

# 555 Metro Center II

office space for lease



## Property Highlights

- Common building conference facility located on first floor, accommodating up to 40 people
- Located in Dublin, Ohio, less than one mile from the I-270 / RT 161 interchange
- Built in 1979 and remodeled in 2006
- 257 surface parking spaces, or 4.8 spaces /1,000 SF
- 106,000 SF spread over six glass-enclosed stories

### Bryanna Thomas

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## Availability

| Suite | SF        | Suite Features   |
|-------|-----------|--|
| 185   | 4,550 SF  | Open space available   |
| 225*  | 1,681     | Built out cubicles, a private office and a waiting room  |
| 230*  | 2,825 SF  | Open space available   |
| 245*  | 1,241 SF  | Open space available   |
| 250*  | 2,468 SF  | Open space available   |
| 320   | 2,133 SF  | Open space available   |
| 330   | 1,552 SF  | Open space available   |
| 350   | 2,837 SF  | Break room with a sink, new carpet, three private offices, and potential to combine with Suite 340   |
| 375   | 4,522 SF  | Space available  |
| 390   | 3,661 SF  | Open space available with a conference room and break room   |
| 400** | 4,161 SF  | Three or more potential offices, two conference rooms, built out waiting room, two break rooms.<br>**Potential to combine with Suite 420 (total 6,305 SF). |
| 420** | 2,144 SF  | Open space available<br>**Potential to combine with suite 400 (total 6,305 SF).  |
| 450   | 4,993 SF  | Ample open space, several offices, and a front desk area   |
| 524   | 1,708 SF  | Open space available   |
| 525   | 2,156 SF  | Available December 2024  |
| 550   | 8,522 SF  | Private offices, ample storage space, built out cubicles, and a natural waiting area   |
| 600   | 12,850 SF | Open space available   |

\*Suites 225, 230, 245, and 250 are contiguous.  
\*\*Suites 400 and 420 are contiguous.

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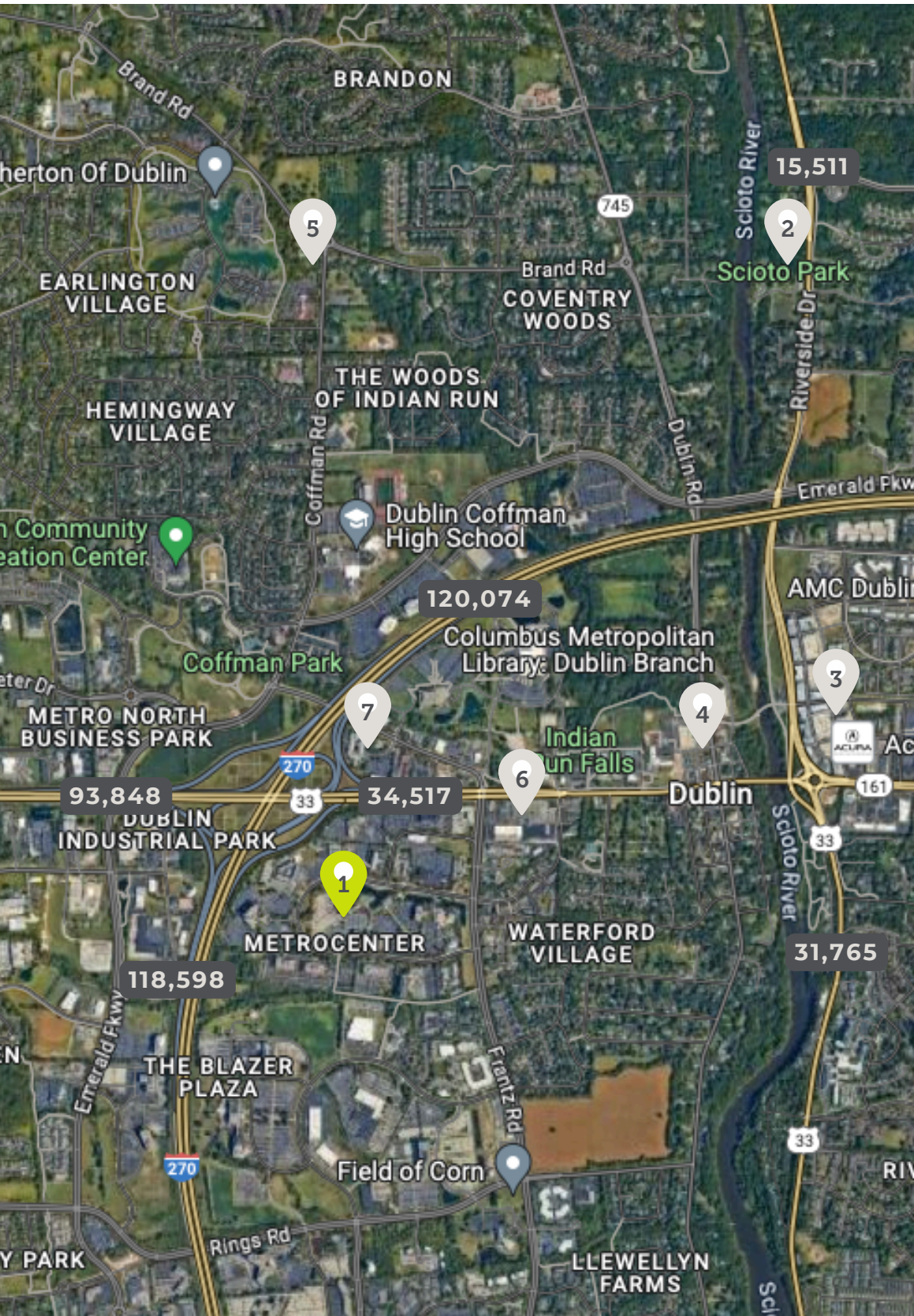
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### Points of Interest

