



BRIDGE PARK

COMMERCIAL LEASING





BRIDGE PARK

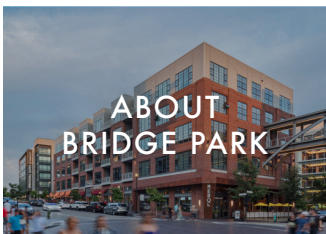


This PDF is interactive. Click on the chapters to visit a specific section.



Visit bridgepark.com for more property information.

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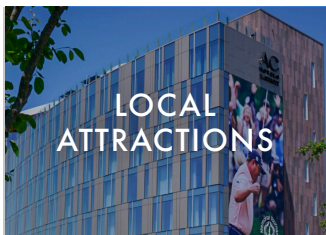
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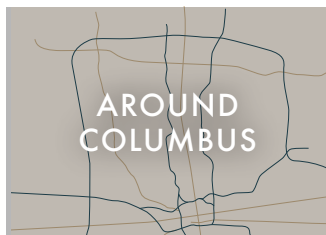
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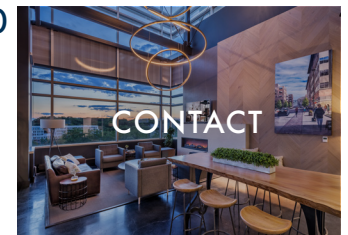
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ABOUT BRIDGE PARK

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 the newly opened Riverside Crossing Park provides the perfect gateway to the Dublin Link pedestrian bridge, connecting Bridge Park to Historic Dublin. Two onsite hotels, an event center hosting up to 500 guests and close proximity to I-270 attracts guests from all over Central Ohio and beyond.

AT BRIDGE PARK *(upon completion)*

- » PARKING // 4,280 SPACES, 6 GARAGES
- » APARTMENTS // 718 UNITS
- » CONDOS // 354 UNITS
- » OFFICE SPACE // 556,300 SF
- » RETAIL/RESTAURANT // 230,100 SF
- » HOTEL // 425 KEYS



