

**FORMER SINGLE-TENANT HQ  
402K SF FOR LEASE**

DUBLIN, OH 43017

5100



**5100 RINGS ROAD**

**CBRE**

# LARGEST BLOCK OF AVAILABLE CLASS A OFFICE SPACE IN COLUMBUS REGION

402,000 SF  
FULL BUILDING  
AVAILABLE

57,000 SF  
FLOOR PLATES



## MULTIPLE FULLY FURNISHED FLOORS AVAILABLE FOR IMMEDIATE OCCUPANCY

Discover a rare and exceptional lease opportunity at 5100 Rings Road, where around 402,000 square feet of prime office space awaits. This distinguished building offers an unparalleled large block of space, perfectly suited for a full-building user seeking a flagship headquarters or thoughtfully divisible by floor to accommodate multiple prominent tenants.

Each expansive floor plate, spanning approximately 57,000 square feet, is designed for maximum efficiency and modern functionality, providing a wide-open canvas for innovative office layouts. Floors 1 through 3 are meticulously furnished and move-in ready, offering immediate occupancy and a seamless transition for your business.

Further enhancing the tenant experience, the building features a convenient first-floor cafeteria, potentially available to complement your team's daily needs. Strategically positioned in the vibrant heart of Dublin, 5100 Rings Road boasts unrivaled accessibility. Enjoy effortless access to a wealth of amenities within a short drive, including the charm of Historic Dublin, the dynamic Bridge Park, and the extensive retail and dining options at Tuttle Crossing. This is more than just office space; it's a strategic location designed for success.

**5100 RINGS ROAD**

**402,000 SF  
FULL BUILDING AVAILABLE**

**57,000 SF  
FLOOR PLATES**

**OVER  
2,500  
PARKING  
SPACES**

# AMENITIES AND FEATURES THAT WORK AS HARD AS YOU DO



Building sits on the Durlink Fiber system,  
providing a high level of connectivity



Dock area for deliveries



Abundant amenities within driving distance,  
including the Bridge Park Development