1. 555 Metro
2. Scioto Park
3. Bridge Park
4. Historic Dublin
5. Dublin Rec Center
6. Dublin Plaza Shopping Center
7. OCLC Global Headquarters

Source: ODOT, 2024

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**First Floor**

**4,550**  
SF

Suite 185 is move-in-ready ground floor suite with a flexible floor plan and abundant natural light

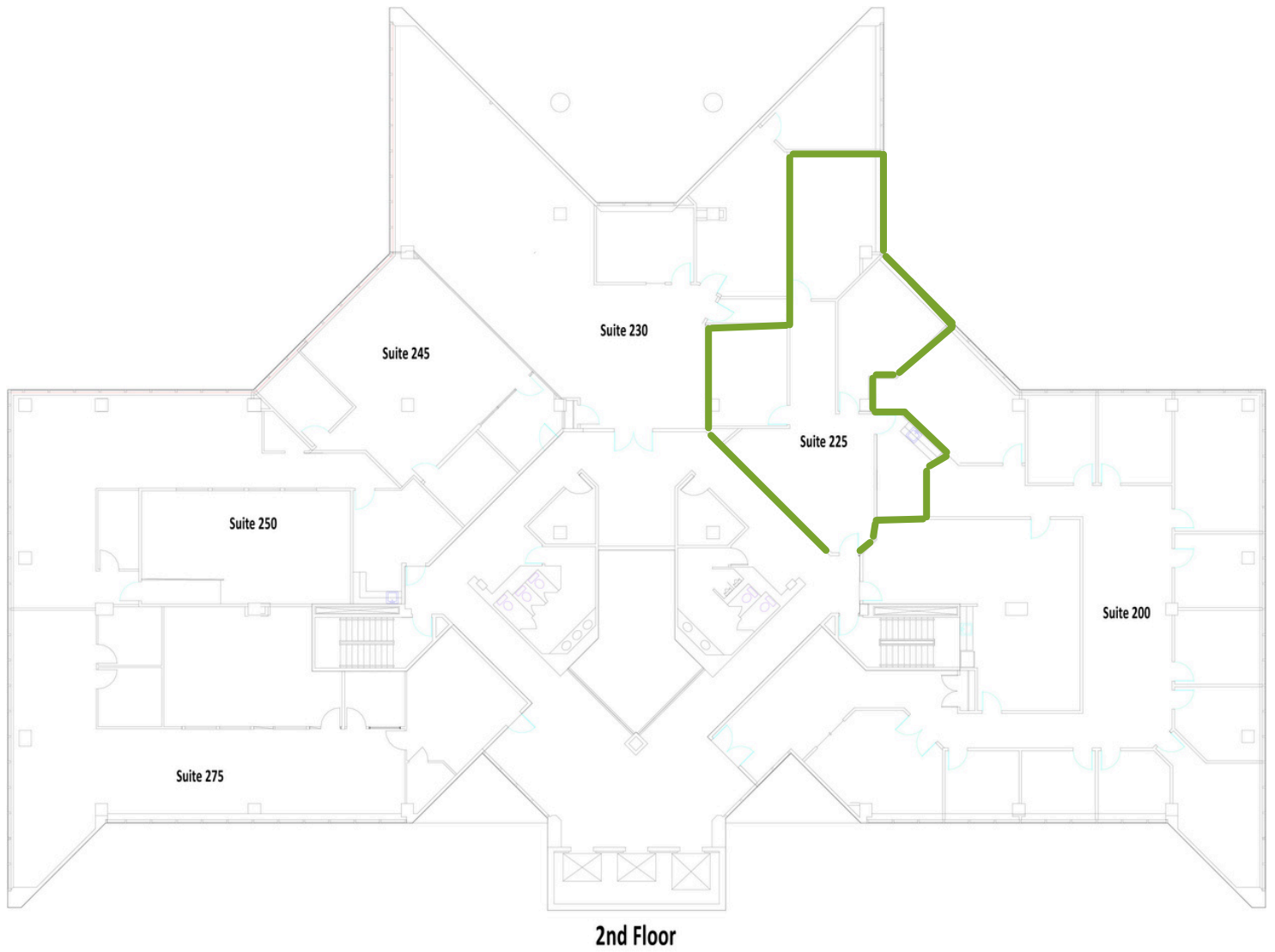
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**Second Floor**

**1,681**  
SF

Suite 225 has 1-2 private offices and 1-2 conference rooms. Suite is contiguous with suites 230, 245, and 250.

