

THE PRESERVE I

5450 FRANTZ ROAD
DUBLIN, OHIO 43016

PREMIER OFFICE BUILDING FOR SALE



OWNER OCCUPANT OPPORTUNITY


DAIMLER

PROPERTY OVERVIEW

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 consisting of Class A office, retail, restaurants, banking, and other quality support services.

5450 Frantz is a 63,350 Leasable SF, 3-story, steel frame multi-tenant office building featuring brick masonry, natural stone, and soaring windows. Building signage and prominent location provide convenience and prestige for tenants. Surrounded by lush trees and a magnificent fountained pond this building is a showstopper.

I-270 is only one minute away, providing access to the suburban communities of Dublin, Worthington, Westerville, Upper Arlington, and downtown Columbus.



PROPERTY DETAILS



GENERAL

Gross SF	65,744
Rentable SF	63,350
Lot Size	5.546 Acres
Built	2002
Zoning	MUR-4
Parking Ratio	4.4/1,000

CONSTRUCTION

Foundation	Concrete
Framing	Steel
Exterior Facade	Brick/Stone
Roof	Membrane
Elevator	Two Hydraulic

MEP

Water/Sewer	City of Dublin
HVAC	Air Handlers VAV Fan Coils
Electric	3-Phase 277 Stepped Down to 120/208 volt
Fire	100% Wet Pipe

