

5500 Glendon Ct.

For Sale or Lease

Premier Freeway Signage Available



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Property Highlights

- *Built in 1994*
- *Class A Office*
- *95,086 Total Square Feet*
- **380 surface spaces** | *(4.7 spaces per 1,000 SF)*
- *Covered Parking Options*
- *Easy Access to I-270*
- *Dublin Incentives Available*
- *Close Proximity to Dublin Retail*
- *Furniture Available*
- *Building Signage Available*

Drive Times

Tuttle Crossing



5 minutes

Bridge Park



8 minutes

The Ohio State
University



23 minutes

John Glenn Intl. Airport



22 minutes

Historic Dublin



8 minutes

Downtown
Columbus



22 minutes



Availabilities:

Suite 100 31,695 SF Full floor ; *divisible*

Suite 200 31,695 SF Full floor ; *divisible*

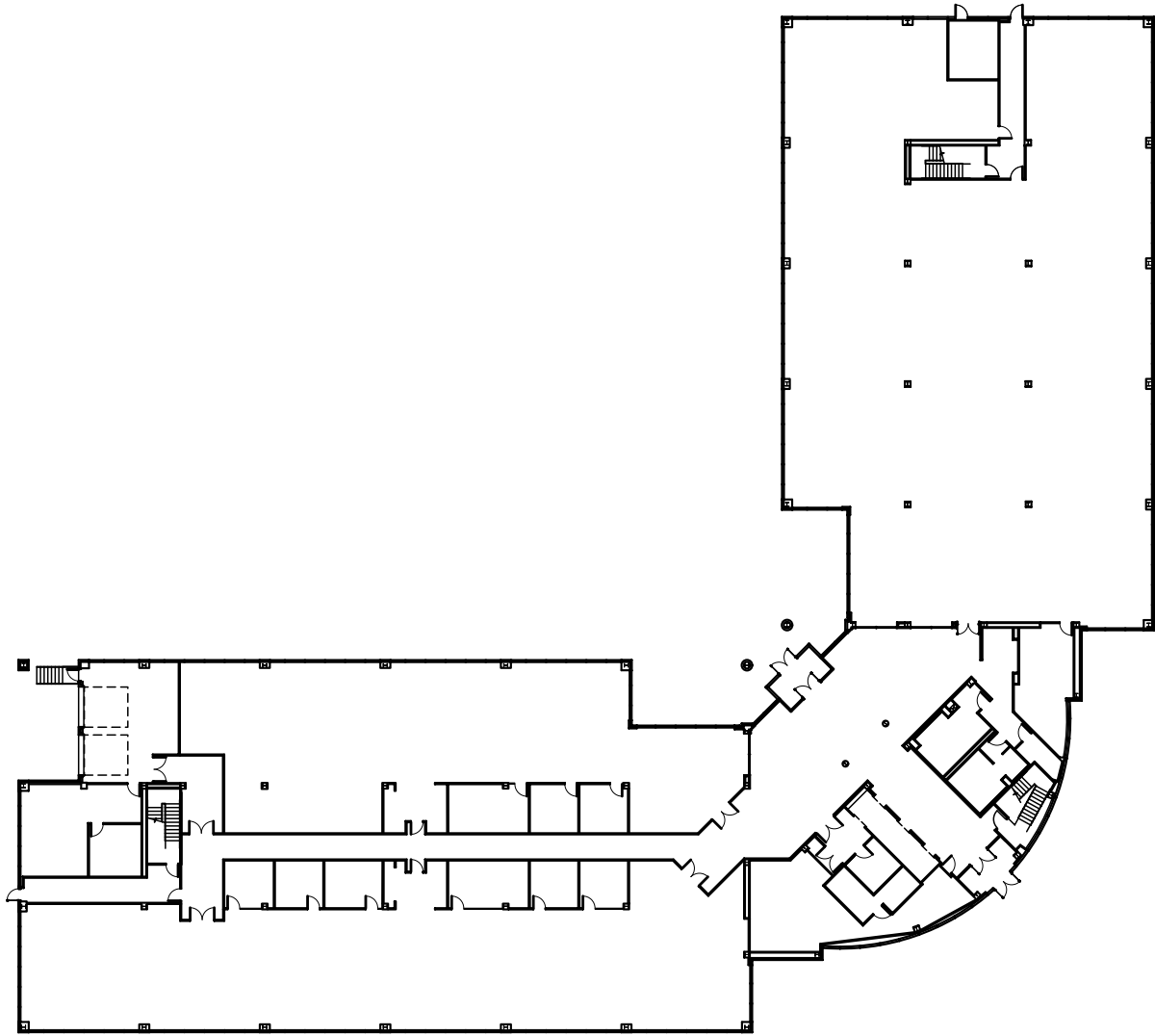
Suite 300 31,695 SF Full floor ; *divisible*