**2022 & 2017 MIXED USE/
MULTI-FAMILY PROJECT WINNER**
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

**2021 GOLD AWARD IN
PUBLIC-PRIVATE PARTNERSHIP**
INTERNATIONAL ECONOMIC
DEVELOPMENT COUNCIL AWARDS

**2019 WINNER OF
EXCELLENCE IN DEVELOPMENT**
URBAN LAND INSTITUTE COLUMBUS

**2018 OVERALL BEST PROJECT
WINNER | BRIDGE PARK WEST**
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

2017 ECONOMIC IMPACT AWARD
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION



FUTURE DEVELOPMENT

 FUTURE SITES

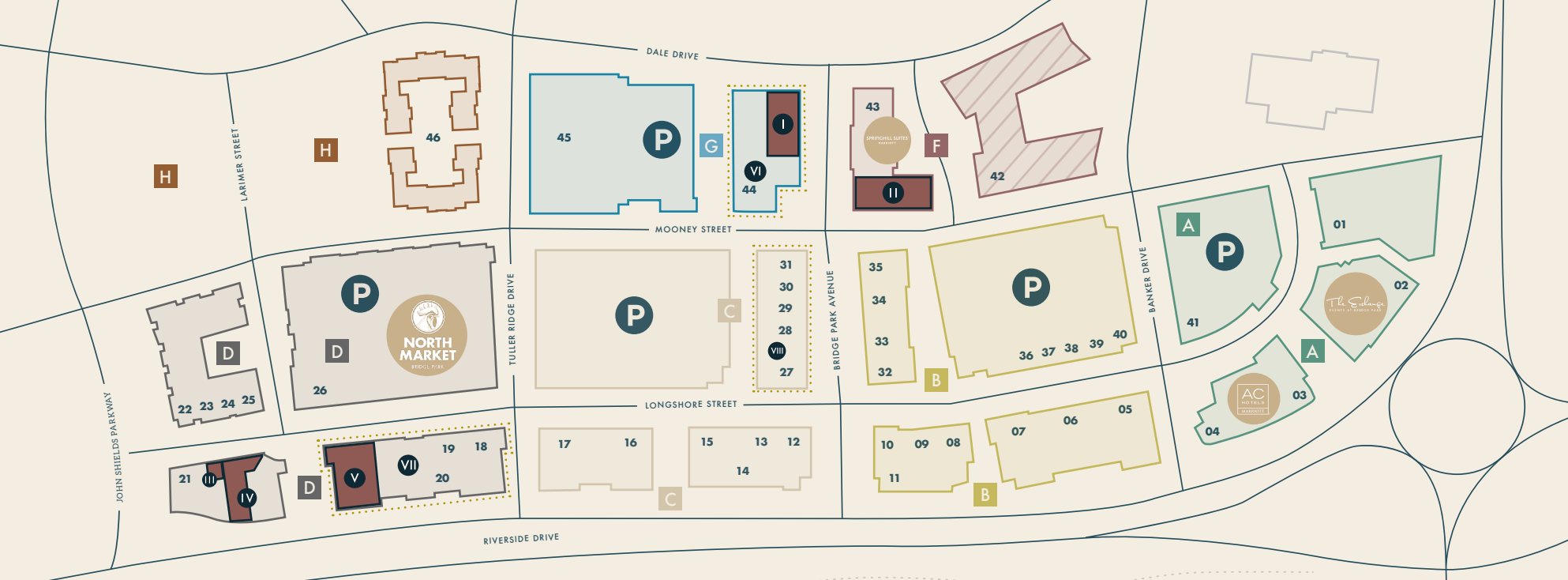
H | Residential

Y | Restaurant/Retail, Hotel & Office

J | Restaurant/Retail, Residential & Office

 UNDER CONSTRUCTION

F | The Bailey - Friendship Village Senior Living
Summer 2024



KEY TENANTS

- | | |
|--------------------------------|-----------------------------|
| 01 ONE MEDICAL | 25 FIELD & ROE |
| 02 THE EXCHANGE EVENT CENTER | 26 NORTH MARKET BRIDGE PARK |
| 03 AC HOTEL BY MARRIOTT DUBLIN | 27 URBAN MEYER'S PINT HOUSE |
| 04 VASO | 28 SOLAIRE SUNSPRAY |
| 05 PINS MECHANICAL COMPANY | 29 SPAVIA DAY SPA |
| 06 MIKEY'S LATE NIGHT SLICE | 30 KINS COLLECTIVE |
| 07 16-BIT BAR + ARCADE | 31 FUKURYU RAMEN |
| 08 Z CUCINA | 32 REBOL |
| 09 BRICK HOUSE BLUE | 33 KILWINS |
| 10 SWEETWATERS COFFEE & TEA | 34 ANTHONY VINCE NAIL SPA |
| 11 VALENTINA'S RISTORANTE | 35 LOCAL CANTINA |
| 12 SONG LAN | 36 SES PERFORMANCE |
| 13 COLOR BAR | 37 BATES & BROWN |
| 14 CHARLES SCHWAB | 38 J.HILBURN |
| 15 CAP CITY FINE DINER AND BAR | 39 FRANK & CARL'S |
| 16 FADÓ PUB & KITCHEN | 40 RISE CHIROPRACTIC |
| 17 MESH FITNESS | |
| 18 SANDBOX VR | |
| 19 BRIDGE PARK LEASING OFFICE | |
| 20 ADDRESS SALES AGENCY | |
| 21 KITCHEN SOCIAL | |
| 22 YOGA SIX | |
| 23 RESTORE HYPER WELLNESS | |
| 24 LAGREE HOUSE | |