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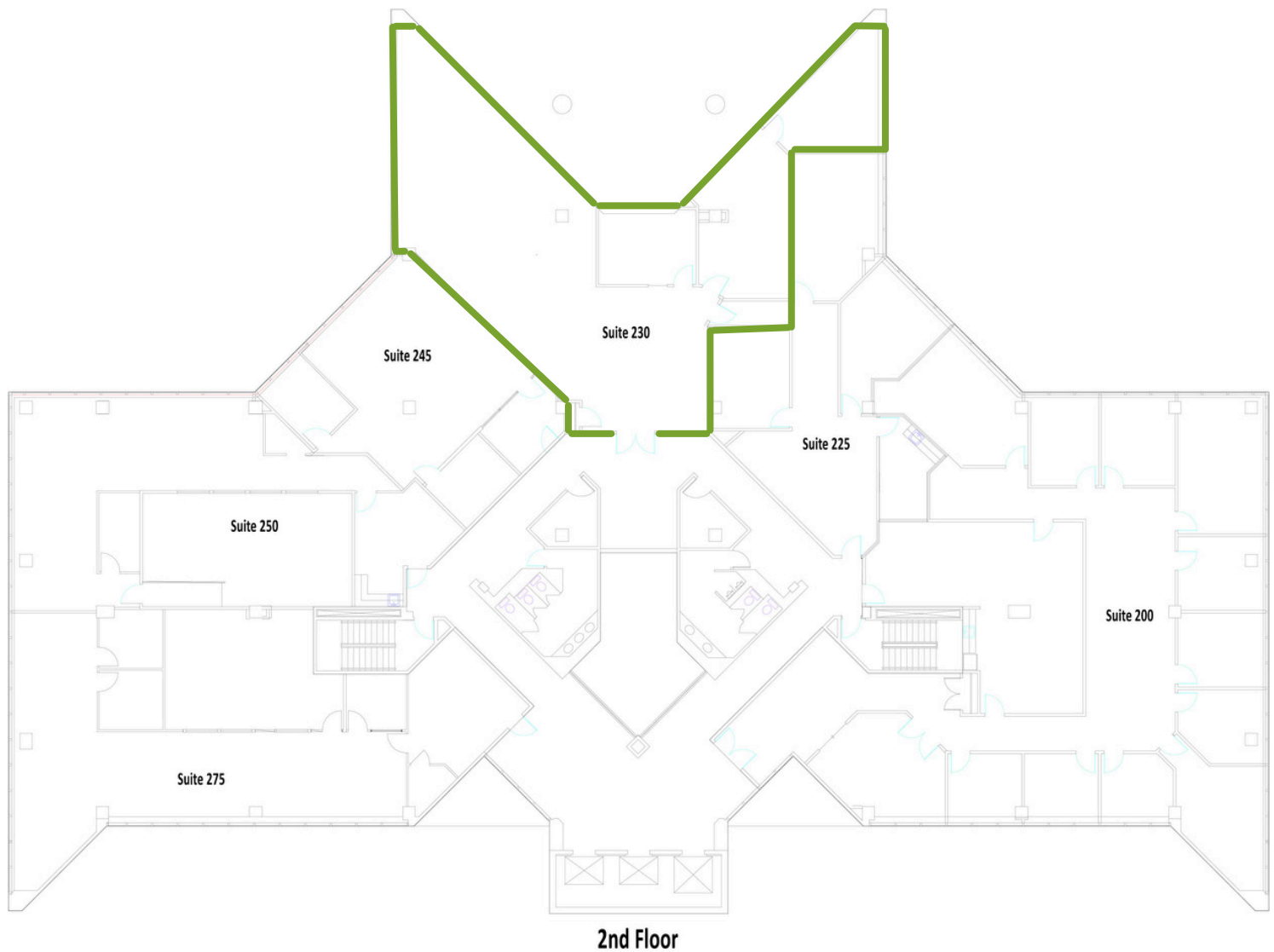
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**Second Floor**

**2,825**  
SF

Suite 230 is contiguous with suites 225, 245, and 250.

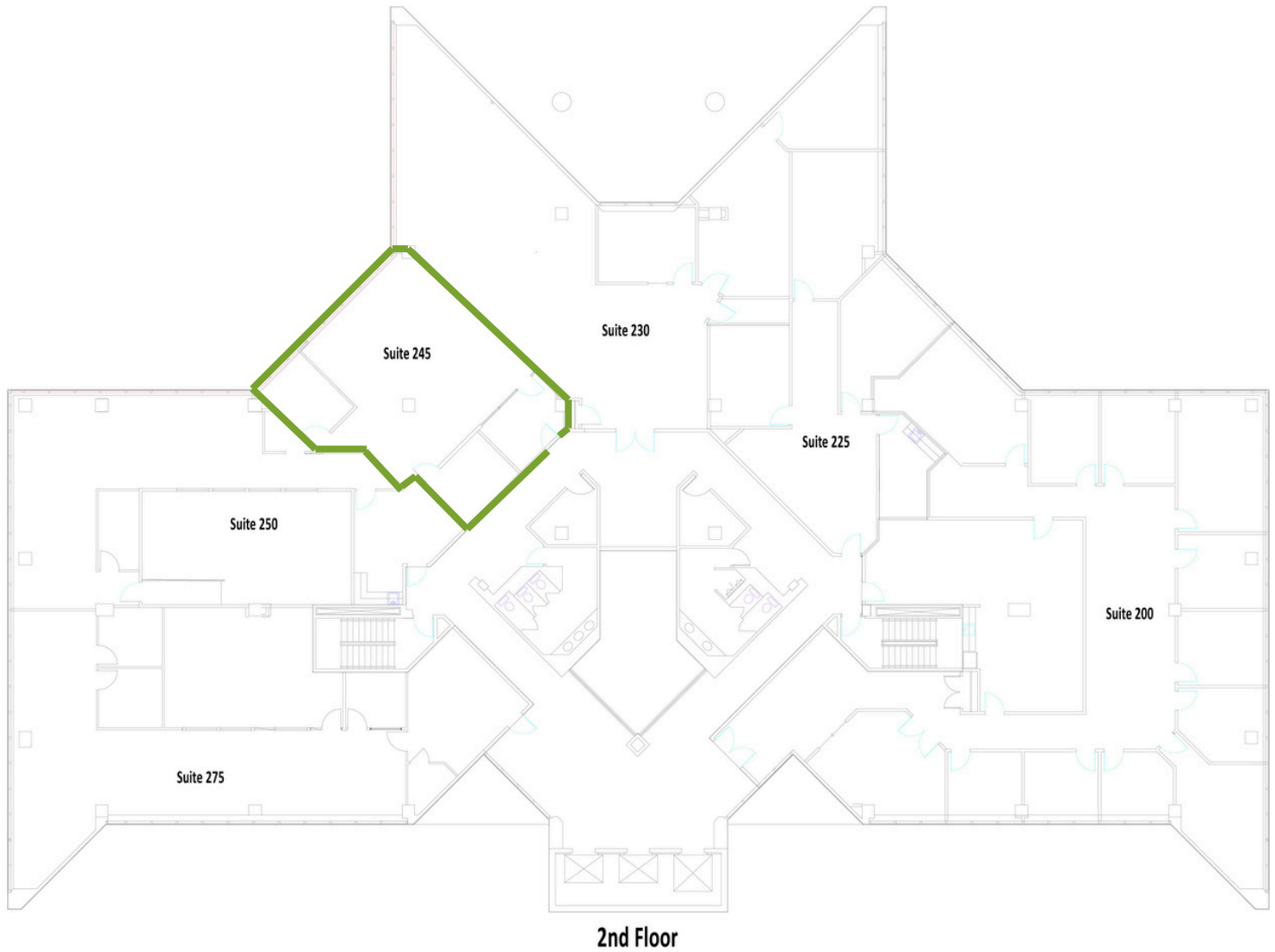
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**Second Floor**

