



**J BLOCK**  
OFFICE + RETAIL OPPORTUNITIES







# WELCOME TO BRIDGE PARK

**LIFE IN DUBLIN** historically only offered the traditional suburban lifestyle. Bridge Park has changed that, placing visitors and residents in a vibrant walkable community where they can work, dine, live and play. Restaurants, bars, boutique shops and fitness facilities make Bridge Park a true destination, and Riverside Crossing Park provides the perfect gateway to the Dublin Link pedestrian bridge, connecting us to Historic Dublin. Two onsite hotels and an event center hosting up to 500 guests bring tens of thousands of visitors each year, and close proximity to I-270 attracts guests from all over Central Ohio and beyond.



## AT BRIDGE PARK

- » OFFICE SPACE // 556,300 SF
- » RETAIL/RESTAURANT // 230,100 SF
- » APARTMENTS // 520 UNITS
- » CONDOS // 354 UNITS
- » PARKING // 4,280 SPACES, 6 GARAGES
- » HOTEL // 295 KEYS







# FUTURE DEVELOPMENT



## FUTURE PROJECT SITES

H | Residential

J | Office, Restaurant/Retail, Residential and Garage

Y | Office, Restaurant/Retail, Hotel, Residential and Garage

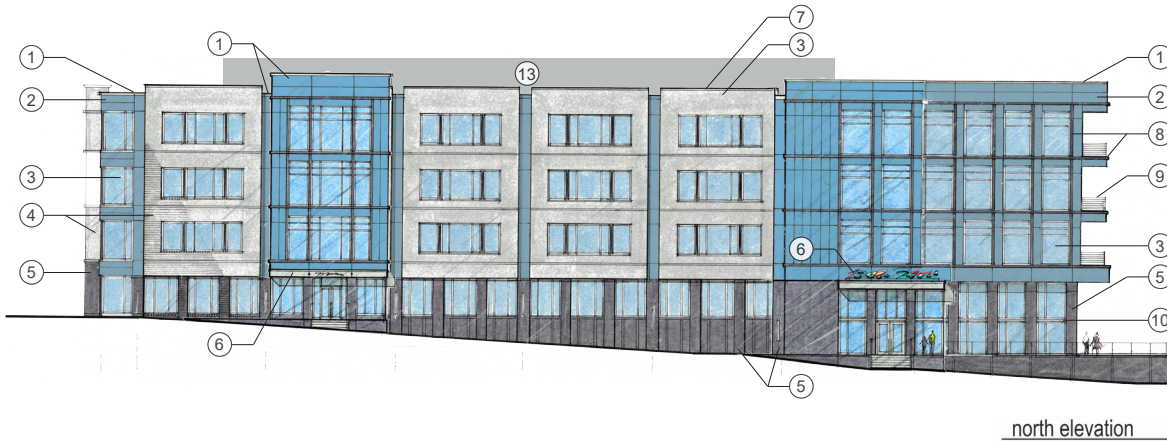




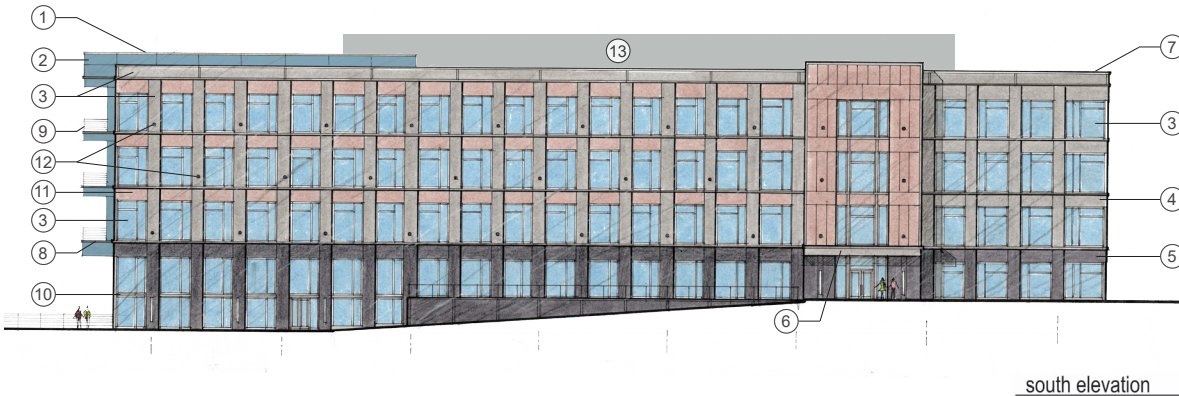
# J BLOCK OFFICE

AT BRIDGE PARK

Part of the \$125M+ J Block development at Bridge Park in Dublin, OH, the 104,200 SF office building and 504 space parking garage will provide balance to the block's public budget and bring Cenovus's American HQ to Dublin. As part of the highly successful Bridge Park district, the office building is steps away from excellent dining, retail, entertainment, and recreation offerings. Office tenants park in the neighboring parking garage. This four-story steel structure offers flexible floor plans, high quality finishes, and potential outdoor balconies. 10,000 SF of the first floor is imagined as restaurant/retail space for 1-2 users with prime outdoor patio opportunities.



