

# West Innovation District

A neighborhood that innovates.



The showcase business community for forward-thinking companies that desire high-tech office space, clean manufacturing facilities, and related supporting purposes.

Freeway visibility and access, open spaces, and a unique mix of contemporary architecture and natural landscapes make this business neighborhood the ideal setting for modern enterprise campuses.

## Good neighbors

The West Innovation District includes some of the largest contiguous tracts of prime commercial land in the Columbus region. Current neighbors include:

- Amazon
- Command Alkon
- Columbus State Community College
- Gioffre Companies
- Nestlé Quality Assurance Lab
- Ohio University Dublin Integrated Education Center
- Ohio University Heritage College of Osteopathic Medicine
- Sutphen Corporation

This business neighborhood also provides convenient access to all the other Dublin business neighborhoods, as well as Honda Motor Co. and The Scotts Miracle-Gro Company just up the road in Marysville.

The West Innovation District is ideal for organizations in research and development, technology, clean industrial, higher education, and corporate office.

## Amazon investing in Ohio

In 2014, the State of Ohio gave Amazon \$81 million in tax incentives to invest and expand their data centers and distribution operations in Ohio. In exchange, Amazon will invest \$1.1 billion over the next several years constructing and maintaining data centers for its web services division. Dublin was selected by the Amazon team as one of 3 sites for a large data center project. Dublin City Manager Dana McDaniel said Amazon's presence here provides significant value to the City's emerging IT sector.



**“ The Dublin center will be central to Ohio University’s future, extending access and expanding opportunities for countless Ohio University students, as well as many educators and professionals in Central Ohio. ”**

Roderick McDavis | Ohio University President



## Progressive zoning for progressive businesses

This neighborhood is zoned with a streamlined administrative approval process that enables you to quickly go from site selection, to design, to construction.

In addition to providing a collaborative, smooth, and fast process, the detailed zoning was developed to encourage creative freedom and architecture that evokes innovation, technology, and progress.

The West Innovation District consists of four distinct zoning areas. Allowable uses range from Class A high-profile development near the highway, scaling down to one-story research assembly facilities farther to the west.

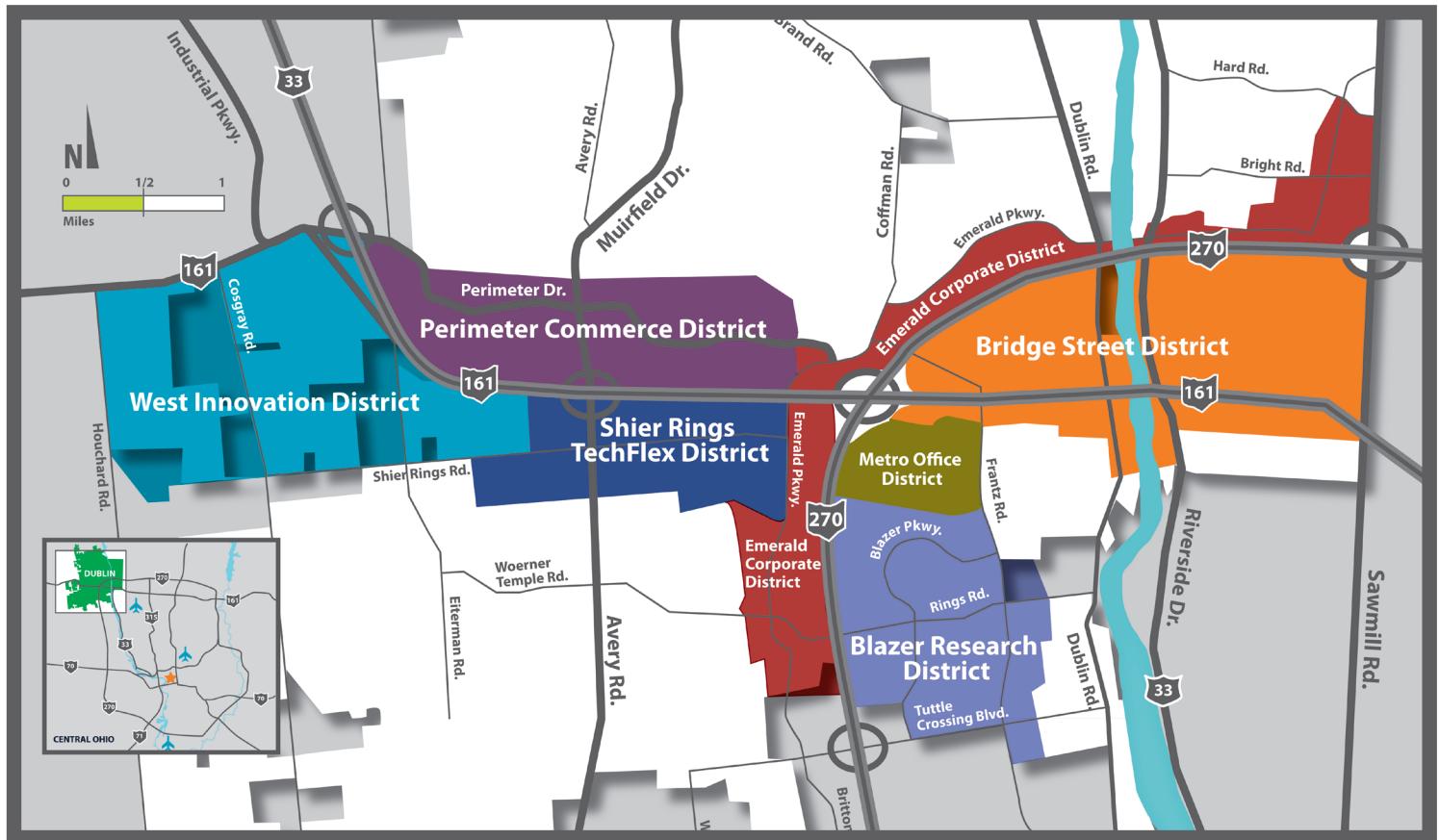
## Our brands speak for themselves

The innovative businesses investing in this neighborhood are defining the West Innovation District with creative architecture, groundbreaking research, progressive business models, and new ways of thinking and working.

