



# INVESTMENT OFFERING

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

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# 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

Sales Price:

\$9,950,000

Current Occupancy:

70%

		2023		2024	
Projected Net Operating Income:		\$318,732		\$689,836	
Projected Returns:	Annual Cash Flow	\$(119,068)	-5%	\$151,117	6%
	Annual Debt Reduction	\$143,048	0%	\$186,419	6%
	Tax Deduction	\$189,566	8%	\$298,500	7%
	Annual Appreciation	\$298,500	12%	\$775,957	12%
	Total Annual Return	\$512,046	15%	\$1,288,003	31%

# OFFERING

## Investment Highlights:

- Dynamic medical and office property with upside through continued lease up.
- Reach Educational Services has a lease through 2033 and occupies 33,344 SF including a recent 5,640 SF expansion. Reach Educational Services provides Applied Behavior Analytic (ABA) services to children and adolescence throughout Central Ohio with special needs specializing with kids with 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
- 70% of building is leased through 2033
- New Roof (Within 5 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



# PROPERTY PHOTOS





# PROPERTY PHOTOS



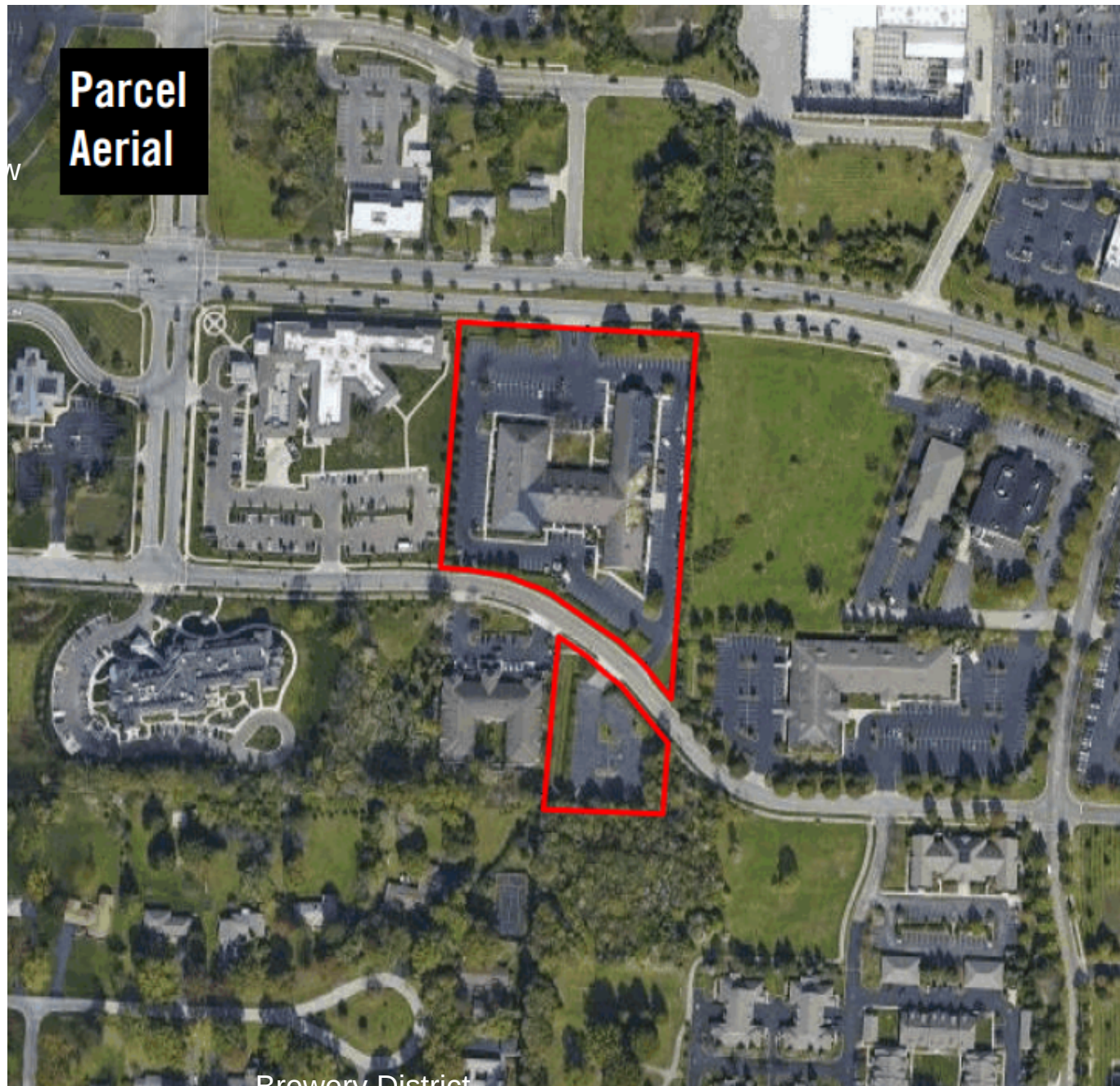


# PROPERTY PHOTOS





# PROPERTY AERIAL





**Nearby Retail**

Map showing the location of the property (marked with a blue star) relative to nearby retail stores and roads. The property is located near the intersection of W Dublin Granville Rd and Dublin Center Dr.

