LEASE

— 6397 —
EMERALD
PARKWAY



Andrew Jameson SIOR CCIM
614 206 6882
andrew.jameson@colliers.com

Grant Horton
614 571 1182
grant.horton@colliers.com



PROPERTY OVERVIEW

Emerald II is a Class A, two-story, multi-tenant building built in 1999 and consisting of 45,716 square feet.

- Attractive, high-quality office building located close to Tuttle Mall, restaurants and hotels.
- High profile Dublin location on Emerald Parkway
- Parking available at 4 spaces per 1,000 RSF
- Two-story lobby
- One passenger elevator
- Fiber optics available
- Operating Expenses \$10.00 PSF

AVAILABILITY

Suite	RSF	Rate/RSF	Comments
125	5,062	\$11.50 NNN	Double door entrance directly off lobby, mix of open space and hardwall offices

LEASE RATE

\$11.50 NNN

OPEX

\$10.00 PSF



5,062 - 11,568
SF Available



\$11.50 NNN
Rental Rate



4/1,000
Parking Ratio



FLOOR PLANS

1 First Floor



Suite 125
5,062 RSF



BUILDING LOCATION



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

- > 7 million SF commercial space
- > Mixed use, walkable Bridge Street District and a vibrant Historic District
- > 2,000 acres of available land

Fiber Optics

- > 100-gig municipal-owned fiber network with choice of internet service providers
- > 125+ miles of fiber optics throughout Central Ohio, access to OARNet & Ohio Supercomputer

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 infrastructures 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
- > 1,000+ acres of parkland and 100+ miles of bikepaths

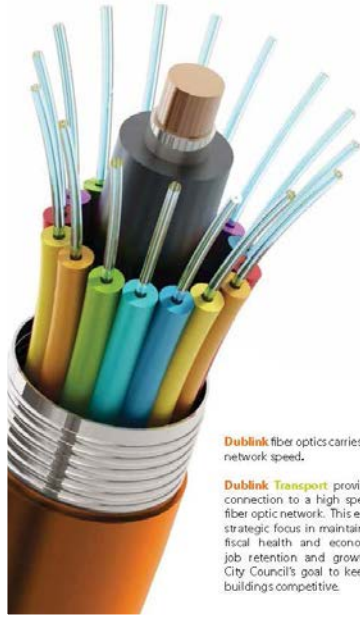


ROUNDABOUT





Dublink



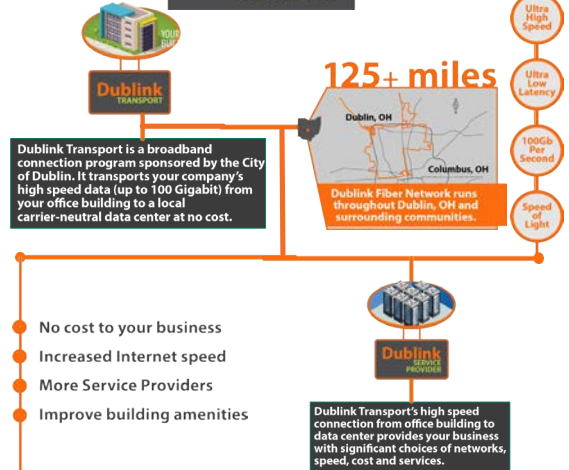
Dublink fiber optics carries up to 100Gb of overall network speed.

Dublink Transport provides a no-cost lateral connection to a high speed, ultra-low latency fiber optic network. This effort supports Dublin's strategic focus in maintaining the community's fiscal health and economic vitality through job retention and growth, while supporting City Council's goal to keep multi-tenant office buildings competitive.



DUBLINK TRANSPORT
FIBER OPTICS
WWW.DUBLINKTRANSPORT.COM

What is Dublink Transport?