**The Ohio University Heritage College of Osteopathic Medicine** (OU-HCOM Dublin) welcomed its first class of aspiring doctors in 2014. The medical school and surrounding 70-acre campus development is expected to become one of the major medical and bioscience centers in central Ohio. It has already received approval from the Commission on Osteopathic College Accreditation (COCA), the accrediting agency for osteopathic medical schools.

**Nestlé USA** recently invested more than \$10 million to expand their premier Nestlé Quality Assurance Center. The ISO accredited laboratory is home to Ohio's leading food science experts, helping ensure Nestlé products are safe, satisfy all applicable regulatory guidelines, and meet the quality expectations of Nestlé consumers, customers, and facilities.

**American Electric Power** (AEP) constructed a \$19 million substation in the West Innovation District. The substation provides significant, redundant electrical capacity to power new development and provide an additional 300 kv of electricity to the area.



## Infrastructure

Although the 1,100 acres of the West Innovation District are primarily greenfield, the infrastructure is budgeted, engineered, and extended into the West Innovation District to serve a vibrant neighborhood filled with leading-edge commercial campuses.

- Over \$50 million in infrastructure improvements
- State-of-the-art fiber optic system (DubLink)
- New AEP electric substation
- New water tower
- Planned pedestrian and bike paths connecting campuses and park system



## Highway access and frontage

Businesses in the West Innovation District has easy access to US Route 33, Ohio State Route 161, and Interstate 270 – which connects Dublin with Interstates 70 and 71, as well as the entire Columbus region.

This business neighborhood also includes approximately 1.5 miles of prime highway frontage along US Route 33.



# The City of Dublin

**Industries** | The Battelle Technology Partnership analyzed and identified four primary business clusters that have both the strongest current presence and the best growth potential for Dublin.

## Information Technology



## Corporate HQs & Managing Offices



## Medical Biosciences & Healthcare



## Business Services



### The Facts:

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% of the adult population has earned a bachelor's or graduate degree.

- 5 highway interchanges
- Over 2,000 acres of undeveloped or infill opportunities
- Over 7 million square feet of Class A and Class B space

- Over 1 million square feet of medical office space
- Over 1.7 million square feet of retail space
- Over 1.5 million square feet of industrial space
- Top 20 U.S. Creative Class City

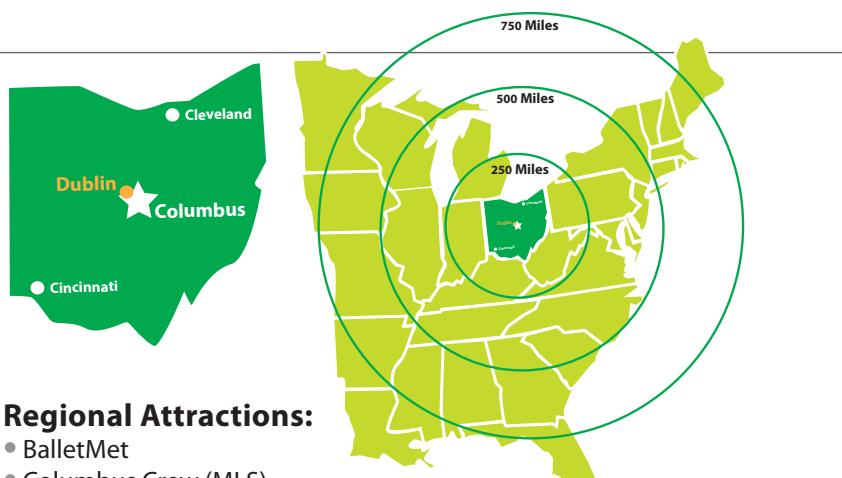
## The Columbus Region

### The Facts:

- State capital and largest Ohio city
- 2 million people (15th largest city in the U.S.)
- Fastest growing metropolitan area in the midwest
- 64 colleges and universities (including The Ohio State University, one of the nation's largest universities)
- Nearly 150,000 college students
- Home to 15 Fortune 1000 Headquarters
- #1 metro in US for Global 500 Headquarters
- Port Columbus International Airport, 151 daily flights to 34 airports on 15 airlines

### Largest Employers:

- JPMorgan Chase & Co.
- Nationwide Mutual Insurance Company
- Honda of America Mfg., Inc.
- L Brands, Inc.
- The Kroger Co.
- Huntington Bancshares Incorporated
- Cardinal Health, Inc.
- American Electric Power



### Regional Attractions:

- BalletMet
- Columbus Crew (MLS)
- Columbus Symphony
- Columbus Blue Jackets (NHL)
- Columbus Museum of Art
- Ohio State Athletics
- Jeni's Ice Cream (Ranked #1 America's Best Ice Cream by US News & World Report)
- #1 zoo, public library and science center in US

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www.ColumbusRegion.com

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