**1,241**  
SF

Suite 245 has 1-2 private offices, conference room, and an internal lobby. Suite is contiguous with suites 225, 230, and 250.

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**Second Floor**

**2,468**  
SF

Suite 250 has a kitchenette, elevated IT room, and a closet for storage. Suite is contiguous with suites 225, 230, and 245.

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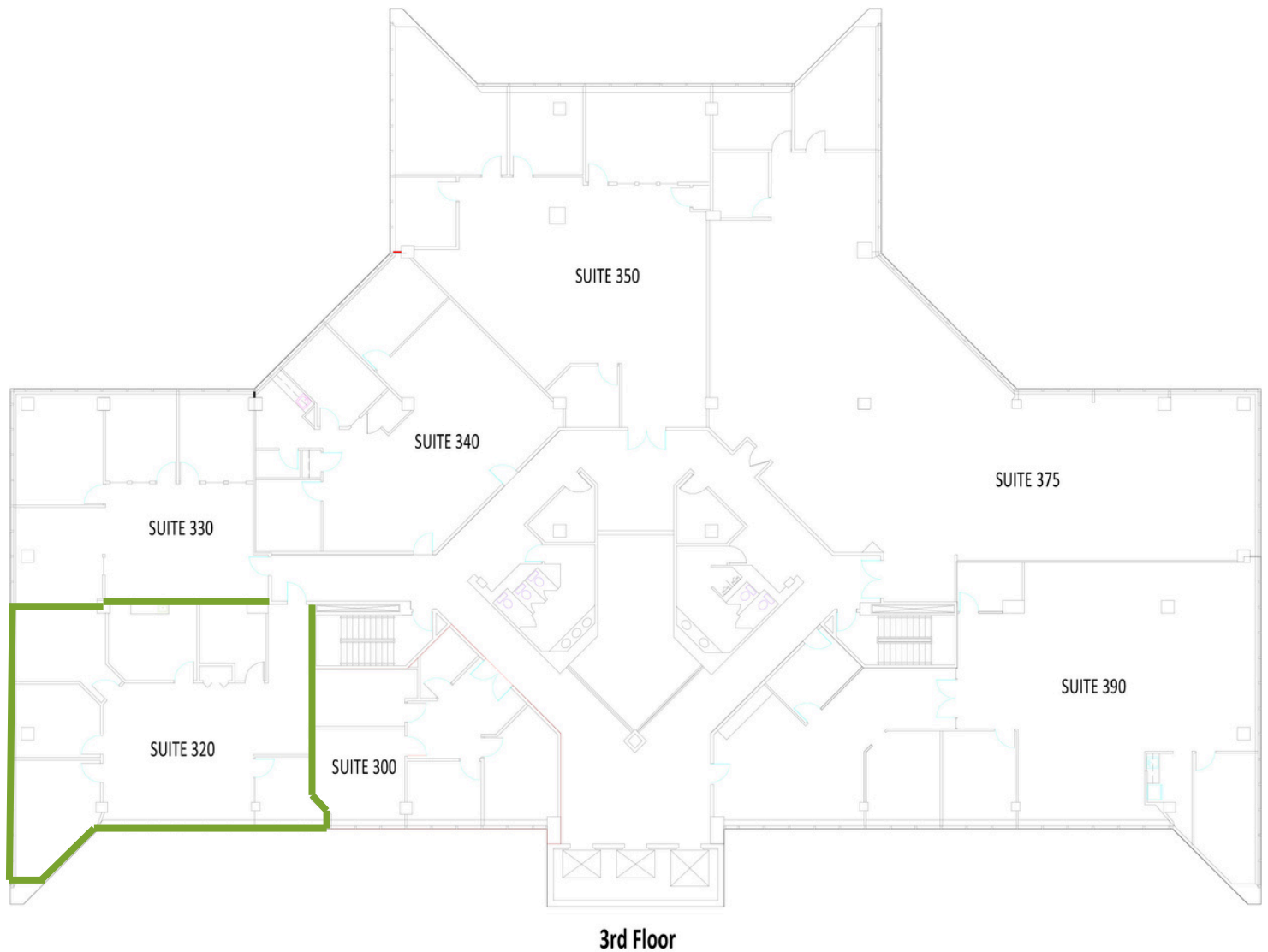
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**Third Floor**

**2,133**  
SF

Suite 320 has a large kitchenette, 2 private offices with a potential for a third, coat closet, and open space.