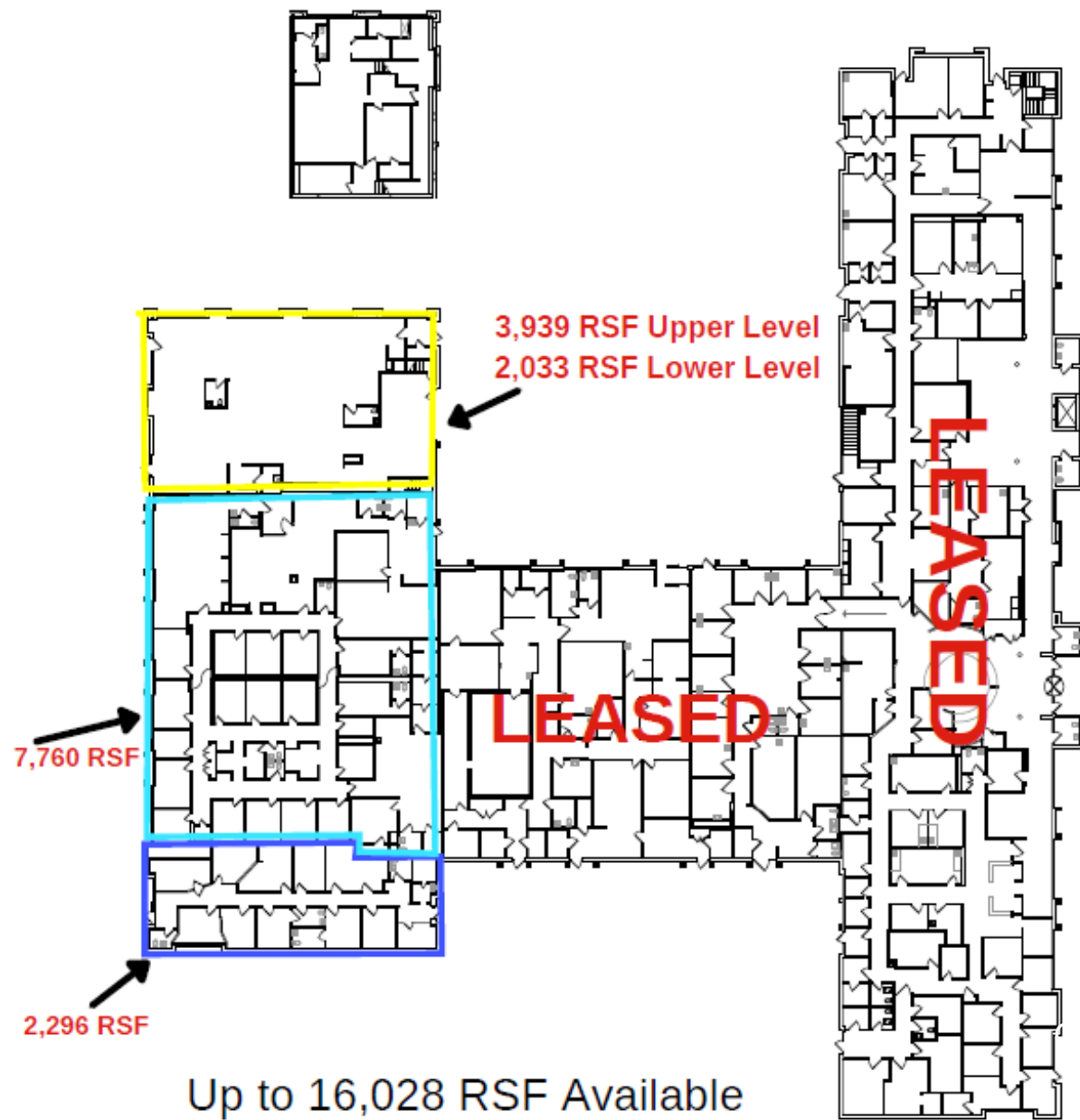
Surrounding streets include: Riverside Dr, W Dublin Granville Rd, Dublin Center Dr, Banker Dr, Sawmill Place Blvd, Martin Rd, and others.