north elevation



south elevation

- ① Prefinished Metal Coping - Black
- ② Exterior Cladding System - Color 01
- ③ Storefront System - Clear Glazing
- ④ Brick - Gray (BR-2)
- ⑤ Brick - Dark Gray (BR-1)
- ⑥ Entry Canopy (Office / Restaurant)
- ⑦ Prefinished Metal Coping - Grey
- ⑧ Break Metal Accent Band - Black
- ⑨ Aluminum Railing System
- ⑩ Storefront System - Spandrel Panel
- ⑪ Exterior Cladding System - Color 2
- ⑫ Exterior Lighting Fixture - Black
- ⑬ Roof Screen - Gray



west elevation



east elevation

## J BLOCK STATS

- » PARKING // 504
- » OFFICE // 94,200 SF
- » RETAIL + RESTAURANT // 10,000 SF

## TIMELINE

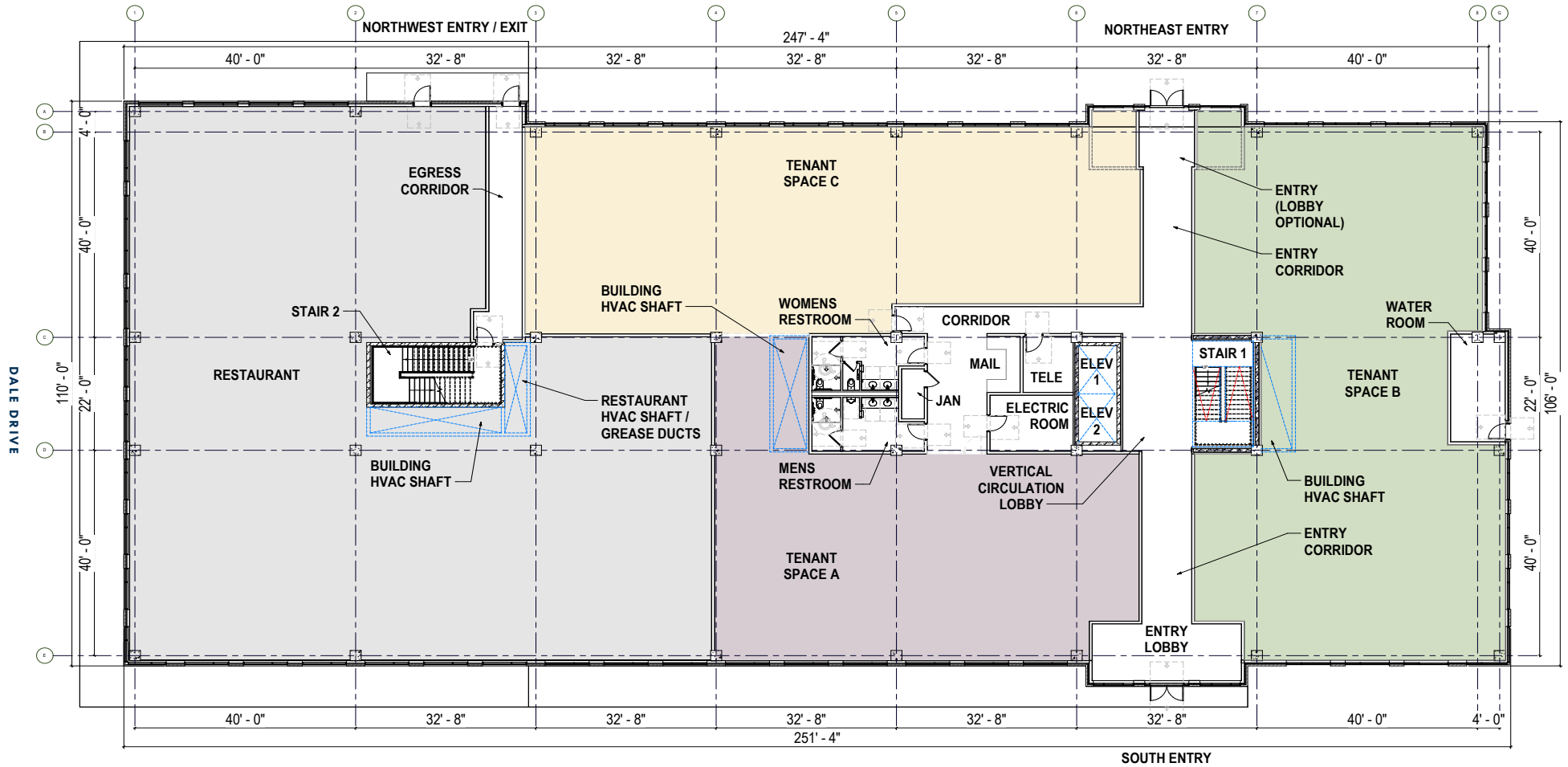
- » DESIGN TIMELINE // Q4 2024 - Q2 2025
- » CONSTRUCTION TIMELINE // Q2 2025 - Q3 2027
- » ANTICIPATED OCCUPANCY // Q3 2027