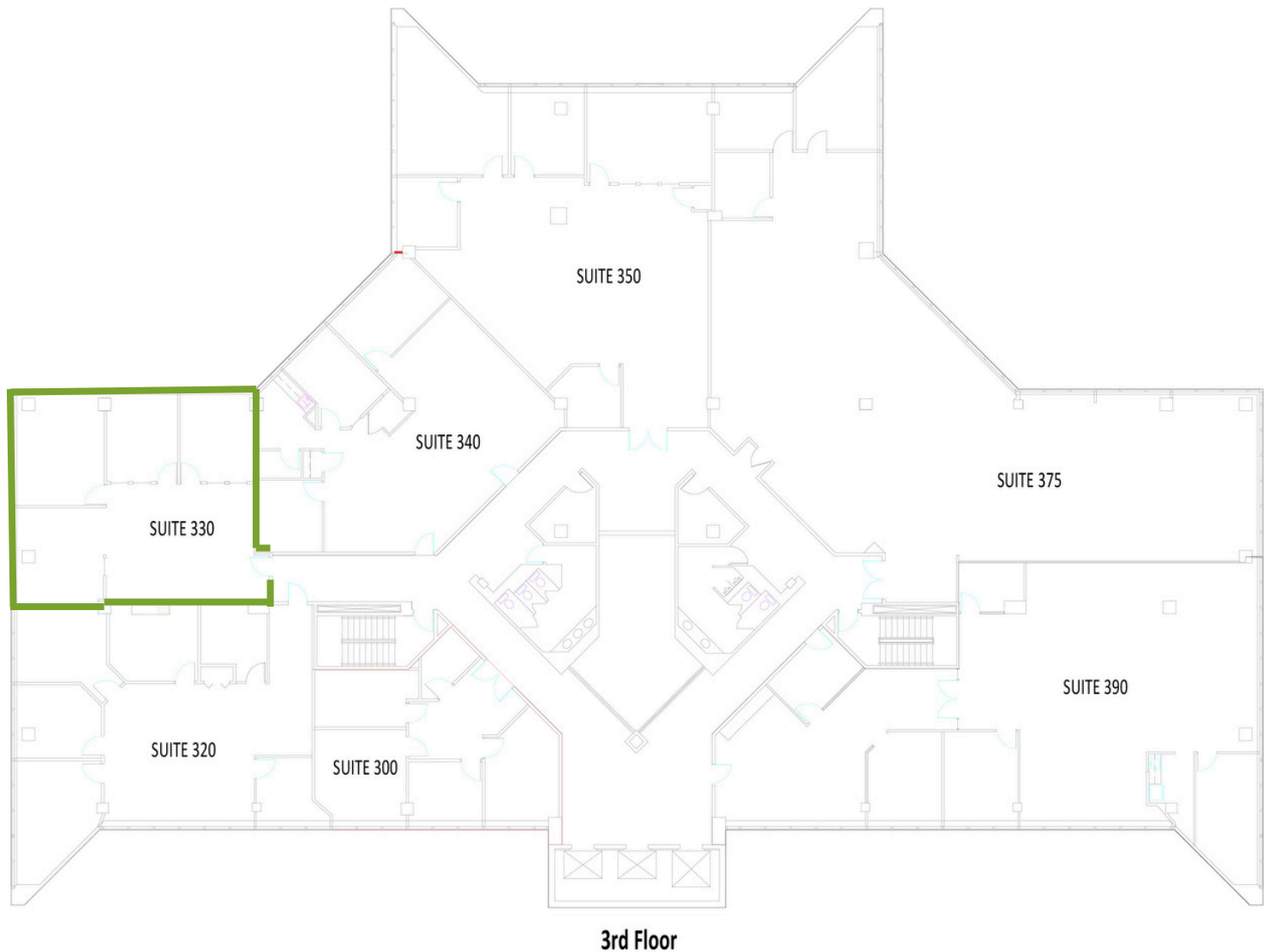
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**Third Floor**

**1,552**  
SF

Suite 330 has a kitchenette buildout available, 1 conference room and 2 private offices.

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**Third Floor**

**2,837**  
SF

Suite 350 is move-in ready with neutral finishes, a kitchenette, IT room, 3 private offices and a conference room.

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**Third Floor**

**4,522**  
SF

Suite 375 is under construction with potential for 3 private offices, a storage room, and abundant open space.

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**Third Floor**

**3,661**  
SF

Suite 390 has a water view, abundant open space and closed storage opportunities, kitchenette, 1-2 private offices, and 1-2 conference rooms.