Surrounding retail stores include: Wendy's, Lowe's, Big Lots, Toys R Us, Starbucks, Burger King, Trader Joe's, Rack, Bed Bath & Beyond, Barnes & Noble, Chili's, and others.

## Canada



# PROPERTY FLOORPLANS





# 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

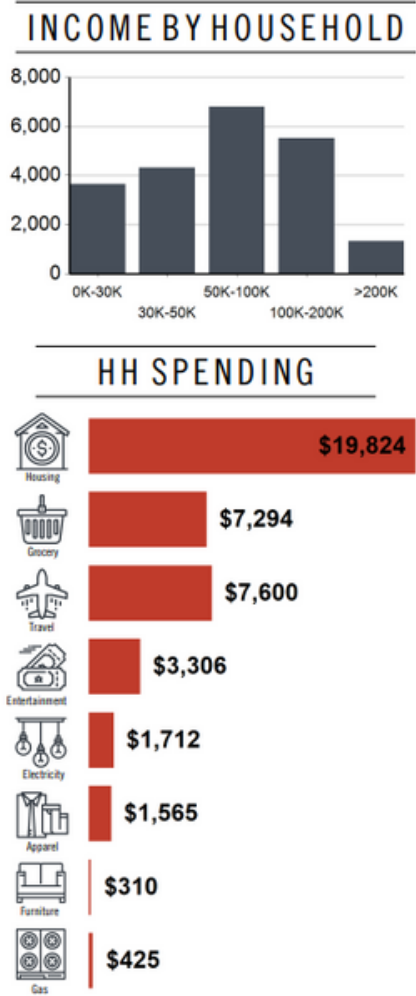
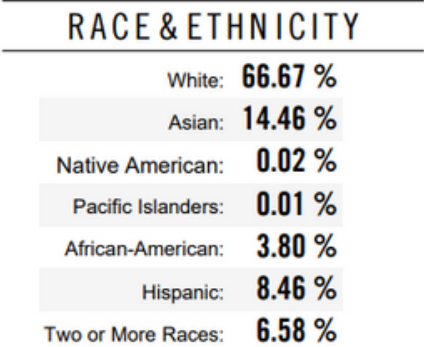
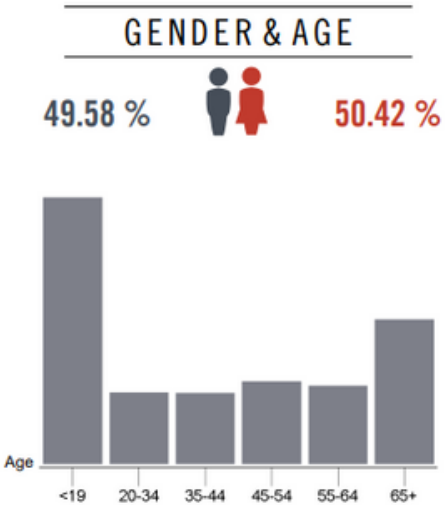
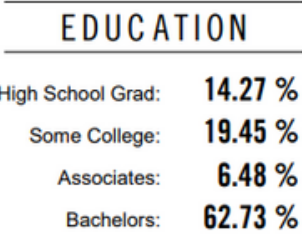
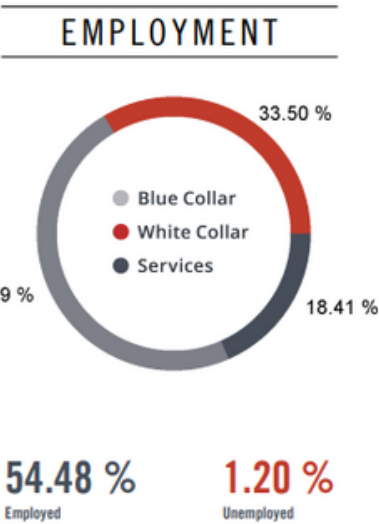
MEDIAN HH INCOME