For Sale - \$7,511,794 (\$79 PSF)

For Lease - \$12.50 NNN | OpEx \$10.00 (estimate)

Suite 100

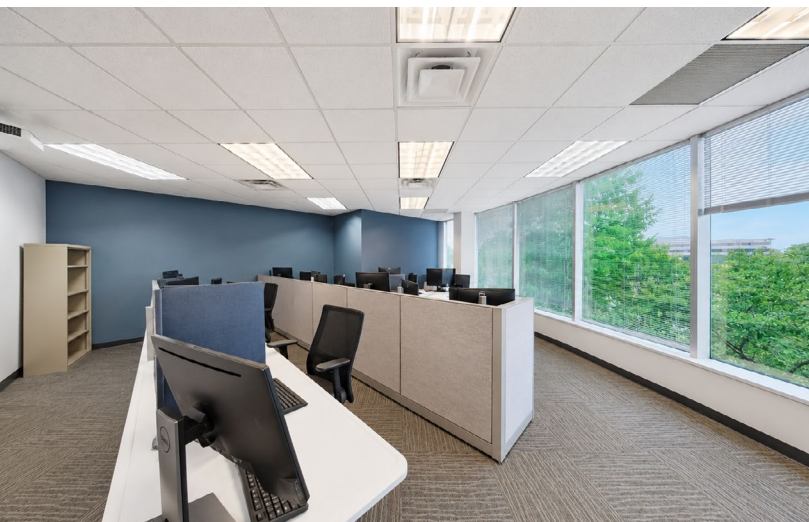
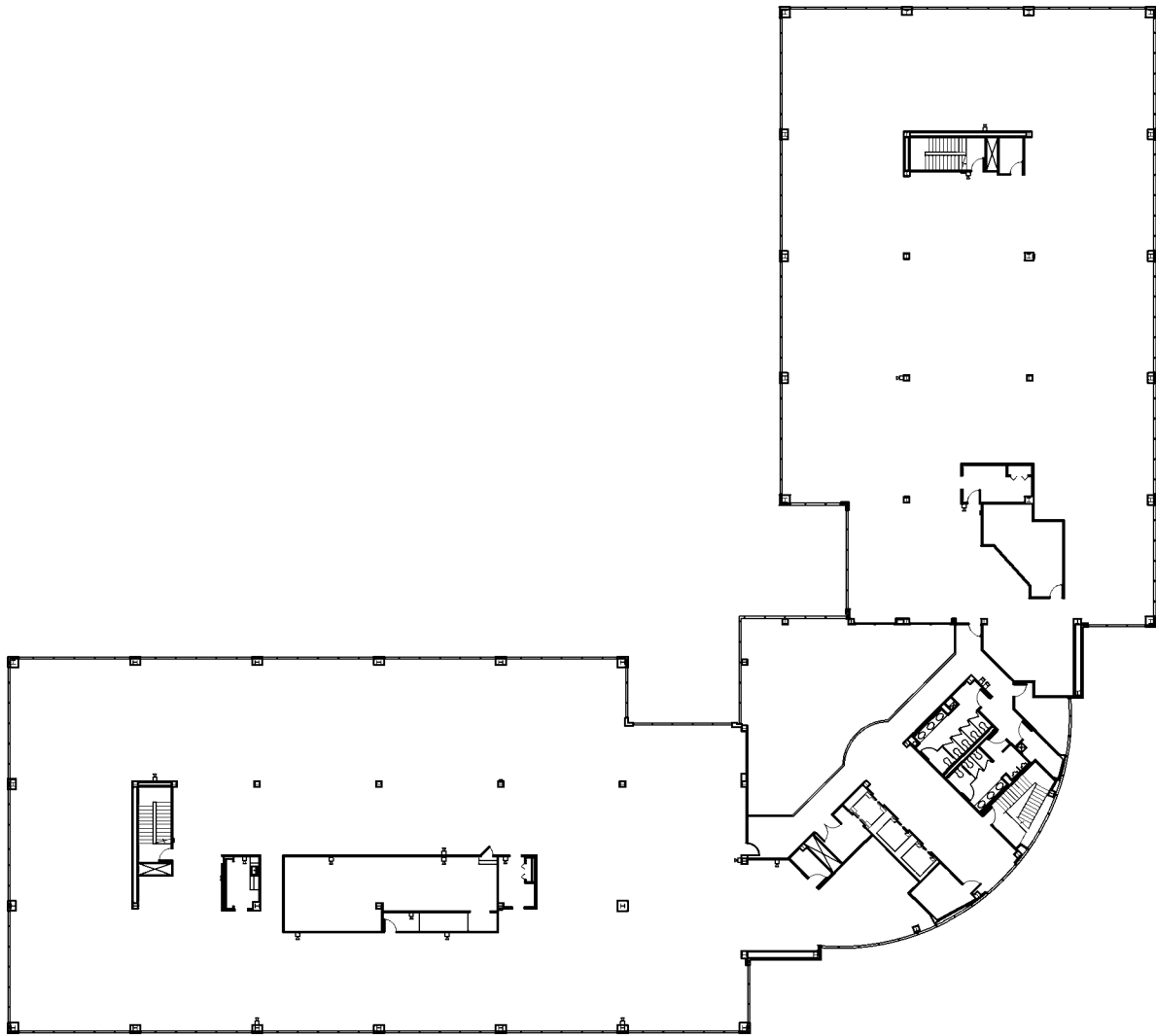
31,695 RSF - *divisible*