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**Fourth Floor** **6,305**  
SF

Suite 400 has abundant open space and natural light, 4 private offices and 2 conference rooms, newer paint and carpet, kitchenette, IT room and storage space

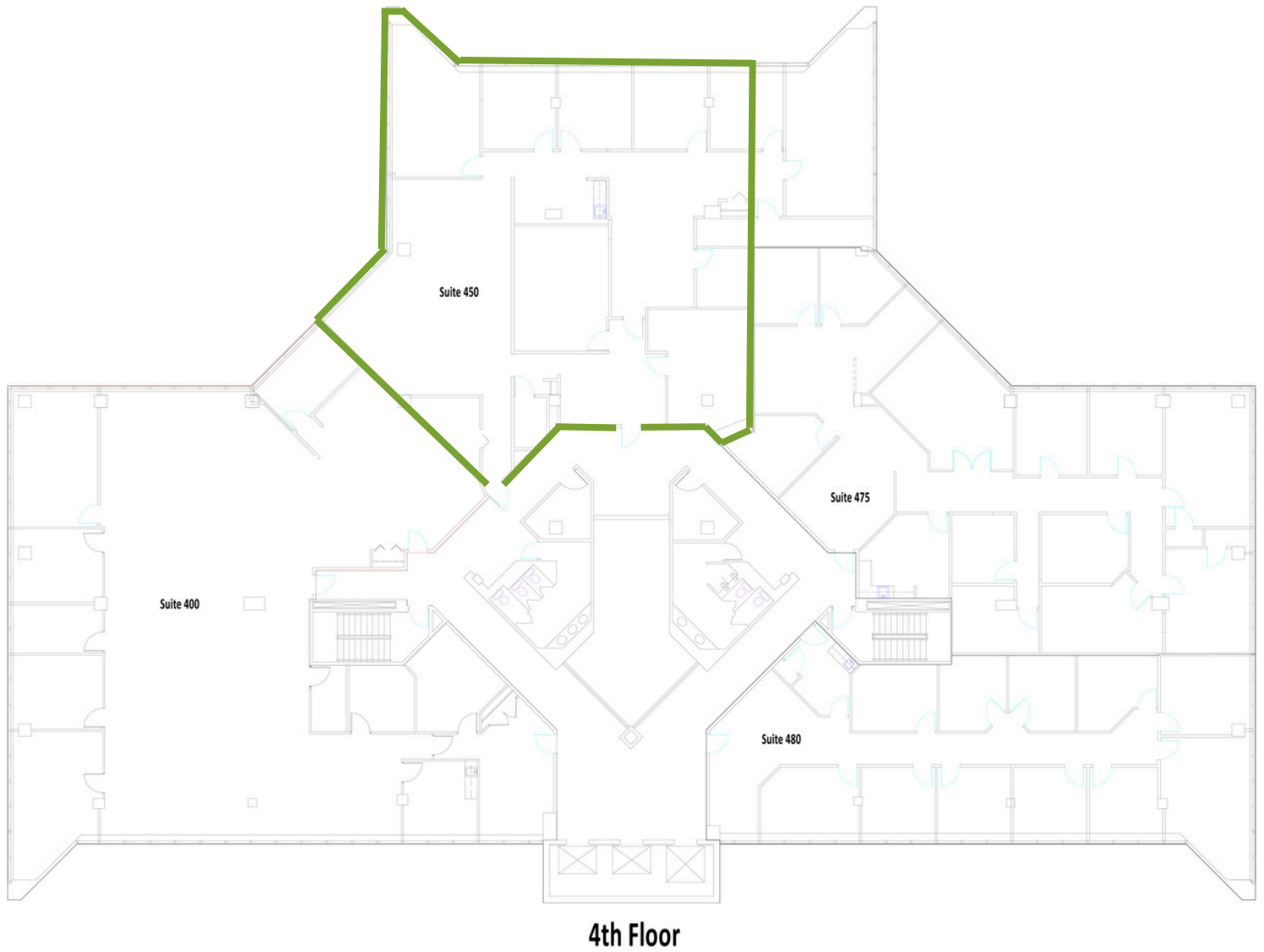
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**Fourth Floor** **4,993**  
SF

Suite 450 has an IT Room, kitchenette, several closets, 5 private offices and two conferences, and ample open space

