



BRIDGE PARK
COMMERCIAL LEASING OPPORTUNITIES





EXPLORE BRIDGE PARK

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Visit bridgepark.com for more property information.



WELCOME TO BRIDGE PARK

LIFE IN DUBLIN historically only offered the traditional suburban lifestyle. Bridge Park has changed that, placing visitors and residents in a vibrant walkable community where they can work, dine, live and play. Restaurants, bars, boutique shops and fitness facilities make Bridge Park a true destination, and Riverside Crossing Park provides the perfect gateway to the Dublin Link pedestrian bridge, connecting Bridge Park to Historic Dublin. Two onsite hotels and an event center hosting up to 500 guests bring tens of thousands of visitors each year, and the close proximity to I-270 attracts guests from all over central Ohio and beyond.



AT BRIDGE PARK

- » OFFICE SPACE // 556,300 SF
- » RETAIL/RESTAURANT // 230,100 SF
- » APARTMENTS // 520 UNITS
- » CONDOS // 354 UNITS
- » PARKING // 4,280 SPACES, 6 GARAGES
- » HOTEL // 295 KEYS





FUTURE DEVELOPMENT



FUTURE PROJECT SITES

H | Residential

J | Office, Restaurant/Retail, Residential and Garage

Y | Office, Restaurant/Retail, Hotel, Residential and Garage

SITE MAP & KEY TENANTS

KEY TENANTS

- 01 ONE MEDICAL
- 02 THE EXCHANGE EVENT CENTER
- 03 AC HOTEL BY MARRIOTT DUBLIN
- 04 VASO
- 05 PINS MECHANICAL COMPANY
- 06 MIKEY'S LATE NIGHT SLICE
- 07 16-BIT BAR + ARCADE
- 08 Z CUCINA
- 09 BRICK HOUSE BLUE
- 10 SWEETWATERS COFFEE & TEA
- 11 VALENTINA'S RISTORANTE
- 12 SONG LAN
- 13 COLOR BAR
- 14 CHARLES SCHWAB
- 15 CAP CITY FINE DINER AND BAR
- 16 FADÓ PUB & KITCHEN
- 17 MESH FITNESS
- 18 SANDBOX VR
- 19 BRIDGE PARK LEASING OFFICE
- 20 ADDRESS SALES AGENCY
- 21 KITCHEN SOCIAL
- 22 DOME SCALP & HEAD SPA
- 23 YOGA SIX
- 24 RESTORE HYPER WELLNESS
- 25 LAGREE HOUSE
- 26 C. FIELD & ROE
- 27 NORTH MARKET BRIDGE PARK
- 28 URBAN MEYER'S PINT HOUSE
- 29 SPAVIA DAY SPA
- 30 KINS COLLECTIVE
- 31 FUKURYU RAMEN
- 32 REBOL
- 33 KILWINS
- 34 ANTHONY VINCE NAIL SPA
- 35 LOCAL CANTINA
- 36 SES PERFORMANCE
- 37 BATES & BROWN
- 38 J.HILBURN

- 39 FRANK & CARL'S
- 40 RISE CHIROPRACTIC
- 41 THE ROOSEVELT ROOM
- 42 THE BAILEY AT BRIDGE PARK BY FRIENDSHIP VILLAGE OF DUBLIN
- 43 SPRINGHILL SUITES BY MARRIOTT
- 44 COMING SOON
- 45 INTOWN GOLF CLUB
- 46 THE THEODORE CONDOMINIUMS
- 47 BRIDGE PARK TOWNHOMES

