



Investment Offering

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

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Celebrating 20 years!

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OFFERING SUMMARY

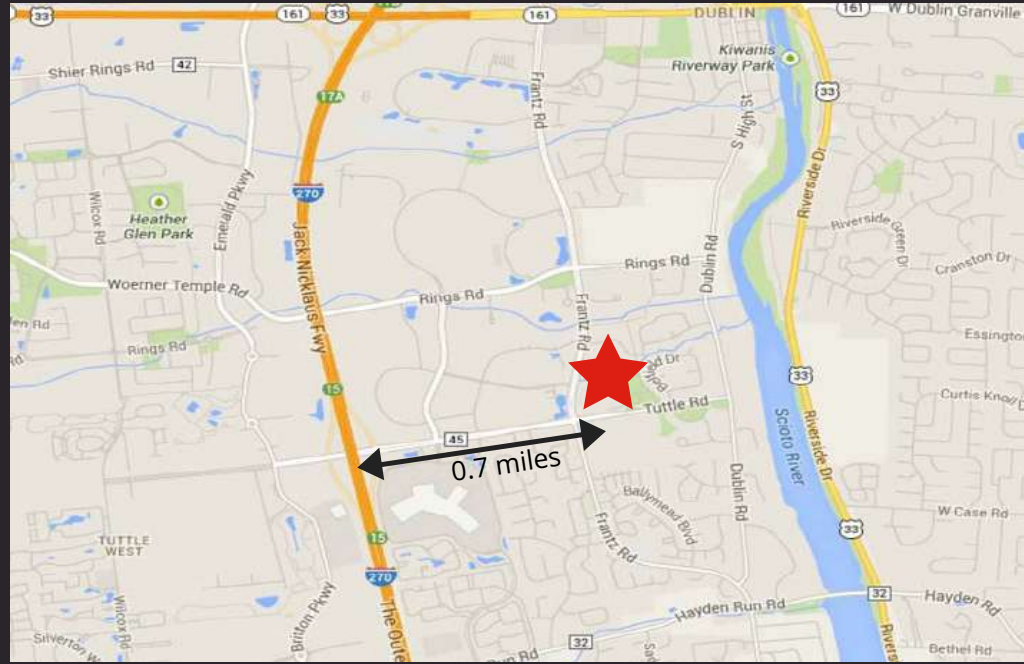
Sales Price	\$8,500,000
Current Occupancy	93%
Cap Rate	9%
2021 Net Operating Income	\$732,908 projected

- Investment Highlights:
- 93% 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





5500 Frantz Road

DEMOGRAPHICS

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

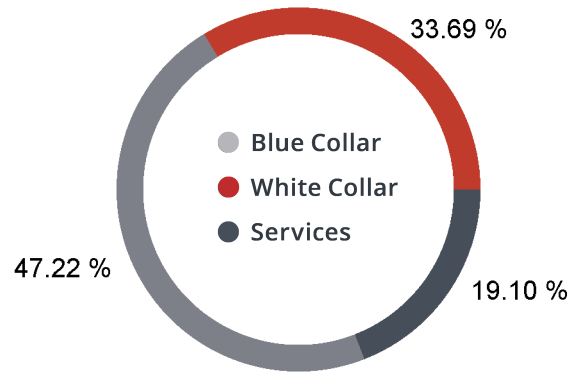
\$83,392

HOME OWNERSHIP

Renters: **14,297**

Owners: **19,754**

EMPLOYMENT



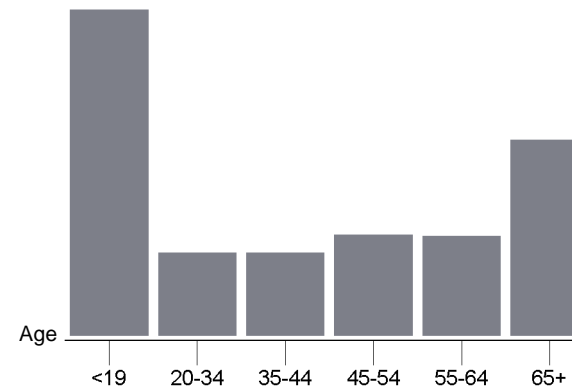
55.16 % Employed
1.19 % Unemployed

EDUCATION

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

GENDER & AGE

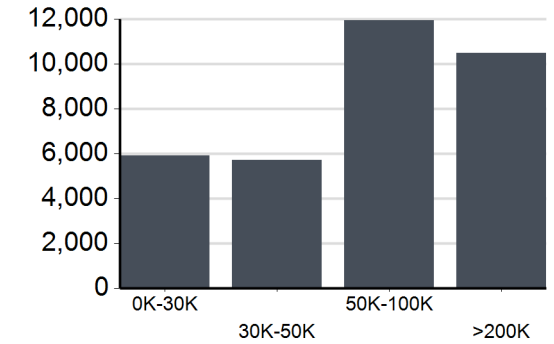
49.48 % **50.52 %**



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