\$87,778

HOME OWNERSHIP

Renters: 9,624

Owners: 10,657





# SALES COMPARABLES





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



# THE STATE OF OHIO



60%

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

No. 2

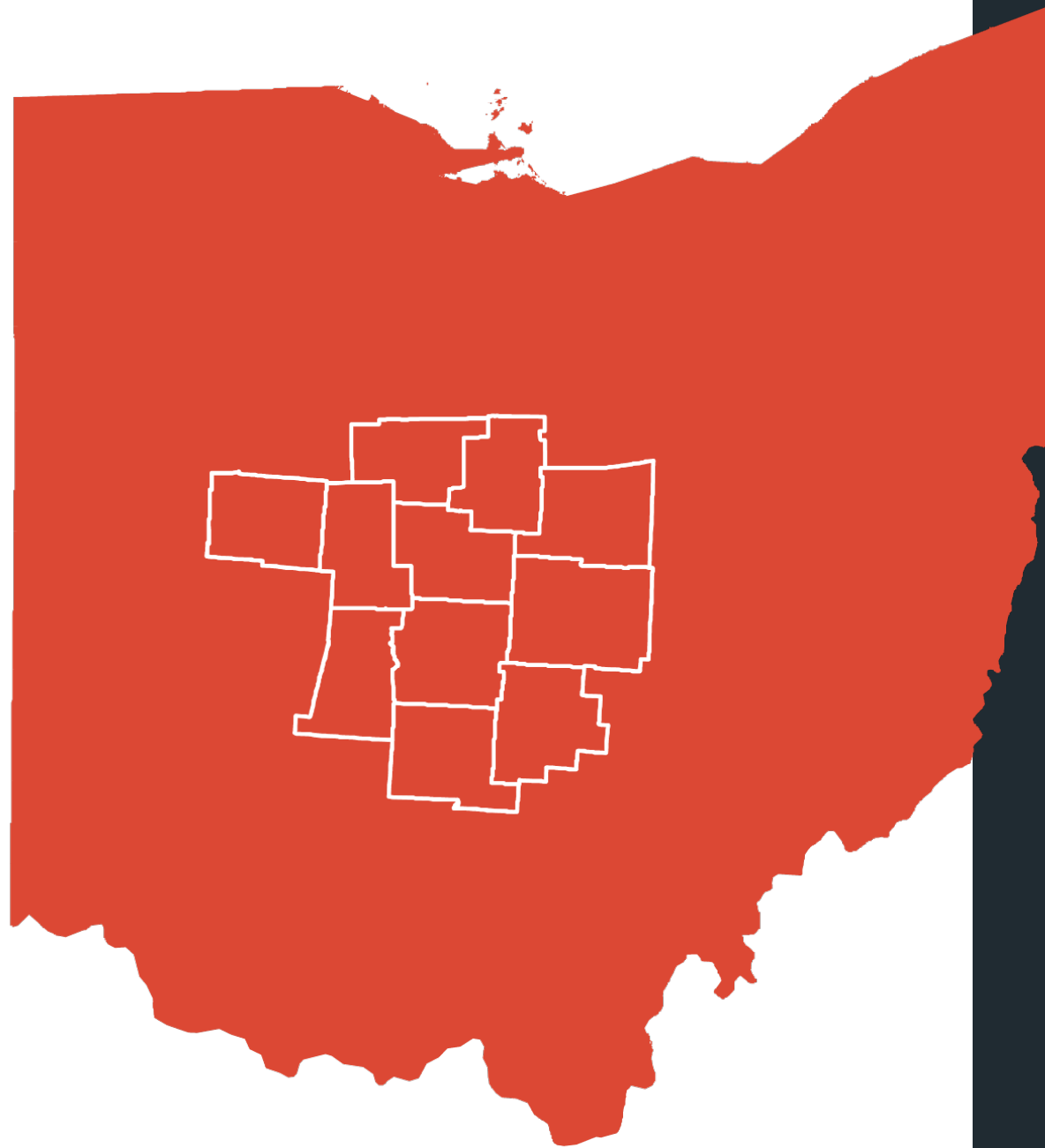
STATE FOR LOWEST COST  
OF DOING BUSINESS