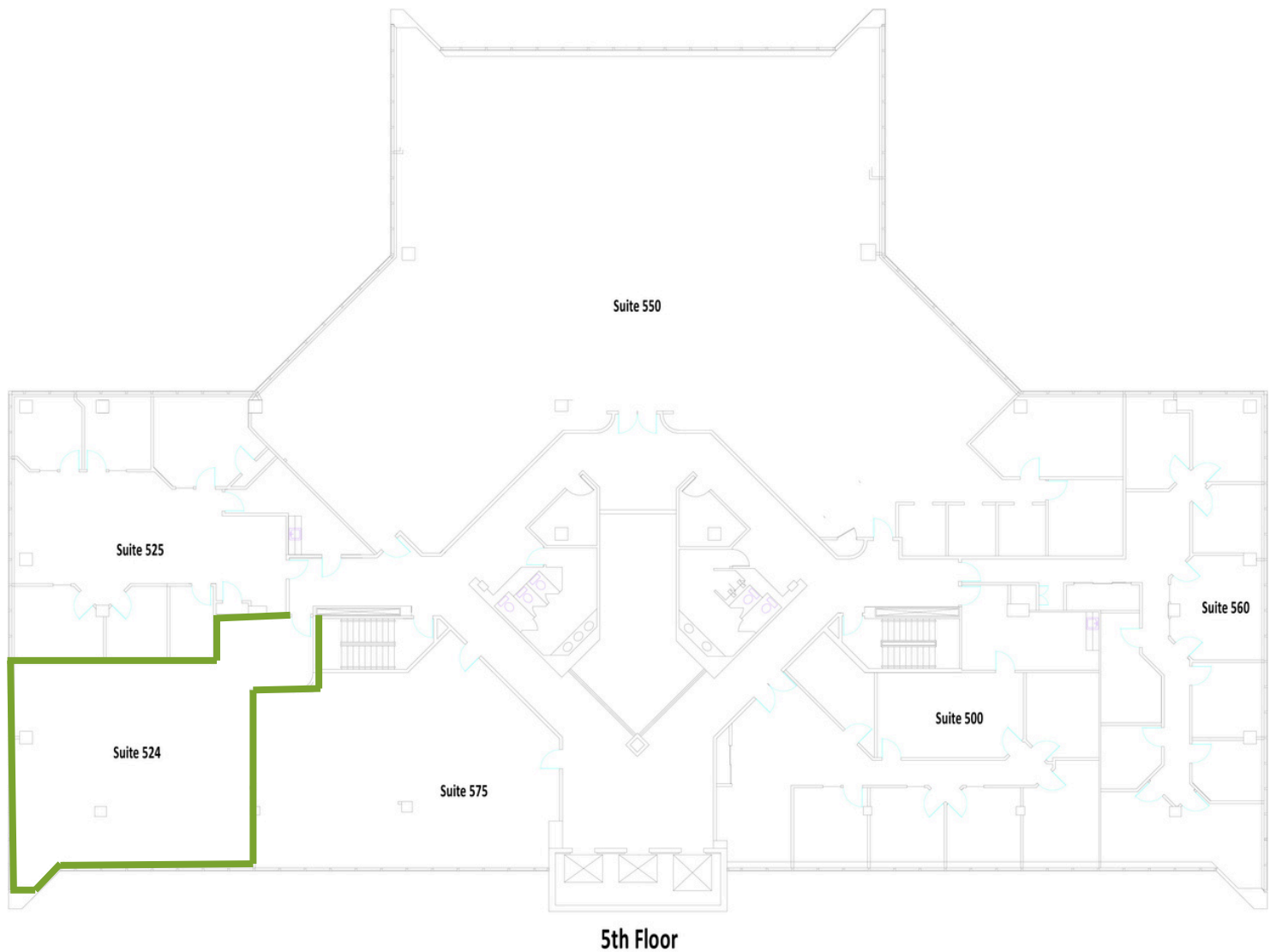
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**Fifth Floor**

**1,708**  
SF

Suite 524 has an ample open space and closed storage, 1 conference room, and 3-4 private offices

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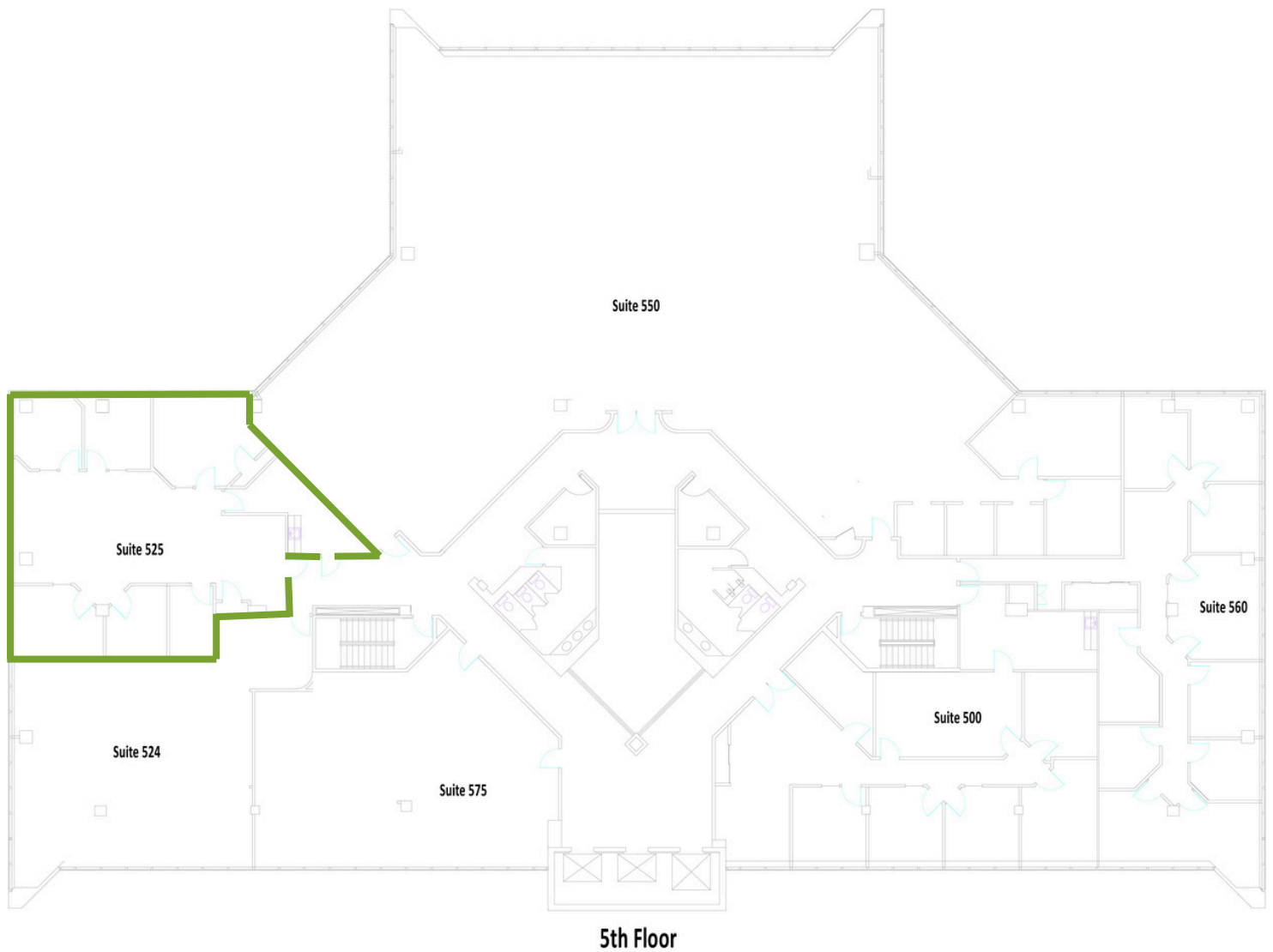
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**Fifth Floor**

