

OFFERING MEMORANDUM

Medical - Office Property



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Dublin, Ohio 43017

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OFFERING

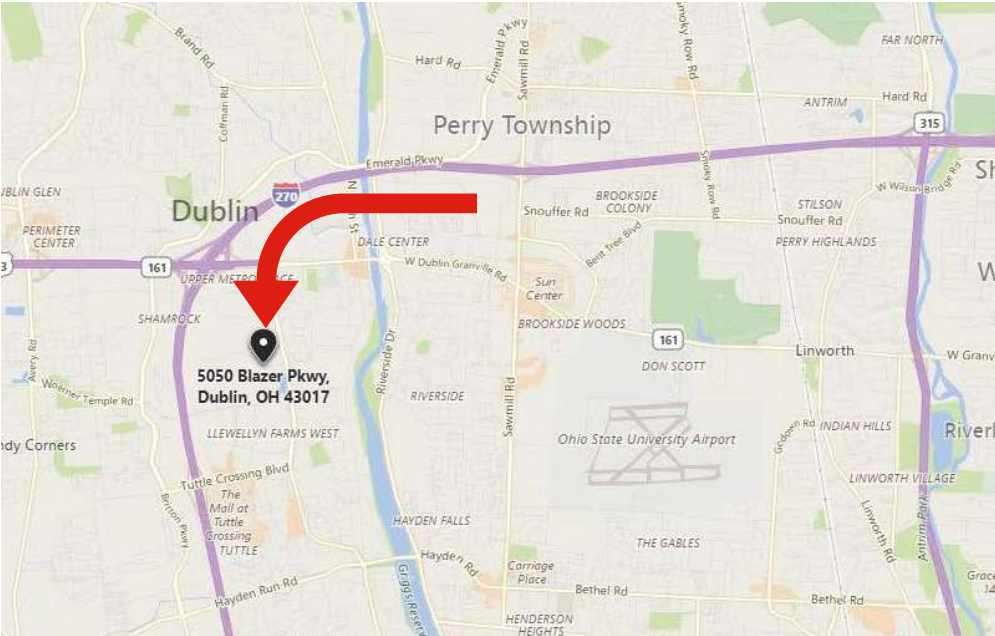
Sales Price	\$2,500,000
Current Occupancy	100%
Cap Rate	9.18%
2022 Net Operating Income	\$229,508

- 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 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
 - Common areas renovated
 - Offices renovated/updated
 - Sleek, clean, modern finishes

