



5100 RINGS ROAD

FULL 401,683 SF BUILDING
AVAILABLE FOR SUBLEASE

LARGEST BLOCK OF AVAILABLE CLASS A OFFICE SPACE IN COLUMBUS

MULTIPLE FULLY FURNISHED FLOORS AVAILABLE FOR IMMEDIATE OCCUPANCY

Outstanding sublease opportunity in the Dublin submarket. With over 400,000 SF available, 5100 Rings Rd offers a unique, large block of space for a full building user or can be subdivided by floor into a multi-tenant building. With approximately 57,000 SF per floor, the wide-open floor plates offer an efficient, modern office layout. Floors 1-3 are fully furnished and ready for immediate occupancy. The building offers a first-floor cafeteria that may be available to subtenants. 5100 Rings Rd is ideally located in the heart of Dublin, providing access to numerous amenities within a short drive, including Historic Dublin, Bridge Park, and Tuttle Crossing.





5100
RINGS
ROAD

57,000 SQ FT

—
OVER 2,500
PARKING
SPACES
—

BUILDING HIGHLIGHTS



Efficient, wide open floor plates



Floors 1-3 are fully furnished



2,545 parking spaces.
6.3:1,000 ratio



12 EV charging stations



Large, full-service cafeteria on 1st floor
that seats up to 350 people

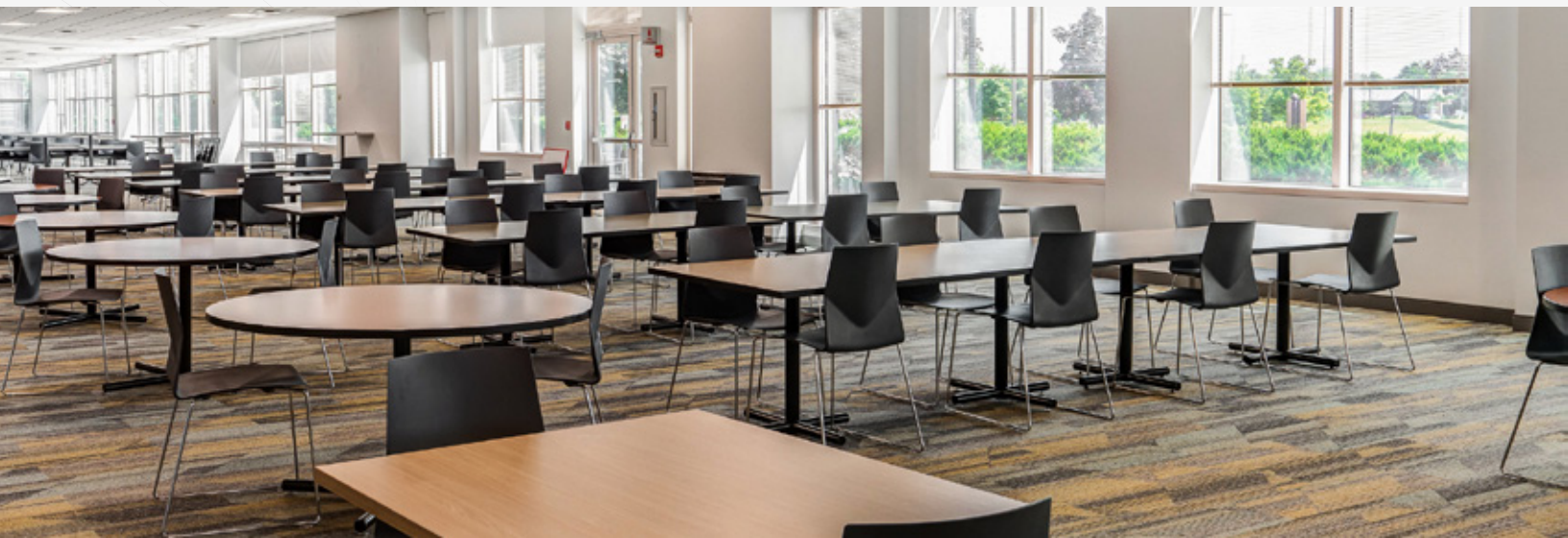


2 vending/break areas on
each floor



Backup generators





ALL INTERIOR
GLASS OFFICES
ARE DIRTT
WALL SYSTEM

Building sits on the Durlink Fiber system,
providing a high level of connectivity



