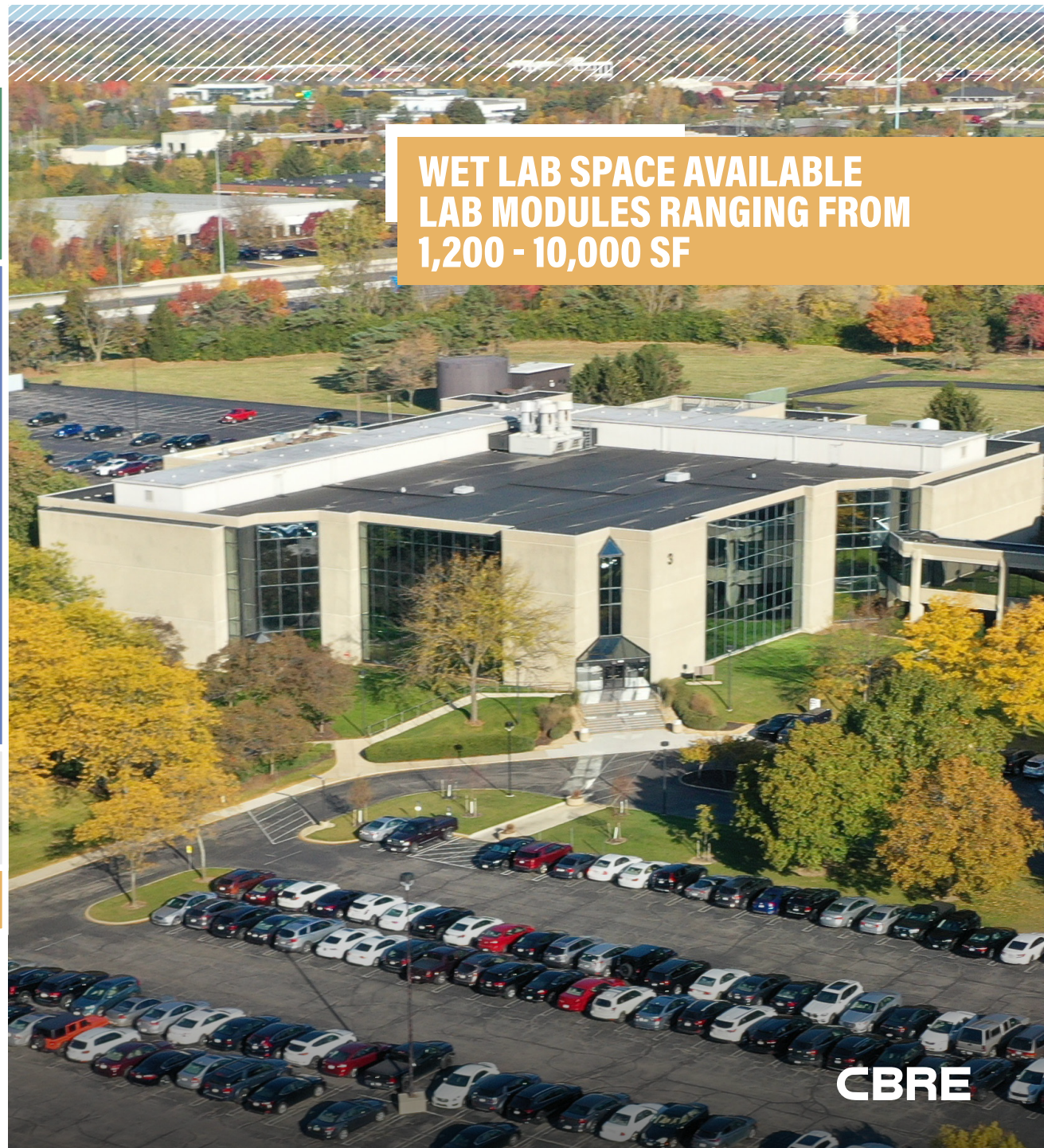


5220

BLAZER PKWY

DUBLIN, OHIO

**WET LAB SPACE AVAILABLE
LAB MODULES RANGING FROM
1,200 - 10,000 SF**



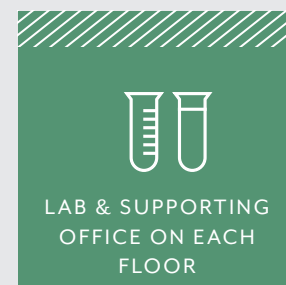
CBRE

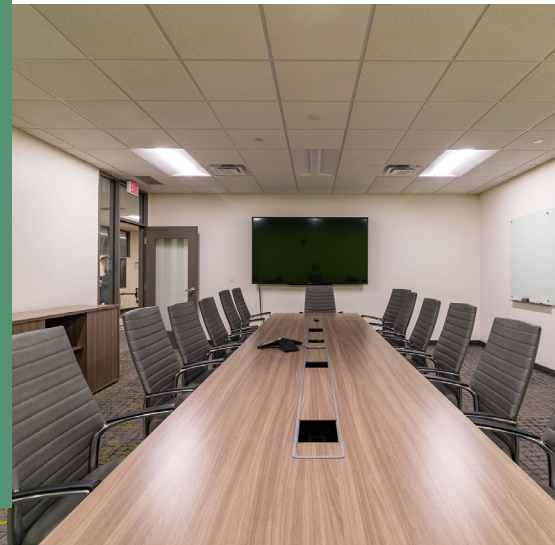


Located in the Blazer Research District of Dublin, Ohio, 5220 Blazer Parkway is a fully equipped office/lab facility with up to 65,000 SF available for lease.

PROPERTY OVERVIEW

Building Size	200,000 SF
Year Built	1980 / Renov. 2018 / 2024
Available SF	35,000 SF of Wet Lab and 30,000 SF of Office
Floors	4
Floor size	50,000± SF
Parking	375 spaces
Elevators	(2) passenger, (1) freight
Ceiling Height	9' in office, 12' in lab space
Security	Card key access for tenants. 24/7 on-site security.
Electrical	2 transformers of 2,000 KVA each
Standby Power	Diesel powered generator backs up life safety systems
HVAC	Once through HVAC – lab typical
Connectivity	Located on the Dublin Fiber Network. Building has cat 5E and cat 6 wiring throughout
Loading Dock	(2) docks with a bridge crane servicing the dock area. Full-time dock manager to manage tenants shipping and receiving
Management	Professionally managed by CBRE





WALK-IN - TYPICAL



WET LAB OVERVIEW

5220 is an office/wet lab facility that was constructed by Asland Chemical Co. and used for research for their resins and adhesives division. The office areas were completely renovated in 2018. There are dedicated, specialty rooms for chemical and hazardous waste storage, 24/7 security personnel within the building and an experienced on-site building engineer and maintenance staff.



