



Emerald Parkway Phase 8

4400 Emerald Parkway

Contact City of Dublin Economic Development
614.410.4600 or business@dublin.oh.us for more information.



OVERVIEW

The City of Dublin

The City of Dublin, Ohio is conveniently located just 20 minutes northwest of metropolitan Columbus, and 25 minutes from John Glenn International Airport. With five highway interchanges, Dublin is easily accessible from almost anywhere. With an estimated population of nearly 50,000 residents, Dublin is home to over 40 corporate headquarters, an entrepreneurial center, multiple coworking spaces, and 4,300+ businesses. Dublin is one of the largest Columbus suburbs and comprises 7.4% of the \$108 billion gross metropolitan product in the Columbus MSA.

Emerald Corporate District

The Emerald Corporate District includes over 2.5 miles of Interstate 270 frontage, and three high-profile interchanges at Sawmill Road, US Route 33/State Route 161, and Tuttle Crossing. The City of Dublin has invested over \$12 million in infrastructure in this area alone with the construction of Emerald Parkway, which provides a convenient east-west alternative to I-270 connecting Sawmill Road to Tuttle Crossing. Already home to some of the biggest and most well-known brands in the nation, the Emerald Corporate District is ideal for any business looking for a high-profile location surrounded by the leaders in a variety of different industries.

Recent Projects

Sitting in the backyard of the Emerald Parkway site is the new Ferris-Wright Park, a green space that is home to ancient earthworks. Construction of the park included the creation of a public road and water line extensions.

Just down Emerald Parkway is Mount Carmel Dublin, a health care campus currently under construction and set to open in 2025. In addition to a 60-bed hospital and emergency department, the 35-acre campus will offer primary care, orthopedics, neurology, cardiology, and surgical services.

Nearby Amenities

The Emerald Parkway site is conveniently located right down the road from Downtown Dublin, including the 30-acre Bridge Park development: Dublin's walkable, urban district. Connected to Historic Dublin by the longest single span, single tower S-shaped suspension bridge in the world, the Dublin Link, Downtown Dublin features luxury condos and apartments, retail, restaurants, entertainment venues, a hotel and conference center, and a beautiful view of the Scioto River.

This site is also right around the corner from Sawmill Road, a lively district filled with shopping, restaurants, and other conveniences. Sawmill Road is one of three Dublin exits off of I-270, about a five minute drive from the Emerald Parkway site.

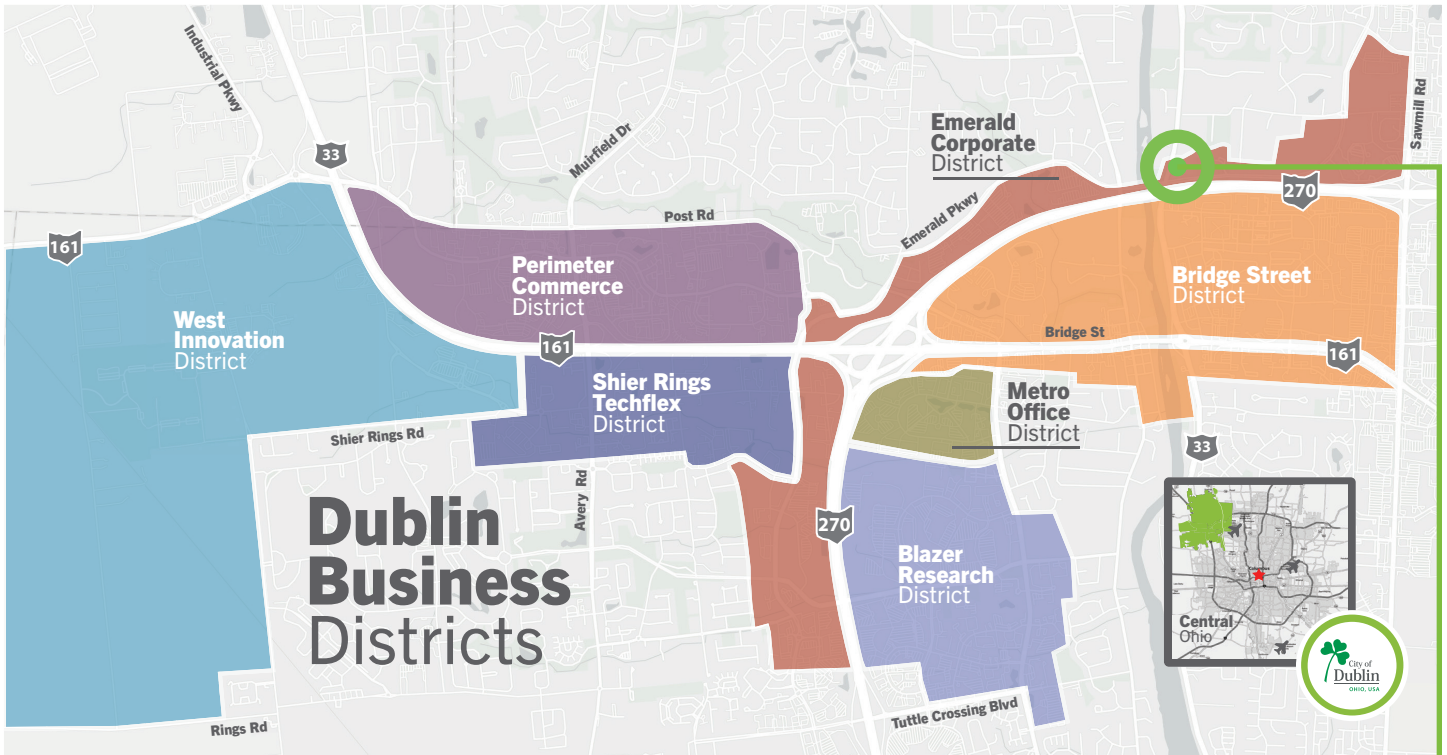
Why Dublin?

