

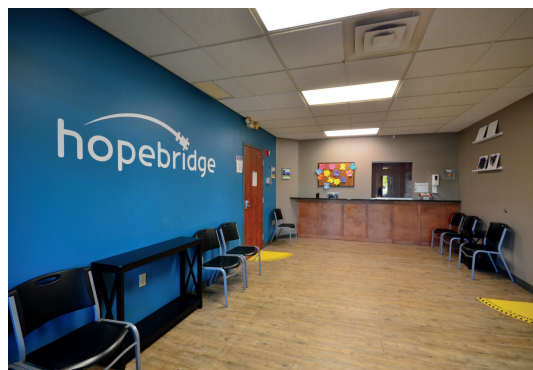
6085 Emerald Parkway Dublin, Ohio 43017

(medical) office investment for sale



Property Highlights

- Available medical office located in Dublin, Ohio
- 3 years remaining on the term with one 5-year option
- Convenient freeway access
- Close proximity to hotel, retail, and dining options right off of the Tuttle Crossing interchange
- 3-year average NOI \$115,940.00



8,403

SF

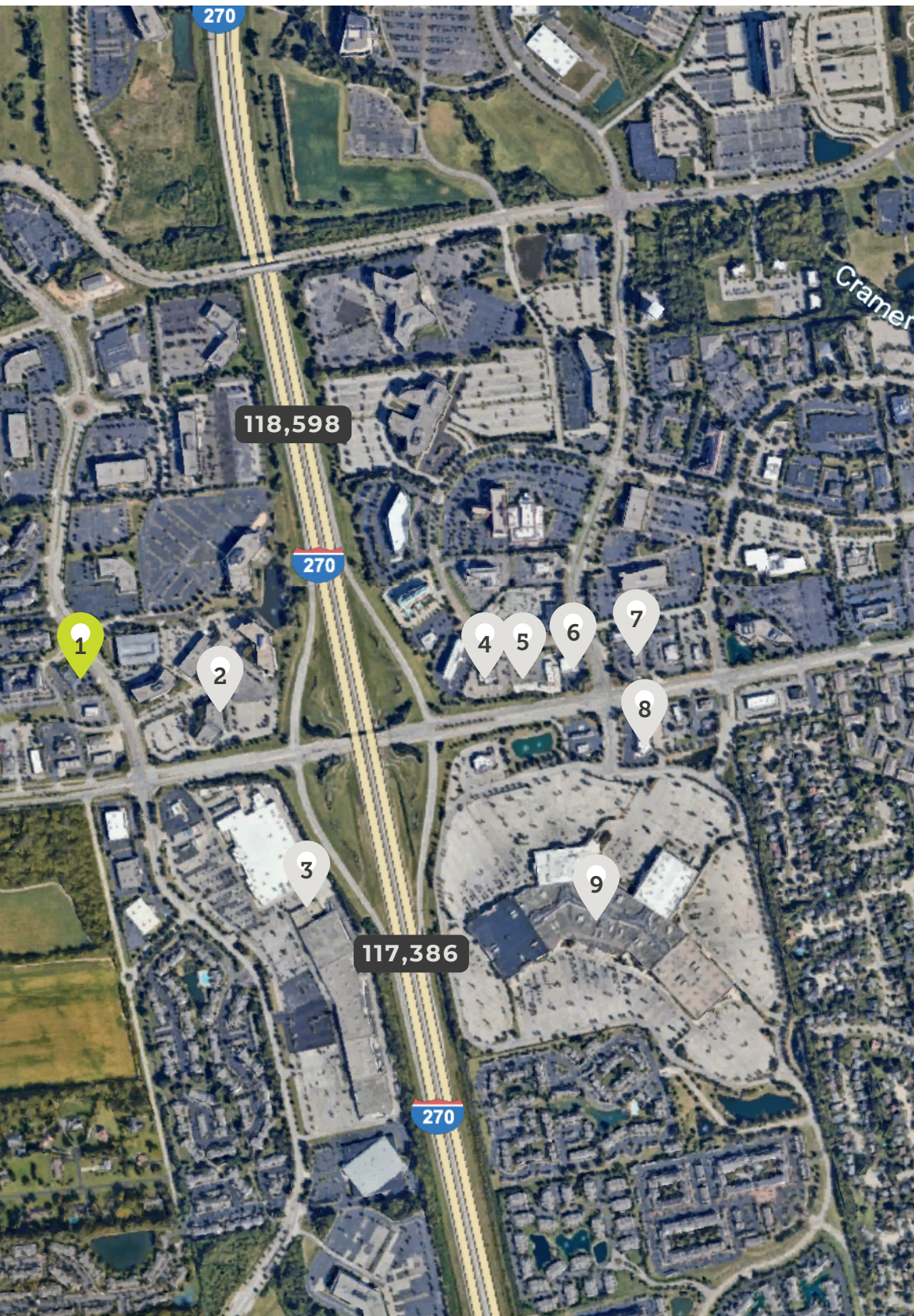
Don Brokaw

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Points of Interest

1. 6085 Emerald Pkwy
2. New multifamily/office development
3. Walmart + Best Buy
4. P.F. Chang's
5. Chick-fil-A
6. Chipotle
7. McDonald's
8. Starbucks
9. The Mall at Tuttle Crossing

