

FLEX BUILDING FOR SALE OR LEASE

6190-6200 ENTERPRISE COURT, Dublin, Ohio 43016



For More Information:

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NAI Ohio Equities



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BUILDING OVERVIEW



NAI Ohio Equities is pleased to present an excellent opportunity to lease or purchase 6190-6200 Enterprise Court in Dublin, Ohio. The building consists of 34,524 SF over 3.33 acres. 27,239 SF of flex space is available for a tenant or owner/occupant beginning January 1, 2025. The available space consists of 20,279 SF of contiguous office and lab/flex area with a drive-in and dock door and a 6,960 SF freestanding warehouse building with seven drive-in doors. The 7,285 SF suite is leased to a third party tenant through September 2028 providing a prospective owner/occupant the added benefit of additional cash flow and operating expense reimbursement.

ADDRESS

6190-6200 Enterprise Court,
Dublin, OH 43016

BUILDING SIZE

±34,524 SF

ACRES

3.33

FLOORS

One (1)

AVAILABLE SF

27,239 SF

YEAR BUILT

1991-1997

PARCEL ID

273-012244-00

PROPERTY FEATURES

- Rare Flex Opportunity in Dublin
- Private Campus-Like Setting
- 27,239 SF Flex Space Available
 - 20,279 SF Office with Lab/Flex Area
 - 6,960 SF Freestanding Warehouse Bldg
- Outdoor Patio and Green Spaces
- Monument Signage Opportunity
- 131 On-Site Parking Spaces
- New HVAC System
- Convenient Access to US Route 33 and I-270
- Numerous Amenities Conveniently Nearby

SALE PRICE: \$3,975,000

LEASE RATE: \$11.50 PSF NNN

www.6200Enterprise.com

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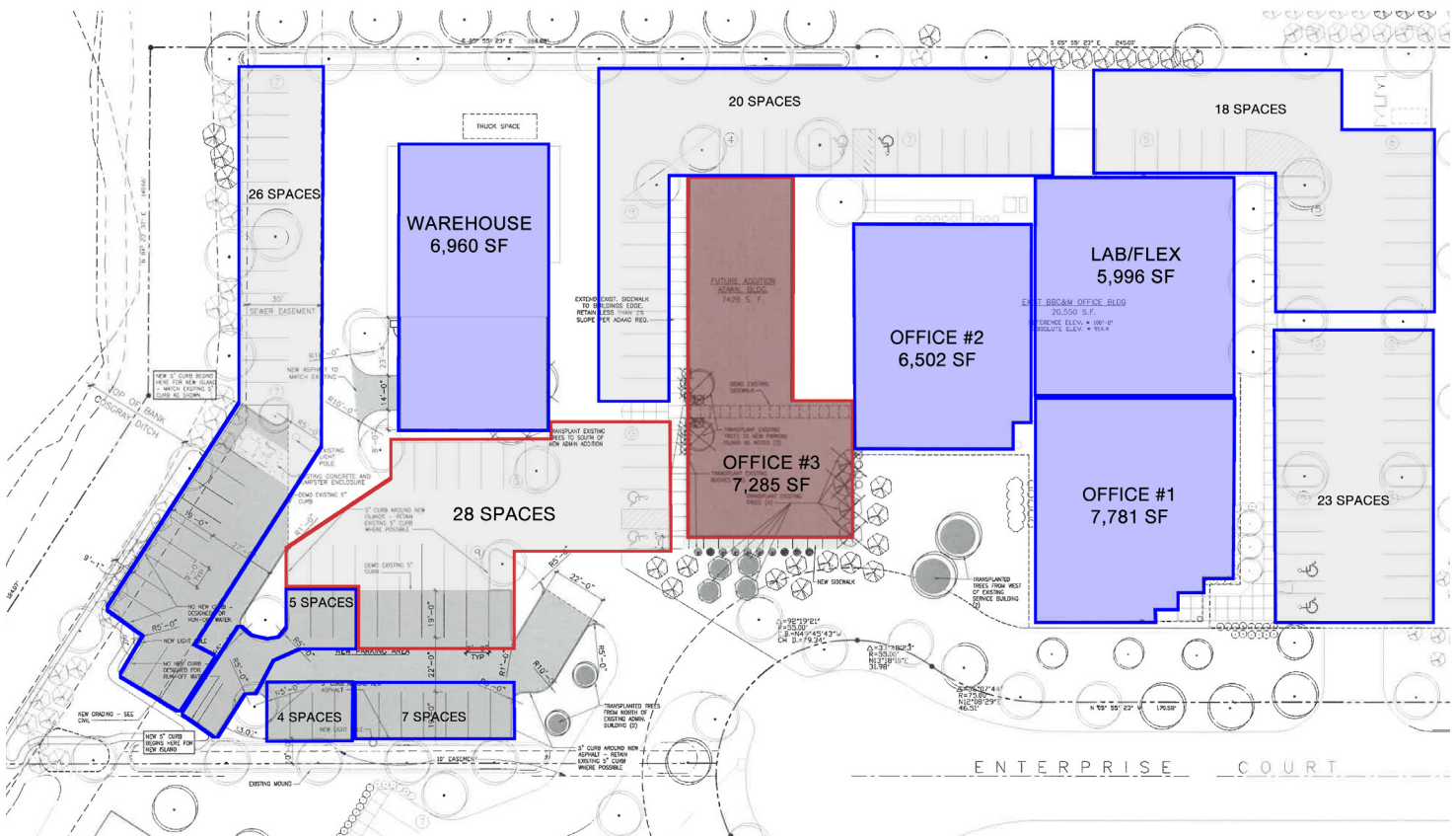
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AVAILABLE SPACE

