



INVESTMENT OFFERING

4015-4059 W Dublin-Granville Rd
Dublin, OH 43017

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All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

Property Description:	Stoneridge Medical Office - 4015-4059 W Dublin-Granville Rd Dublin, OH 43017 Single Story professional office/medical building 50,020 SF on 5+ acres
Sale Price:	\$8,950,000
Cap Rate:	7.3%
Current Occupancy:	92%
Tenant:	Reach Educational Services 43,400 SF Expires: July 31,2033

Projected Net Operating Income:		2024		2025	
		\$405,128		\$652,121	
Projected Returns:	Annual Cash Flow	\$29,228	1%	\$276,221	10%
	Annual Debt Reduction	\$0	0%	\$0	0%
	Tax Deduction	\$174,458	6%	\$172,493	6%
	Annual Appreciation	\$268,500	10%	\$268,500	10%
	Total Annual Return	\$472,186	18%	\$712,215	27%

OFFERING

Investment Highlights:

- Dynamic medical and office property with upside through continued lease up.
- Reach Educational Services has a lease through 2033 and occupies 43,400 SF. Reach Educational Services provides Applied Behavior Analytic (ABA) services to children and adolescence throughout Central Ohio with special needs specializing in autism and associated learning and behavioral differences.

Property Description:

- Visible to 23,000 vehicles per day on Dublin-Granville Rd.
- Monument signage on Dublin-Granville Rd.
- Adjacent to new \$300MM Dublin Bridge Park Development.
- Minutes to Dublin Methodist Hospital.
- 92% of building is leased through 2033.
- Newer Roof (within the last 7 years).
- Nearly all HVAC units recently replaced and added solar power and LED lights.
- Completed PACE energy efficiency project which provides some tax abatement.

Area Description:

- The property is located in Dublin, Ohio, one of the top communities in Central Ohio, and only 25 minutes to new Intel Plant. <https://dublinohiousa.gov/>
- Well located between Sawmill Rd and US 33; 1 mile to Sawmill Rd/I-270 interchange.
- It is home to more than 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses from start-ups to international corporations, world-class events and the urban, walkable Bridge Street District.
- Dublin's diverse and sound economic base provides the foundation for the present and future stability of the City.

TENANT



Reach Educational Services is a leading Applied Behavior Analysis (ABA) company dedicated to empowering individuals and transforming lives through evidence-based interventions. With a deep commitment to the highest ethical standards and a person-centered approach, they specialize in providing tailored ABA services to meet the unique needs of each individual we serve. Their team of skilled and compassionate behavior analysts is passionate about making a positive impact, whether it's supporting children with developmental challenges, individuals with behavioral disorders, or fostering independence in those with learning difficulties.

Through data-driven decision-making and a collaborative spirit, they strive to create a nurturing and inclusive environment where clients can thrive and reach their fullest potential. At Reach Educational Services, they believe in the power of ABA to create lasting change and improve the quality of life for their clients and their families.