Dock area for deliveries



Abundant amenities within driving distance,
including the Bridge Park Development



Two points of access to I-270 via Tuttle
Crossing or SR 161



Lease expiration 11/30/2029



\$20.00 FSG Sublease Rate



BUILDING SPECIFICATIONS

BUILDING ADDRESS	5100 Rings Road Dublin, Ohio 43017
OWNER NAME	Kendall Dublin, LLC
DEVELOPER NAME	Duke Realty
ARCHITECT NAME	Cooper Carey Associates
GENERAL CONTRACTOR	Duke Realty
COMPLETION DATE	2002
SITE SIZE	23.869 acres
BUILDING SIZE	401,683 RSF
NUMBER OF FLOORS	7 Floors
FLOOR SIZE	Approximately 57,000 RSF
PARKING SPACES	Ratio of 6.3:1,000 There are 12 EV charging stations in the East parking lot
NUMBER OF ELEVATORS	Five (5) passenger
NUMBER OF FREIGHT ELEVATORS	One (1) dedicated freight elevator with 3,500 pound capacity, separated from passenger elevators
BUILDING LOADS	80 lbs/psf live load with 20 psf partition 25 lbs/psf Roof load (Snow load) 80 mph wind load Seismic design meets OBBC
TYPE CONSTRUCTION	Steel frame construction with metal deck and concrete floors
EXTERIOR FINISH	Architectural precast concrete curtain wall with ribbon windows. Windows are 1" insulating, high performance, low E glass
LOBBY DETAILS	One-story, flow-through lobby with granite flooring, wood and vinyl wall coverings, guard desk, and security turnstiles
CEILING CONSTRUCTION	Dry wall in common areas; Armstrong Second-Look acoustic 2' x 4' lay-in tile in tenant areas
CEILING HEIGHT	Finished ceiling height is 9' on floors 2-7 and 10' to 11' on the first floor



**DOOR
CONSTRUCTION**

Solid core, premium grade, sliced-cut, oak veneer

**DOOR
HEIGHT**

3'0"x 8'0", with hollow metal frames

**HARDWARE/
LOCKS**

Best Lock Company throughout the building

**TYPE OF
LIGHTING**

LED lighting

**ELECTRICAL
SYSTEM**

2 primary services, each 4000 AMP/277-480v 3ph

**STANDBY
POWER**

The building contains four (4), 1250KW, 277/480, .8 power factor, 3 phase, 4 -wire, 60 Hz, diesel driven generator sets which back-up the entire building including, HVAC, fire and life safety and all desk tops. Two of the generators are capable of fully backing up the power to the building including all desktops. The generators have self-contained fuel tanks with a capacity to run continuously for 22 hours.

**WINDOW
COVERINGS**

Levelor, horizontal, 1" mini-blinds, bronze color to match window mullion system

**NUMBER OF
RESTROOMS**

Two men's and two women's restrooms on each floor

**AFTER HOURS
ACCESS & SECURITY**

Card-key access at all point of ingress and egress to the building. Security turnstiles located in the lobby.

**HVAC
SYSTEM**

Two 520 ton cooling towers and two 1.6M boilers with 500 water source heat pumps. Zone sizes range from 600 square feet to a maximum of 1,000 square feet. Ventilation is ASHRAE 6289. The entire HVAC was modernized in 2012-2014. Additional cooling added in 2016.

**FIRE
PROTECTION**

Fully sprinkled with density of .10 over 2,000 s.f. with head spacing of a maximum of 180 s.f. per head. Horns and strobes throughout. Complete fire panel with intercom system

**ENERGY
CONSERVATION**

Newly upgraded Energy Management System provides 4 zones per floor, controlling lighting and HVAC. WiLOC system has been installed for the parking lot lights. Occupancy sensors with LED lighting throughout.