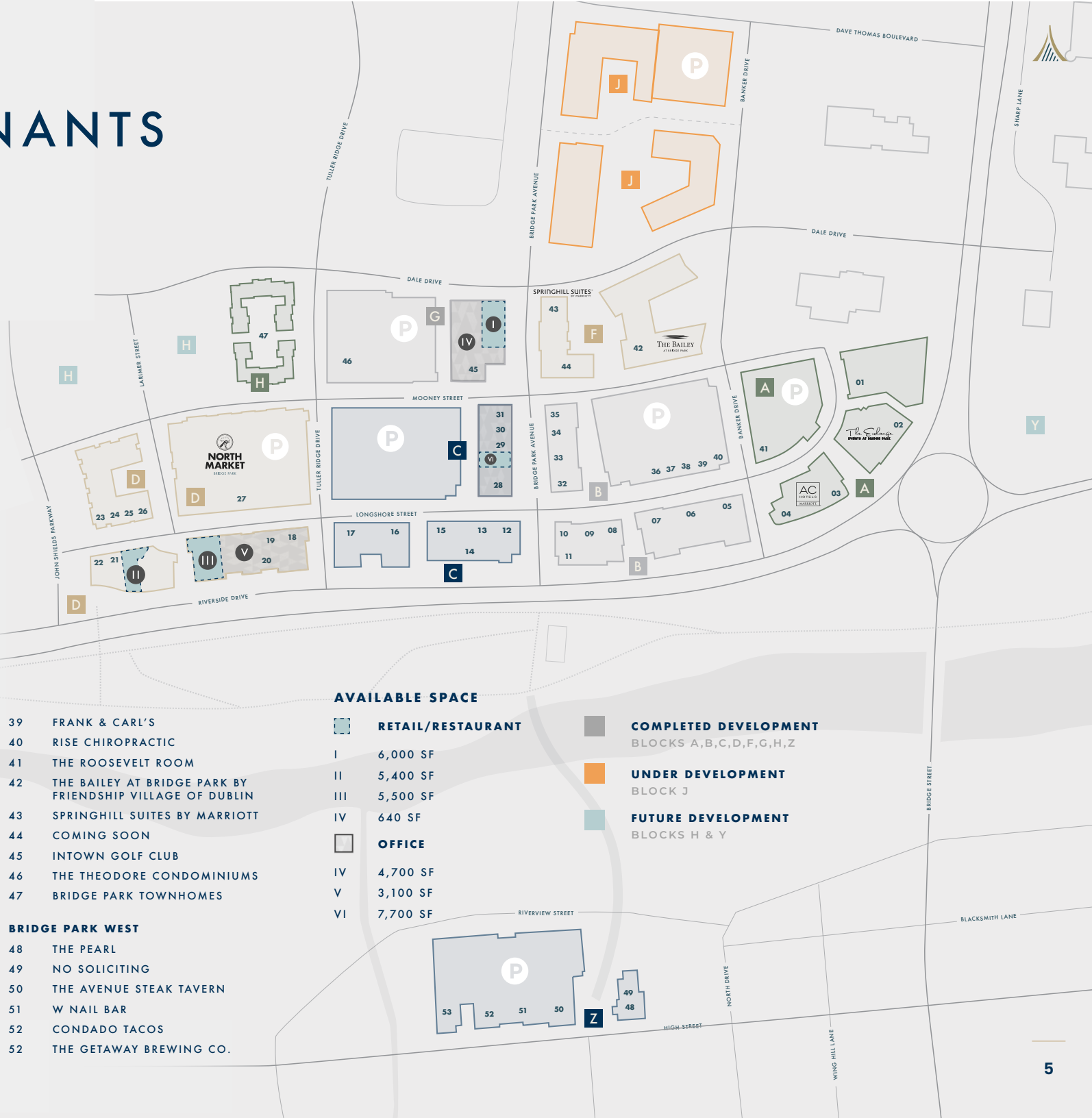
BRIDGE PARK WEST

- 48 THE PEARL
- 49 NO SOLICITING
- 50 THE AVENUE STEAK TAVERN
- 51 W NAIL BAR
- 52 CONDADO TACOS
- 52 THE GETAWAY BREWING CO.