FLOOR	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABLE
OFFICE 1	\$11.50	NNN	7,781	JANUARY 2025
LAB/FLEX	\$11.50	NNN	5,996	JANUARY 2025
OFFICE 2	\$11.50	NNN	6,502	JANUARY 2025
WAREHOUSE	\$11.50	NNN	6,960	JANUARY 2025
ALL VACANCY	\$11.50	NNN	27,239	JANUARY 2025
OFFICE 3	LEASED	NNN	7,285	OCTOBER 2028



Blue spaces are allocated to Office 1, Office 2, the Lab/Flex, and the Warehouse. Red spaces are allocated to Office 3.

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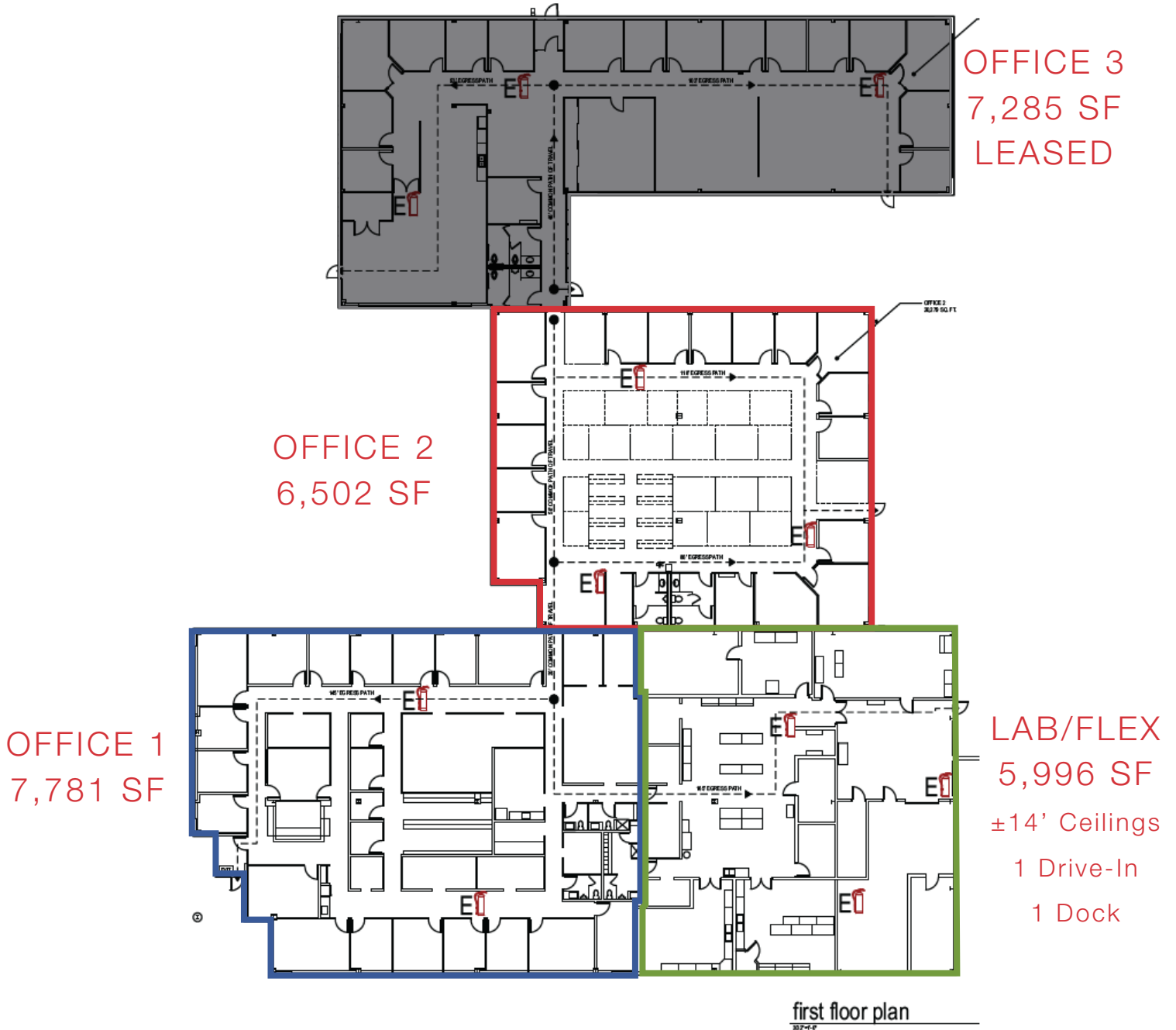
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FLOOR PLAN