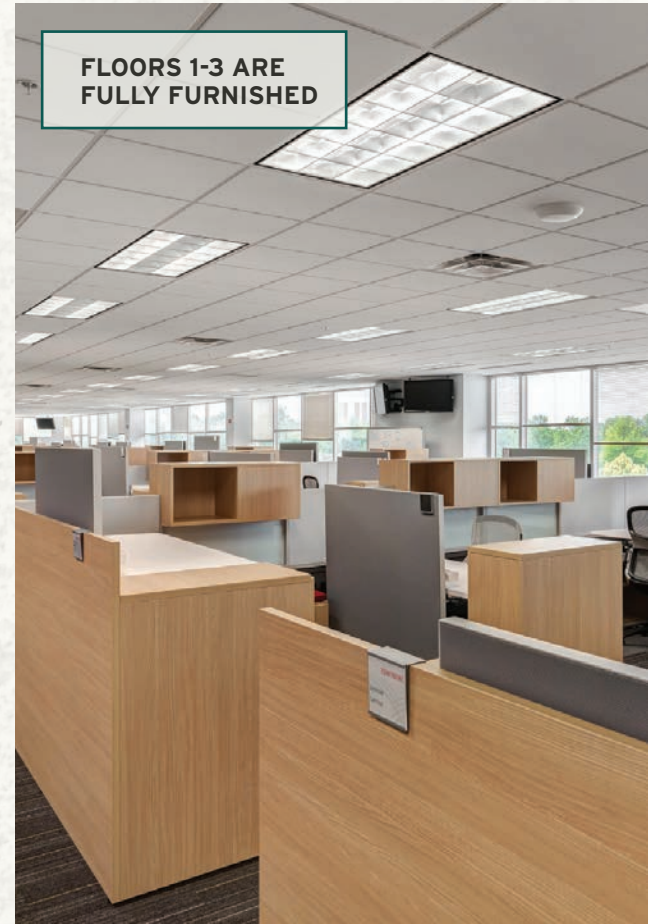


Two points of access to I-270 via Tuttle  
Crossing or SR 161

2,545  
**PARKING SPACES**

6.3:1,000  
**PARKING RATIO**

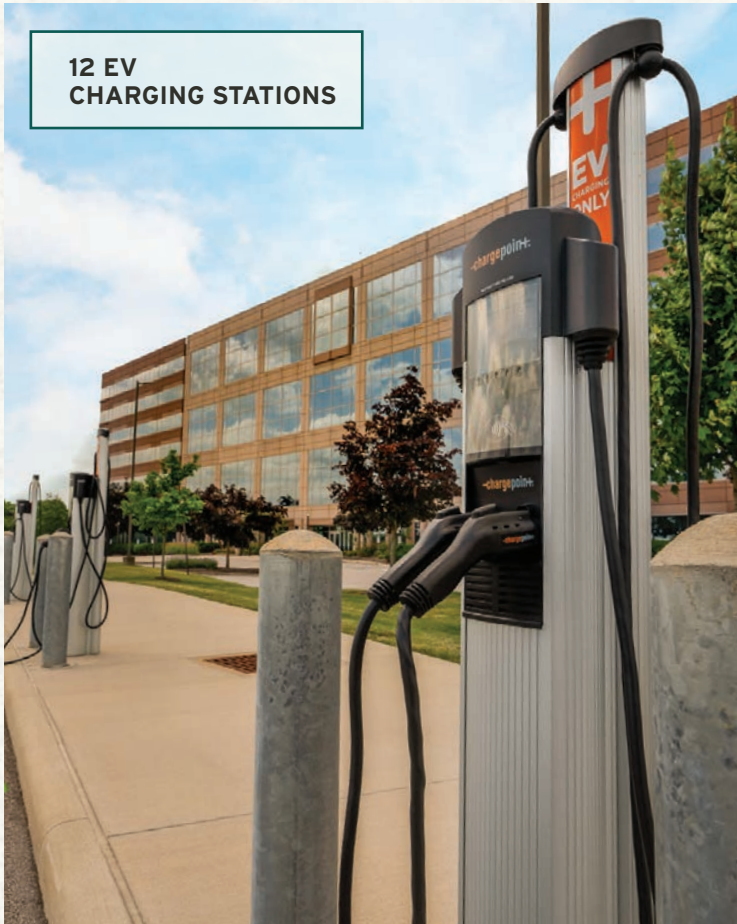
FLOORS 1-3 ARE  
FULLY FURNISHED



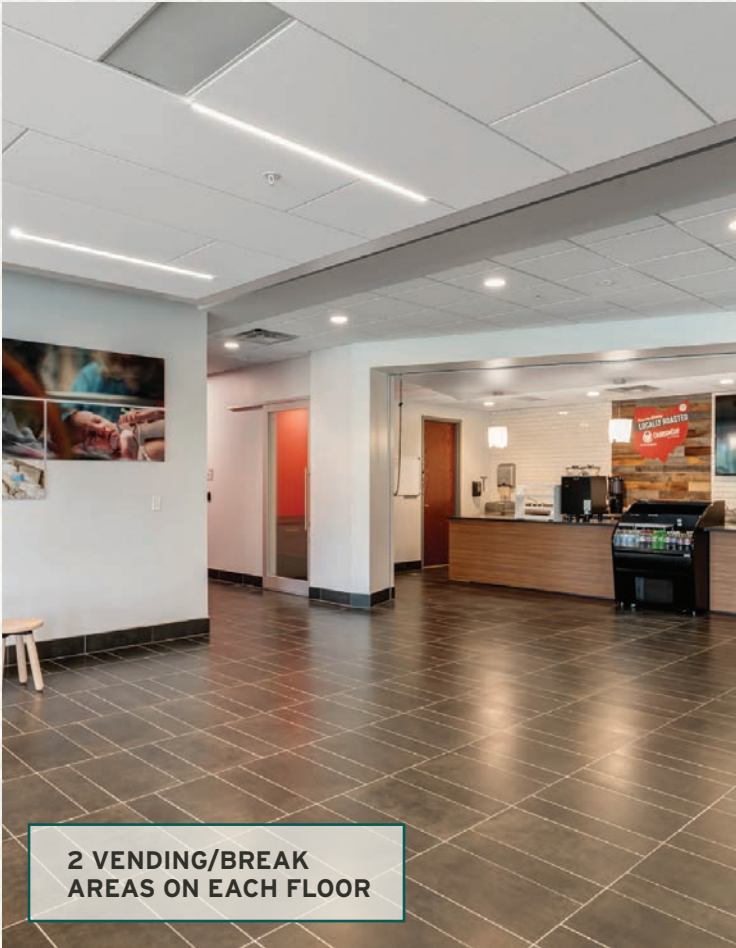
EFFICIENT, WIDE OPEN  
FLOOR PLATES



**ALL INTERIOR  
GLASS OFFICES ARE  
DIRTT WALL SYSTEM**



**12 EV  
CHARGING STATIONS**



**2 VENDING/BREAK  
AREAS ON EACH FLOOR**



**BACKUP  
GENERATORS**

# BUILDING SPECIFICATIONS

5100 RINGS ROAD

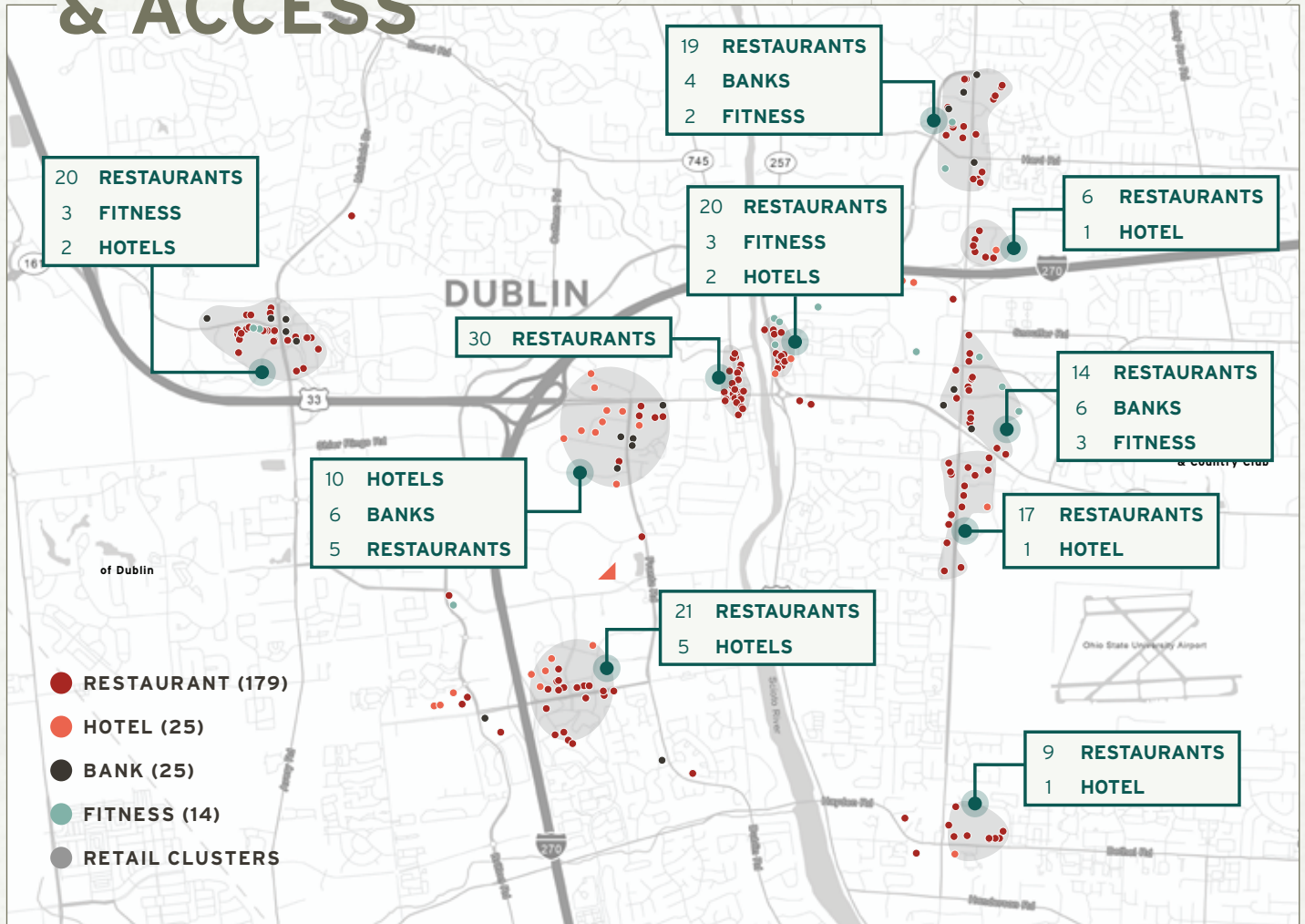


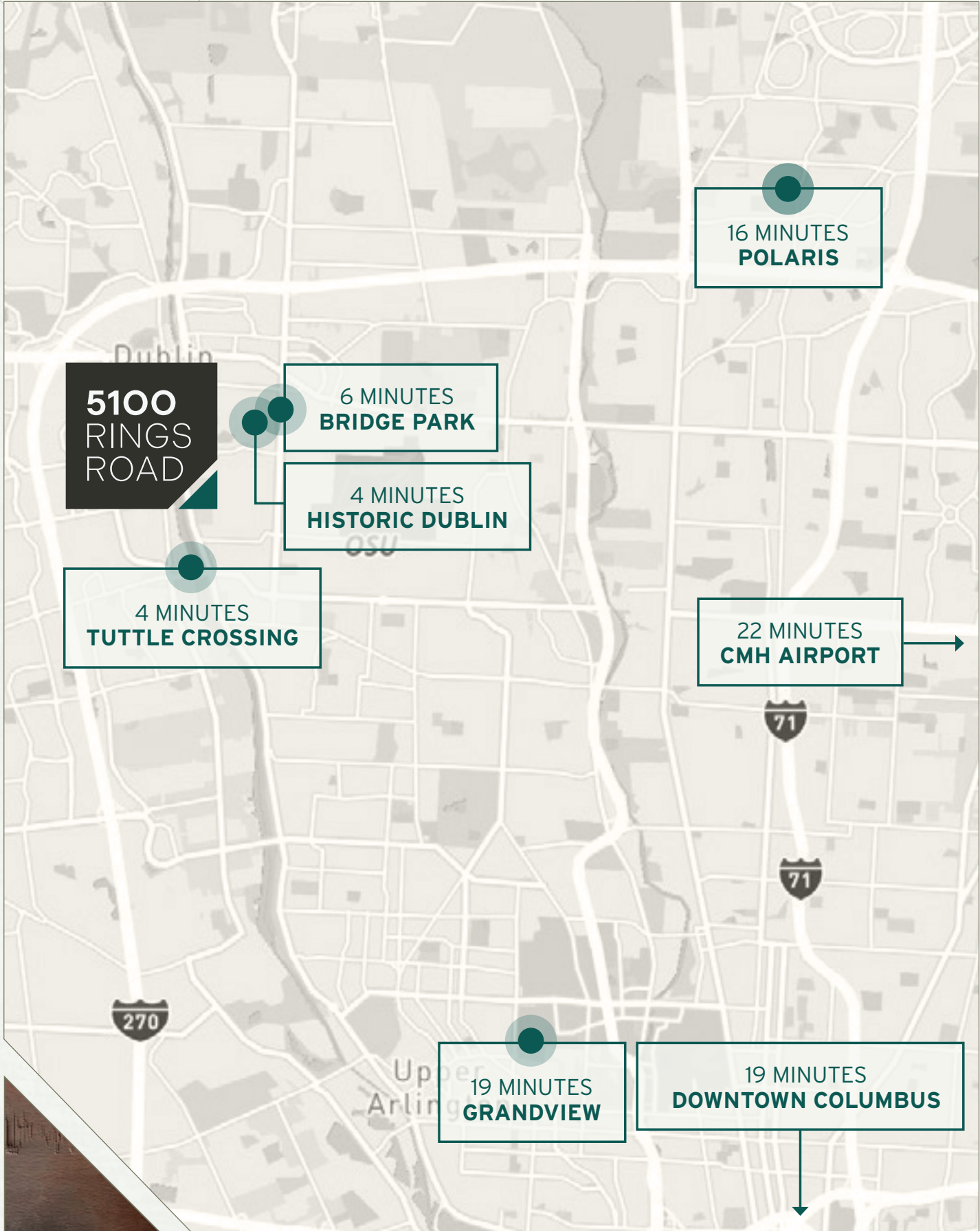
5100

<b>BUILDING ADDRESS</b>	5100 Rings Road Dublin, Ohio 43017
<b>OWNER</b>	Kendall Dublin, LLC
<b>DEVELOPER NAME</b>	Duke Realty
<b>ARCHITECT</b>	Cooper Carey Associates
<b>GENERAL CONTRACTOR</b>	Duke Realty
<b>COMPLETION DATE</b>	2002
<b>SITE SIZE</b>	35.1 acres (includes 10 acres owned by City of Dublin for parking)
<b>BUILDING SIZE</b>	401,683 RSF
<b>NUMBER OF FLOORS</b>	7 Floors
<b>FLOOR SIZE</b>	Approx. 57,000 RSF
<b>PARKING SPACES</b>	Ratio of 6.3:1,000 There are 12 EV charging stations in the East parking lot
<b>ELEVATORS</b>	Five (5) passenger
<b>FREIGHT ELEVATORS</b>	One (1) dedicated freight elevator with 3,500 pound capacity, separated from passenger elevators
<b>BUILDING LOADS</b>	80 lbs/psf live load with 20 psf partition   25 lbs/psf Roof load (Snow load)   80 mph wind load   Seismic design meets OBBC