PROPERTY PHOTOS



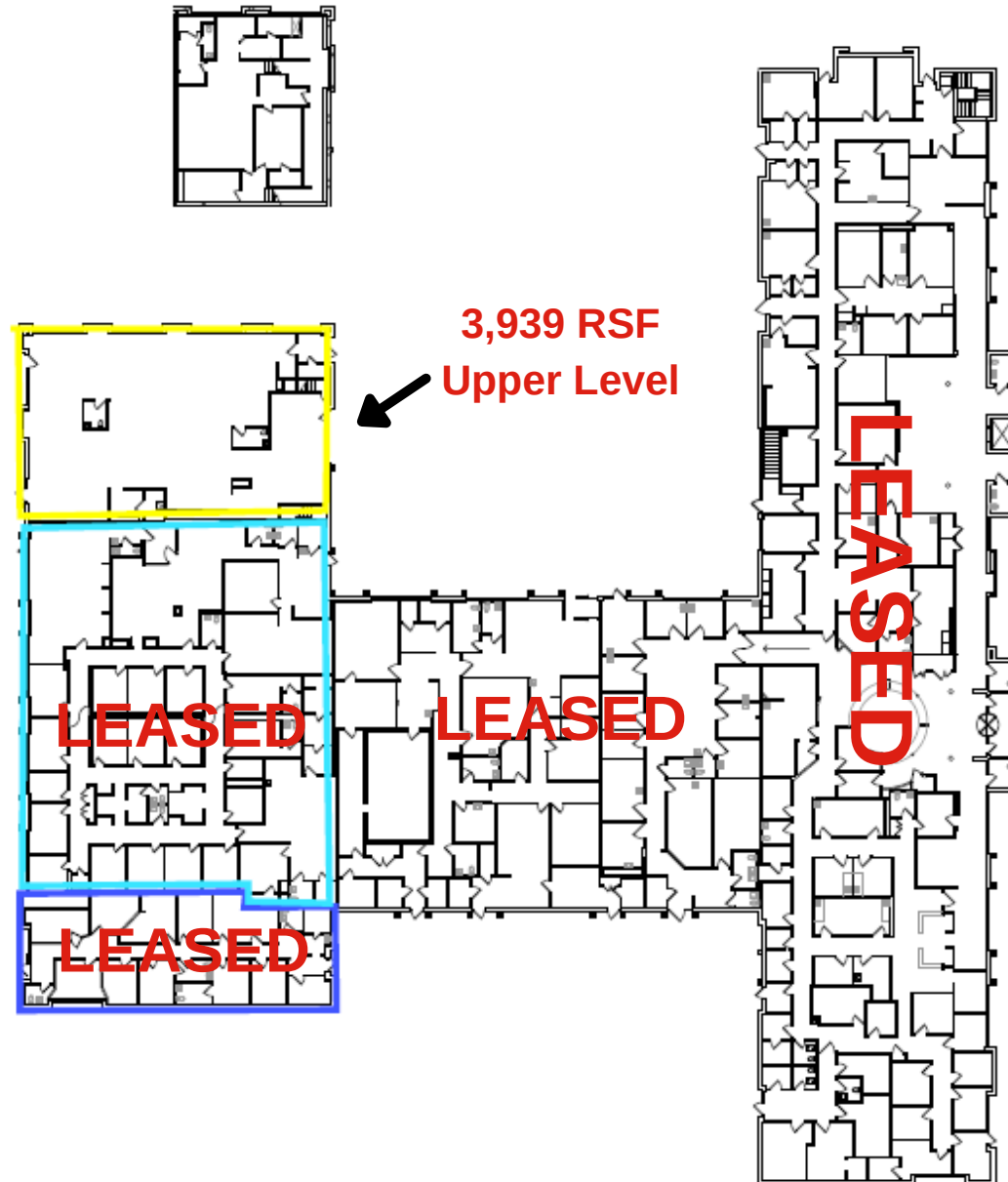
PROPERTY PHOTOS



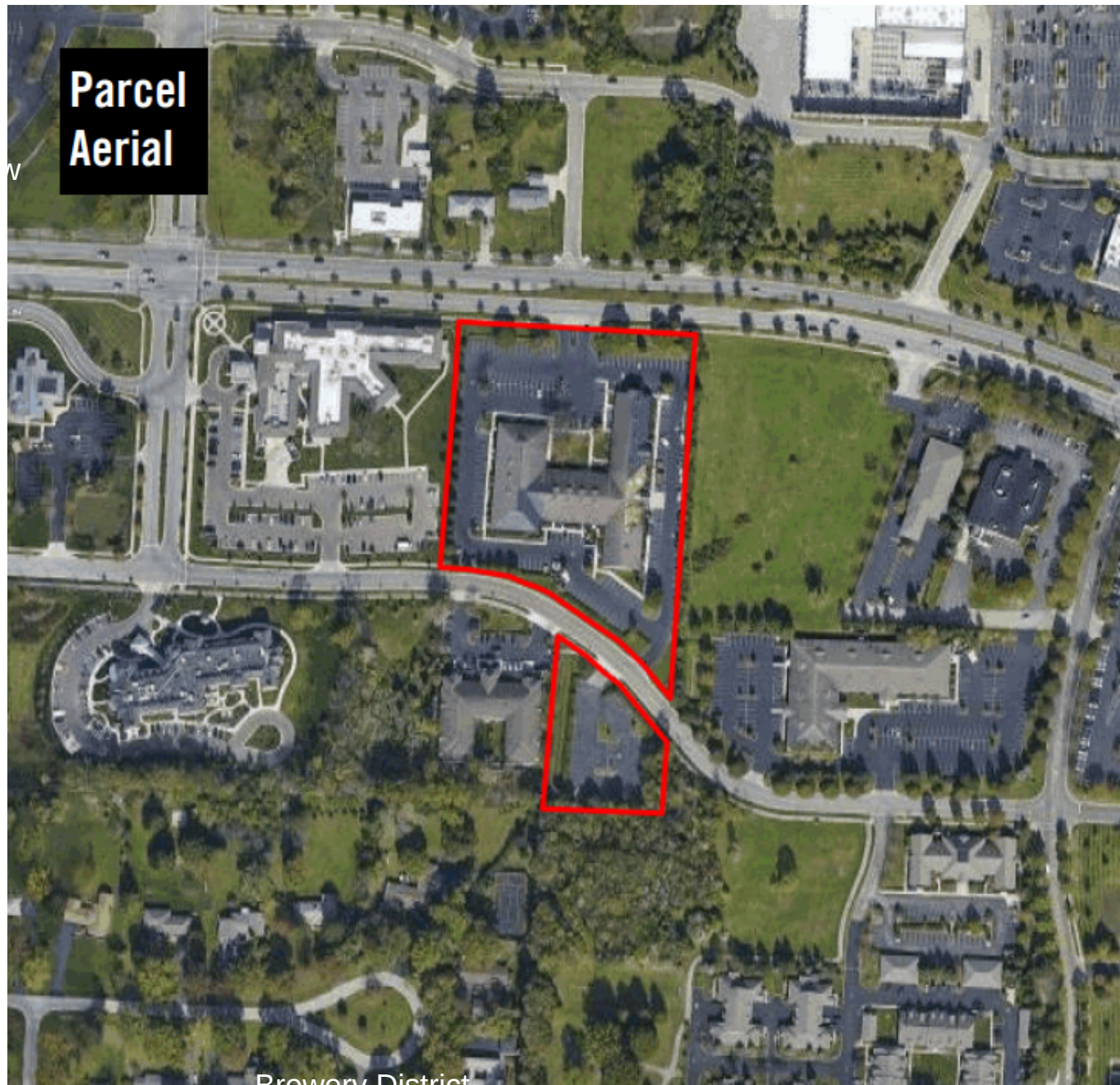
PROPERTY PHOTOS



PROPERTY FLOORPLANS



PROPERTY AERIAL



Nearby Retail

Map showing the location of the property (marked with a blue star) relative to nearby retail areas. The property is located near W Dublin Granville Rd. Major retail centers visible include:

- Wendy's
- Lowe's
- Big Lots
- Toys R Us
- Starbucks
- Burger King
- Trader Joe's
- Rack
- Bed Bath & Beyond
- Barnes & Noble
- Chili's
- Chuck E. Cheese's
- Panera Bread
- FedEx Office
- Firestone
- Goodwill
- Advance Auto Parts
- Mojo Loeb
- Petco
- Chipotle
- McDonald's
- Walmart

Streets shown include W Dublin Granville Rd, Riverside Dr, Sawmill Place Blvd, and others.

Garage

DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4015-4059 Dublin Granville Rd, Dublin, OH 43017

CITY, STATE

Dublin, OH

POPULATION

48,085

AVG. HH SIZE

2.45

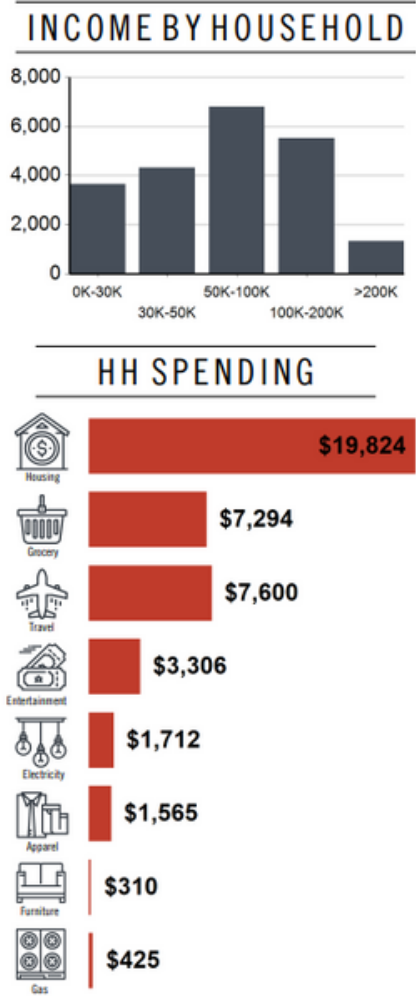
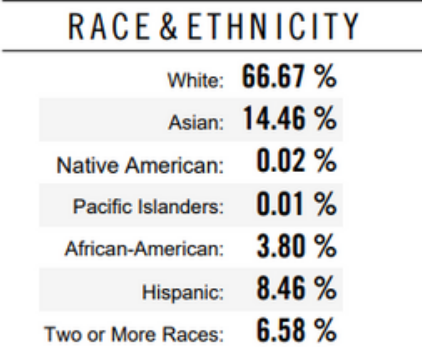
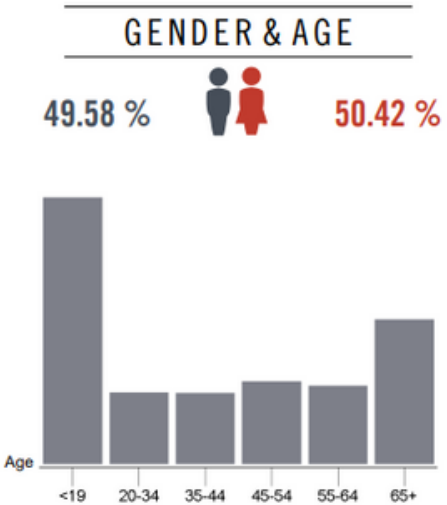
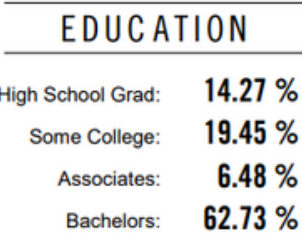
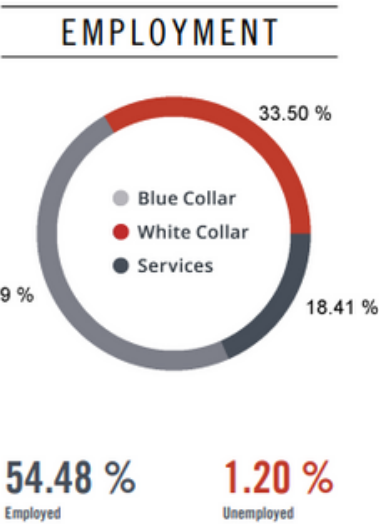
MEDIAN HH INCOME

