

For sale or lease

6209 Riverside Drive, Dublin, Ohio 43017



Offering

Two story, multi-tenant office building with two established tenants occupying the 2nd floor and new lease set to commence on February 1, 2025 on 1st floor. Remaining first floor suite consisting of 2,167 SF is available for lease or purchase to an owner-user. Building backs to the Scioto River and wooded area with walking paths to Bridge Park.

Building SF: 7,490 SFAvailable SF: 2,167 SF

• Rental Rate: \$20.00/SF MG

• Asking Price: \$1,390,000

Details

- High-end finishes
- New flooring
- New cabinetry
- Hard surface countertops
- o 1 deck overlooking the Scioto River
- Conference room
- 5 offices
- o 2 restrooms
- Kitchenette
- 24 parking spaces







Property Overview









Tenant Overview



True North Counseling Group:

- Offers mental health services supporting adults and teens across a broad range of matters.
- Tenant leases 2,175 SF
- Tenant has been in the building since July 2017.



Restoration Therapy of Columbus:

- Therapy group focused on focused on supporting addiction recovery, trauma healing, and couples' development. Group provides individual, couple, family, group therapy and therapy intensives.
- Tenant leases 1,575 SF
- Tenant has a long-term lease in place, beginning in August 2023.



Appleton Counseling & Consultation

- A Certified IFS Therapist and an IFS Institute approved Consultant offering individual and group consultation for Level 1+ trained IFS therapists and practitioners, as well as to IFS-informed licensed mental health clinicians.
- Tenant leases 1,573 SF
- Tenant has a long-term lease in place, beginning February 1, 2025



Aerial Overview



	1 mile	3 miles	5 miles
Estimated population	12,031	93,994	223,841
Estimated households	5,358	40,537	92,876
Est. Average HH income	\$127,902	\$128,065	\$149,004





Area Amentity Overview



Historic Dublin & Bridge Park

Property located off Riverside Drive, nestled on the banks of the Scioto River, surrounded by lush green space and steps from the Kiwanis Riverway Park with great access to the Scioto River. Located less than .50 miles from historic Dublin and Bridge Park. Stroll the walkable, mixed-use communities with quaint shops, unique dining, entertainment, health and wellness.

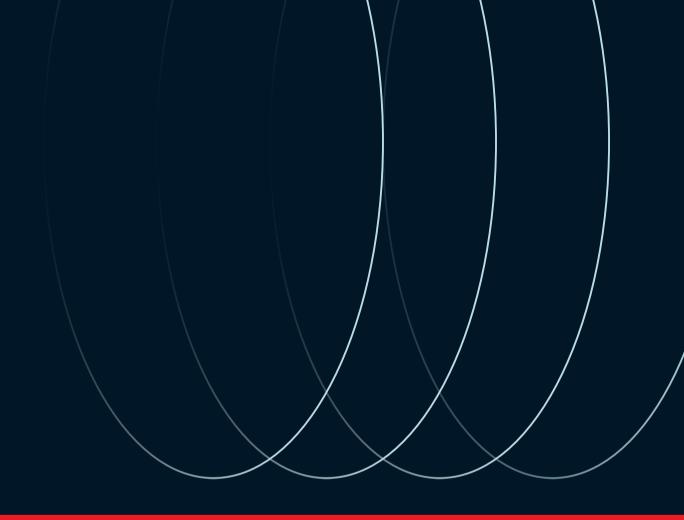


Restaurants & Entertainment

16-Bit Bar + Arcade
Cap City Fine Diner
Condado
Fado Pub & Kitchen
Frank & Carl's
Fukuryu Ramen
Kitchen Social
Local Cantina
North Market Bridge Park
No Soliciting

Pins Mechanical Co.
Sandbox VR
Sweetwaters Coffee & Tea
The Avenue Steak Tavern
The Pearl
The Roosevelt Room
The Getaway Brewing Co.
Urban Meyer's Pint House
VASO Rooftop Lounge
Z Cucina





JLL

Sean Stricker sean.stricker@jll.com +1 614 460 4404 Caleb Struewing caleb.struewing@jll.co m +1 614 460 4401

Jones Lang LaSalle Americas, Inc. License #: CO508577000

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.