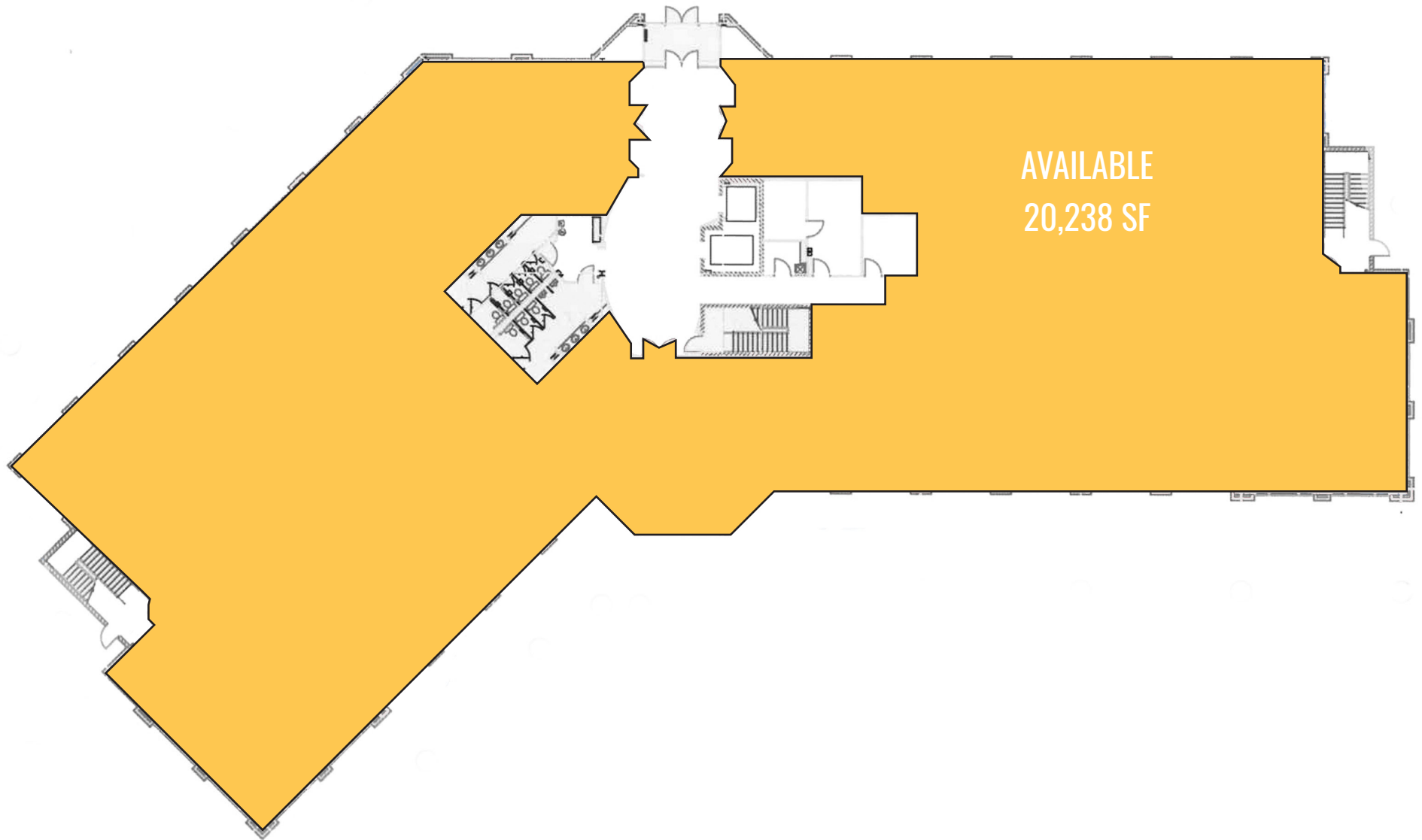
PROPERTY PHOTOS



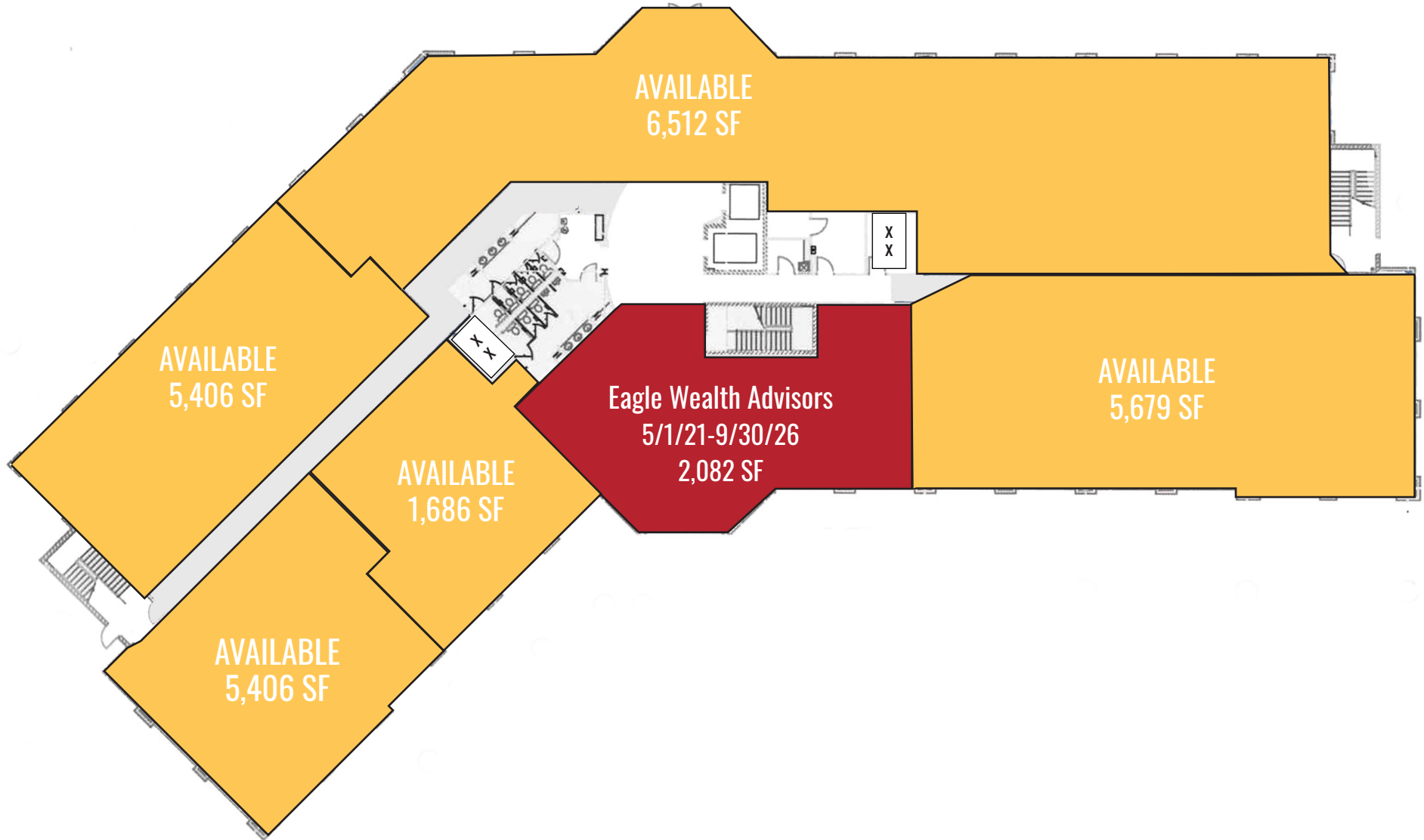
AERIAL VIEW



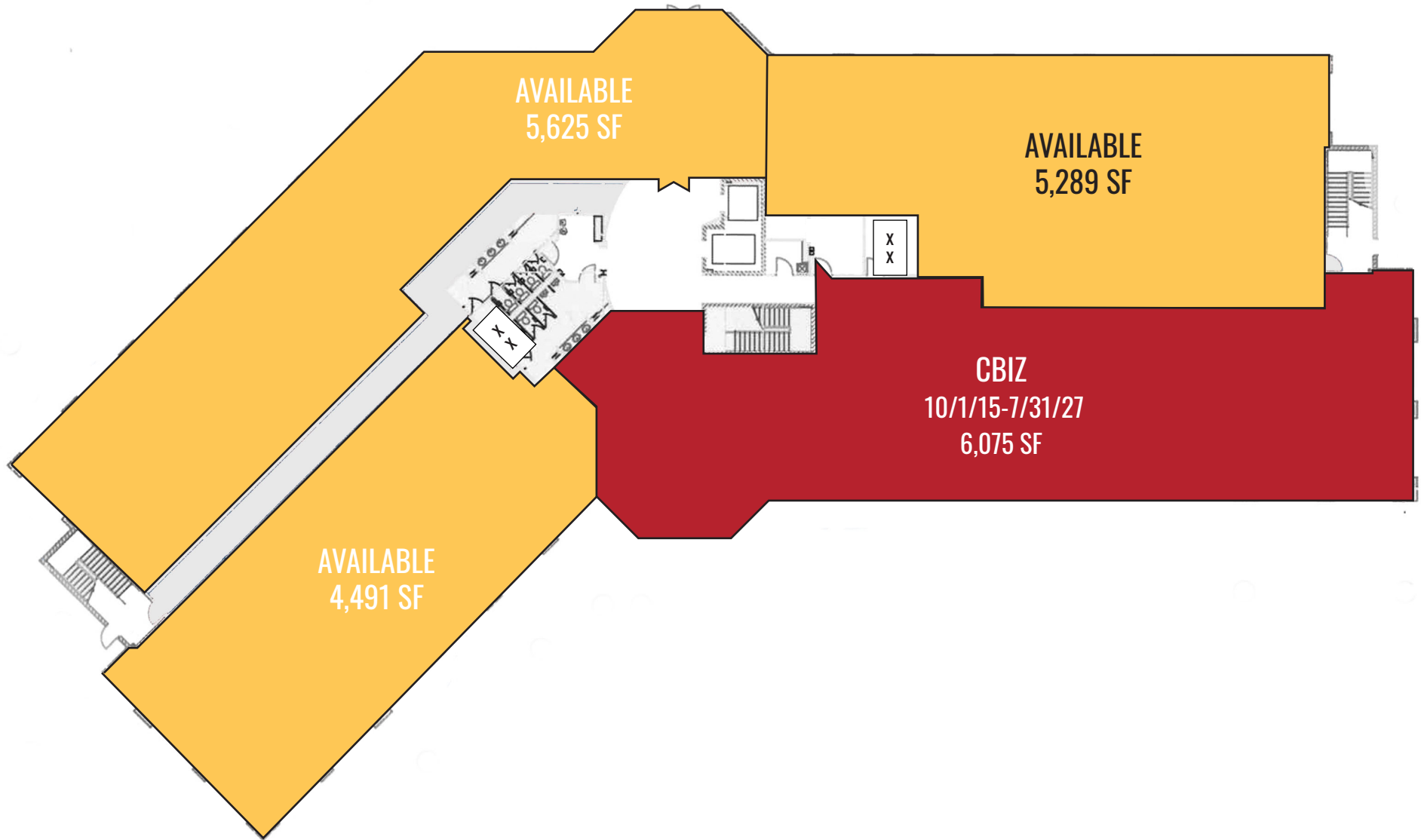
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SURROUNDING AREA



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
6 MINUTES

WORTHINGTON
15 MINUTES

UPPER
ARLINGTON
15 MINUTES

WESTERVILLE
20 MINUTES

DOWNTOWN
COLUMBUS
20 MINUTES

CONTACT US

THE DAIMLER GROUP, INC.



Gregory Weber
SOIR, LEED AP
Senior Vice President
gregw@daimlergroup.com



John Derzon
Senior Vice President
johnd@daimlergroup.com



1533 Lake Shore Drive
Columbus, Ohio 43204
Ph: (614) 488-4424
daimlergroup.com