<b>CONSTRUCTION TYPE</b>	Steel frame construction with metal deck and concrete floors
<b>EXTERIOR FINISHES</b>	Architectural precast concrete curtain wall with ribbon windows. Windows are 1" insulating, high performance, low E glass
<b>LOBBY DETAILS</b>	One-story, flow-through lobby with granite flooring, wood and vinyl wall coverings, guard desk, and security turnstiles
<b>CEILING CONSTRUCTION</b>	Dry wall in common areas; Armstrong Second-Look acoustic 2' x 4' lay-in tile in tenant areas
<b>CEILING HEIGHT</b>	Finished ceiling height is 9' on floors 2-7 and 10' to 11' on the first floor
<b>DOOR CONSTRUCTION</b>	Solid core, premium grade, sliced-cut, oak veneer
<b>DOOR HEIGHT</b>	3'0" x 8'0", with hollow metal frames

<b>HARDWARE/LOCKS</b>	Best Lock Company throughout the building
<b>LIGHTING</b>	LED lighting
<b>ELECTRICAL SYSTEM</b>	2 primary services, each 4000 AMP/277-480v 3ph
<b>STANDBY POWER</b>	The building contains four (4), 1250KW, 277/480, .8 power factor, 3 phase, 4 -wire, 60 Hz, diesel driven generator sets which back-up the entire building including, HVAC, fire and life safety and all desk tops. Two of the generators are capable of fully backing up the power to the building including all desktops. The generators have self-contained fuel tanks with a capacity to run continuously for 22 hours.
