

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease



## SINGLE OR MULTI-TENANT OFFICE PROPERTY

Sales Price:  
\$3,995,000

Year Built: 1985  
30,000 SF +/-

Lease Rate:  
\$10.95 Net

Space Available:  
8,000 SF to 30,000 SF

- 30,000 SF 2 story office building for sale in Dublin with multiple building signage opportunities in Cramer Creek office park with visibility on Frantz Road.
- Building features a mixture of large meeting rooms, offices and open office space with built-in office dividers and locker room with showers.
- The building has been well maintained by an owner occupant and will be sold vacant and ready to occupy.
- 100 Parking Spaces

All of the above 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 and omissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

# 325 Cramer Creek Ct. Dublin, OH 43017

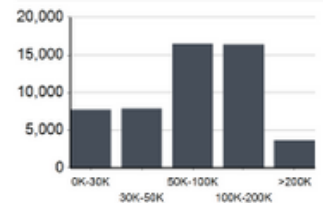
# For Sale/For Lease

## Location Facts & Demographics

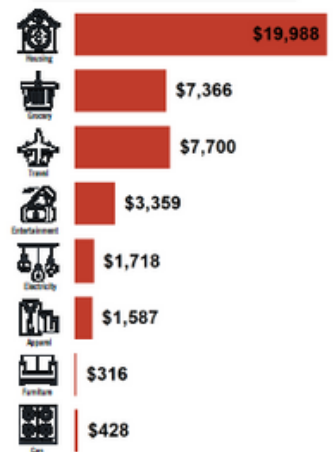
Demographics are determined by a 10 minute drive from 325 Cramer Creek Ct, Dublin, OH 43017



