



Cardinal Health and Thrive Companies have entered into contract on +/-28 acres along 270 and near the Indian Run neighborhood and the current Cardinal Health Corporate campus. Thrive is looking forward to being apart of the Dublin community and eager to hear initial thoughts on the development presented.

Thrive Companies specializes in large scale mix-use developments in Columbus, creating intentional and prospering communities. For three generations, the Wagenbrenner name has been a cornerstone of real-estate development in Columbus, OH. From building schools and churches in the 1940's, to the redevelopment of the Grandview Avenue strip in the 1970's, the Wagenbrenners have historically repurposed forgotten land or large urban infills and turned the sites into flourishing communities. As the development world transformed to be more experience-focused, the necessity for Wagenbrenner Development to evolve into Thrive Companies became apparent. As Thrive Companies, we push the boundaries of mixed-use urban development, providing our clients with high quality homes in well-planned, stimulating communities within some of Columbus's most popular neighborhoods.

We look to bring our expertise to this development and be an asset to the community. We plan to honor the creek and our neighbors and have already started to bring them into the fold. The 28 acre site will house for sale, for rent, office and potentially a small retail component that Thrive has brought in house with a public gym (The Athletic) and a Café/Bar (Bada Bean Bada Booze). We plan to meet all the Bridge Street District Streetscape Character Guidelines and the Bridge Street District Sign Guidelines. The site will house +/-100 for sale units with a mix of townhomes and flats 3-4 stories, +/-715 apartments both walk up and corridor units 4-5 stories, and then +/-200,000 sq/ft office space that will be 3-4 stories. Please feel free to reach out if you have any questions before our meeting in October and look forward to the next steps with your team.

Best,
Steve Bollinger
Principal & EVP of Development
614-593-5673 | sbollinger@thrivecos.com