<b>WINDOW COVERINGS</b>	Levelor, horizontal, 1" mini-blinds, bronze color to match window mullion system
<b>RESTROOMS</b>	Two men's and two women's restrooms on each floor
<b>AFTER HOURS ACCESS &amp; SECURITY</b>	Card-key access at all point of ingress and egress to the building. Security turnstiles located in the lobby.
<b>HVAC SYSTEM</b>	Two 520 ton cooling towers and two 1.6M boilers with 500 water source heat pumps. Zone sizes range from 600 square feet to a maximum of 1,000 square feet. Ventilation is ASHRAE 62B9. The entire HVAC was modernized in 2012-2014. Additional cooling added in 2016.
<b>FIRE PROTECTION</b>	Fully sprinkled with density of .10 over 2,000 s.f. with head spacing of a maximum of 180 SF per head. Horns and strobes throughout. Complete fire panel with intercom system
<b>ENERGY CONSERVATION</b>	Newly upgraded Energy Management System provides 4 zones per floor, controlling lighting and HVAC. WiLOC system has been installed for the parking lot lights. Occupancy sensors with LED lighting throughout.
<b>CONNECTIVITY NETWORK</b>	The building is located on the DubLink fiber system network, which contains the following carriers: + Time Warner Cable + XO Communications + AT&T + Time Warner Telecom + Century Link + FiberTech + WOW + Dublink fiber + Verizon
	The building has CAT 5e and CAT 6 wiring throughout