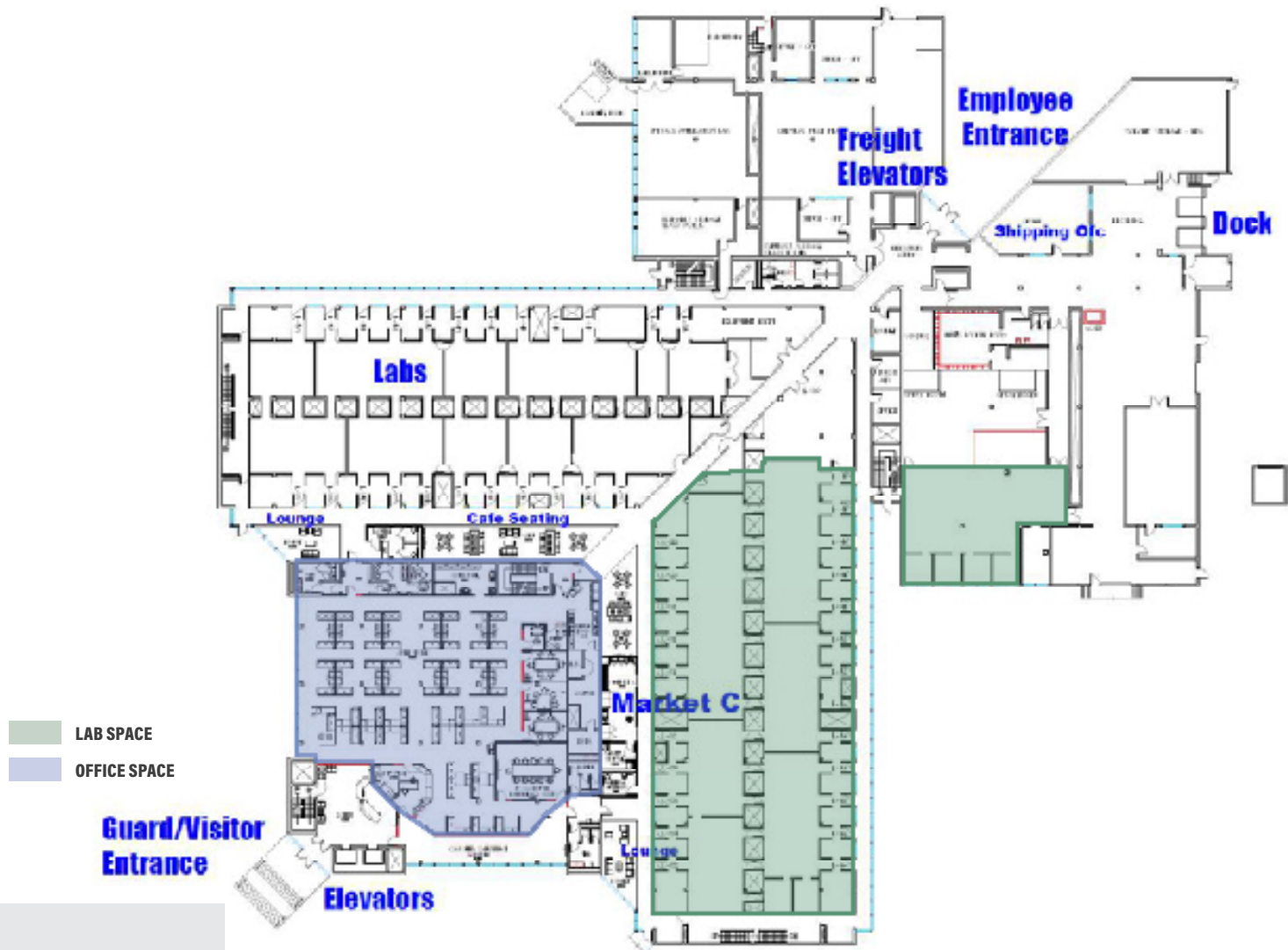
WET LAB SPECIFICATIONS

- + Typical hoods include low pressure, lab-grade nitrogen @15 psi and high-pressure house air at 80 psi.
- + House air is conditioned to minimize particulate, oil and moisture to 40 degrees dew point.
- + Phoenix fume hood controls are used to ensure proper face velocity.
- + All fume hoods have face velocity alarms in place.
- + Fume hoods are variable air volume.
- + Fume hoods are comprised of a combination of bench top and walk-in units.
- + All hoods to be maintained by Landlord. Landlord maintains the roof-top mounted strobic fans serving the fume hoods.
- + The fume hood exhaust system runs 24/7 and is supported by stand-by generator power back-up.
- + Point of use and canopy exhaust are located in various locations throughout the labs.
- + All lab cabinetry is Fisher Hamilton or equivalent.
- + All counter tops are epoxy resin or stainless steel.
- + Bench sinks have hot and cold water and a variety of electrical receptacles, primarily 120 volt.
- + Above bench storage cabinets and glass racks are also available in many of the labs.
- + Basement area has storage cages and storage rooms available for tenant stored materials.
- + Separate chemical storage room available, if required.
- + The office area is located across the corridor from the labs.
- + Deionized water is a point of use system which the lab tenants are responsible for supplying for their use.
- + The office space has new LED lighting throughout.