AVAILABLE SPACE

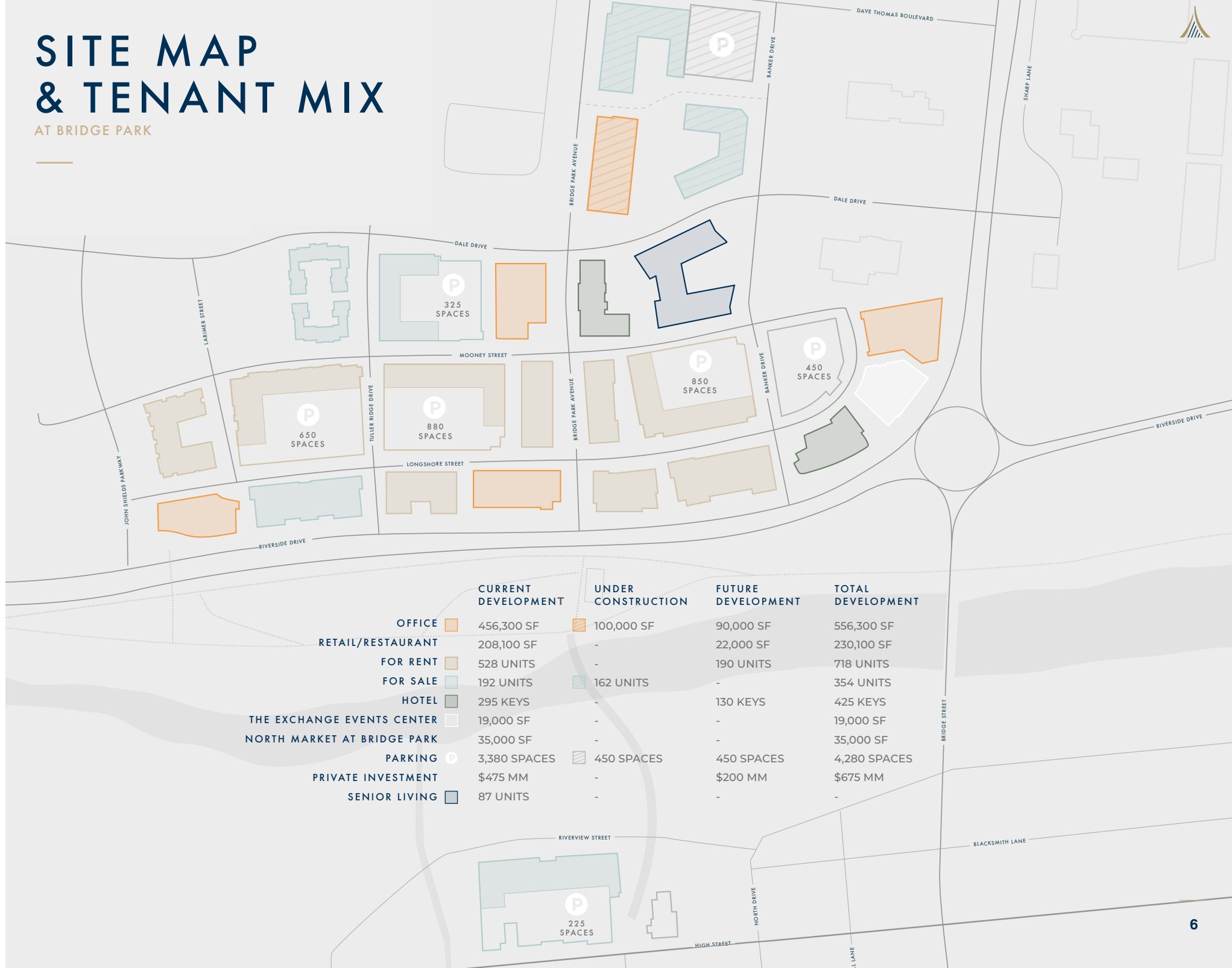
- RETAIL/RESTAURANT**
- I 6,000 SF
- II 5,400 SF
- III 5,500 SF
- IV 640 SF
- OFFICE**
- IV 4,700 SF
- V 3,100 SF
- VI 7,700 SF

- COMPLETED DEVELOPMENT**
BLOCKS A, B, C, D, F, G, H, Z
- UNDER DEVELOPMENT**
BLOCK J
- FUTURE DEVELOPMENT**
BLOCKS H & Y



SITE MAP & TENANT MIX

AT BRIDGE PARK



	CURRENT DEVELOPMENT	UNDER CONSTRUCTION	FUTURE DEVELOPMENT	TOTAL DEVELOPMENT
OFFICE	456,300 SF	100,000 SF	90,000 SF	556,300 SF
RETAIL/RESTAURANT	208,100 SF	-	22,000 SF	230,100 SF
FOR RENT	528 UNITS	-	190 UNITS	718 UNITS
FOR SALE	192 UNITS	162 UNITS	-	354 UNITS
HOTEL	295 KEYS	-	130 KEYS	425 KEYS
THE EXCHANGE EVENTS CENTER	19,000 SF	-	-	19,000 SF
NORTH MARKET AT BRIDGE PARK	35,000 SF	-	-	35,000 SF
PARKING	3,380 SPACES	450 SPACES	450 SPACES	4,280 SPACES
PRIVATE INVESTMENT	\$475 MM	-	\$200 MM	\$675 MM
SENIOR LIVING	87 UNITS	-	-	-



EVENTS AT BRIDGE PARK

Bridge Park features a full calendar of events and programming, bringing visitors from central Ohio and beyond to our community year round.

