



PROMINENT DUBLIN PROFESSIONAL OFFICE

Property:

- $\pm 7,586$ Sq. Ft. available; divisible to $\pm 3,745$ Sq. Ft. or $\pm 3,841$ Sq. Ft.
- First-floor units w/direct lobby exposure
- Ideal for professional office or medical users
- High-end finishes & professionally managed
- Monument signage
- Ample on-site parking
- Newly repaved parking lot (2025)
- New roof (2026)

Location:

- Conveniently located just off US-33 with easy access to I-270
- Surrounded by Dublin's established medical & professional office corridor
- Minutes from Dublin Methodist Hospital, retail, dining & other area amenities



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Property Specifications:

- $\pm 7,586$ Sq. Ft. available; divisible to $\pm 3,745$ Sq. Ft. or $\pm 3,841$ Sq. Ft.
- High-end finishes & professionally managed
- Monument signage
- Established mix of medical & professional tenants
- Ample on-site parking

Purchase Price:

- \$245.00/Sq. Ft.

Rental Rate:

- \$11.50/Sq. Ft. NNN
- 2026 Estimated Operating Expenses:
 Real estate taxes: \$3.98/Sq. Ft
 Condo Fees/CAM: \$9.46/Sq. Ft.
- Tenant to pay own utilities and janitorial

Available:

Unit	Total SF Available
100	3,745
101	3,841
100 - 101	7,586

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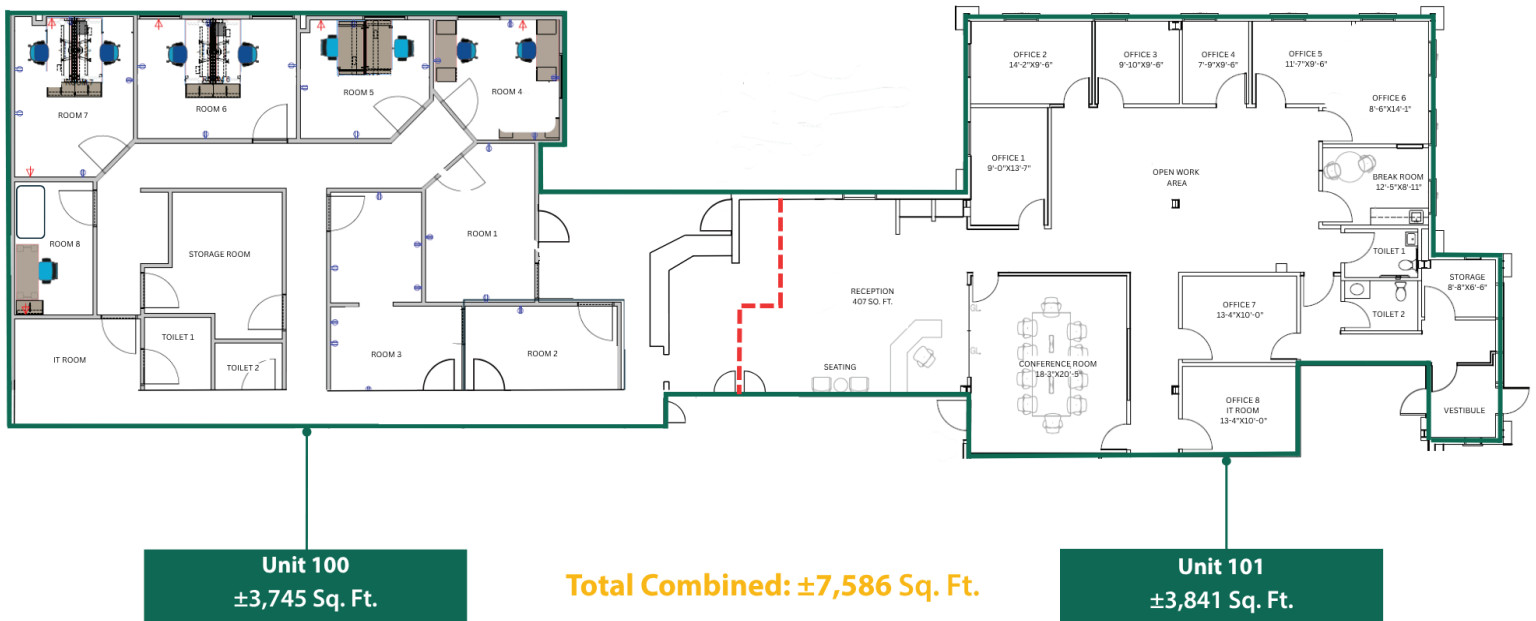
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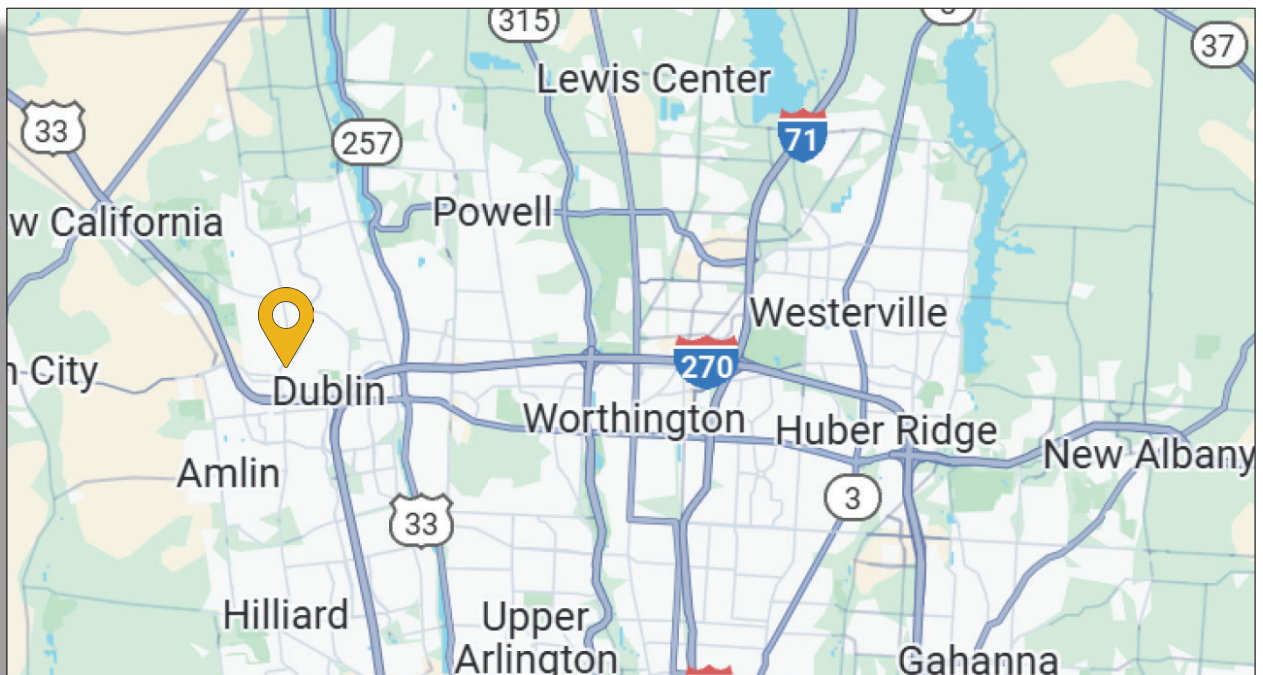


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