# AMPLE AMENITIES & ACCESS





**5100  
RINGS  
ROAD**

**4 MINUTES  
TUTTLE CROSSING**

**6 MINUTES  
BRIDGE PARK**

**4 MINUTES  
HISTORIC DUBLIN**

**16 MINUTES  
POLARIS**

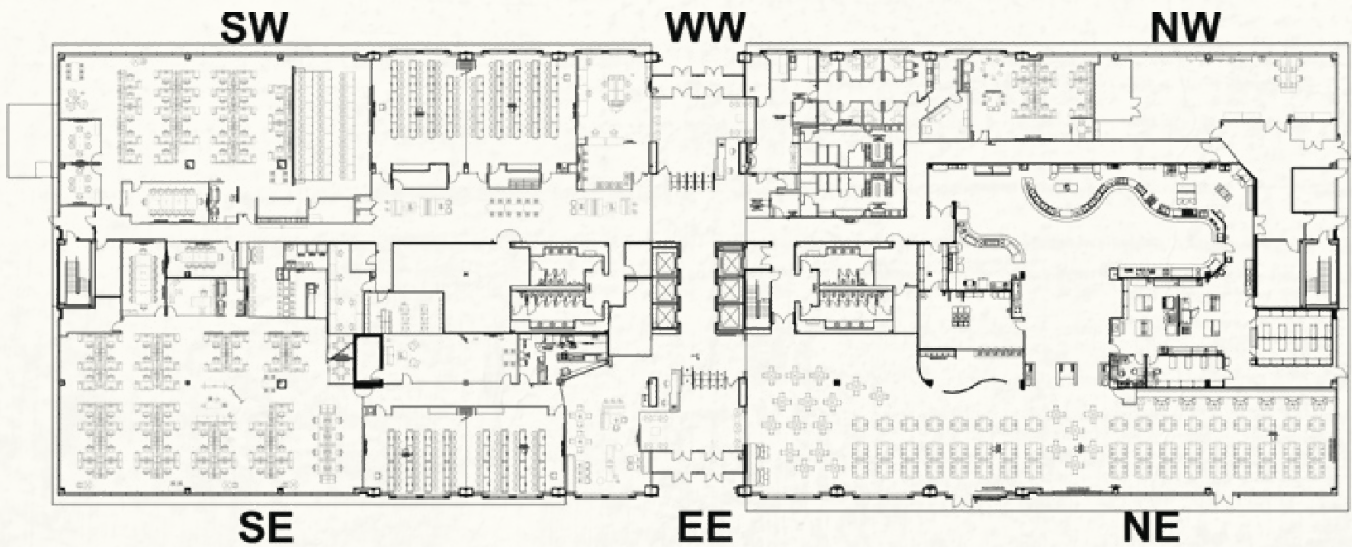
**22 MINUTES  
CMH AIRPORT**

**19 MINUTES  
GRANDVIEW**

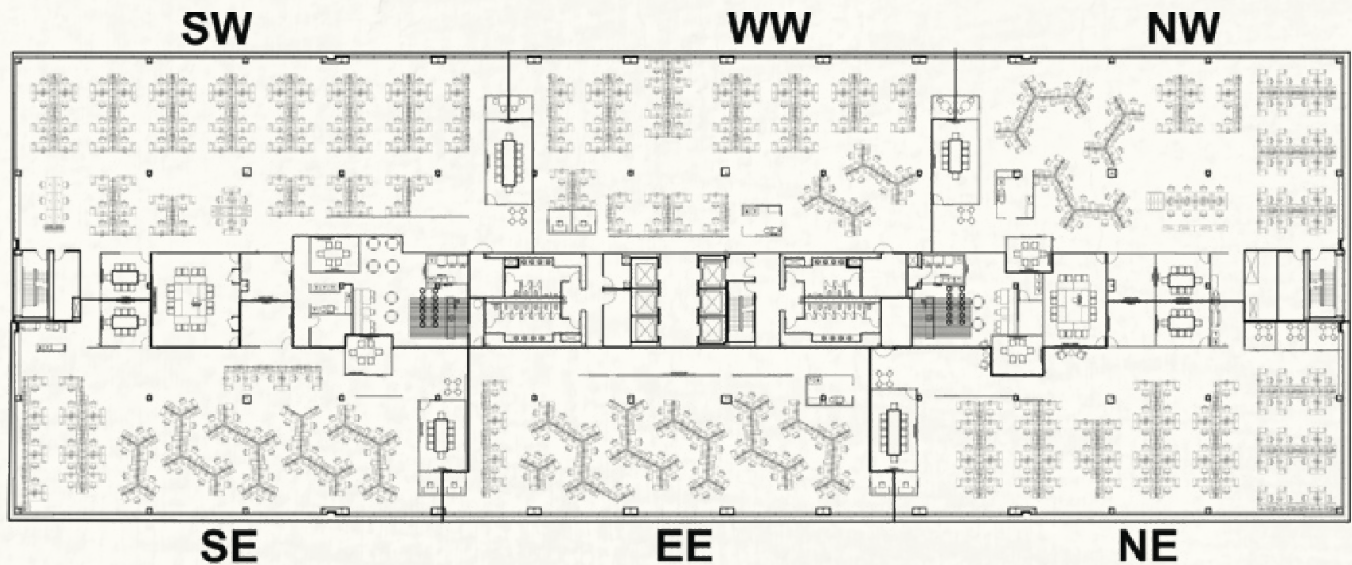