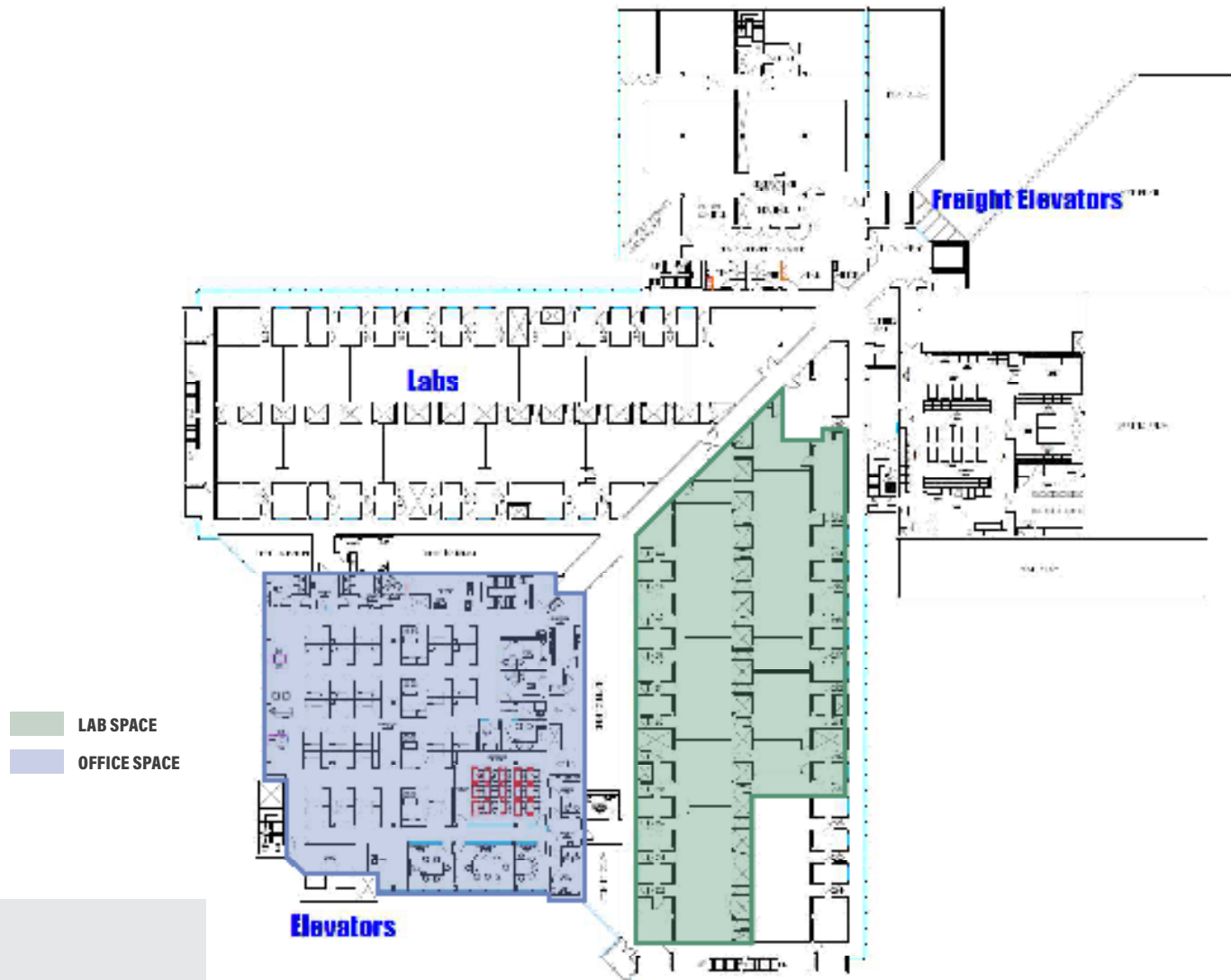
BENCH TOP - TYPICAL



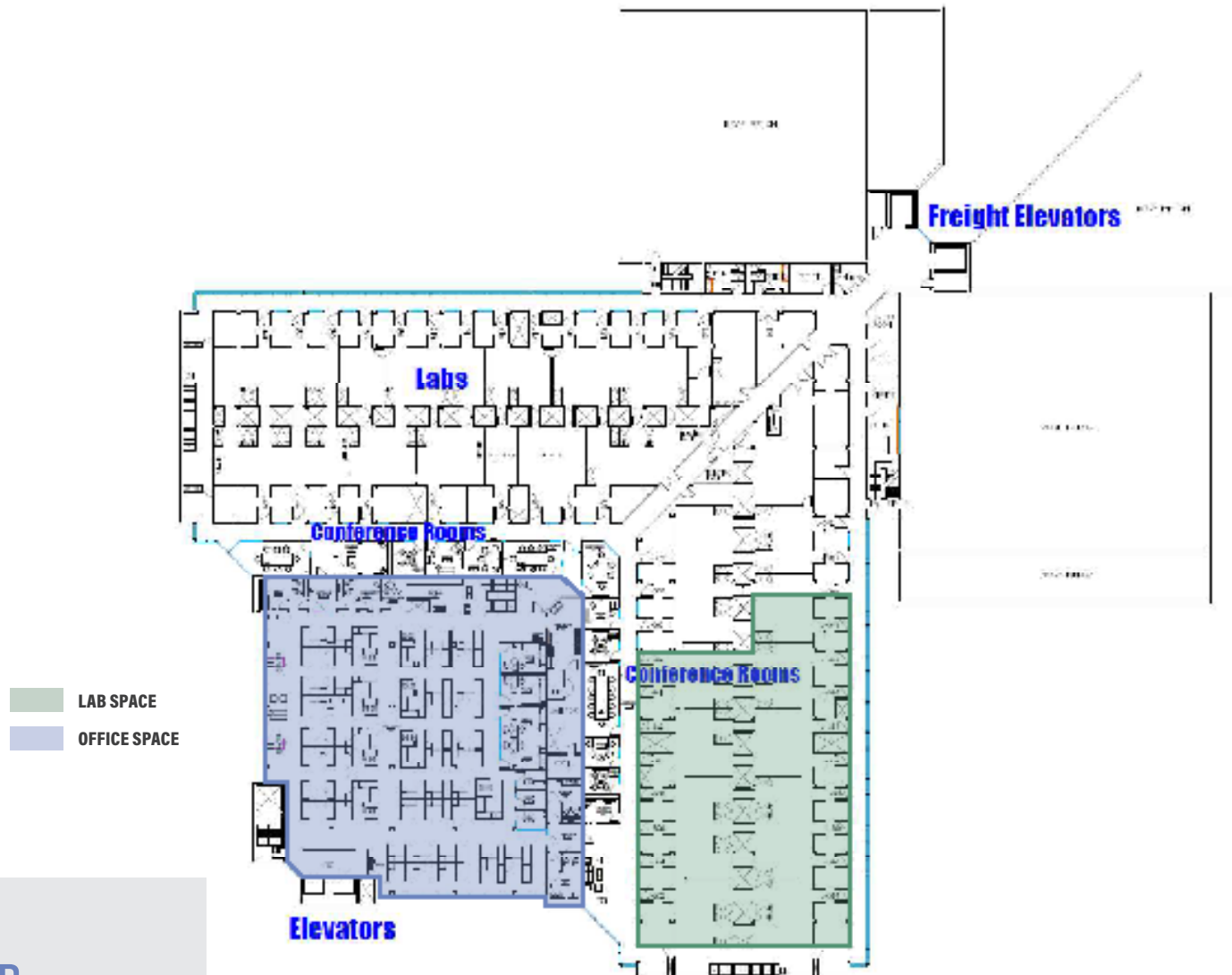




1ST
FLOOR



2ND
FLOOR



3RD
FLOOR

STORAGE

THE
BASEMENT



5220

BLAZER PKWY

TUTTLE CROSSING
4 MIN DRIVE



27+

BARS & RESTAURANTS



7+

HEALTH & WELLNESS



45+

RETAIL & EXPERIENCES

BRIDGE PARK &
HISTORIC DUBLIN

5 MIN DRIVE



44+

BARS & RESTAURANTS



16+

HEALTH & WELLNESS



12+

RETAIL & EXPERIENCES