# J BLOCK CONCEPTUAL SITE PLAN



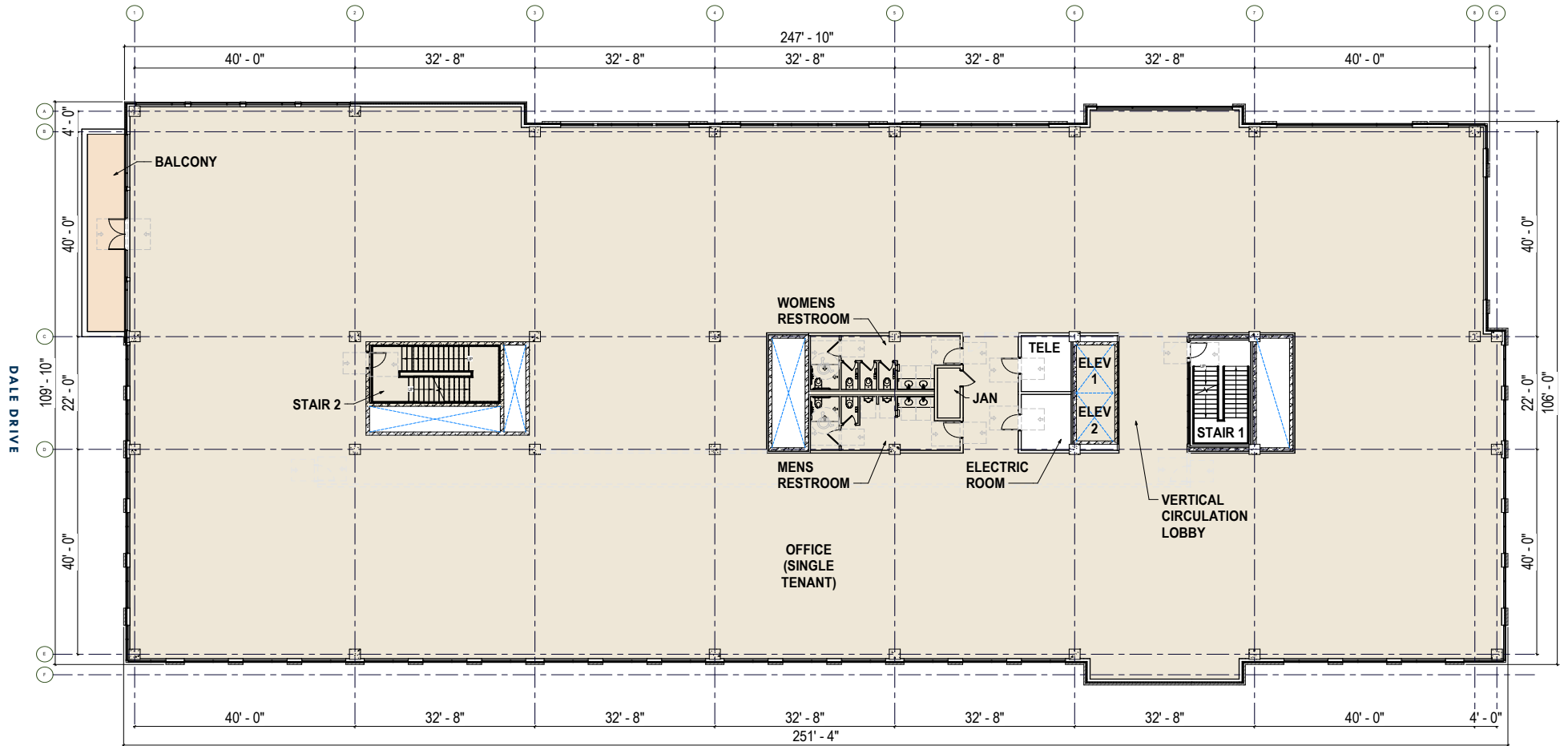


# OFFICE FLOORPLATE

GROUND FLOOR



BRIDGE PARK AVENUE



# OFFICE FLOORPLATE

TYPICAL FLOOR





## CONTACTS

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