This highly visible business neighborhood parallels I-270 and offers an incomparable mix of current corporate entities, easy transportation access, metropolitan amenities, and available land for development. The Emerald Corporate District is home to some of the most innovative companies in the world, many of which have their corporate headquarters and/or managing offices in this business neighborhood. The easy access to both Sawmill Road and Downtown Dublin make it a truly one-of-a-kind location for any business.

Workforce Availability

Over 45 percent of the 1.2 million residents within 15 miles of the Emerald Corporate District have a bachelor's and/or master's degree, with over 645,000 in the available labor force. **Median annual wages in the IT, engineering, and business support services industries are \$86,835, \$74,147, and \$66,786 respectively.** With over 50 colleges and universities within a 20 mile radius, the available labor force in Central Ohio is always growing.

BUSINESS DISTRICTS



This district offers the premier address for class-A office and corporate headquarters. Highly visible from I-270, this is an ideal location for organizations that desire a high-profile setting.

4400 Emerald Parkway - Emerald Parkway Phase 8

7.35 acres (net)



Key Site Information

- Land owned by the City of Dublin
- Available as an economic development incentive for applicable projects
- Can accommodate approx. 50,000 SF of development and 298 parking spaces
- Scenic, wooded reserve in southern portion of the site.
- Utilities in place
- Close proximity to Bridge Park

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SITE & INFRASTRUCTURE OVERVIEW

For more information, contact the City of Dublin Economic Development at 614.410.4600

GENERAL SITE INFORMATION

SITE NAME	Emerald Parkway Phase 8 Property Owned by the City of Dublin, Ohio
SITE ADDRESS	Tax Parcel IDs: 273-008414 and 273-009067
ZONING	Standard Office/Institutional
LATITUDE	40.105212
LONGITUDE	-83.200439
MINIMUM ACREAGE AVAILABLE	No Minimum Acreage
MAXIMUM ACREAGE AVAILABLE	7.35 Acres
FOR SALE? (Y/N)	Yes
ESTIMATED LAND VALUE	\$175,000/acre
PROPERTY DESCRIPTION	This 7.35-acre site is 1,100 feet wide and 350 feet deep. The parcel has frontage on Emerald Parkway, with visibility from I-270. North of the site is the Ferris-Wright Park, which is accessed by the public road, Wright Way.

