



# Investment Offering

**High Occupancy Multi-Tenant Office  
Dublin, Ohio**

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Celebrating 20 years!

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# OFFERING SUMMARY

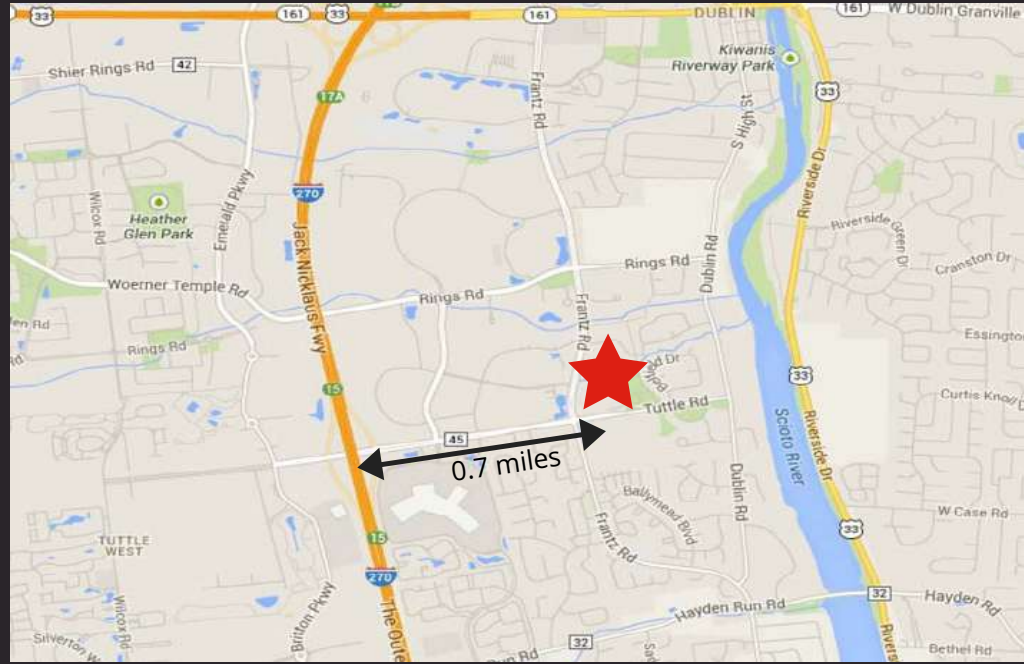
Sales Price	\$8,000,000
Current Occupancy	92%
Cap Rate	8.9%
2021 Net Operating Income	\$712,255 projected

- Investment Highlights:
- 92% occupied multi tenant office property
  - Diverse rent roll and stable cash flow
  - Owner improvements include roof and parking lot
  - Affluent Dublin, OH location with freeway access 0.7 miles

- Property Description:
- 60,018 SF building on 7.3 acres
  - Franklin County parcel # 273-005366-00
  - One story building at signalized corner with nearby restaurants, retail and services
  - Ample parking surrounding building on improved surface lots
  - Monument signage, key card access, jogging path, locker room facilities
  - Easy access to I-270 off of Tuttle Rd (0.7 miles)

- Property Improvements:
- New roof (2015)
  - Improved parking lots and sidewalks
  - New HVACs
  - Common areas renovated including LED lighting
  - Offices renovated/updated
  - Sleek, clean, modern finishes

# LOCATION MAPS & AERIAL



# PHOTOS



# BUILDING FLOORPLAN



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5500 Frantz Rd , Dublin, OH 43017

## CITY, STATE

**Dublin, OH**

## POPULATION

**79,690**

## AVG. HHSIZE

**2.44**

## MEDIAN HH INCOME

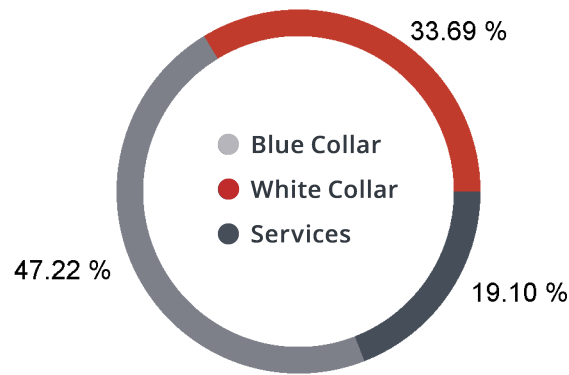
**\$83,392**

## HOME OWNERSHIP

Renters: **14,297**

Owners: **19,754**

## EMPLOYMENT



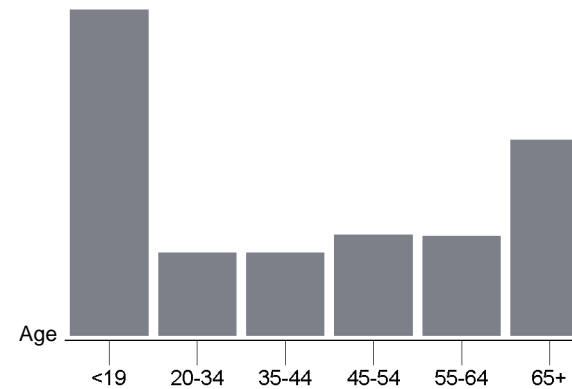
**55.16 %** Employed  
**1.19 %** Unemployed

## EDUCATION

High School Grad: **15.53 %**  
Some College: **19.21 %**  
Associates: **6.07 %**  
Bachelors: **61.22 %**

## GENDER & AGE

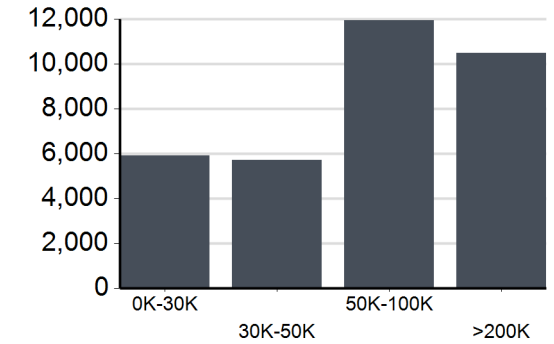
**49.48 %** **50.52 %**



## RACE & ETHNICITY

White: **80.23 %**  
Asian: **10.65 %**  
Native American: **0.01 %**  
Pacific Islanders: **0.04 %**  
African-American: **1.60 %**  
Hispanic: **3.98 %**  
Two or More Races: **3.50 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