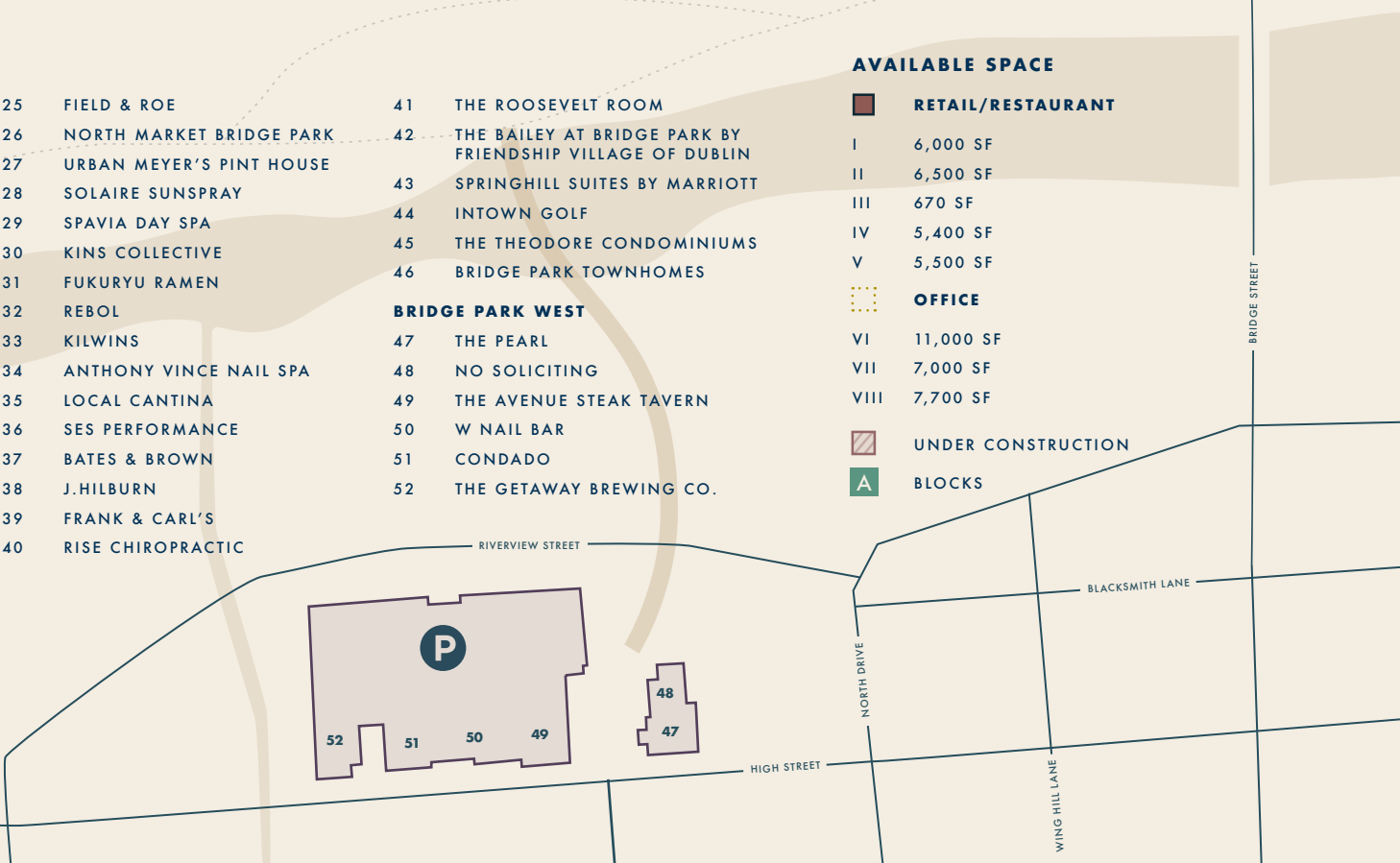
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|--|
| 41 THE ROOSEVELT ROOM |
| 42 THE BAILEY AT BRIDGE PARK BY FRIENDSHIP VILLAGE OF DUBLIN |
| 43 SPRINGHILL SUITES BY MARRIOTT |
| 44 INTOWN GOLF |
| 45 THE THEODORE CONDOMINIUMS |
| 46 BRIDGE PARK TOWNHOMES |

BRIDGE PARK WEST

- | |
|----------------------------|
| 47 THE PEARL |
| 48 NO SOLICITING |
| 49 THE AVENUE STEAK TAVERN |
| 50 W NAIL BAR |
| 51 CONDADO |
| 52 THE GETAWAY BREWING CO. |

AVAILABLE SPACE

- | | |
|------|---------------------------|
| | RETAIL/RESTAURANT |
| I | 6,000 SF |
| II | 6,500 SF |
| III | 670 SF |
| IV | 5,400 SF |
| V | 5,500 SF |
| | OFFICE |
| VI | 11,000 SF |
| VII | 7,000 SF |
| VIII | 7,700 SF |
| | UNDER CONSTRUCTION |
| | BLOCKS |





	CURRENT DEVELOPMENT	UNDER CONSTRUCTION	FUTURE DEVELOPMENT	TOTAL DEVELOPMENT
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OFFICE	456,300 SF	-	100,000 SF	556,300 SF
RETAIL/RESTAURANT	208,100 SF	-	22,000 SF	230,100 SF
FOR RENT	528 UNITS	-	190 UNITS	718 UNITS
FOR SALE	192 UNITS	-	162 UNITS	354 UNITS
HOTEL	295 KEYS	-	130 KEYS	425 KEYS
THE EXCHANGE EVENTS CENTER	19,000 SF	-	-	19,000 SF
NORTH MARKET AT BRIDGE PARK	35,000 SF	-	-	35,000 SF
PARKING	3,380 SPACES	-	900 SPACES	4,280 SPACES
PRIVATE INVESTMENT	\$475 MM	-	\$200 MM	\$675 MM
SENIOR LIVING	-	87 UNITS	-	-



EVENTS AT BRIDGE PARK



Bridge Park features a full calendar of events and programming, bringing visitors from Central Ohio and beyond to our community year round.