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\*

# 14<sup>th</sup>

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

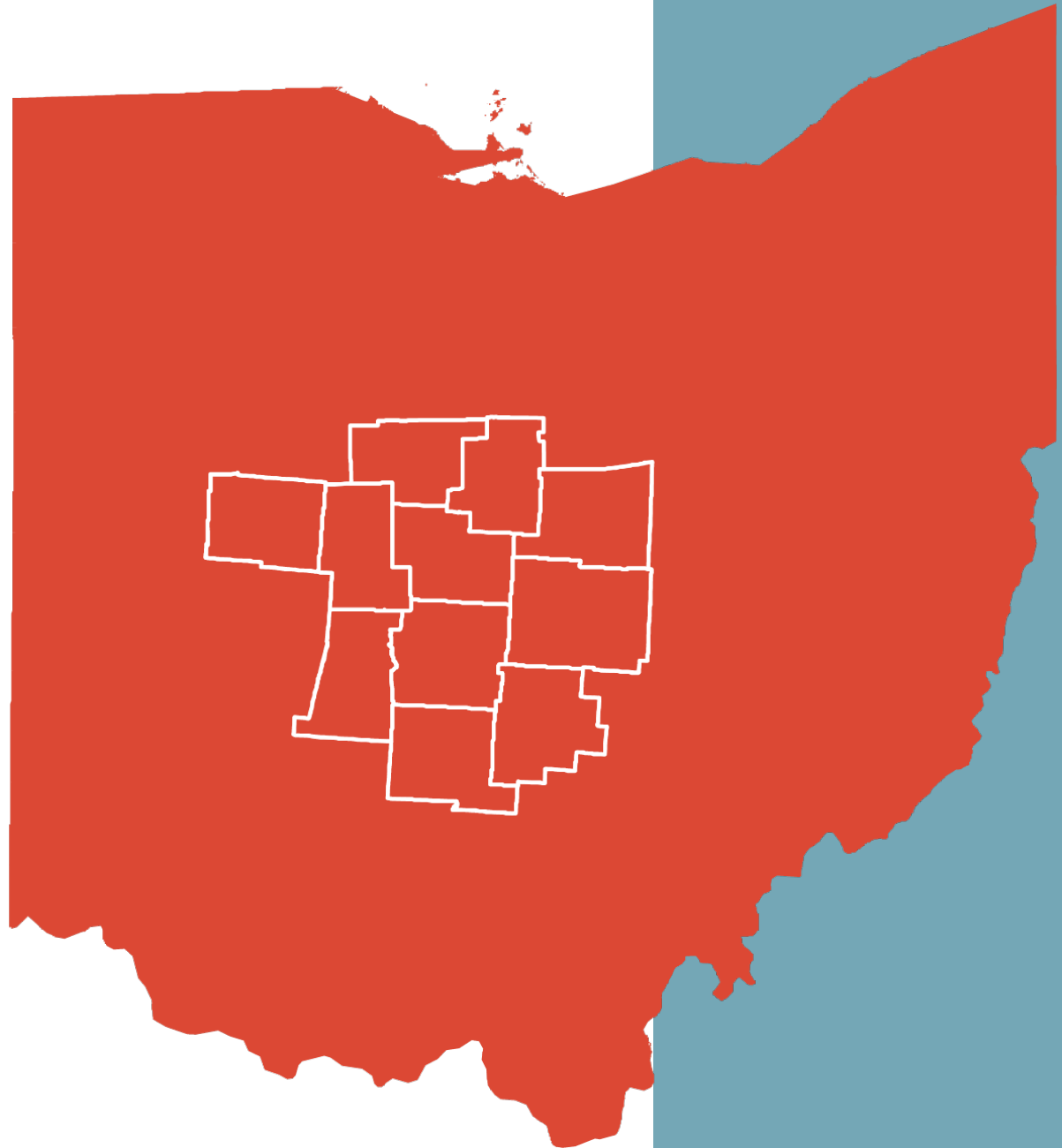
# AAA

CREDIT RATING AS  
OF SEP. 2022



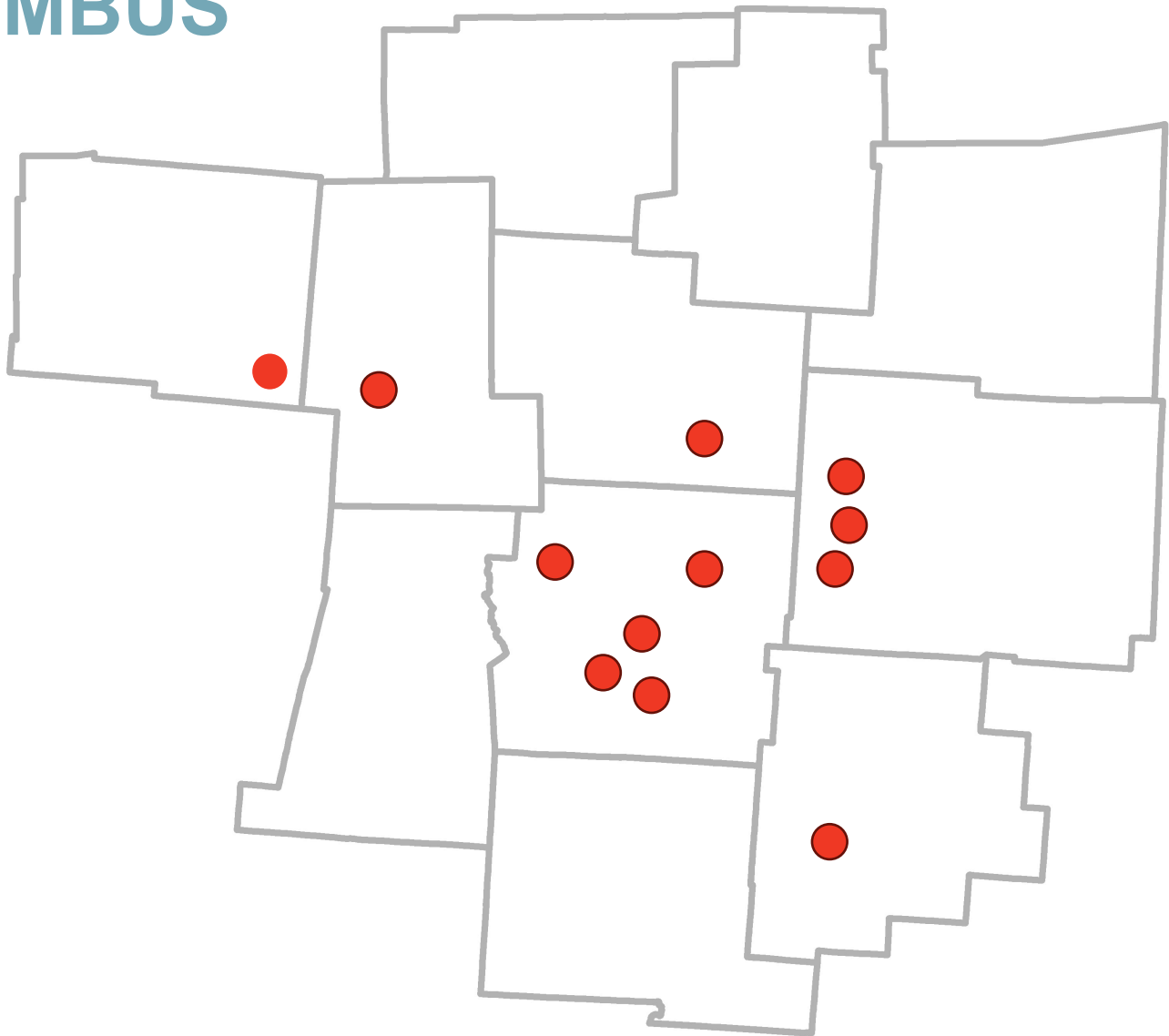
