

THE PRESERVE I

5450 Frantz Road Dublin, Ohio 43016
OFFICE SPACE FOR LEASE



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AERIAL VIEW



SURROUNDING AREA



COMMUNITY	DRIVING DISTANCE
Dublin	6 Minutes
Worthington	15 Minutes
Upper Arlington	15 Minutes
Westerville	20 Minutes
Downtown Columbus	20 Minutes

PROPERTY DETAILS

5450 Frantz is located just off Tuttle Crossing, in one of Dublin's busiest districts. The area is one of Central Ohio's most prominent mixed use developments with Class A office, retail, restaurants, banking and other quality support services.

5450 Frantz Road truly has one of the finest locations of any Class A suburban office building in Columbus. I-270 is only one minute away, providing access to the suburban communities of Dublin, Worthington, Westerville, Upper Arlington and downtown Columbus.

THREE-STORY

65,000 SF

\$13.50/SF
RENTAL RATE

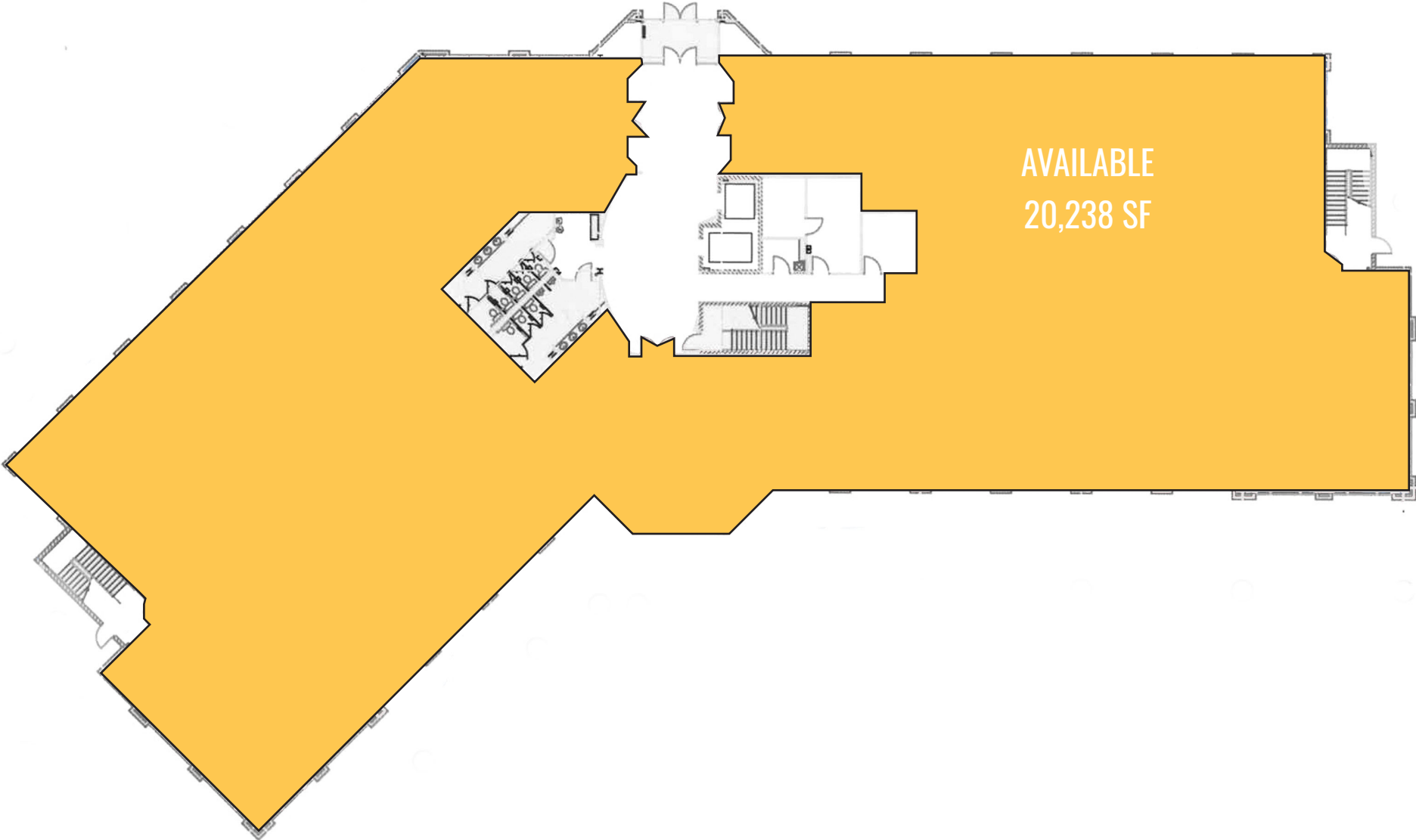
\$11.12/SF
OPERATING EXPENSES
PROJECTED

4.4/1,000
PARKING RATIO

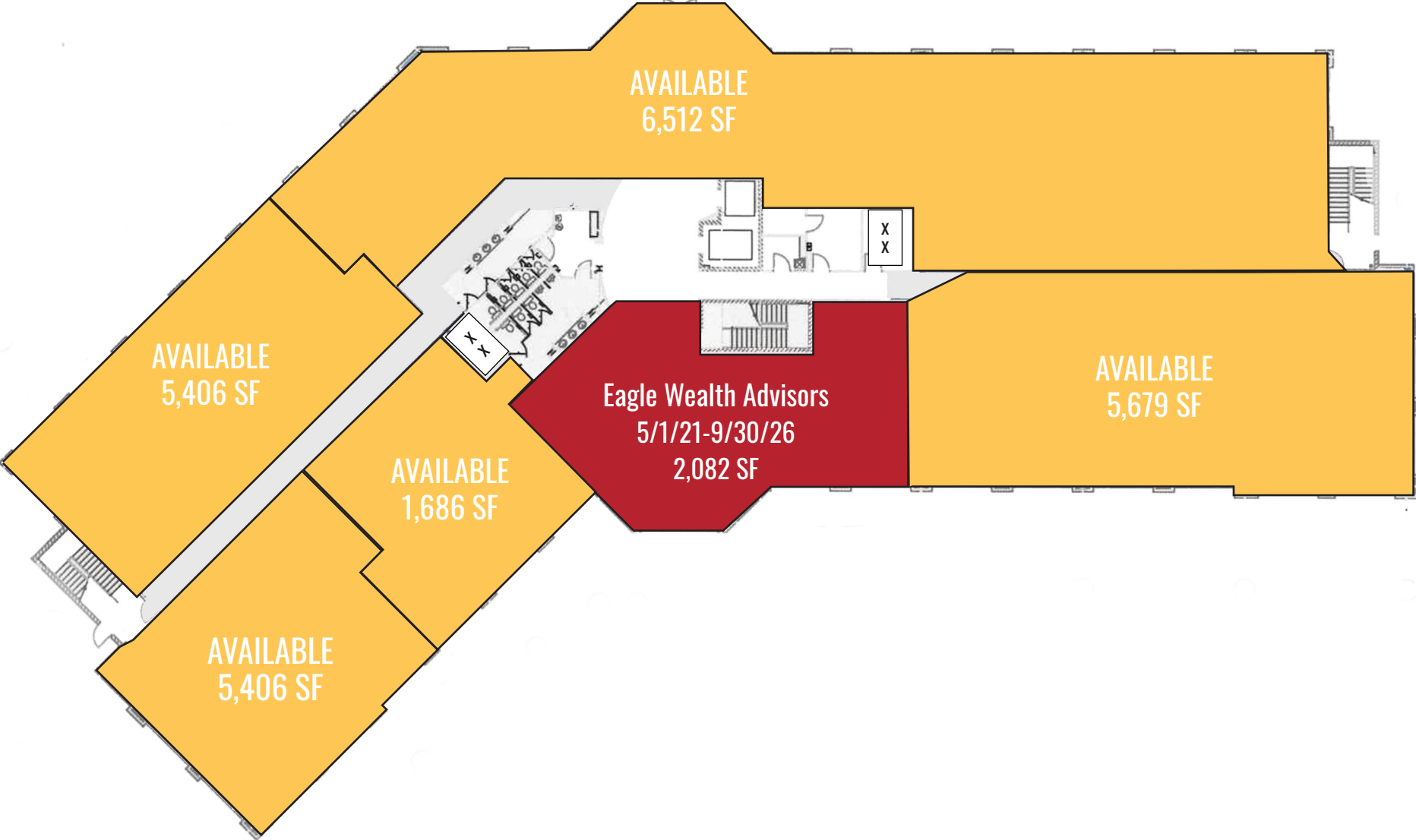
12%
COMMON AREA FACTOR



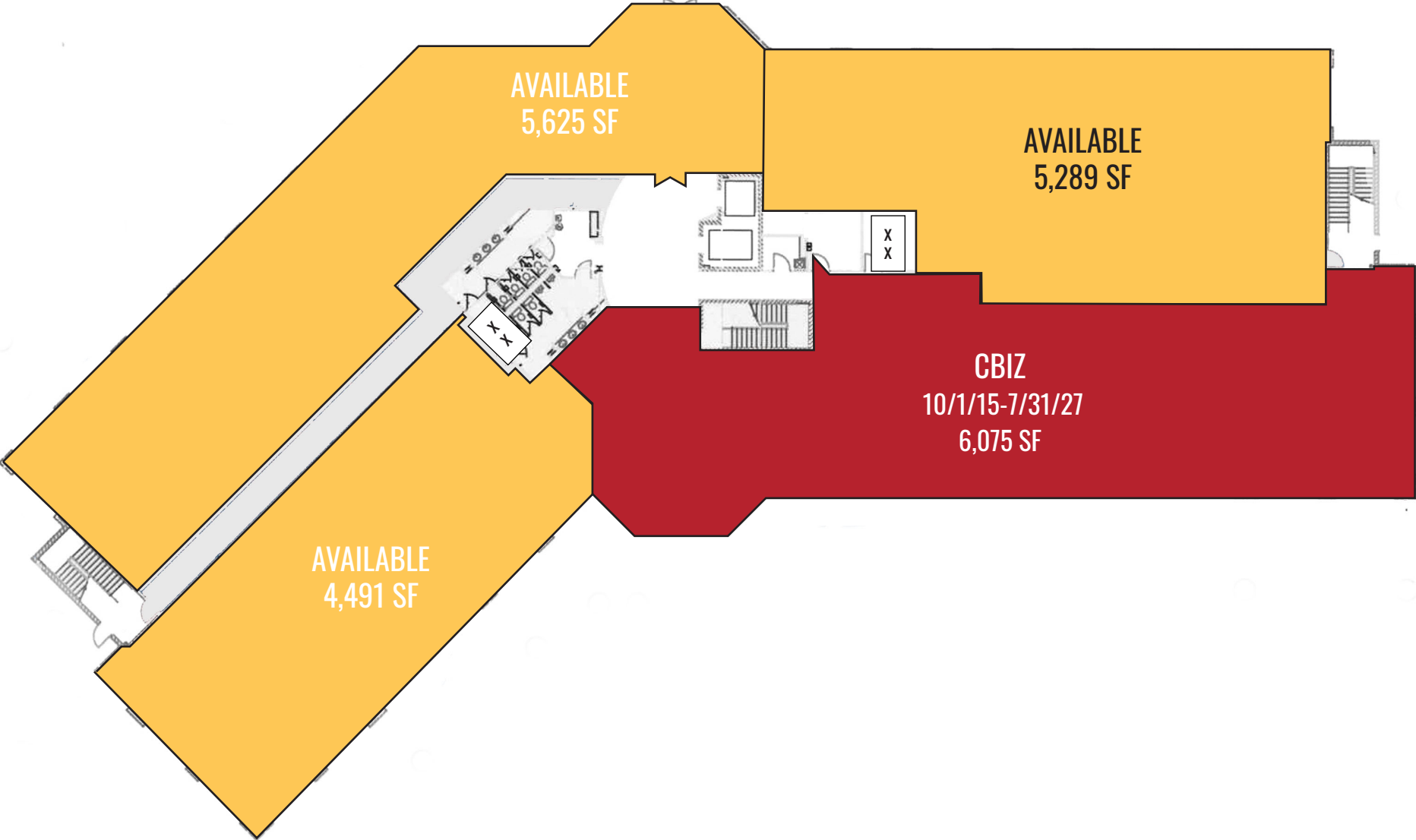
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



DUBLIN OVERVIEW

Dublin is a city of nearly 50,000 residents located just northwest of Columbus, Ohio. It offers residents and corporate citizens responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology and a dynamic community life.

Dublin has long been recognized as a premier community, not only locally, but also internationally. Home to Ohio's largest corporation, Cardinal Health – 21 on the Fortune 500 list, Dublin also is the headquarters of the Wendy's Company and several other companies of all sizes.

WELCOME TO BRIDGE PARK

Bridge Park is Dublin's newest development that combines upscale residential living with unique dining, shopping and attractions in Downtown Dublin.