**CONNECTIVITY
NETWORK**

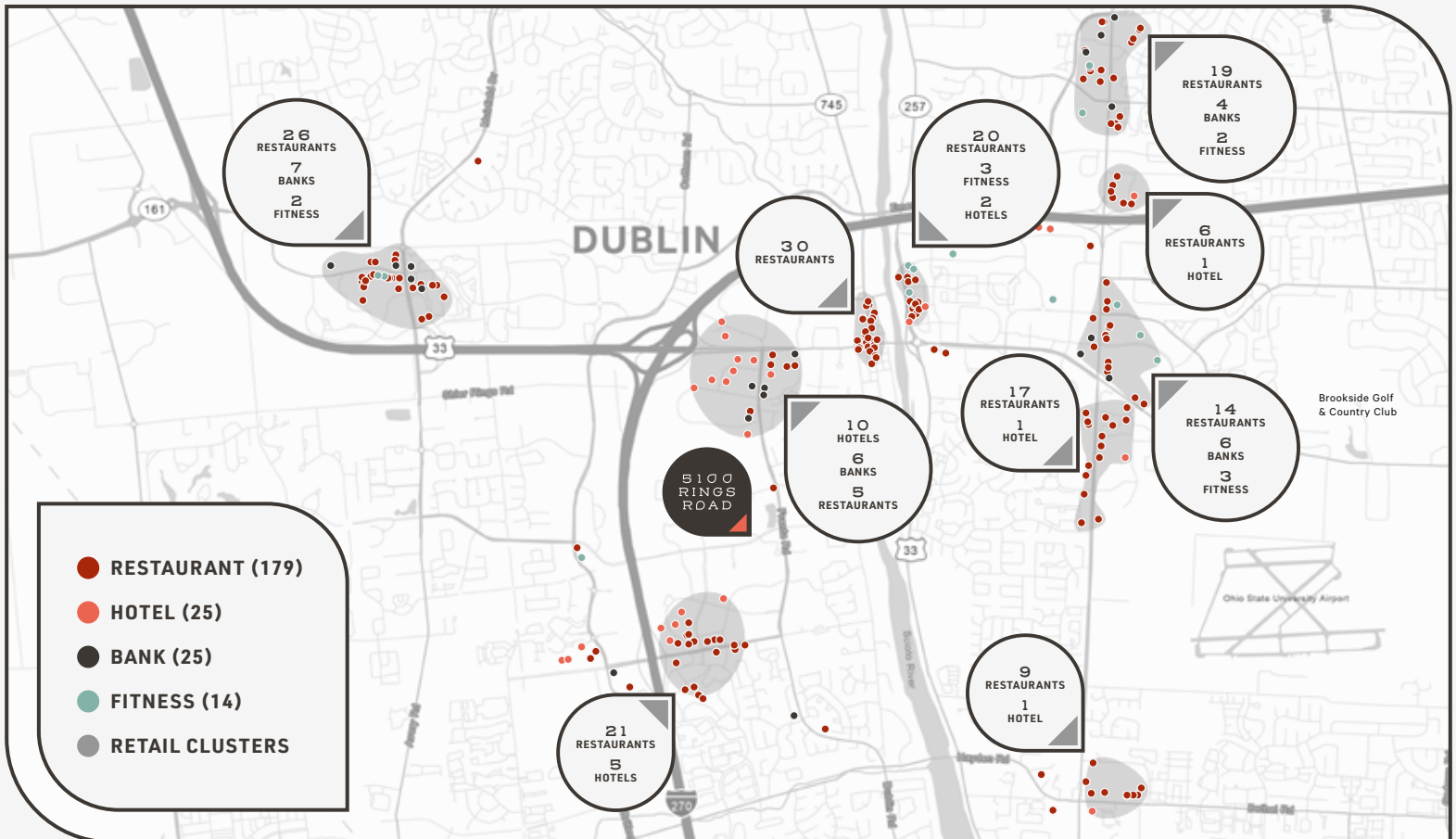
The building is located on the DubLink fiber system network, which contains the following carriers:

- | | | |
|----------------------------------|-----------------------|-----------------|
| + Time Warner Cable (Roadrunner) | + Time Warner Telecom | + WOW |
| + XO Communications | + Century Link | + Dublink fiber |
| + AT&T | + FiberTech | + Verizon |