In addition to our major events like The Dublin Market at Bridge Park and Fore!Fest, Bridge Park also hosts the 12 Days of Bridge Park during the holiday season, Boo and Brew, Summer Music Series, The Harvest Market and much more!

FORE!FEST is a two-day street and music festival hosted in early June each year in partnership with the Memorial Tournament presented by Workday.

VISITORS // 15,000+ EACH DAY VENDORS & FOOD TRUCKS // 20+

THE DUBLIN MARKET kicks off the weekend with a local farmer's market held Saturdays (9am-12pm) from May to September in Bridge Park.

VISITORS // 5,000+ PER MARKET VENDORS // 120+ PER MARKET

DOWNTOWN DUBLIN DORA (Designated Outdoor Refreshment Area) provides an opportunity for visitors to sip and stroll throughout Bridge Park and Historic Dublin with open beverages.

LOCAL ATTRACTIONS

The City of Dublin is home to fantastic events that bring visitors from around the world and offers amazing places to stay, eat and celebrate while they're here.

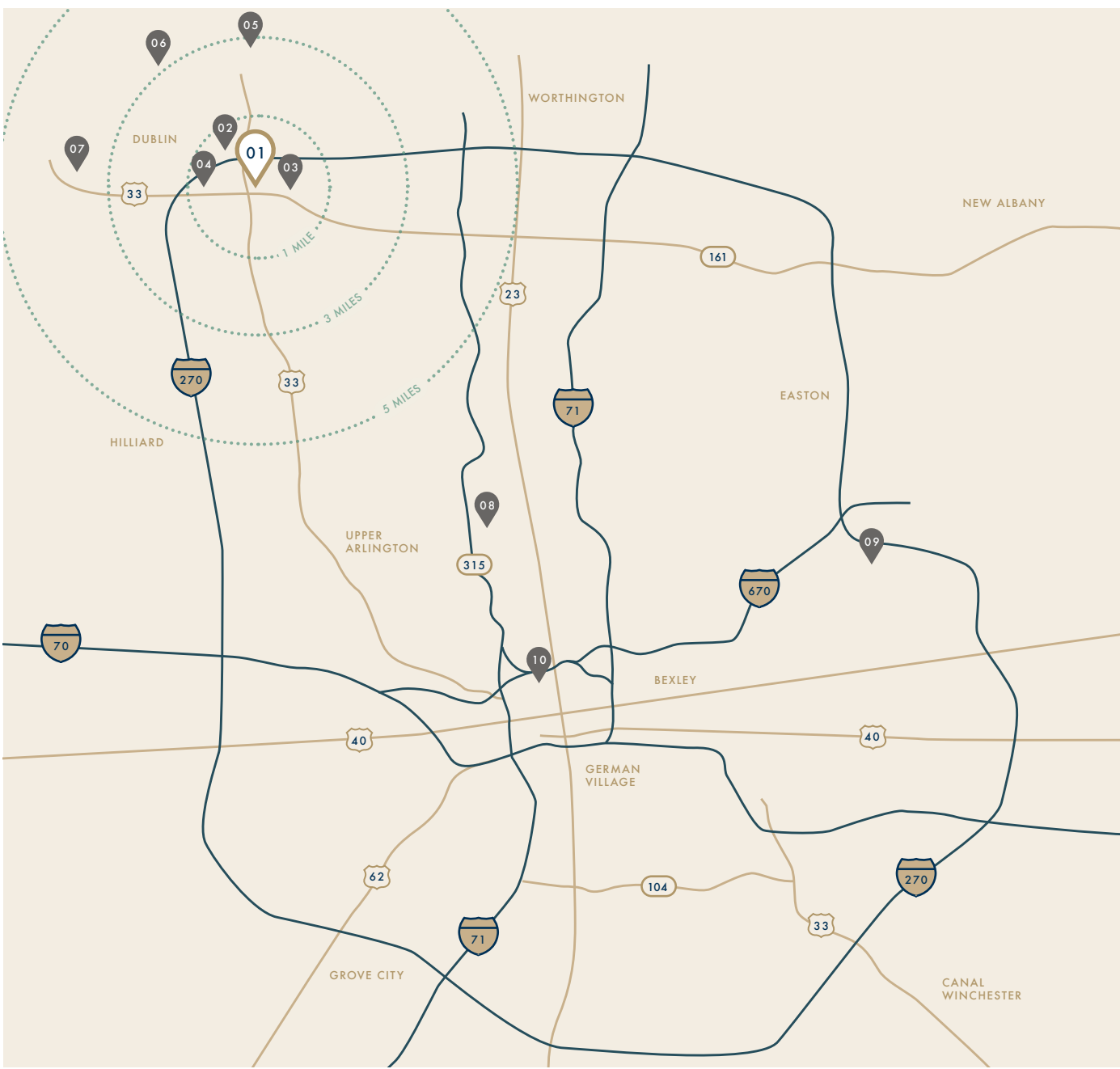
THE MEMORIAL TOURNAMENT PRESENTED BY WORKDAY is a PGA tour event hosted by Jack Nicklaus at Muirfield Village Golf Club. The week-long event takes over Dublin following Memorial Day weekend each year with 40,000 daily spectators. Fore!Fest at Bridge Park serves as the official after-party destination on Friday and Saturday nights of the tournament.