TRANSPORTATION ACCESS

AIRPORT	John Glenn (Port Columbus) International Airport – 19.5 miles Ohio State University Airport – 5.3 miles Rickenbacker International Airport – 29.5 miles
INTERSTATE	I-270 – 1.5 miles I-70 – 12 miles
HIGHWAY (US & STATE ROUTES)	State Route 161 – 1 mile US 33 – 2 miles

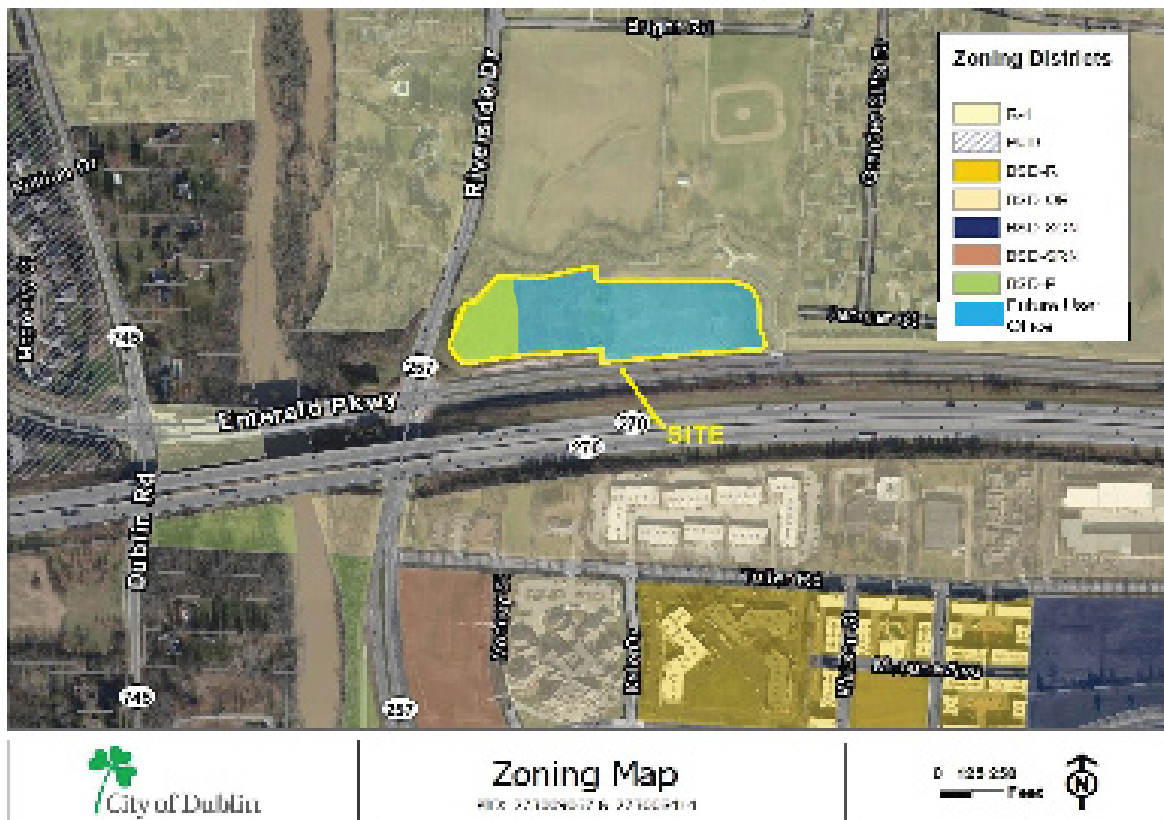
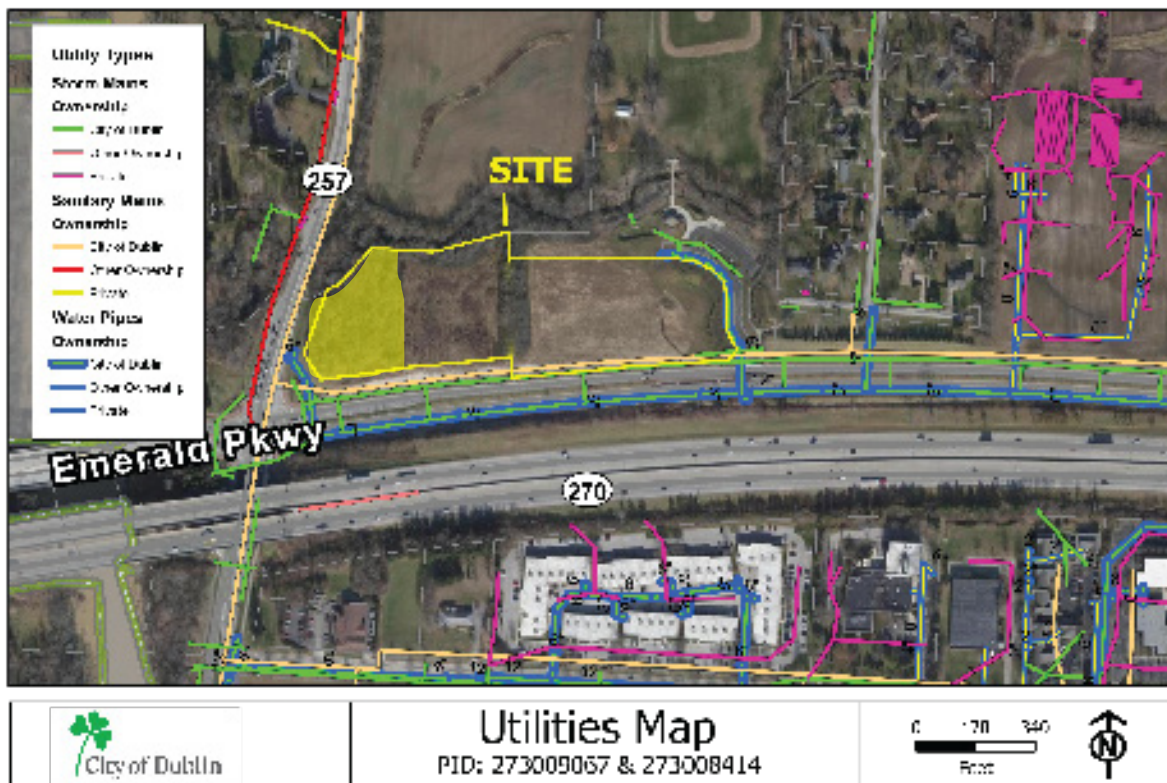
UTILITY INFORMATION