The building has CAT 5e and CAT 6 wiring throughout



AMPLE AMENITIES & ACCESS



**DRIVE TIMES FROM
5100 RINGS RD**

**5100
RINGS
ROAD**

6 MINUTES

4 MINUTES

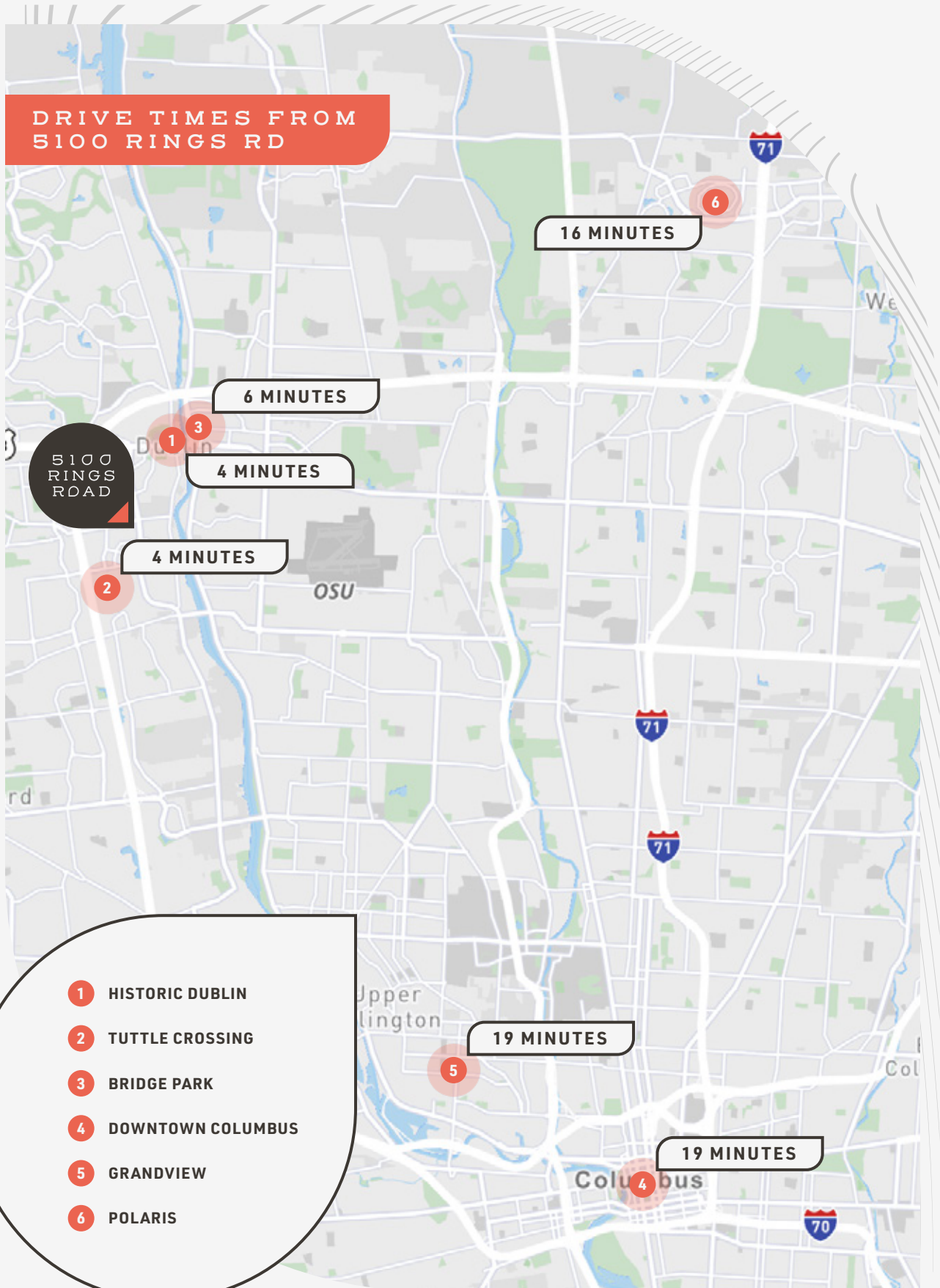
