



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

Mills Barnett, a development company, is based in the Dayton area. Their first project in Central Ohio, a 4-acre complex to be named Camden Professional Center, was a cooperative effort with Continental Realty. This was the first professional office complex to be constructed on the outskirts of Dublin.

In late 2004, Continental asked us to look at the preliminary plans. Mills Barnett awarded the competitively bid contract to MCR and we started mobilizing and performing the site work and utilities.



TEAM

Glavan Fehér Architects, Inc.
Van Atta Engineering, inc.
Lantz Jones Nebraska
Prater Engineering Associates
Carlisle Masonry Construction
Oxley Concrete Contractor, Inc.
Damron Wall Systems, LLC
S & D Builders
Buckeye Steel, Inc.
Mill Tech, LLC
Fairfield Insulation & Drywall
Focus Floors, LLC
Freeland Contracting Company
Custom Air Conditioning & Heating Co.
MJB Electric Service, Inc.

CHALLENGES

Phases: Buildings, Improvements
After installation of underground utilities and a retention pond, construction began on the first building, which was the bench-mark for the remaining five structures:

- ⊙ 4,000+ square foot wood-framed structure built, establishing future costs and project schedules
- ⊙ Remaining buildings constructed and tenant spaces completed as they were leased
- ⊙ Value Engineering utilized to fulfill architect's vision and keep costs within budget

FEATURES

Attractive Features for a Premium Dublin Professional Center

- ⊙ Six single-story structures totaling 24,840 square feet
- ⊙ Exterior applied stonework and stucco details
- ⊙ Entry canopies and upscale exterior lighting
- ⊙ Custom windows
- ⊙ Dimensional shingle roofs
- ⊙ Custom signage matching stone and stucco entry kiosk
- ⊙ Complete landscaping
- ⊙ Abundant parking

RESULT

A Successful & Upscale Center
Together with Mills Barnett Development and Continental Realty, we created an essential professional facility in a developing part of Dublin, conveniently located near the new Dublin Methodist Hospital.

This attractive complex enticed a variety of tenants, including legal, accounting, dental and medical practices, into signing on. We were able to provide them with the necessary office layouts and finishes they sought for their growing practices and discriminating Dublin clientele.



**CAMDEN PROFESSIONAL
CENTER - DUBLIN**
6305 EMERALD PARKWAY
DUBLIN, OH 43016

**PROJECT
PROFILE**
2004.126