Westerville

Dublin

Hilliard

Upper Arlington

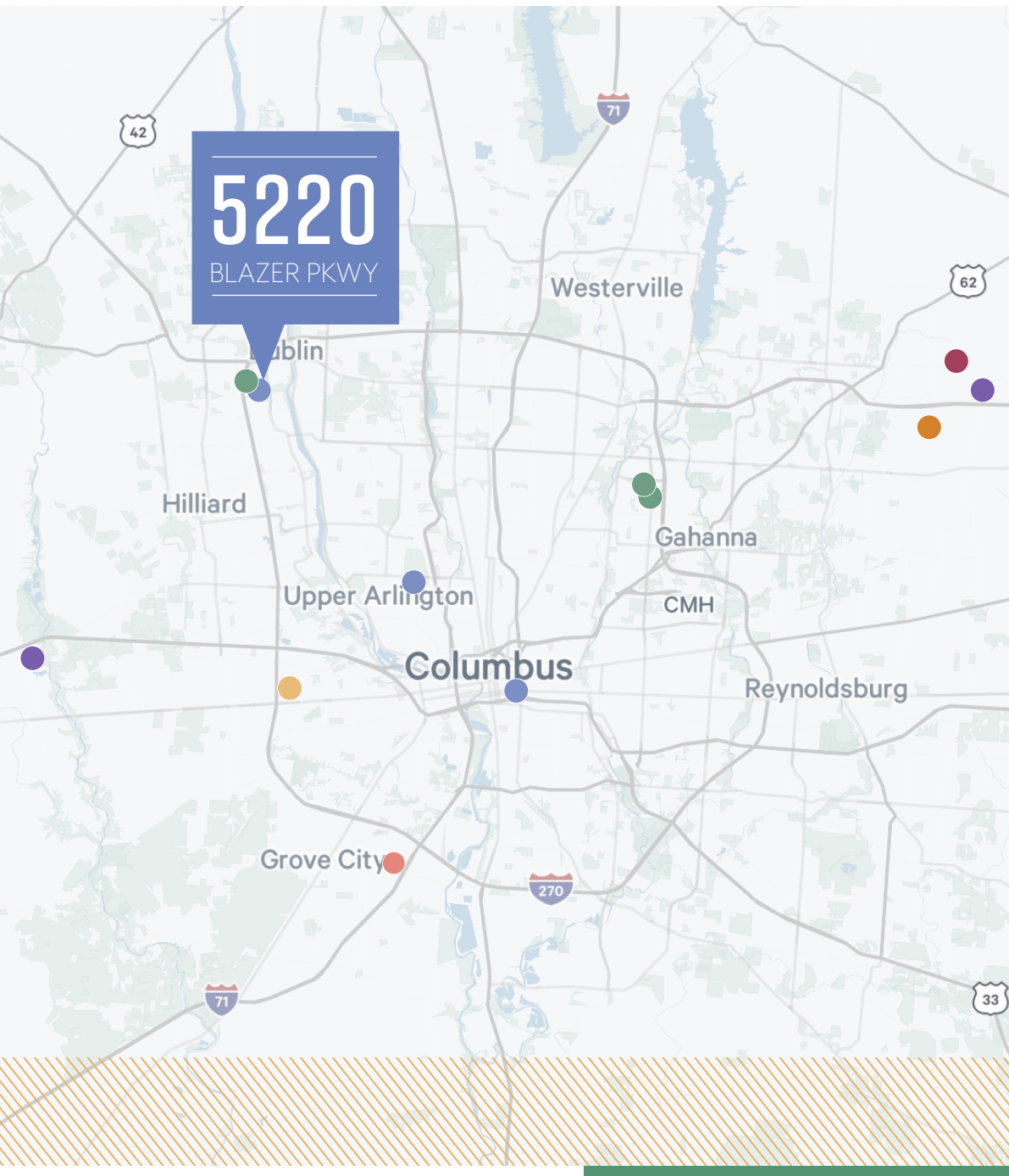
Columbus

Gahanna

POINTS OF INTEREST

DRIVE TIME

- | | | |
|---|----------------------------------|--------|
| 1 | Ohio Health Hospital – Dublin | 8 min |
| 2 | Ohio Health Hospital – Riverside | 16 min |
| 3 | OSU Biotech Facility | 18 min |
| 4 | OSU Campus | 20 min |
| 5 | OSU Hospital | 20 min |
| 6 | Mt Carmel St Ann's Hospital | 16 min |










Life sciences is an active industry in Central Ohio with 13 companies located or establishing a presence in the region. There are 31 life sciences facilities in Columbus, two of which are currently under construction. These companies currently occupy 2.5M SF of industrial space and 2.4M SF of office space.

LIFE SCIENCES COMPANIES ARE INVESTING IN NEW FACILITIES ACROSS THE COLUMBUS REGION.