\$87,778

HOME OWNERSHIP

Renters: 9,624

Owners: 10,657



SALES COMPARABLES



1	910 John St - CoverMyMeds Building One	SOLD
<div> <div> Columbus, OH 43222 Sale Date May 11, 2021 Sale Price \$120,000,000 Price/SF \$550.46 Parcels 010-299408, 010-300572 Comp ID 5500537 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2021 RBA 218,000 SF Land Acres 7.50 AC Land SF 326,700 SF Sale Condition Investment Triple Net </div> <div>  </div> </div>		
2	5005 Parkcenter Ave - Dublin Surgical Center	SOLD
<div> <div> Dublin, OH 43017 Sale Date Jun 30, 2020 Sale Price \$6,729,500 Price/SF \$478.90 Parcels 273-004533 Comp ID 5169389 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 2003 RBA 14,052 SF Land Acres 2.72 AC Land SF 118,483 SF Zoning PCD </div> <div>  </div> </div>		
3	5040 Forest Dr - New Albany Medical Office Building	SOLD
<div> <div> New Albany, OH 43054 Sale Date Apr 26, 2022 Sale Price \$27,688,000 Price/SF \$467.44 Actual Cap Rate 5.50% Parcels 222-003564 Comp ID 5986626 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2010 RBA 59,233 SF Land Acres 4.32 AC Land SF 188,353 SF Zoning IPUD New Albany </div> <div>  </div> </div>		
4	50 McNaughten Rd - Canyon Center	SOLD
<div> <div> Columbus, OH 43213 Sale Date Dec 28, 2021 Sale Price \$7,525,000 Price/SF \$349.35 Parcels 520-121070 Comp ID 5847467 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 1976 RBA 21,540 SF Land Acres 1.29 AC Land SF 56,149 SF Zoning N/Av, Columbus </div> <div>  </div> </div>		
5	1145 Olentangy River Rd - The James	SOLD
<div> <div> Columbus, OH 43212 Sale Date Sep 7, 2021 Sale Price \$42,750,000 Price/SF \$309.46 Parcels 010-288228 Comp ID 5683986 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2011 RBA 138,146 SF Land Acres 4.68 AC Land SF 203,730 SF Zoning C Sale Condition Lease Option </div> <div>  </div> </div>		
6	6670 Perimeter Dr - Avery Place	SOLD
<div> <div> Dublin, OH 43016 Sale Date Dec 30, 2020 Sale Price \$14,500,000 Price/SF \$288.63 Parcels 273-012055 Comp ID 5364840 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 2006 RBA 50,238 SF Land Acres 5.00 AC Land SF 217,800 SF Zoning Neighborhood Office Sale Condition Debt Assumption </div> <div>  </div> </div>		