In addition to major events like The Dublin Market at Bridge Park and Fore!Fest, Bridge Park also hosts the 12 Days of Bridge Park during the holiday season, Boo and Brew, Summer Music Series, The Harvest Market and much more!

FORE!FEST is an annual two-day street and music festival hosted in early June each year in partnership with the Memorial Tournament presented by Workday.

VISITORS // 15,000+ EACH DAY VENDORS & FOOD TRUCKS // 20+

THE DUBLIN MARKET kicks off the weekend with a local farmer's market held Saturdays (9am-12pm) from May to September in Bridge Park.

VISITORS // 5,000+ PER MARKET VENDORS // 120+ PER MARKET

DOWNTOWN DUBLIN DORA (Designated Outdoor Refreshment Area) provides an opportunity for visitors to sip and stroll throughout Bridge Park and Historic Dublin with open beverages.





LOCAL ATTRACTIONS

The City of Dublin is home to fantastic events that bring visitors from around the world and offers amazing places to stay, eat and celebrate while they're here.

THE MEMORIAL TOURNAMENT PRESENTED BY WORKDAY is a PGA tour event hosted by Jack Nicklaus at Muirfield Village Golf Club. The week-long event takes over Dublin following Memorial Day weekend each year with 40,000 daily spectators. Fore!Fest at Bridge Park serves as the official after-party destination on Friday and Saturday nights of the tournament.

VISITORS // 40,000 PER DAY

THE DUBLIN IRISH FESTIVAL is a three-day event hosted each August bringing more than 100,000 musicians, performers, artisans and visitors together for one of the largest Irish festivals in the world.

VISITORS // 100,000+ MUSIC // 65+ MUSICAL ACTS VENDORS // 100+

AROUND COLUMBUS

GET TO KNOW DUBLIN | Located within short access to I-270, the City of Dublin offers numerous dining, shopping and residential options. This affluent community boasts some of the highest incomes, best schools and elite jobs in the state. Prominent company headquarters include Wendy's Corporation, OCLC, Cardinal Health and IGS Energy. Dublin also is home to the world-class Columbus Zoo and Aquarium, the Memorial Tournament presented by Workday, Muirfield Village Golf Club and more. Dublin is ideally located in central Ohio and just minutes from downtown Columbus.