Suite 200

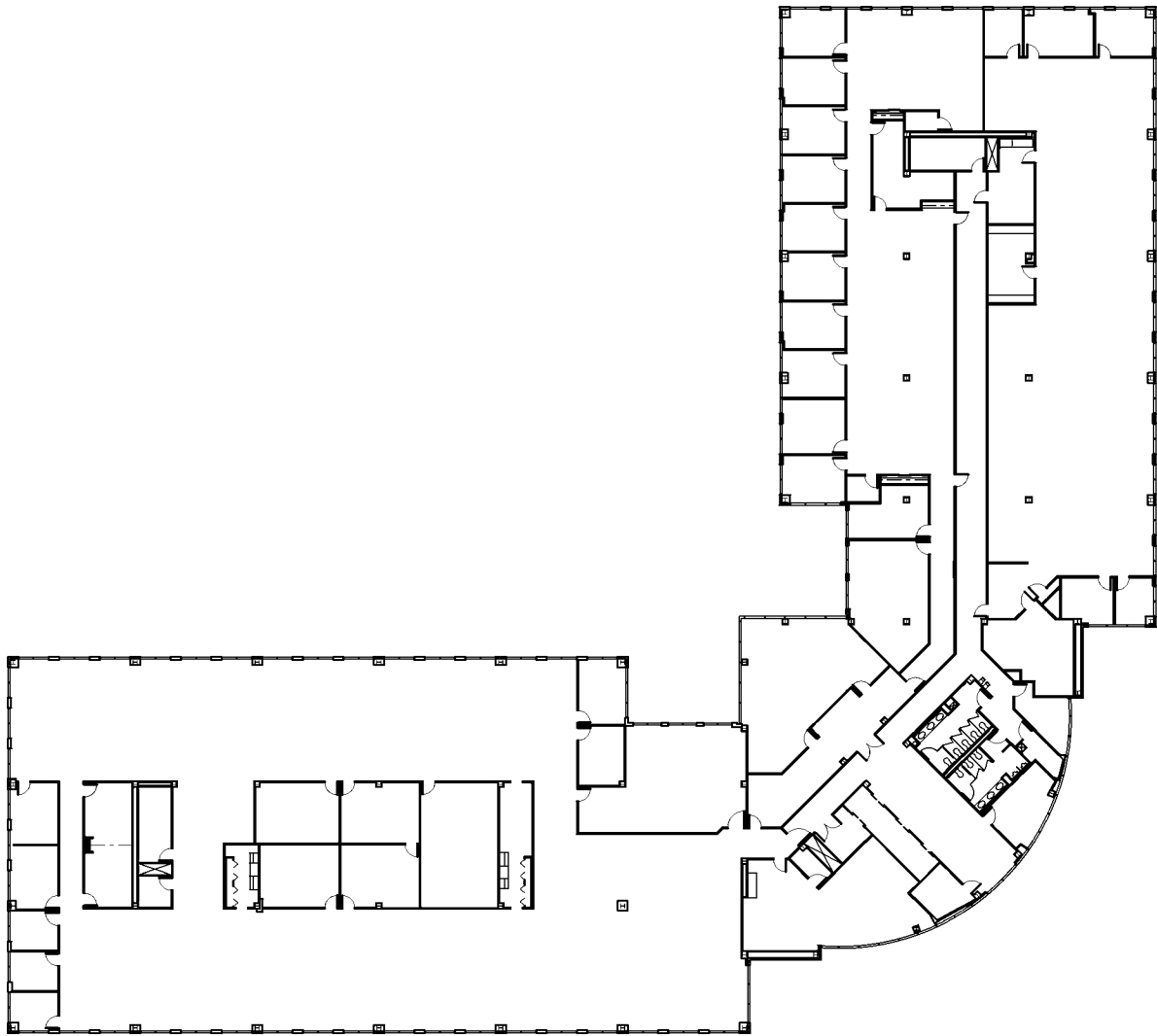
31,695 RSF - *divisible*





Suite 300

31,695 RSF - *divisible*





PERFORMANCE 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 total payroll withholdings paid to the city.

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.

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.

COMMUNITY QUALITY OF LIFE

Dublin

- 2,000+ acres of parkland and 130+ miles of bike paths
- Top rated school district
- Home of the PGA Tour Memorial Tournament
- Host of the award-winning Dublin Irish Festival
- Community and corporate wellness programs

Profile & Incentives

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.

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)

STATE OF OHIO

The City may provide a Technology Grant and/or a 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:

City of Dublin Economic Development
(www.ThriveinDublinOhio.com)
5800 Shier Rings Road, Dublin, Ohio, 43016
Phone: 614 410 4618
Email: business@dublin@oh.us

CITY GOVERNMENT

- Responsible and responsive
- Dedicated economic development team
- Fiscally sound: AAA from Moody's Investors service, AAA from Fitch Ratings



Strong Infrastructure

- Healthy tax base funds the City's Capital improvements Program (CIP) for infrastructure that keeps pace with the city's growth



Highways

- Five highway interchanges
- 33 smart corridor hub for connected and autonomous vehicle testing



Safety

- Ohio's Safest City in 2017 (safehome.org)



Diverse Mix of Real Estate

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



Sophisticated Workforce

- Recognition as a Midwest IT magnet and Creative Class city
- 80% of residents have a bachelor's or graduate degrees
- Near 25 institutes of higher learning, including the Ohio University Dublin campus



Home to 4,300+ Businesses

- 20+ corporate HQ's, including Fortune 15 Cardinal Health and The Wendy's Company
- Entrepreneurial resources
- Consistently ranked Best Suburb for Business by Columbus CEO magazine readers

FOR MORE INFORMATION

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Colliers

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