**19 MINUTES  
DOWNTOWN COLUMBUS**

# FLOOR PLANS

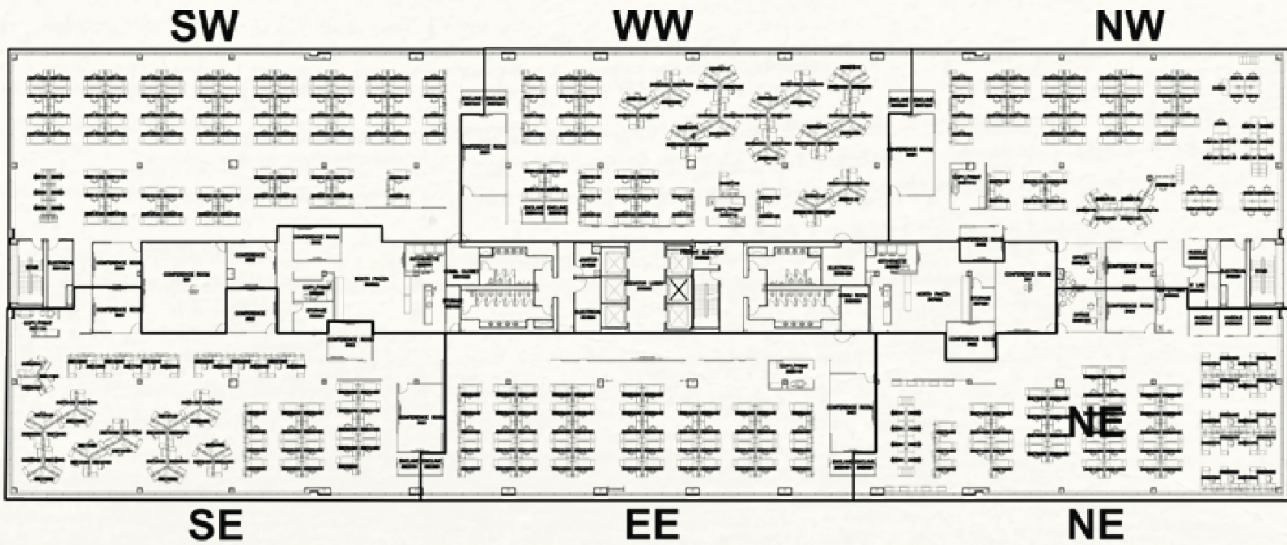
## FIRST FLOOR



## SECOND FLOOR

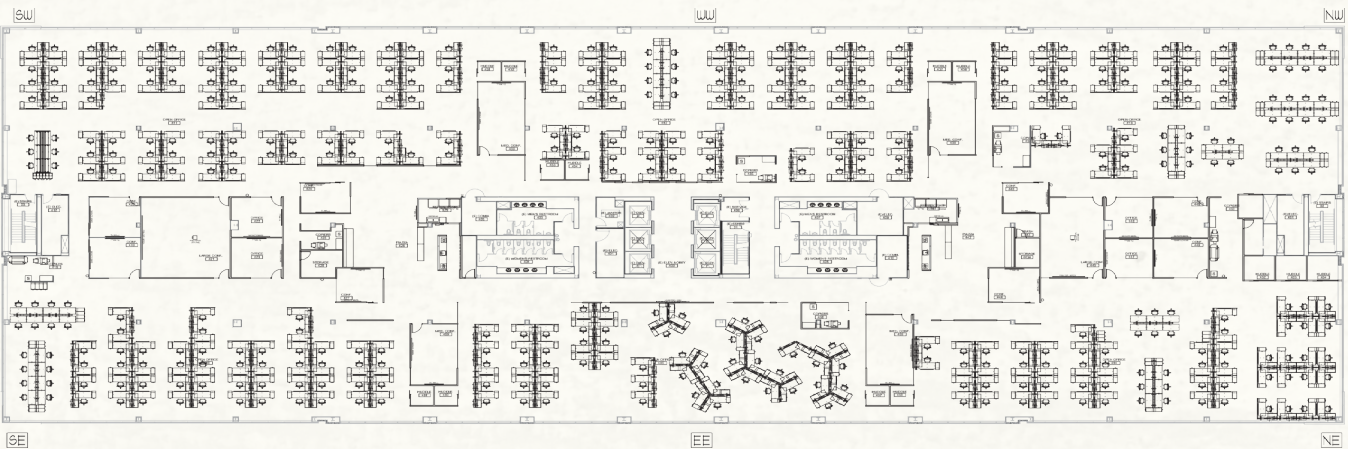


# THIRD FLOOR



# FOURTH FLOOR

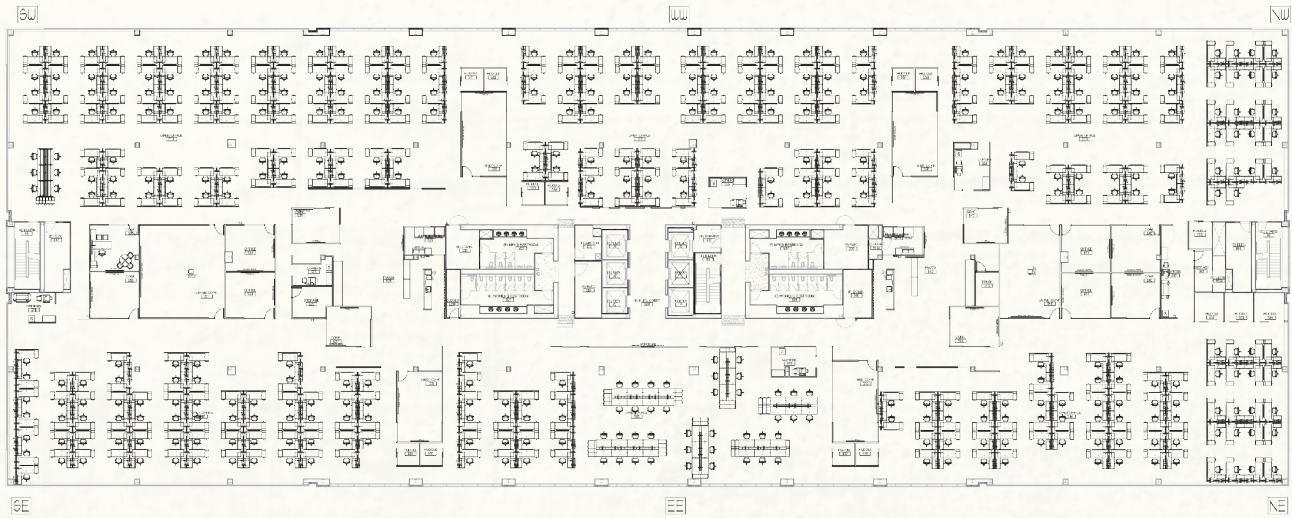
*Prior tenant configuration shown.  
Furniture not available*