**2,156**  
SF

Suite 525 will be available in December 2024

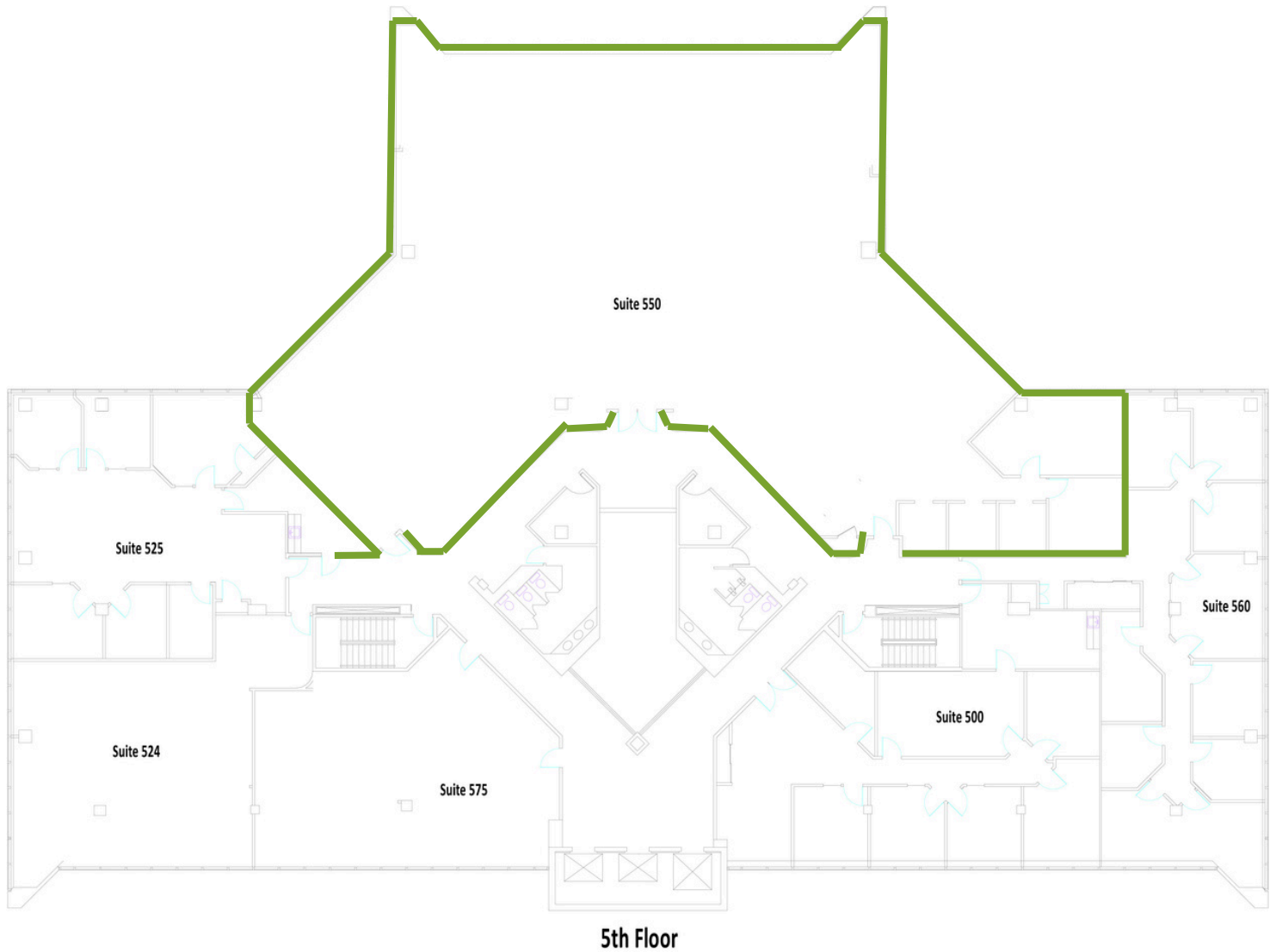
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**Fifth Floor**

**8,522**  
SF

Suite 550 has abundant open space, kitchenette, potential for 3 conference rooms, internal lobby or waiting room, potential for 12 private offices, and an internal reception area

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Sixth Floor

**12,850**  
SF

Suite 600 is available

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