THE STATE OF OHIO



60%

OF THE POPULATIONS OF
U.S. & CANADA WITHIN A
ONE-DAY DRIVE

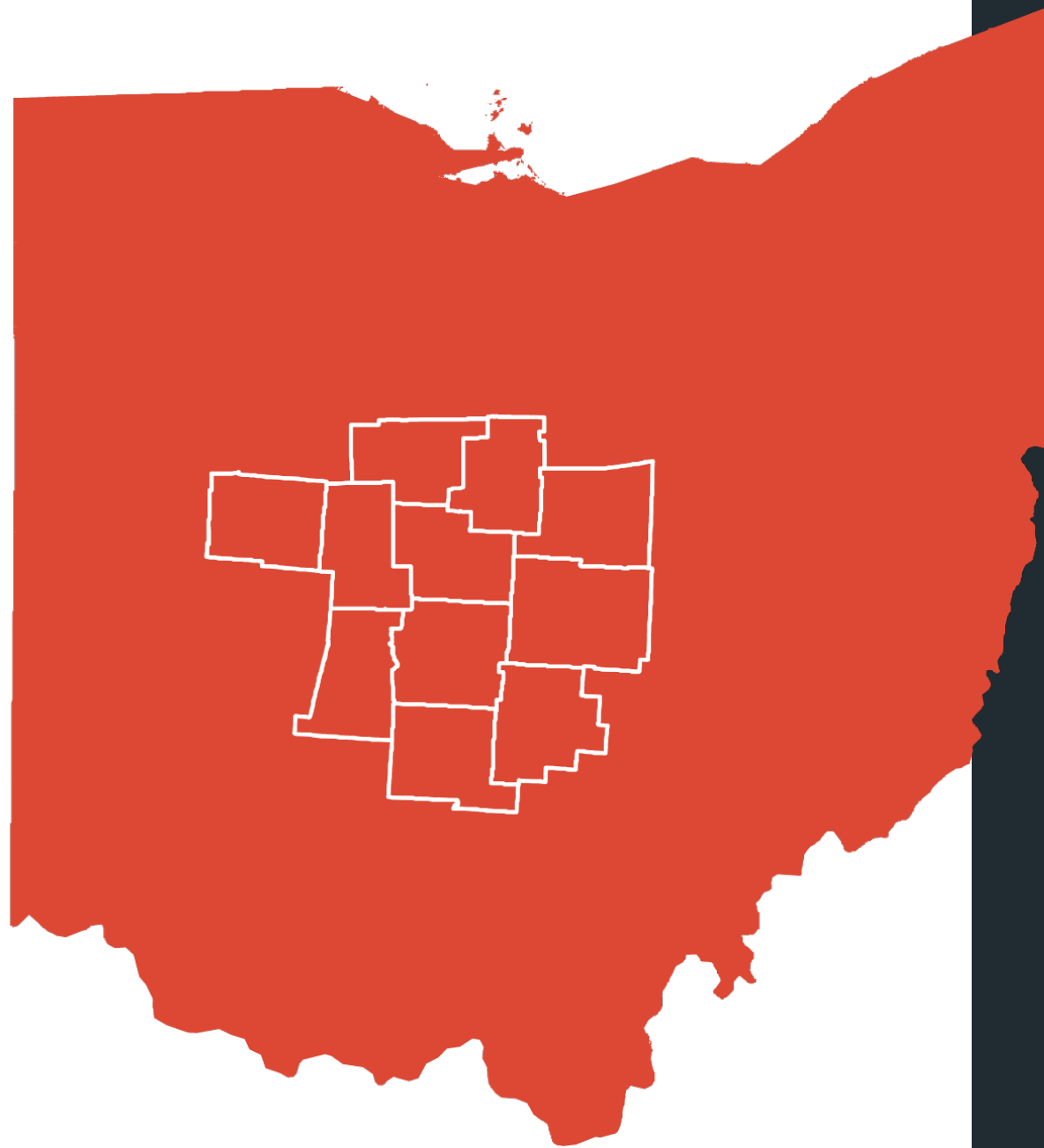
No. 2

STATE FOR LOWEST COST
OF DOING BUSINESS

0%

STATE TAX ON
CORPORATE INCOME,
R&D INVESTMENTS,
AND GOODS &
PRODUCTS SOLD OUT
OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

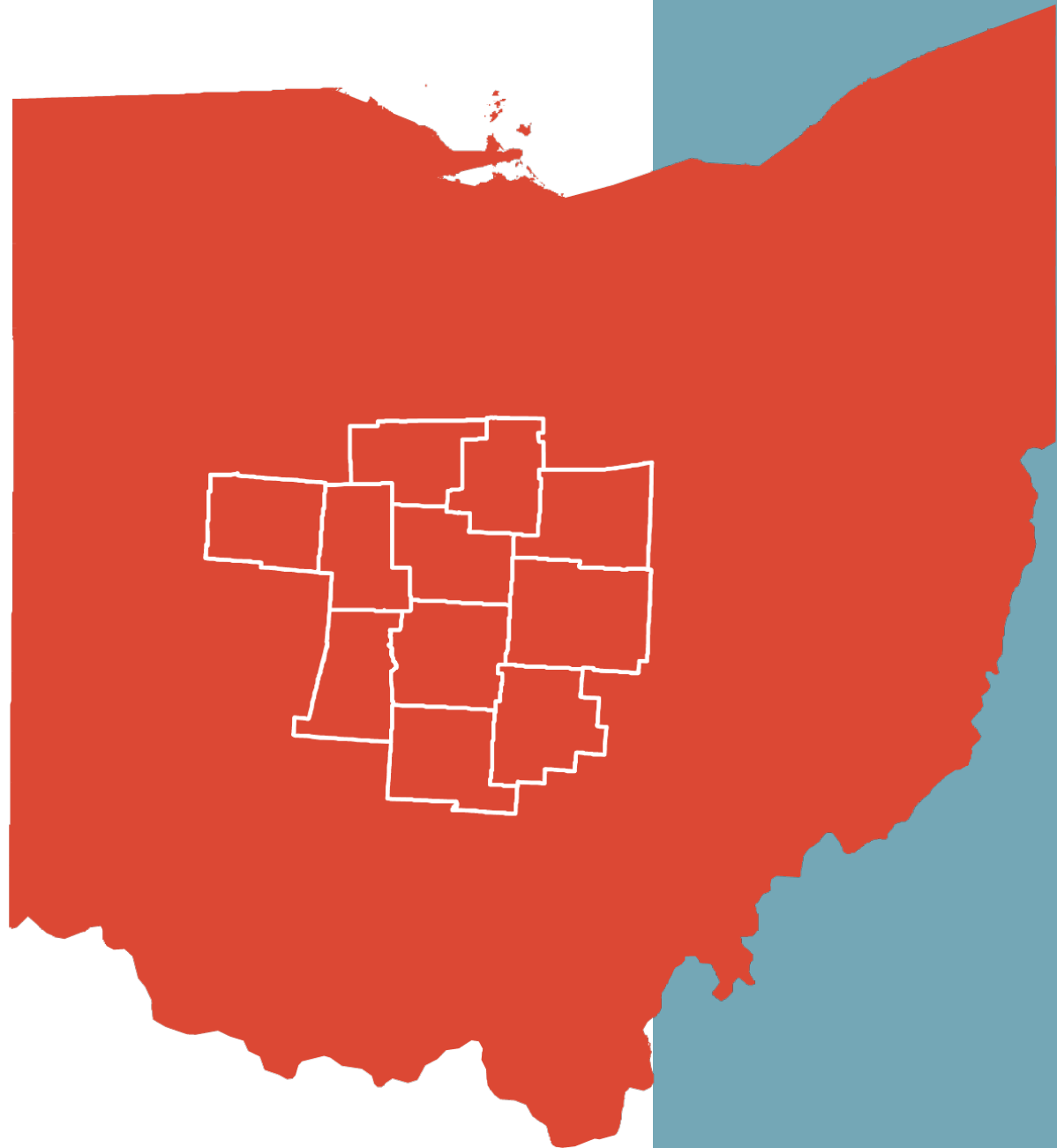
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