4 MINUTES

16 MINUTES

19 MINUTES

19 MINUTES

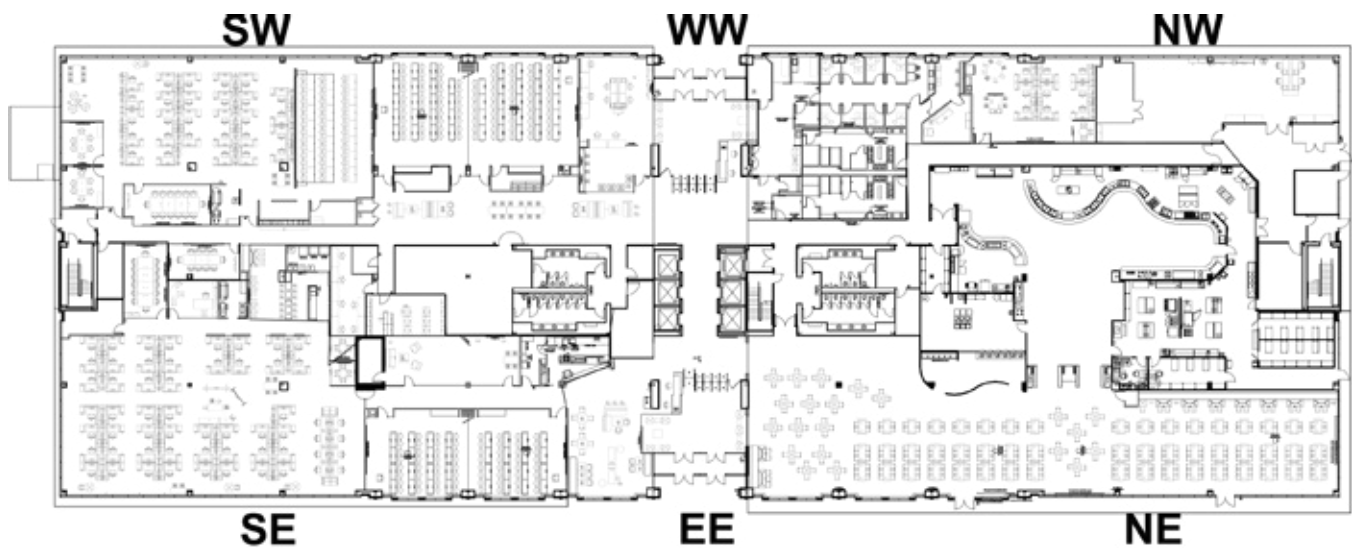
- 1 HISTORIC DUBLIN**
- 2 TUTTLE CROSSING**
- 3 BRIDGE PARK**
- 4 DOWNTOWN COLUMBUS**
- 5 GRANDVIEW**
- 6 POLARIS**