Traffic Counts

- Source: ODOT, 2024



Scan the QR code to learn more about the upcoming neighboring multifamily + office development

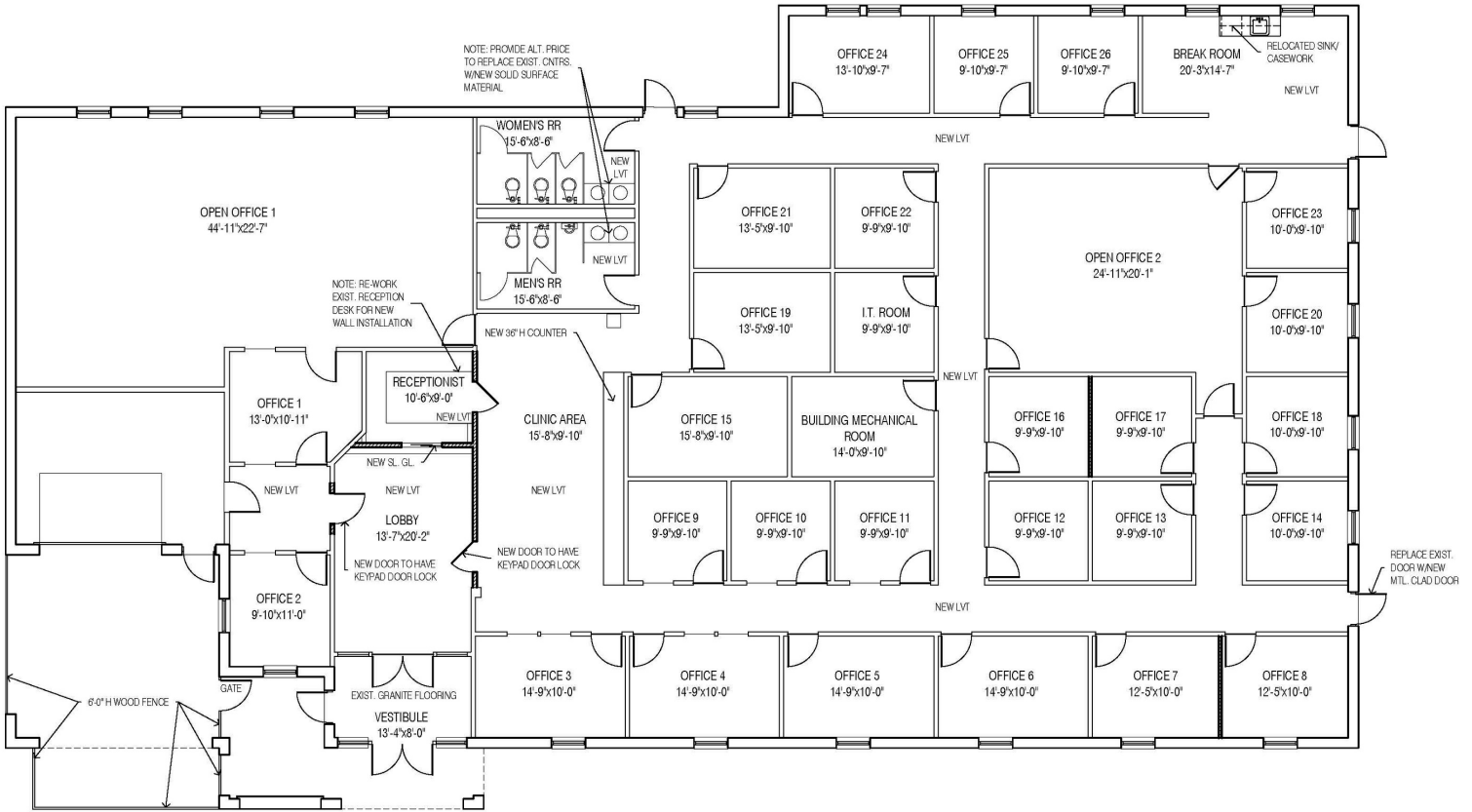
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