VISITORS // 40,000 PER DAY

THE DUBLIN IRISH FESTIVAL is a three-day event hosted each August bringing more than 100,000 musicians, performers, artisans and visitors together for one of the largest Irish festivals in the world.

VISITORS // 100,000+ MUSIC // 65+ MUSICAL ACTS VENDORS // 100+





AROUND COLUMBUS

- 01 BRIDGE PARK
- NEARBY WORKPLACES**
- 02 CARDINAL HEALTH
4 MIN*
- 03 WENDY'S CORPORATION
2 MIN
- 04 OCLC
4 MIN
- AREA ATTRACTIONS**
- 05 COLUMBUS ZOO & AQUARIUM
7 MIN
- 06 MUIRFIELD VILLAGE GOLF CLUB
9 MIN
- 07 DUBLIN METHODIST HOSPITAL
6 MIN
- 08 THE OHIO STATE UNIVERSITY
15 MIN
- 09 JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
21 MIN
- 10 DOWNTOWN COLUMBUS
21 MIN

* DISTANCES NOTED IN DRIVE TIME TO/FROM BRIDGE PARK

AREA SNAPSHOT | DUBLIN, OHIO

	5 MILE RADIUS	3 MILE RADIUS	1 MILE RADIUS
POPULATION	218,362	93,413	7,318
HOUSEHOLDS	89,229	38,623	3,293
INCOME	\$104,990	\$98,947	\$96,756
HOME VALUE	\$335,147	\$297,525	\$324,248

DATA REFLECTS AREA MEDIANS

SOURCE // Data provided from Esri 2023

GET TO KNOW DUBLIN

Located within short access to I-270, the City of Dublin offers numerous dining, shopping and residential options. This affluent community boasts some of the highest incomes, best schools and elite jobs in the state. Prominent company headquarters include Wendy's Corporation, OCLC, Cardinal Health and IGS Energy. Dublin also is home to the world-class Columbus Zoo and Aquarium, the Memorial Tournament presented by Workday, Muirfield Village Golf Club and more. Dublin is ideally located in central Ohio and just minutes from downtown Columbus.



DAILY TRAFFIC COUNT MAP

SOURCE // Ohio Department of Transportation (2022)

-  MORE THAN 100,000 VEHICLES PER DAY
-  LESS THAN 60,000 VEHICLES PER DAY
-  BRIDGE PARK

THE CRAWFORD HOYING DIFFERENCE

COLLABORATE | DEVELOP | CONNECT | GROW
GO  CRAWFORD HOYING
PLAN  TRUSTED · PARTNER
COMMUNITY DEVELOPMENT DESIGN
BUILD PROGRESSIVE
TRANSFORMER SPAS



BOB HOYING AND BRENT CRAWFORD
PRINCIPALS, CRAWFORD HOYING

CRAWFORD HOYING is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. At Crawford Hoying, the goal is to add value to each project while maintaining the highest level of integrity. The company's diverse portfolio includes for-rent and for-sale residential, commercial, hotel, industrial, mixed-use, senior living and student housing. Crawford Hoying is invested heavily in Ohio, with more than \$2 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit crawfordhoying.com.



\$2.5 BILLION
TOTAL DEVELOPMENT + ACQUISITION

19 MILLION
COMMERCIAL SF MANAGED

17 HOTELS
BUILT OR MANAGED



CONTACT

FOR MORE INFORMATION, VISIT
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