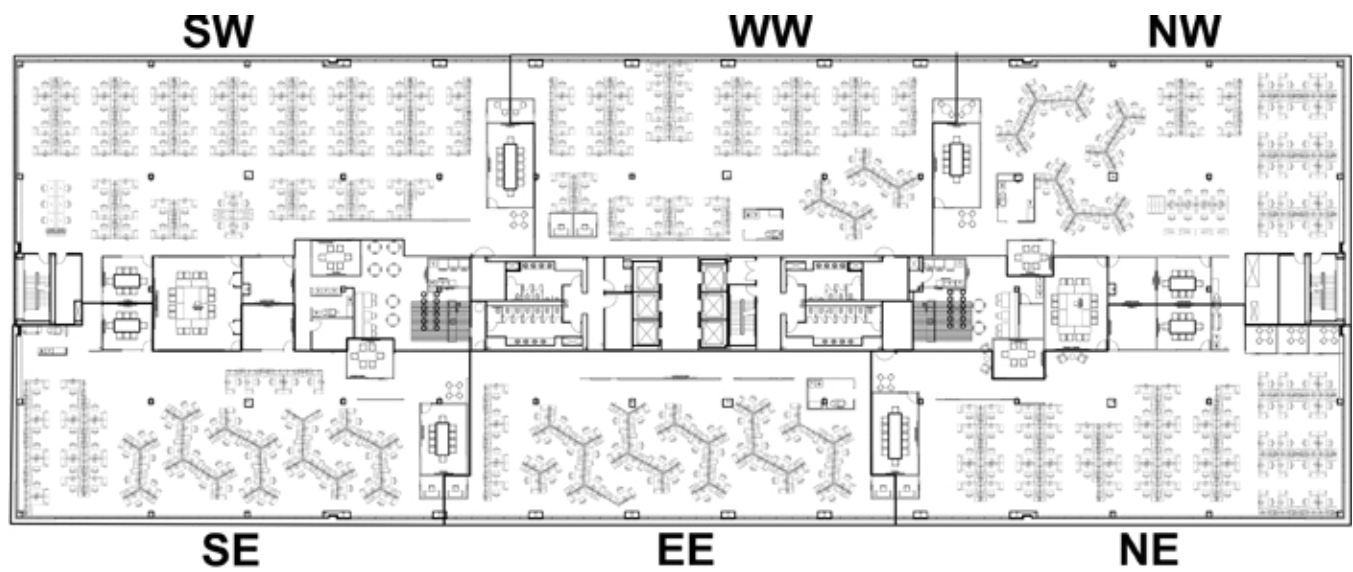
FLOOR PLANS



FIRST FLOOR

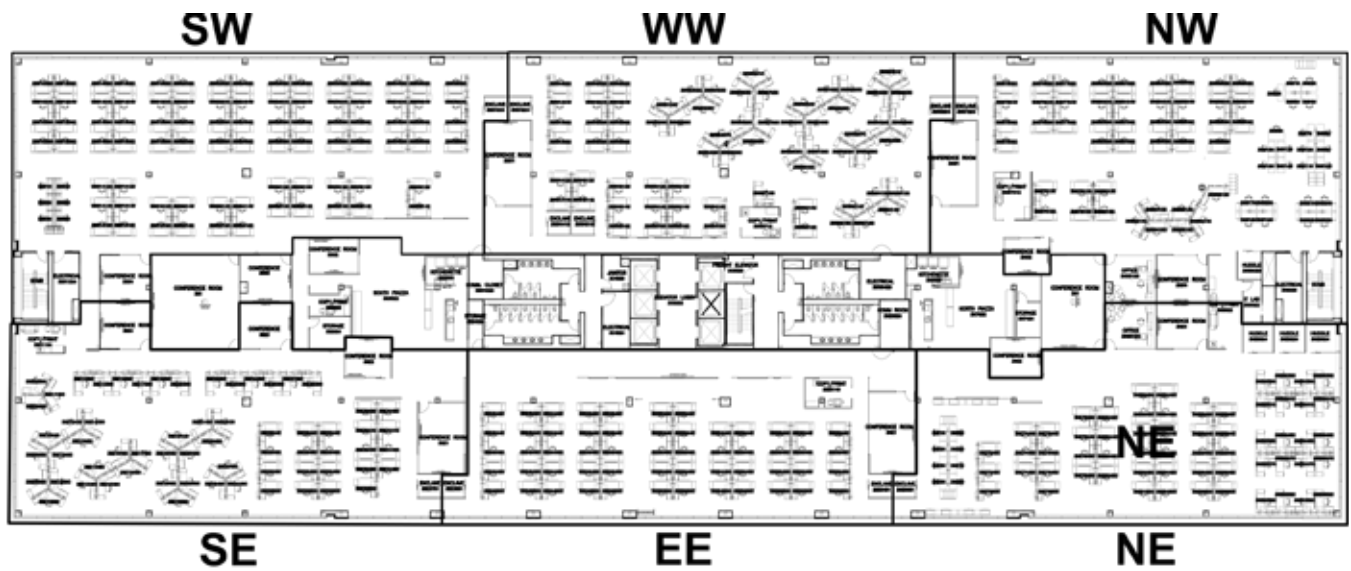


SECOND FLOOR





THIRD FLOOR



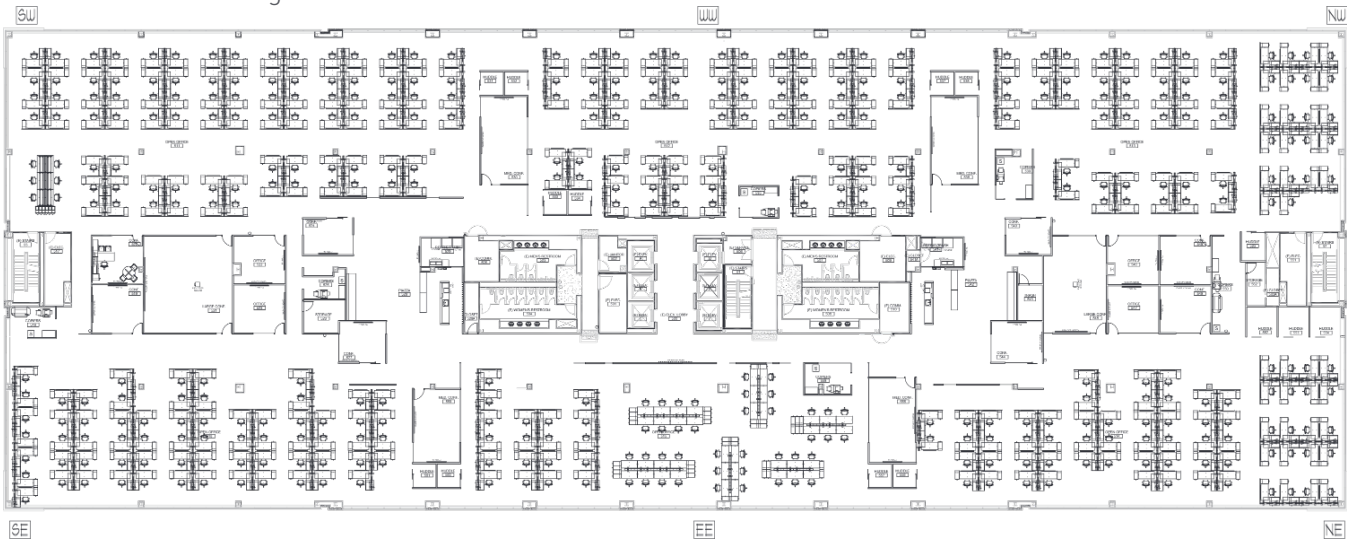
FOURTH FLOOR

*Prior tenant configuration shown. Furniture not available



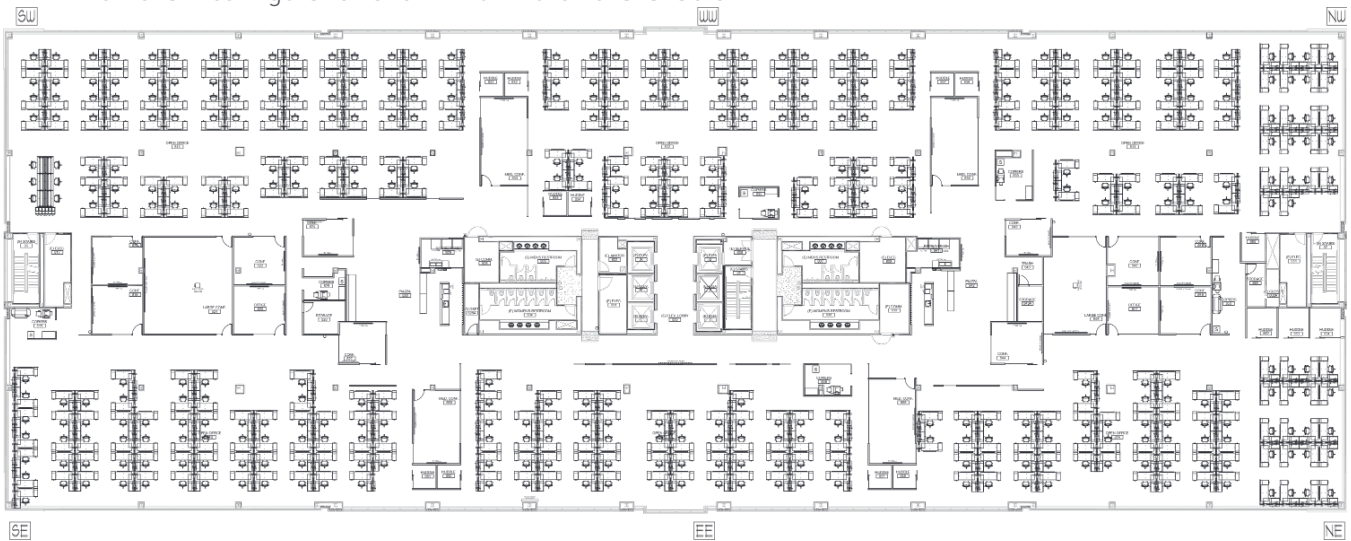
FIFTH FLOOR

*Prior tenant configuration shown. Furniture not available



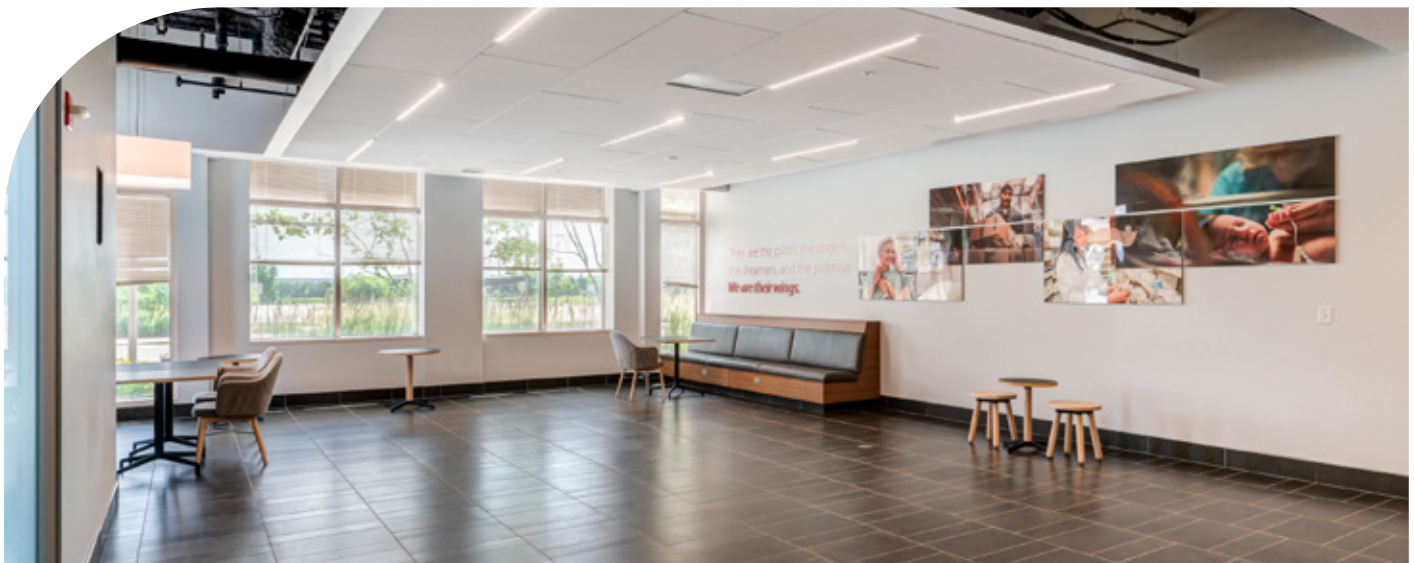
SIXTH FLOOR

*Prior tenant configuration shown. Furniture not available



