

# OFFERING MEMORANDUM

## Medical - Office Property

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Dublin, Ohio 43017



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# OFFERING

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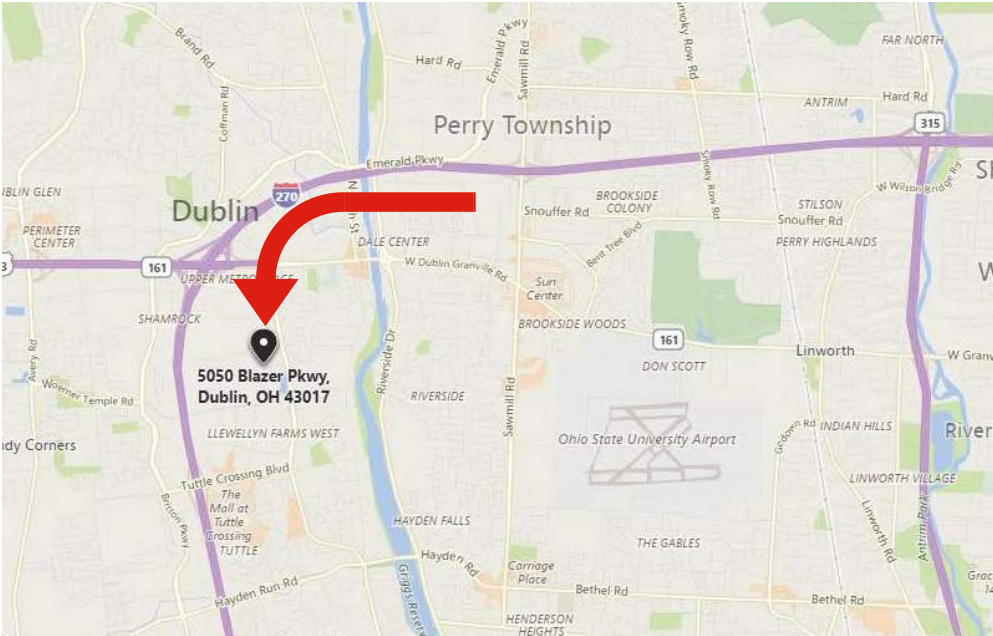
Sales Price	\$2,500,000
Current Occupancy	100%
Cap Rate	8.8%
2018 Net Operating Income	\$220,154 projected

- Investment Highlights:
- 100% occupied multi tenant office/medical property
  - Diverse rent roll and stable cash flow
  - Full service gross leases with potential to pass through rent increases
  - Adjacent to new proposed Cardinal Health development

- Property Description:
- 18,788 SF building on 2.038 acres
  - Franklin County parcel # 273-001932-00
  - Two floor building with passenger elevator and recent updates to common areas
  - Ample parking at 5.5/1,000SF
  - Zoned OLR (Office, Lab & Research District) in the City of Dublin
  - Easy access to I-270 off of Frantz Road/SR 161 (1 mile) and the new Bridge Park development (1.5 miles)

- Property Improvements:
- New roof (2017)
  - New parking lot (2018)
  - New furnaces
  - All common areas renovated
  - All offices renovated/updated
  - Sleek, clean, modern finishes

# PROPERTY PHOTOS



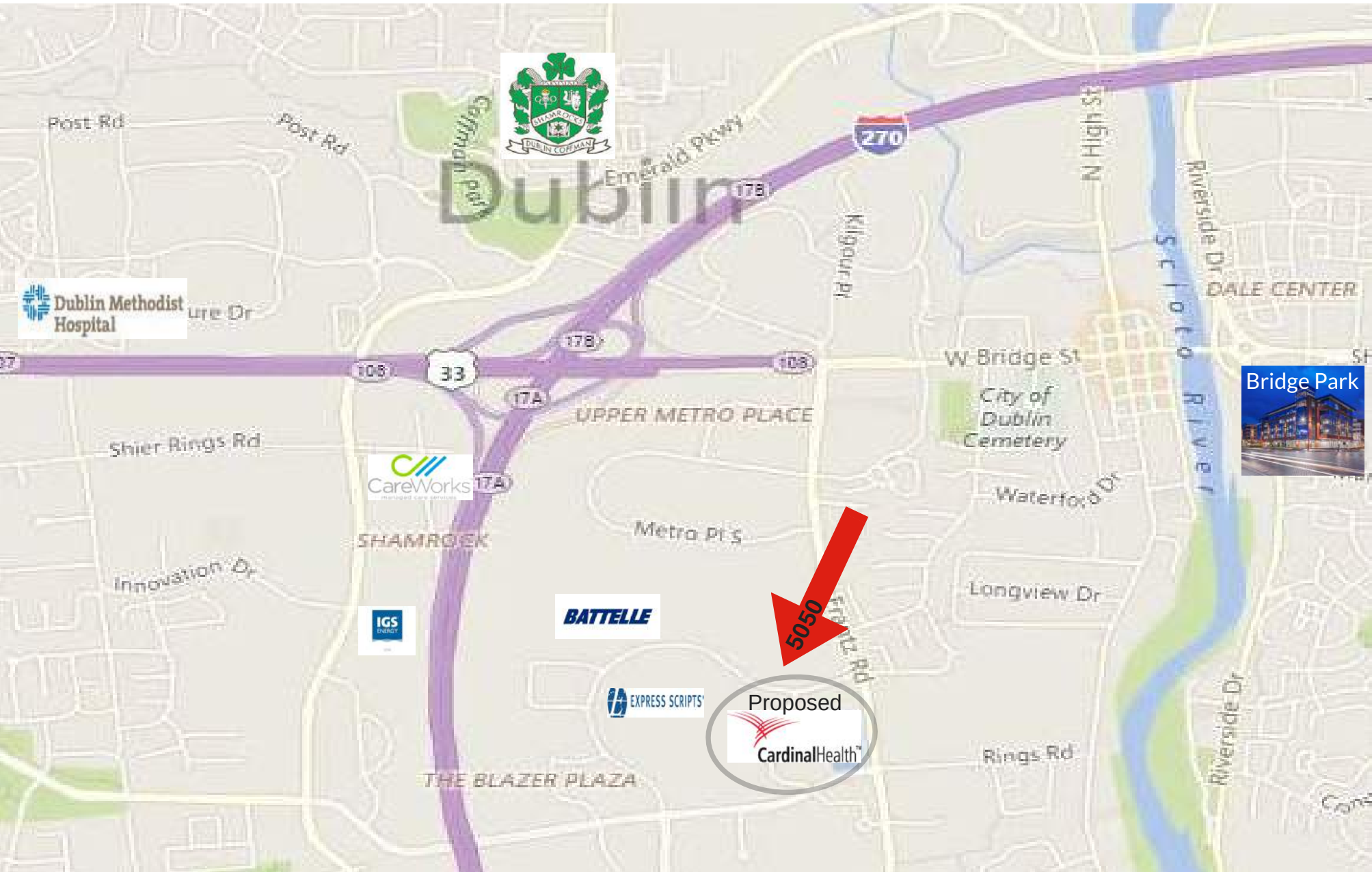
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# PROPERTY PHOTOS

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# AREA OVERVIEW



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# PROPERTY AERIAL

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Franklin County Parcel  
# 273-001932-00

Blazer Parkway