# FLOOR PLANS

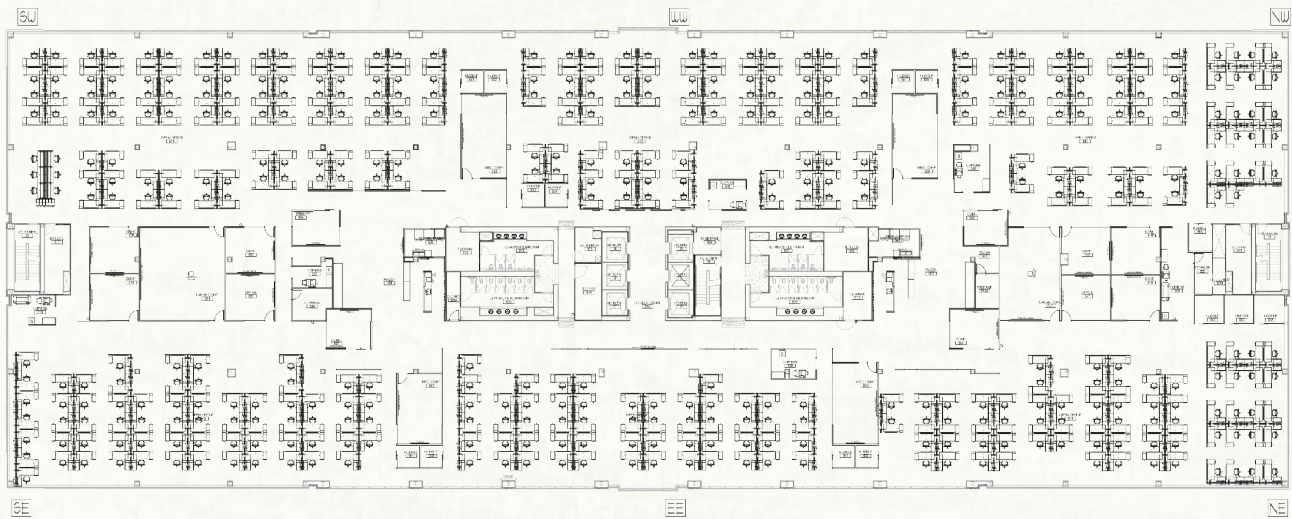
## FIFTH FLOOR

*Prior tenant configuration shown.  
Furniture not available*



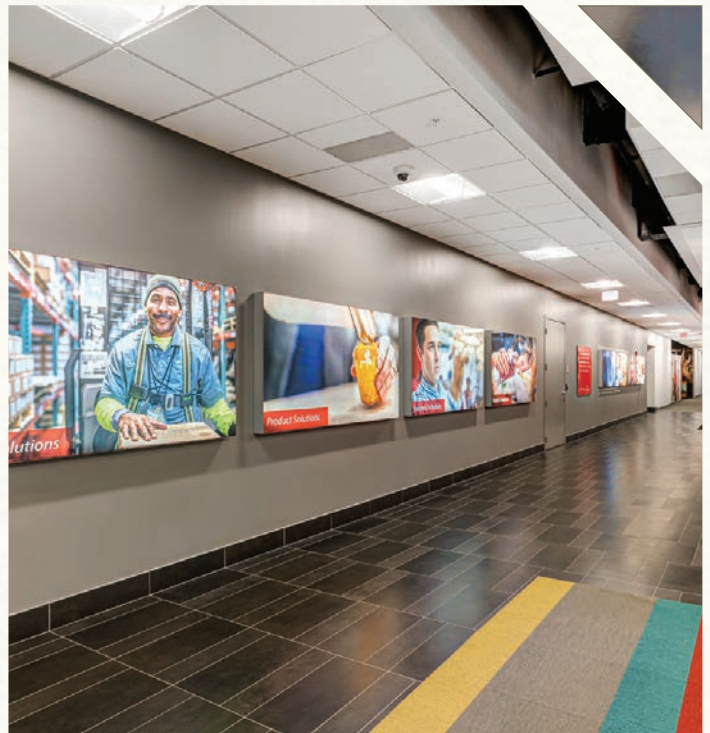
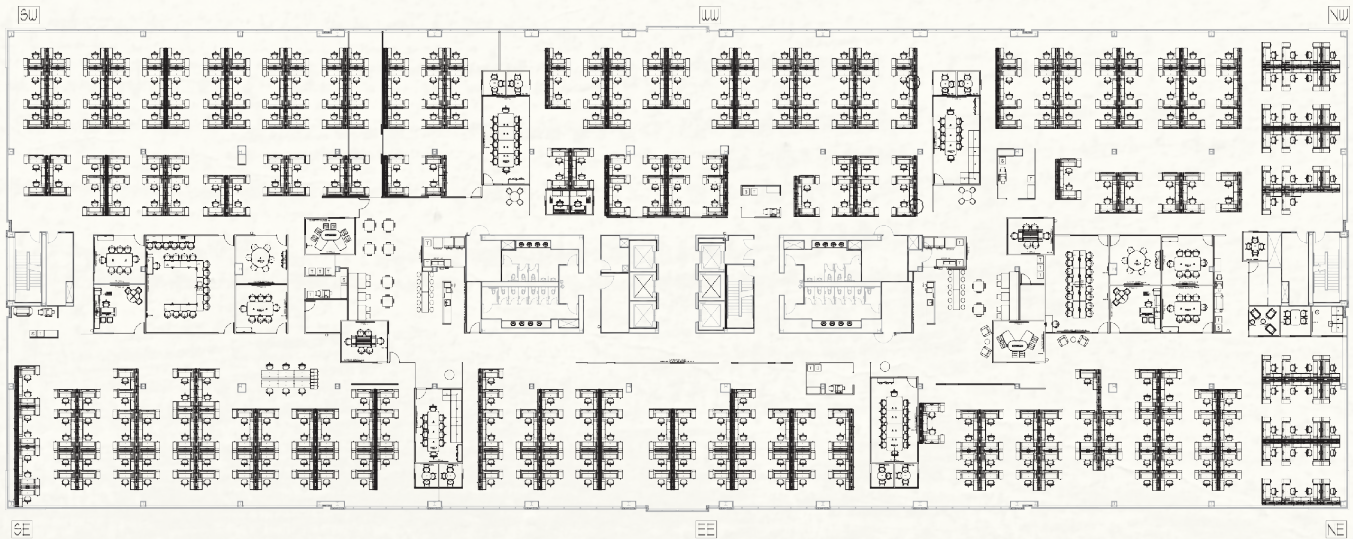
## SIXTH FLOOR

*Prior tenant configuration shown.  
Furniture not available*



# SEVENTH FLOOR

*Prior tenant configuration shown.  
Furniture not available*



# DUBLIN PROFILE

Dublin, Ohio, a dynamic city nestled just northwest of Columbus, continues to evolve as a premier destination for residents and corporate citizens alike. Its current population is estimated at 49,702. The city maintains its appeal by offering responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology, and a vibrant community life.

Dublin consistently ranks among the safest cities, with residents expressing a high degree of safety satisfaction in recent community surveys. It has been recognized by World Atlas as one of the “9 Safest Small Communities To Settle In Ohio” for 