SEVENTH FLOOR

*Prior tenant configuration shown. Furniture not available



DUBLIN PROFILE

Dublin is a city of more than 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 is consistently ranked one of the safest cities in the nation and in 2015 was named one of America's Top 20 Creative Class Cities. It is home to more than 20 corporate headquarters, an entrepreneurial center, 4,300+ businesses, world-class events and the urban, walkable Bridge Street District.



DEMOGRAPHICS 2021



TOTAL
POPULATION

50,721



AVG HOUSEHOLD
INCOME

\$143,507



ANNUAL POP.
GROWTH RATE

1.51%



PER CAPITA
INCOME

\$57,727



MEDIAN
AGE

37.8



MASTER'S DEGREE
OR HIGHER

29.1%



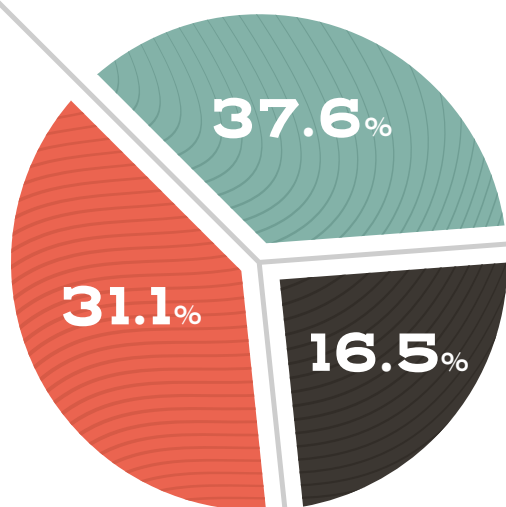
TOTAL
HOUSEHOLDS

20,389





BACHELOR'S
DEGREE

42.9%



PRIMARY EMPLOYMENT SECTORS

-  PROFESSIONAL SERVICES
-  MANAGEMENT, BUSINESS & FINANCIAL
-  SALES & OFFICE

5100 RINGS ROAD

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