ELECTRIC PROVIDER	American Electric Power (AEP)
ELECTRIC DETAILS	Distribution infrastructure: 13.2kV 3-phase overhead; Transmission infrastructure: 138kV overhead
ELECTRIC LOCATION	Distribution infrastructure adjacent to west site boundary. Transmission infrastructure approximately .5 miles to the east. Site is approximately 0.75 miles from nearest substation
RATE PER KWH	Unknown at this time; the City of Dublin will coordinate discussions with AEP upon request to determine.
GAS PROVIDER	Columbia Gas of Ohio
GAS LOCATION AND DETAILS	There is a 4" medium pressure line along Bright Road; a 2" medium pressure line along Grandee Cliffs Drive; and a 4" medium pressure line runs south along Riverside Drive for ~500', from the intersection of Bright Road and Riverside Drive.
GAS RATE	Rates are volumetric and based upon customer's usage; rates can be found on the Public Utility Commission of Ohio's (PUCO) website.
WATER PROVIDER	City of Dublin, Ohio
WATER LOCATION	There is a 12" water main line just west of this parcel, north of Emerald Pkwy. There is a fire hydrant just north of the Riverside/Emerald intersection. This waterline then runs south, crosses Emerald Parkway, and then runs east along the south side of Emerald Parkway.
WATER DETAILS	12" Waterline.
WATER RATE	Water capacity charges are based on tap size – ranging from \$1,890+ for a 0.75-inch tap, to \$428,720+ for 16-inch tap (plus additional water capacity charges by the City of Columbus Division of Water).
SEWER PROVIDER	City of Dublin, Ohio
SEWER DETAILS	The 15" sanitary sewer runs along the north side of Emerald Parkway. There is also a 24" sanitary sewer main that runs south along Riverside Dr. just west of this parcel.
TELECOM PROVIDER	Fiber Optics: City of Dublin, Ohio. The City of Dublin possesses over 125 miles of 96 single-mode optical fibers throughout Central Ohio, known as "Dublink." These optical fibers are placed within an underground conduit throughout the entire system. The Dublink network makes Dublin the best-connected community in Central Ohio, and is globally recognized as a broadband rich environment with connectivity to OARNet and the Ohio SuperComputer. In addition to the City of Dublin's Dublink fiber optic system, AT&T, XO, Level III, Verizon, CenturyLink and many other local and long haul network providers such as Time Warner Cable, Time Warner Telecom, and US Signal are available.

MAPS & GRAPHICS



 City of Dublin	Context Map PID: 273009067 & 273008414	0 310 620 Feet 
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Parcels shown without a designated zoning district are unincorporated township properties.