01 BRIDGE PARK

MAJOR EMPLOYERS

- 02 CARDINAL HEALTH WORLD HQ
4 MIN*
- 03 WENDY'S CORPORATION WORLD HQ
2 MIN
- 04 OCLC
4 MIN

AREA ATTRACTIONS

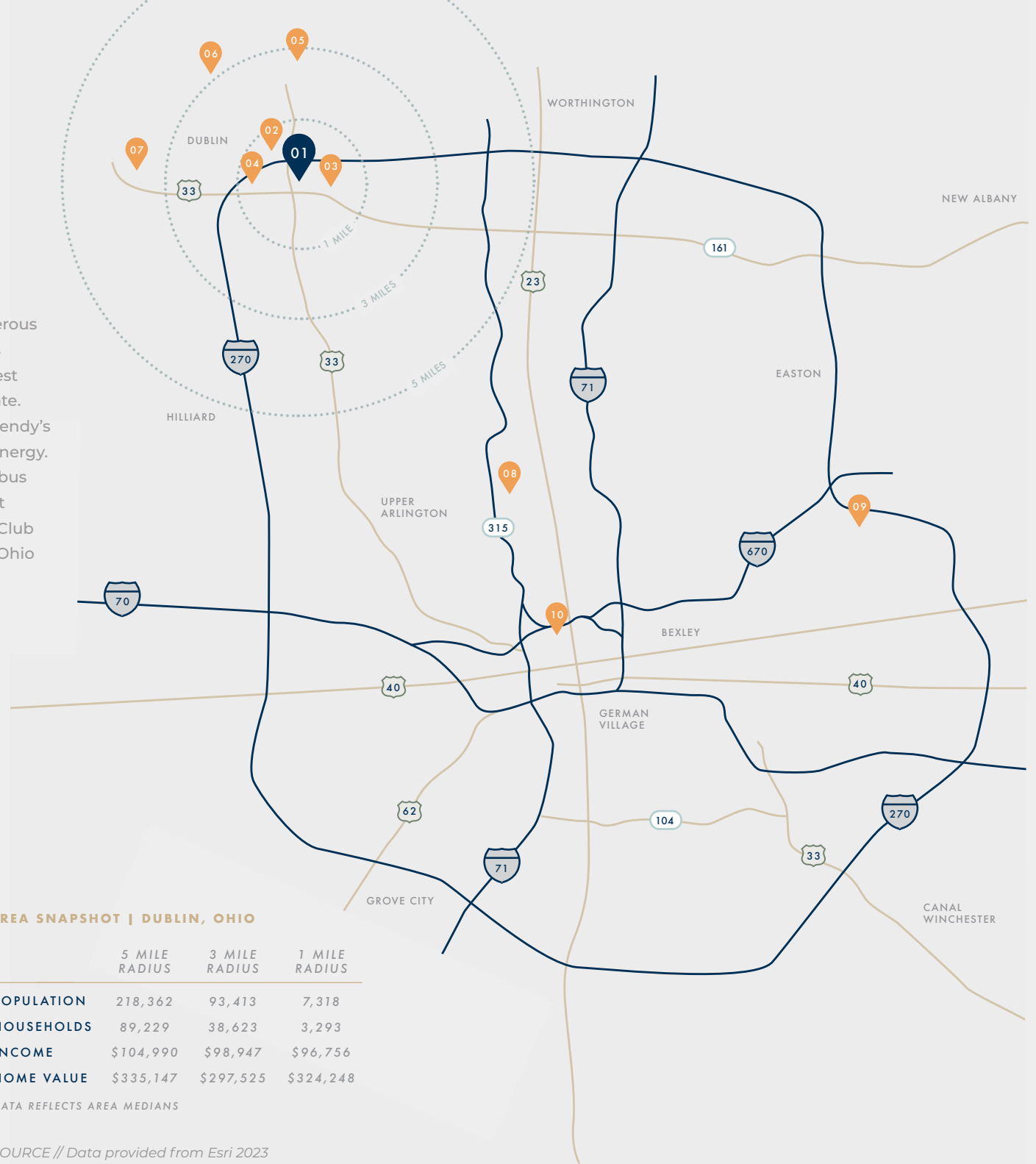
- 05 COLUMBUS ZOO & AQUARIUM
7 MIN
- 06 MUIRFIELD VILLAGE GOLF CLUB
9 MIN
- 07 DUBLIN METHODIST HOSPITAL
6 MIN
- 08 THE OHIO STATE UNIVERSITY
15 MIN
- 09 JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
21 MIN
- 10 DOWNTOWN COLUMBUS
21 MIN

AREA SNAPSHOT | DUBLIN, OHIO

	5 MILE RADIUS	3 MILE RADIUS	1 MILE RADIUS
POPULATION	218,362	93,413	7,318
HOUSEHOLDS	89,229	38,623	3,293
INCOME	\$104,990	\$98,947	\$96,756
HOME VALUE	\$335,147	\$297,525	\$324,248