# TOP 10 METRO

*BY SITE SELECTION  
MAGAZINE*





# COMPANIES INVESTING IN COLUMBUS



**HONDA**

Orveon

**//ADS**

**MAGNA**

**FORSEE  
POWER**

**HYPERION**

**VERTIV**

**amplifybio**  
Scaling science for life

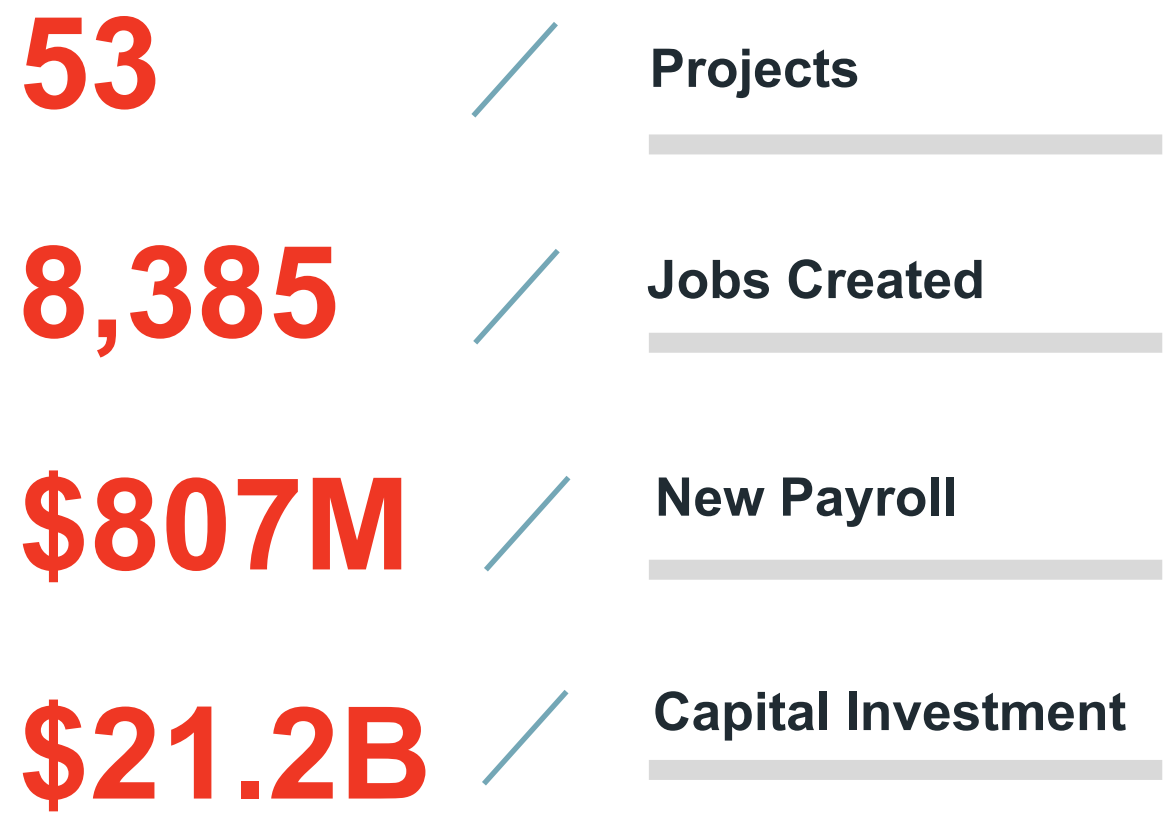
**BBI LOGISTICS**

**SAREPTA  
THERAPEUTICS**

**intel**

**PHARMAVITE**

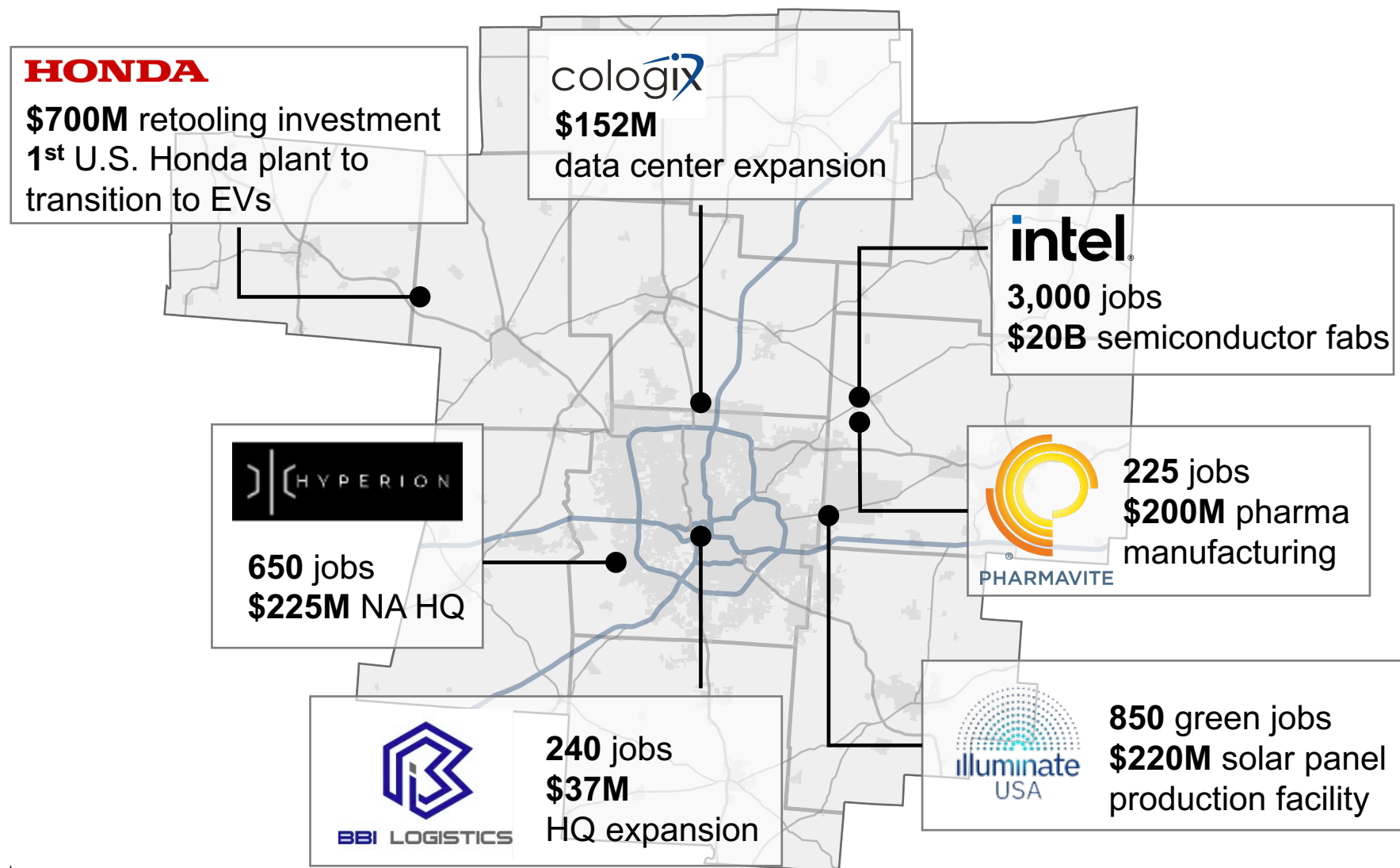
# YEAR IN REVIEW: 2022 RESULTS



Projects in  
more than 20  
communities  
across the  
Region.