### INCOME BY HOUSEHOLD



### HH SPENDING



### CITY, STATE

**Dublin, OH**

### POPULATION

**116,152**

### AVG. HHSIZE

**2.45**

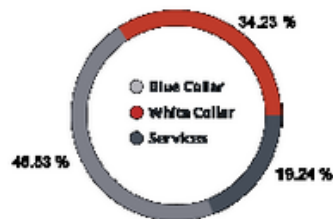
### MEDIAN HH INCOME

**\$86,431**

### HOME OWNERSHIP



### EMPLOYMENT

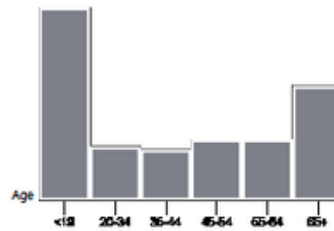


**55.19 %** Employed

**1.10 %** Unemployed

### GENDER & AGE

**49.49 %** Male **50.51 %** Female



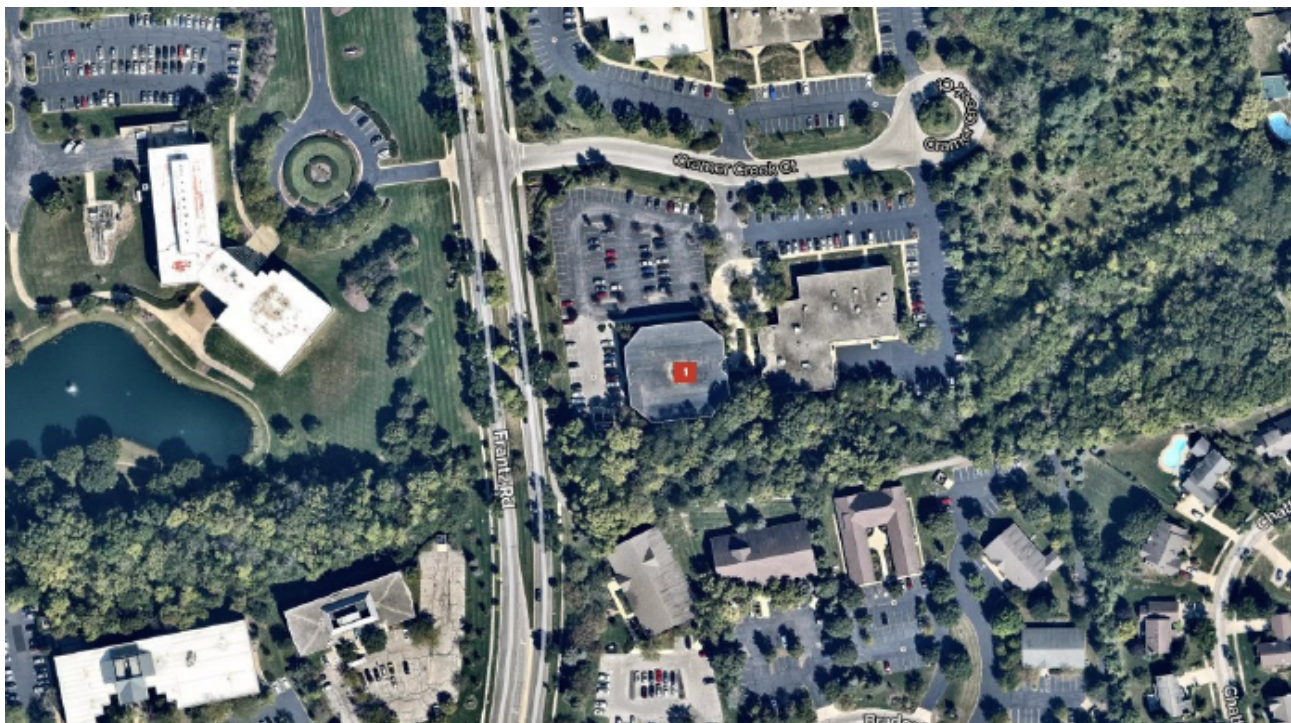
### RACE & ETHNICITY

White: **81.30 %**  
 Asian: **11.12 %**  
 Native American: **0.01 %**  
 Pacific Islanders: **0.00 %**  
 African-American: **1.30 %**  
 Hispanic: **3.27 %**  
 Two or More Races: **3.01 %**

### EDUCATION

High School Grad: **15.37 %**  
 Some College: **18.62 %**  
 Associates: **5.90 %**  
 Bachelors: **63.00 %**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters claimed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

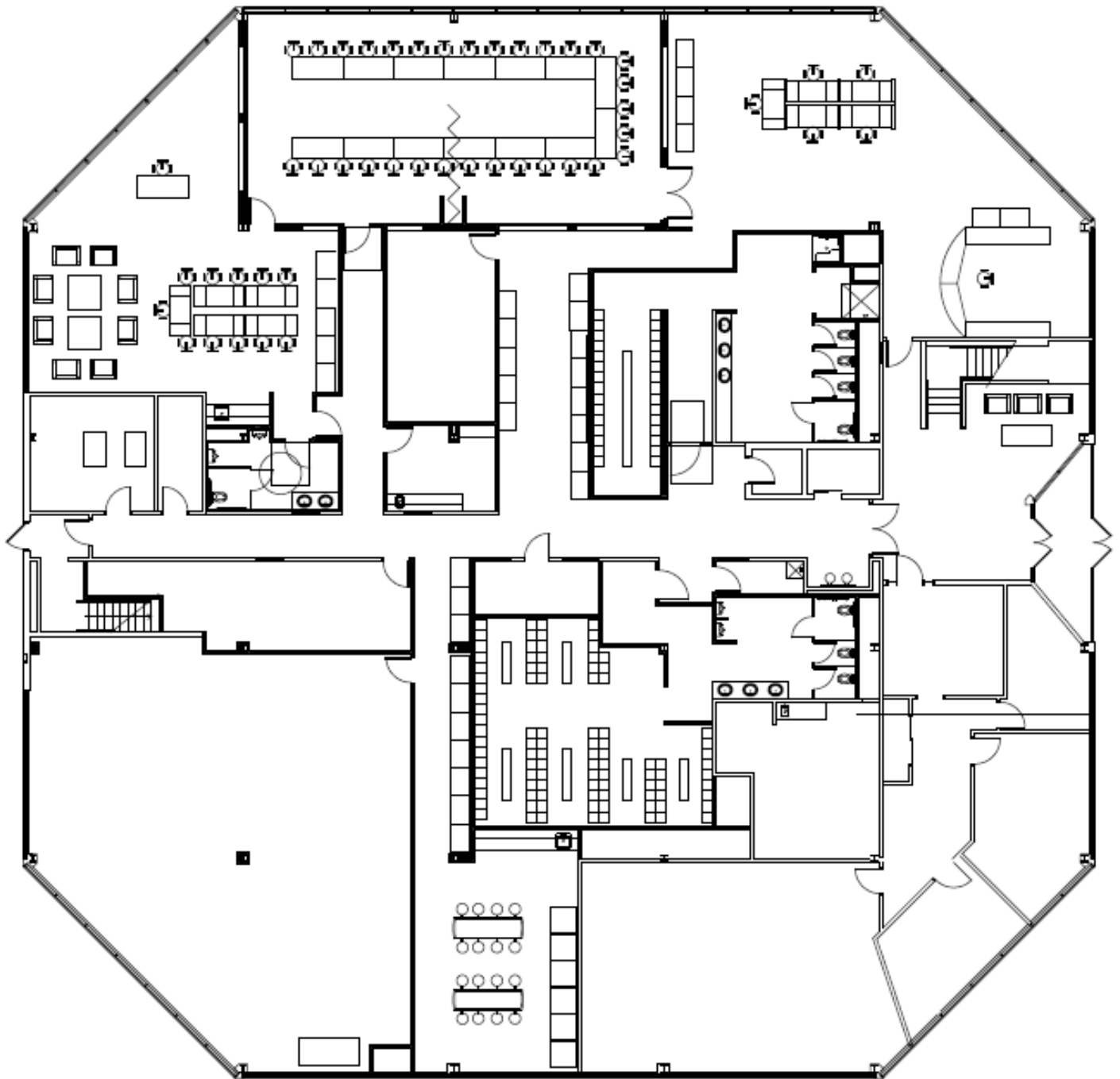
Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease

## FIRST FLOOR



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

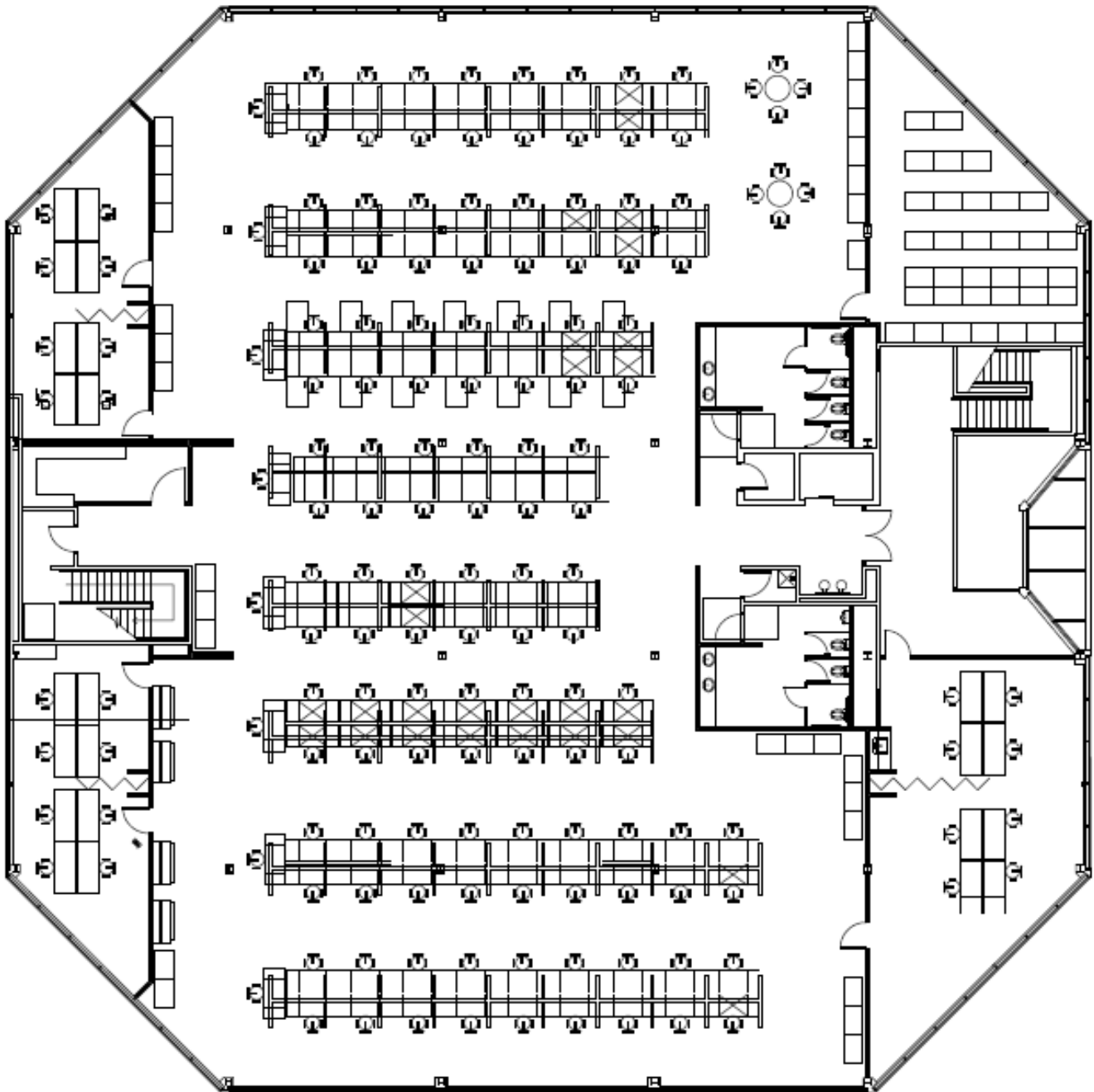
Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease

## SECOND FLOOR



Brad Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Rick Smith  
614.561.7417  
rsmith@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com