OFFICE 1+2, LAB/FLEX | 20,279 SF

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PHOTOGRAPHS



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PHOTOGRAPHS



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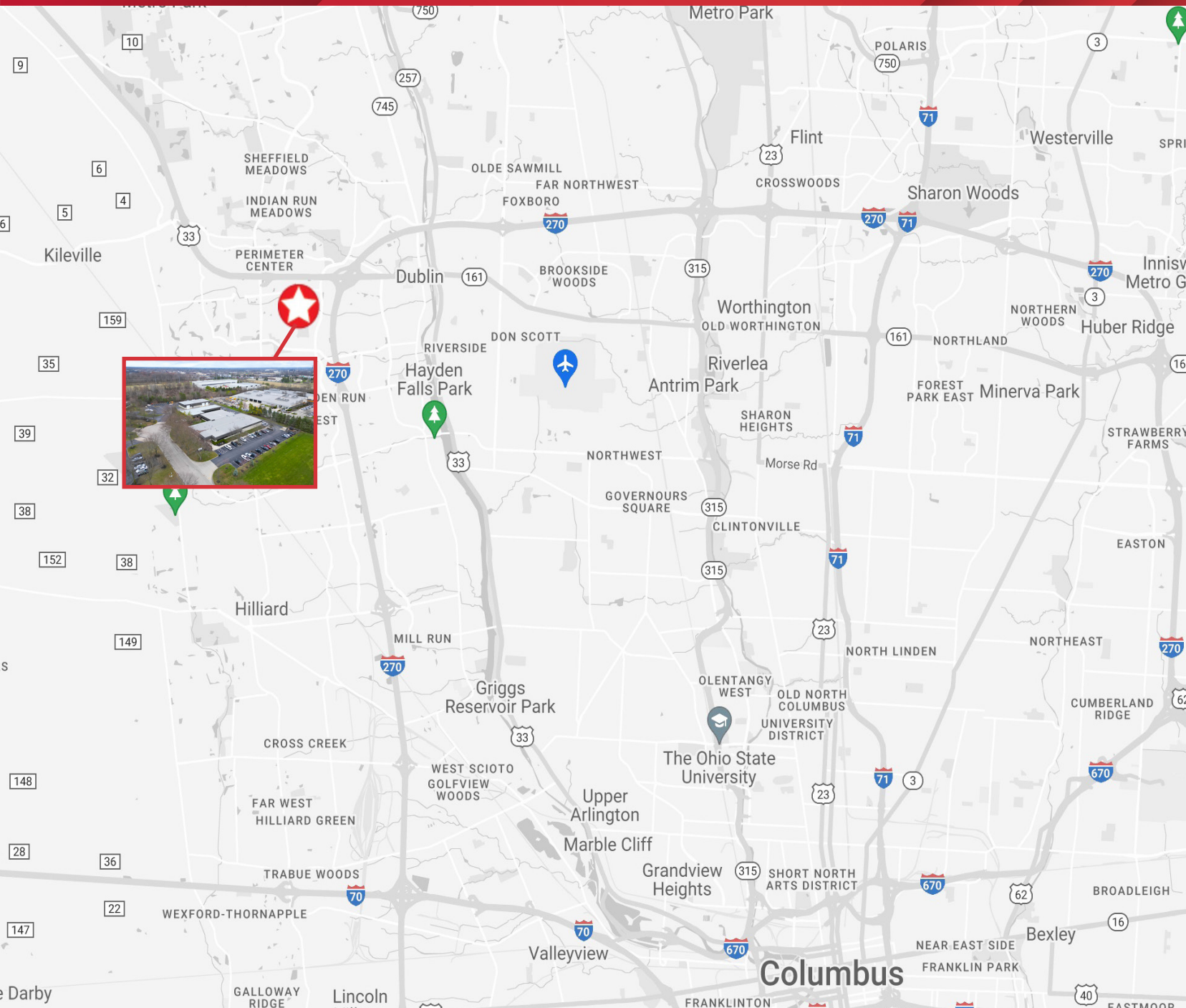
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LOCATION MAP