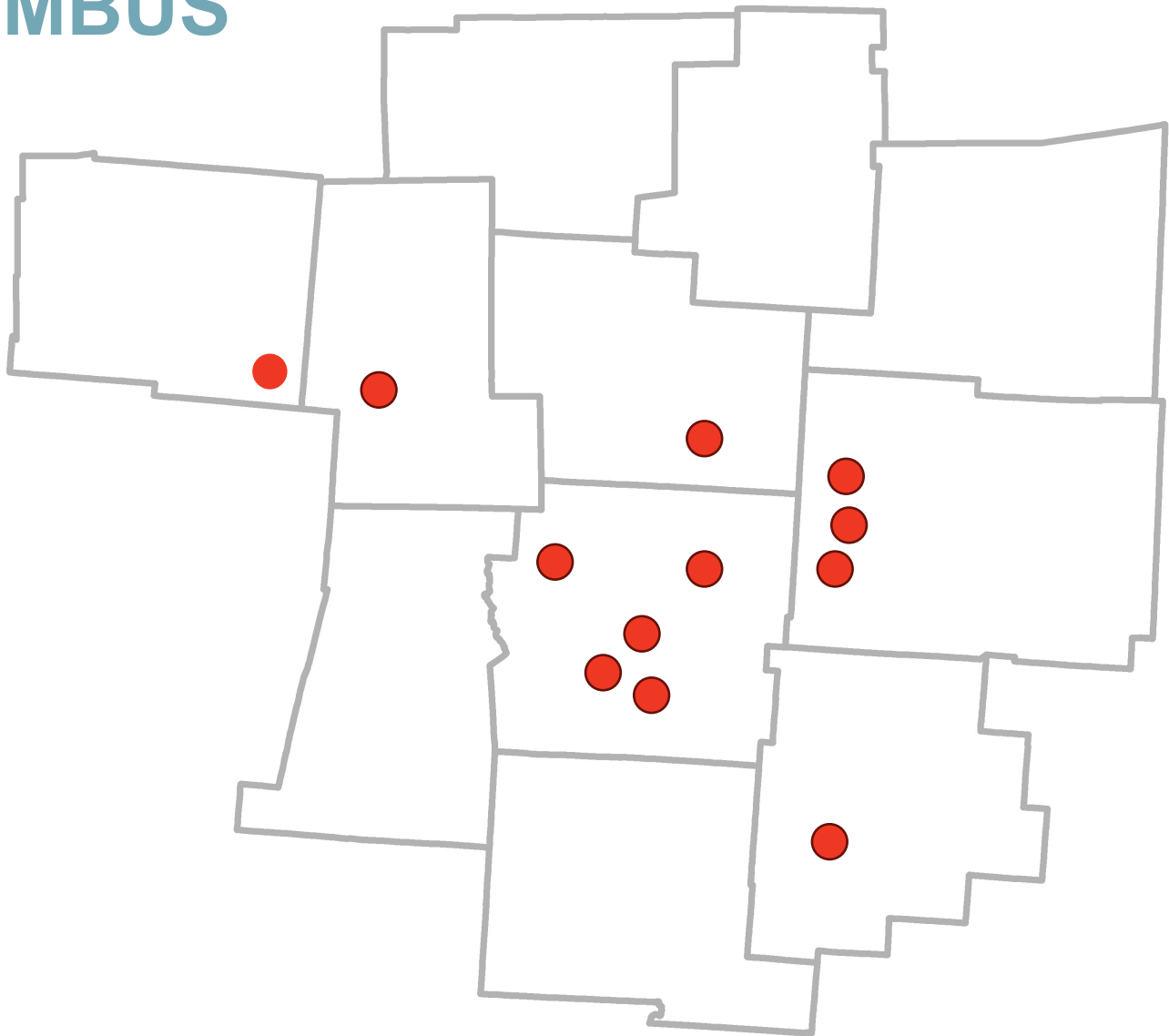
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS



HONDA

Orveon

//ADS

MAGNA

**FORSEE
POWER**

HYPERION

VERTIV

amplifybio
Scaling science for life

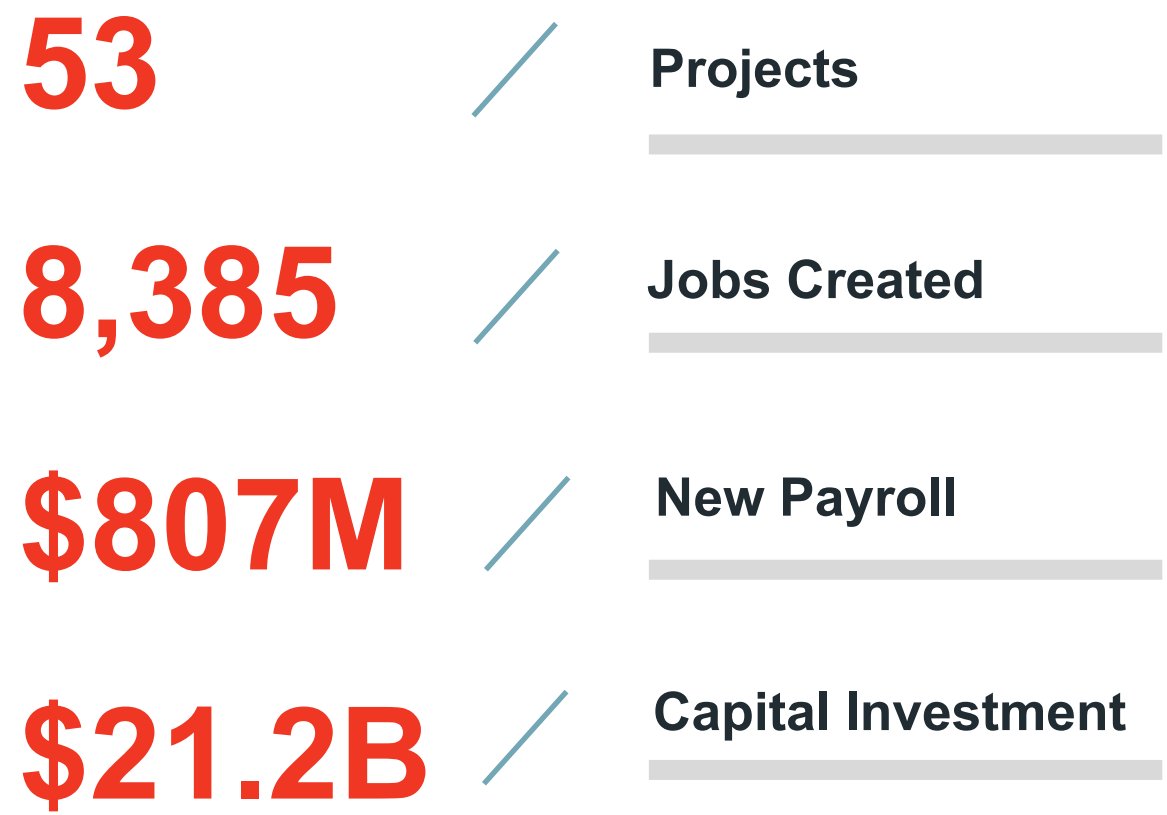
BBI LOGISTICS

**SAREPTA
THERAPEUTICS**

intel

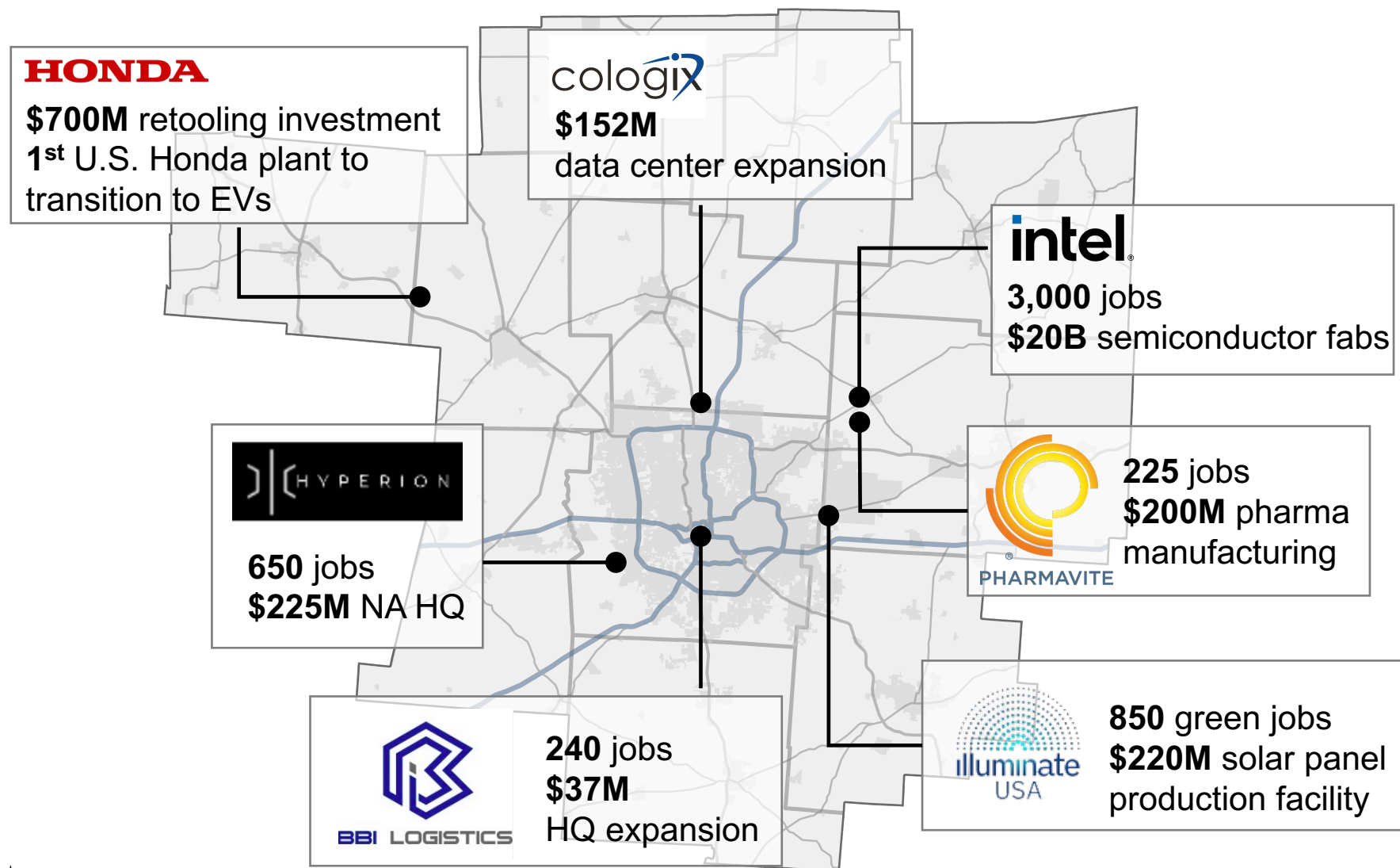
PHARMAVITE