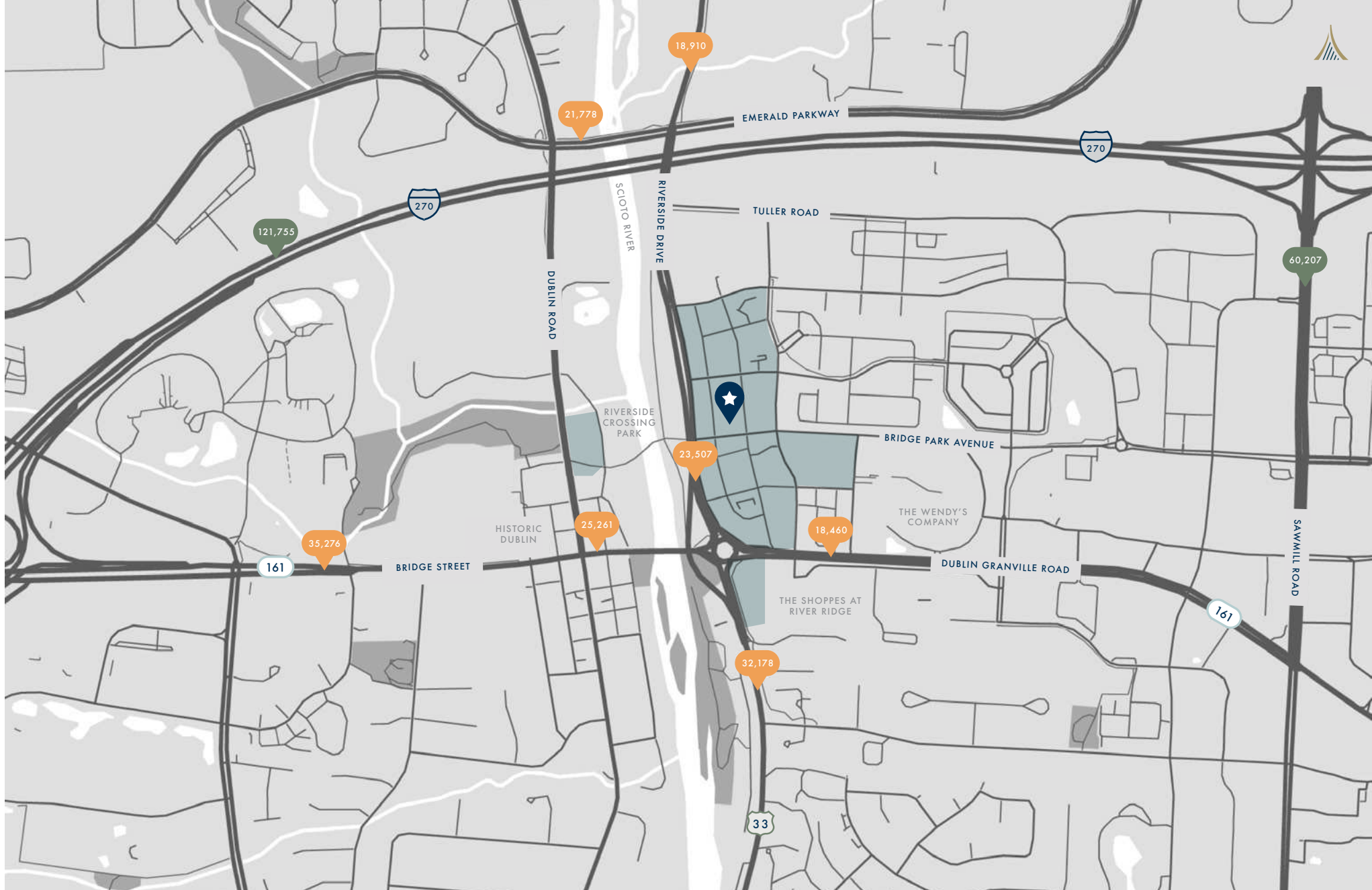
DATA REFLECTS AREA MEDIANS

SOURCE // Data provided from Esri 2023



* DISTANCES NOTED IN DRIVE TIME TO/FROM BRIDGE PARK





SOURCE // Ohio Department of Transportation (2024)

DAILY TRAFFIC COUNT MAP

KEY

- | More than 60,000 vehicles per day
- | Less than 60,000 vehicles per day
- ★ | Bridge Park



BRENT CRAWFORD & BOB HOYING
PRINCIPALS, CRAWFORD HOYING

THE CRAWFORD HOYING DIFFERENCE

CRAWFORD HOYING is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. At Crawford Hoying, the goal is to add value to each project while maintaining the highest level of integrity. The company's diverse portfolio includes for-rent and for-sale residential, commercial, hotel, industrial, mixed-use, senior living and student housing. Crawford Hoying is invested heavily in Ohio and beyond, with more than \$3 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit crawfordhoying.com.



\$3 BILLION

TOTAL DEVELOPMENT + ACQUISITION

19 MILLION

COMMERCIAL SF MANAGED

17 HOTELS

BUILT OR MANAGED



CONTACT

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