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HIGHLY DESIRABLE DUBLIN SUB-MARKET

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	4,477	71,212	172,223
Income	\$147,740	\$158,248	\$159,566
Housing	1,725	29,892	71,357



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NEARBY AMENITIES



RESTAURANTS

- DEWEY'S PIZZA
- MATT THE MILLER'S TAVERN
- BUFFALO WILD WINGS
- MOE'S SOUTHWEST GRILL
- HYDERABAD HOUSE INDIAN RESTAURANT
- PIADA
- BURGER KING
- WENDY'S
- MCDONALDS
- LAROSA'S PIZZA
- PANERA BREAD
- GRAETER'S ICE CREAM
- JASON'S DELI
- ROMEO'S PIZZA
- FOX IN THE SNOW CAFE
- LA CHATELAINE
- J LIU OF DUBLIN
- THE DUBLIN VILLAGE TAVERN
- WINANA COFFEE & CHOCOLATE
- COAST WINE HOUSE
- JENI'S SPLENDID ICE CREAMS
- GETAWAY BREWING
- TUCCI'S
- NORTH HIGH BREWING
- SWEETWATERS COFFEE
- HARVEST PIZZERIA
- THE PEARL
- THE AVENUE STEAK TAVERN
- CONDADO TACOS
- MEZZO
- BRIDGE STREET PIZZA
- MR SUSHI
- VASO
- VALENTINA'S
- URBAN MEYER'S PINT HOUSE
- LOCAL CANTINA
- ROOSEVELT ROOM
- CAP CITY FINE DINER



RETAILERS / BANKS

- CIVISTA BANK
- HUNTINGTON BANK
- FIFTH THIRD BANK
- CHASE BANK
- SWAN CLEANERS
- VERIZON
- UPS STORE
- SEE YU CUTS
- BLUE STAR BARBERSHOP
- KROGER
- GIANT EAGLE
- STARBUCKS
- WALGREENS
- KEY BANK
- PNC BANK
- CVS
- ACE HARDWARE
- BEYOND THE BOARD
- DUBLIN VILLAGE JEWELERS
- RED ROOSTER QUILTS
- THE W NAIL BAR
- WHITE BRIDAL
- EMERALD & OAK BRIDAL
- MESH FITNESS
- NORTH MARKET
- ANTHONY VINCE NAIL SPA
- JOS A BANK
- DUBLIN BRIDAL
- HARBOR YOGA
- TUTTLE MALL
- WALMART
- BEST BUY



HOTELS

- COURTYARD BY MARRIOTT
- DOUBLETREE BY HILTON
- HILTON GARDEN INN
- EXTENDED STAY AMERICA
- EMBASSY SUITES BY HILTON
- HOME2 SUITES BY HILTON
- RESIDENCE INN BY MARRIOTT
- SONESTA ES SUITES
- RED ROOF
- AC HOTEL BY MARRIOTT

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