YEAR IN REVIEW: 2022 RESULTS



Projects in
more than 20
communities
across the
Region.

2022 – 2023 YTD NOTABLE PROJECTS



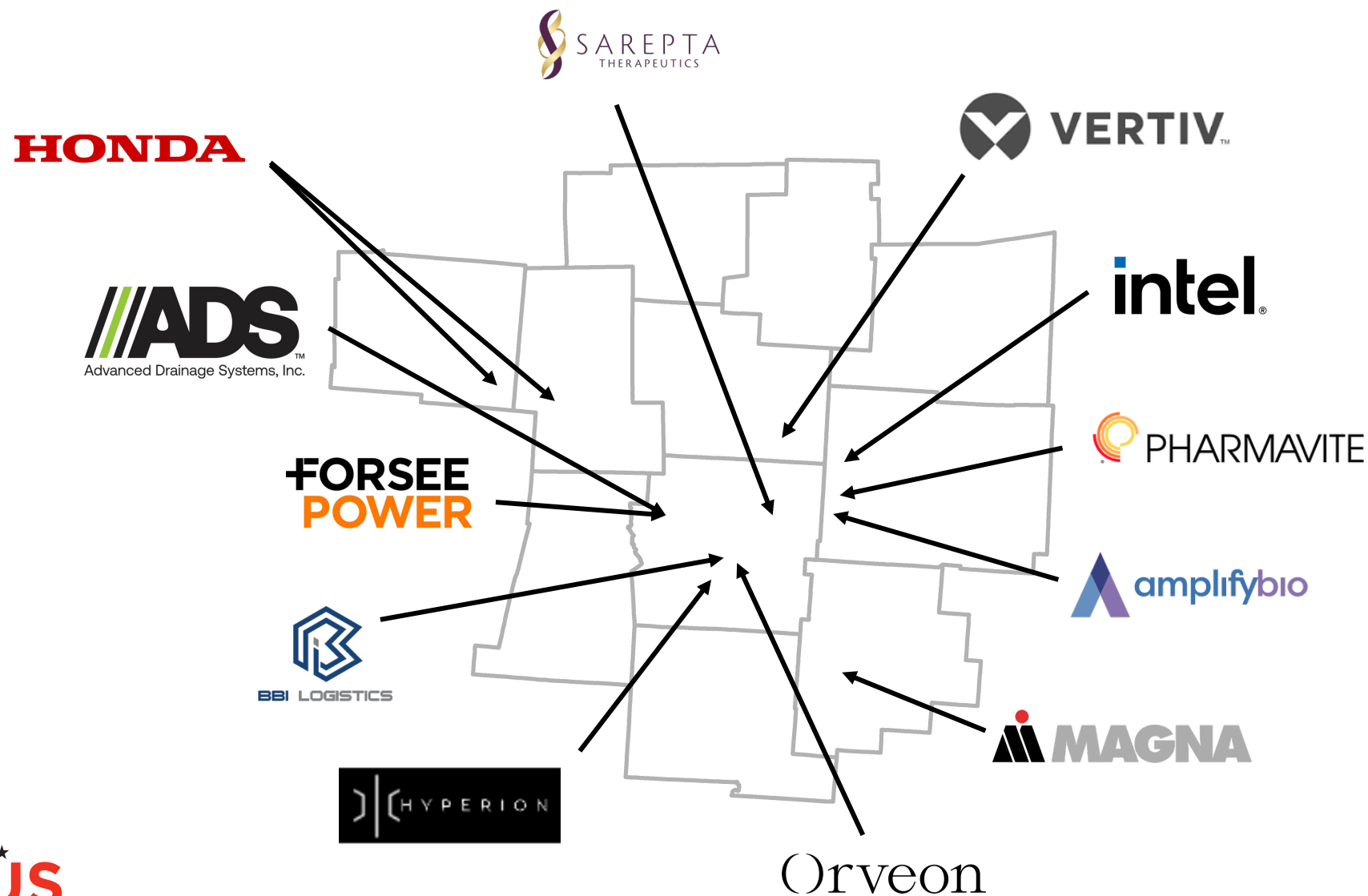
All Projects

10,512
Jobs

\$941M
Payroll

\$29.7B
Cap Ex

2022 NOTABLE PROJECTS



5,502+
JOBS