PROPERTY PHOTOS



PROPERTY PHOTOS



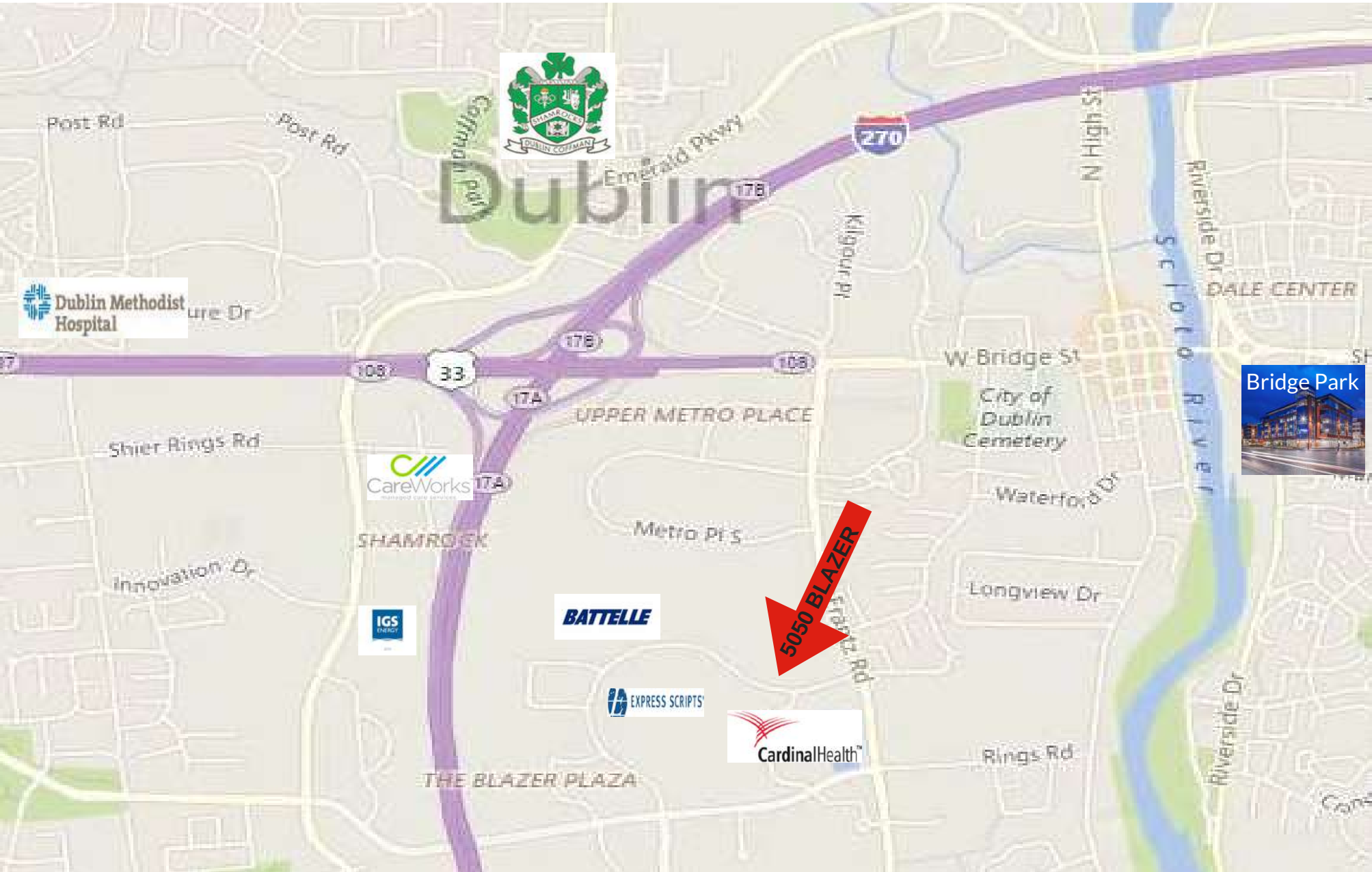
PROPERTY AERIAL



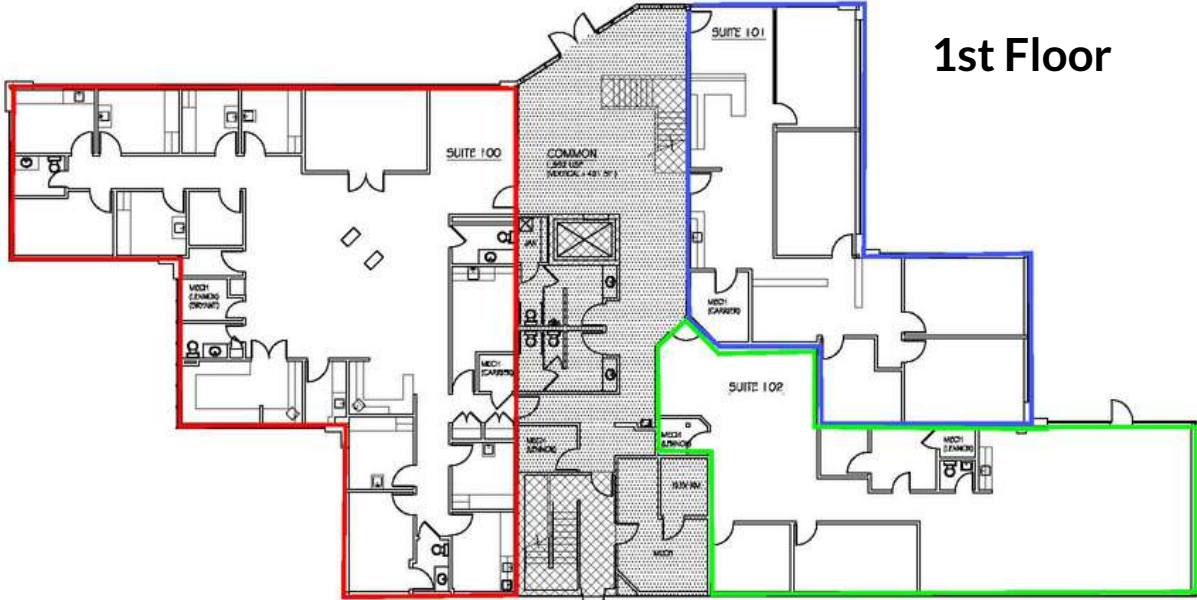
Franklin County Parcel