# 2022 – 2023 YTD NOTABLE PROJECTS



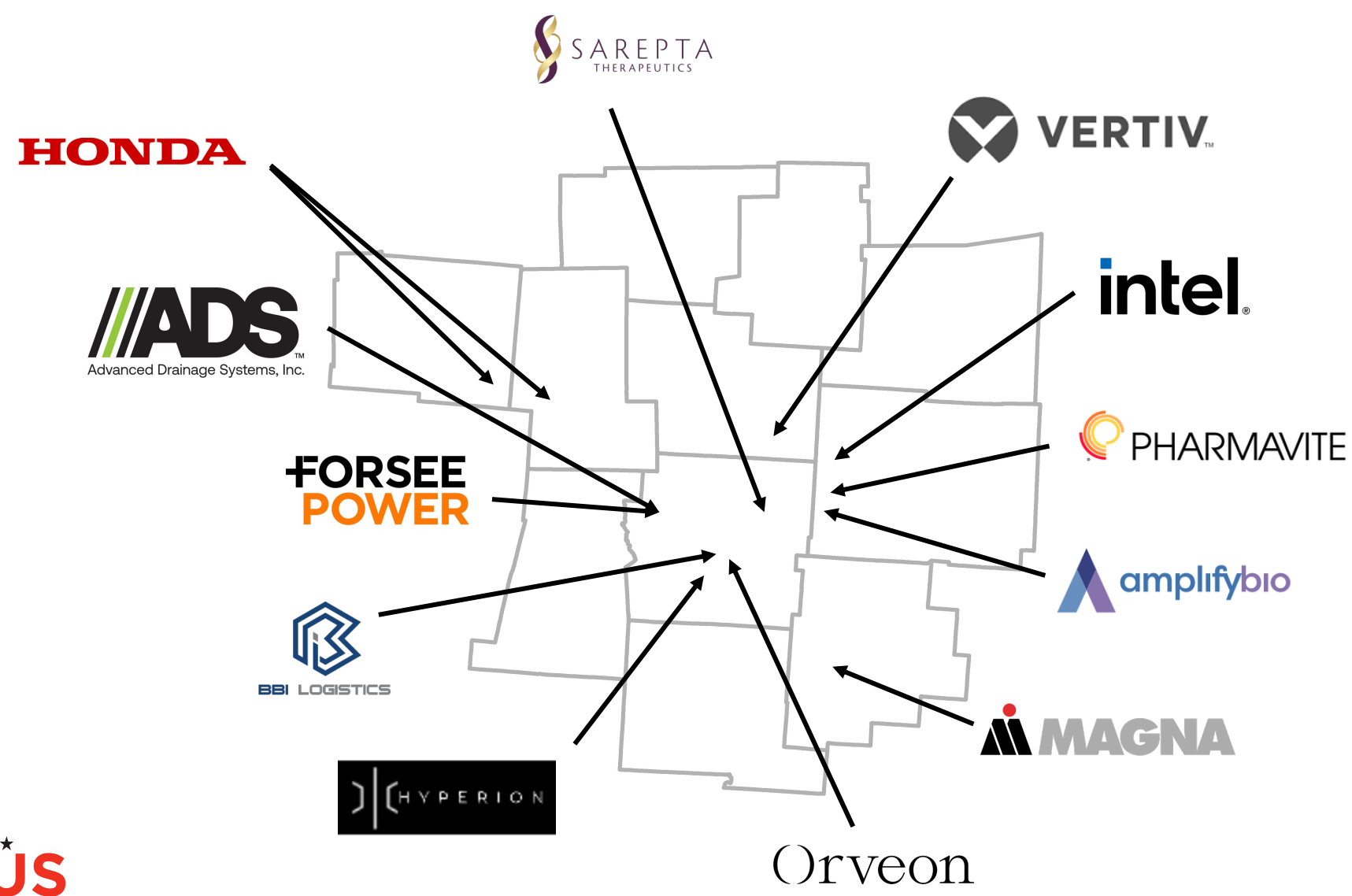
All Projects

10,512  
Jobs

\$941M  
Payroll

\$29.7B  
Cap Ex

# 2022 NOTABLE PROJECTS



5,502+  
JOBS