Dublink

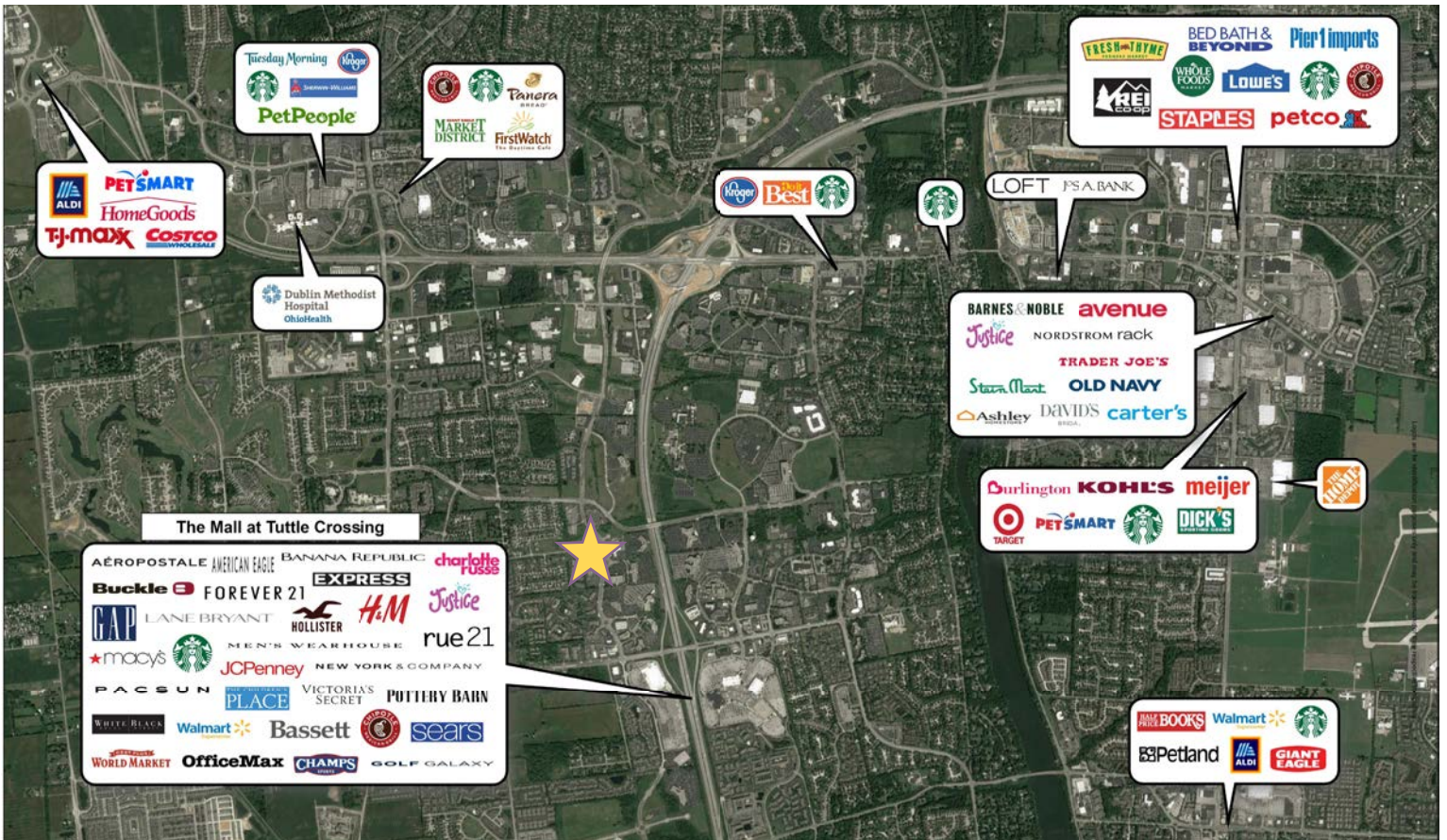
Google Fiber

100X FASTER
THAN Google Fiber*

*Source: <https://fiber.google.com/about>

Updated: January 2019

EVERYTHING GROWS HERE.



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FOR MORE INFORMATION CONTACT

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614 571 1182
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