There is currently \$815M of investment activity for new facilities. Amgen, for example, is building a new \$365M biomanufacturing facility in New Albany, which is expected to create 400 jobs with an annual payroll of \$40M. Andelyn Biosciences recently built a fourth facility in the region, investing \$200M, and creating 200 jobs.

SELECT LIFE SCIENCES OCCUPIERS

-  SAREPTA THERAPEUTICS
-  ANDELYN BIOSCIENCES
-  AMPLIFY BIO
-  AMGEN
-  STAQ PHARMA
-  FORGE BIOLOGICS
-  PHARMATIVE

For the life sciences sector to thrive, a market must also have a workforce that is skilled in biology and medical science. As of 2022, Columbus employed over 2,600 life sciences workers, which is on par with similar markets such as Nashville and Austin. The majority of these occupations are in the data science, chemistry and biotechnology fields. Additionally, of Central Ohio's 1.17 million labor force, about one fourth are employees in professional, scientific & tech services and healthcare services.

EMERGING MARKETS LIKE COLUMBUS ARE ATTRACTIVE TO LIFE SCIENCES COMPANIES AND EMPLOYEES BECAUSE OF A MORE AFFORDABLE COST OF LIVING THAN IN ESTABLISHED MARKETS LIKE BOSTON AND SAN FRANCISCO.

While the average wage for biochemists and biomedical engineers is comparable in both Columbus and Boston, the average cost of living in Columbus (\$47,516) is considerably lower than in Boston (\$70,334).

COLUMBUS LIFE SCIENCES EMPLOYMENT

LIFE SCIENCES FIELD	EMPLOYED (2022)
Total Life Sciences Occupations	2,620
Biochemists and Biophysicists	130
Biological Scientists, all other	110
Medical Scientists, except Epidemiologists	280
Bioengineers and Biomedical Engineers	110
Chemists	630
Microbiologists	130
Biological Technicians	370
Epidemiologists	100
Life Scientists, all other	0
Data Scientists & Math Science	760

LIFE SCIENCES FIELD	AVERAGE WAGE (2021)
Biochemists	\$106,908
Biomedical Engineers	\$91,665
Biophysicists	\$106,664
Chemists	\$82,872

COST OF LIVING CATEGORY (2021)	AVERAGE	US MEDIAN
Yearly Cost of Living	\$47,516	Below
Median Household Income Value	\$66,646	Below
Median Home Value	\$221,191	Below
Average Apartment Rent / 1BR / Mo	\$982	Below

WHY COLUMBUS

#1

Tech talent employment
& university for small
market cities

#1

Household growth
and Generation Z
concentration in the
Midwest

#2

Population growth
and white collar
employment in the
Midwest

#3

Average home
value in the Midwest
(\$302,286)

#4

Best City for Young
Professionals (Forbes)

#4

Most Fortune 500
company headquarters
in the Midwest

COLUMBUS AT-A-GLANCE

2,203,460

2022 Columbus Metro Market
Estimated Population

2,248,356

2022 Population (5-year growth
projection)

1,073,101

2022 Employed civilian
population

3.2%

Unemployment rate
(September, 2023)

127,757

Students enrolled in Columbus-
area colleges and universities

25.7%

Population holding atleast a
Bachelor's Degree



WHY COLUMBUS

INDUSTRY STRENGTH

Columbus is experiencing growth in various industries due to its robust economy, strategic location, skilled labor force, and business-friendly environment



THE OHIO STATE UNIVERSITY

Wexner Medical Center

- 2.5M total outpatient visits and \$4.89 billion in revenue
- New state-of-the-art facility will be 25 stories and 1.79M sq. ft

James Cancer Hospital

- Opened in 2014 and now the third largest cancer hospital in the country.



NATIONWIDE CHILDREN'S
When your child needs a hospital, everything matters.

- 1.5M total outpatient visits
- Top-10 research in NIH-funded free-standing pediatric research institutes



- 1M+ total outpatient visits each year
- Founded in 1886, has a network of four hospitals and various other medical facilities



OhioHealth

- Founded in 1891, has a network of 14 hospitals and 200+ ambulatory sites
- Recognized fifteen times as one of the "100 Best Companies to Work For" by Fortune

5220

BLAZER PKWY



TODD GREINER

Senior Vice President

+1 614 430 5013

todd.greiner@cbre.com

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