273-001932-00

Blazer Parkway

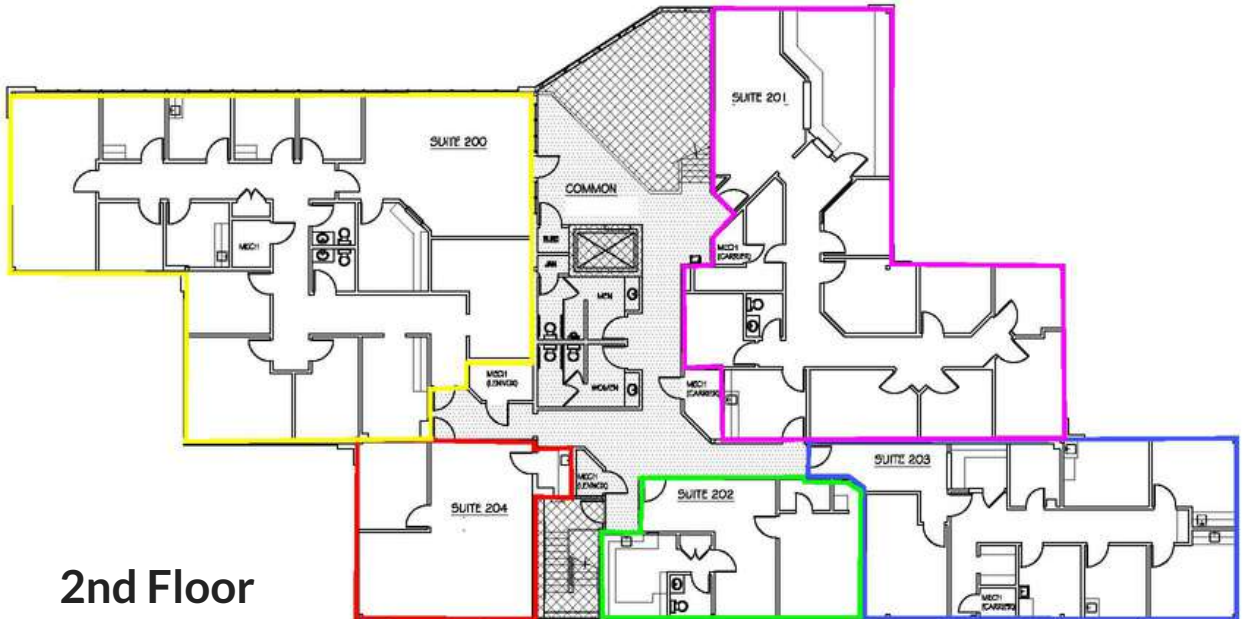
AREA OVERVIEW



PROPERTY FLOOR PLANS



1st Floor



2nd Floor

AREA OVERVIEW