2025. The city also continues to be a robust economic hub, home to more than 20 corporate headquarters, including Wendy’s. It fosters entrepreneurship through its entrepreneurial center and supports over 4,300 businesses.

The city is renowned for its world-class events and the urban, walkable Bridge Street District, enhancing its appeal as a modern and connected community. With a strategic location between major economic drivers like Honda and Intel, and advanced infrastructure such as the 125-mile Dublink fiber network, Dublin is well-positioned for continued growth and innovation.

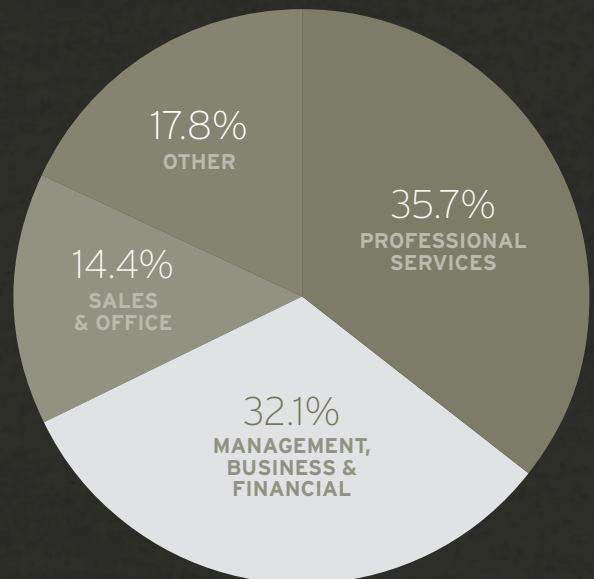




## 2025 DEMOGRAPHICS

TOTAL POPULATION	49,702
ANNUAL POP GROWTH	0.14%
MEDIAN AGE	40.9
TOTAL HOUSEHOLD	18,142
AVE HH INCOME	\$206,567
PER CAPITA INCOME	\$74,371
MASTERS DEGREE OR HIGHER	37.8%
BACHELOR'S DEGREE	37.7%

## PRIMARY EMPLOYMENT SECTORS



# 5100 RINGS ROAD

DUBLIN, OH 43017

# 5100



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