


Price Reduced



# For sale or lease

6209 Riverside Drive, Dublin, Ohio 43017

 **JLL** SEE A BRIGHTER WAY

# Offering

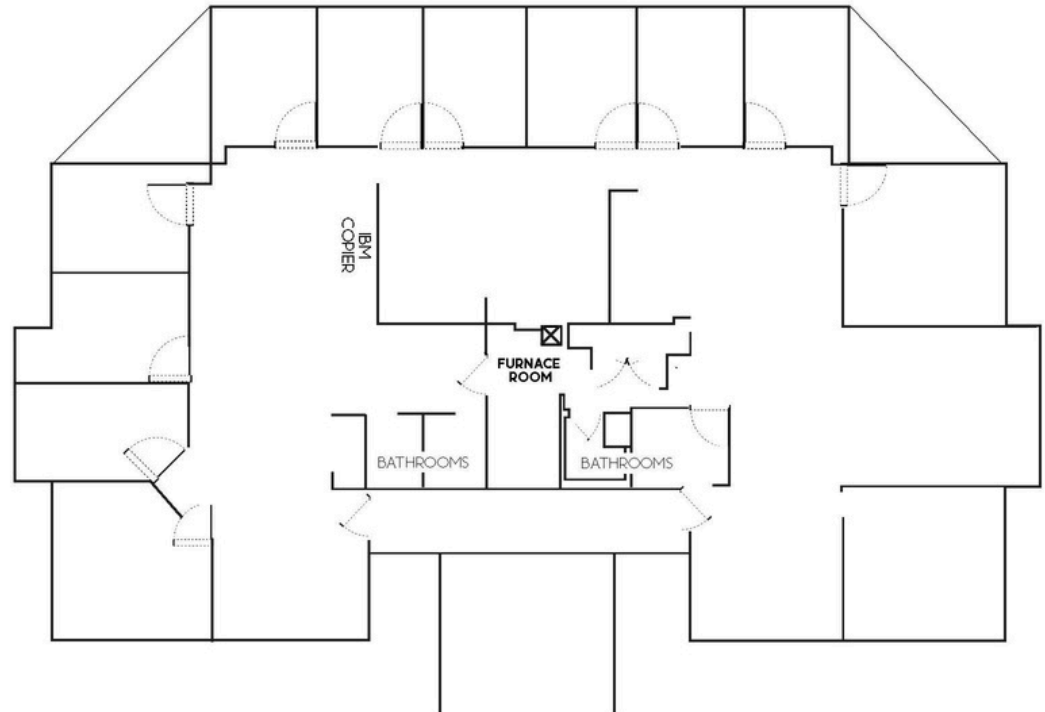
Two story, multi-tenant office building with two established tenants occupying the 2nd floor. Entire first floor consisting of 3,740 SF is available for lease or purchase to an owner-user. Building backs to the Scioto River and wooded area with walking paths to Bridge Park.

- Building SF: 7,490 SF
- Available SF: 3,740 SF (can be demised)
- Rental Rate: \$ 20.00/SF MG
- Asking Price: \$ 1,390,000



# Details

- High-end finishes
- New flooring
- New cabinetry
- Hard surface countertops
- 2 decks overlooking the Scioto River
- 2 conference rooms
- 10 offices
- 4 restrooms
- Kitchenette
- 24 parking spots



# Property Overview



# Tenant Overview



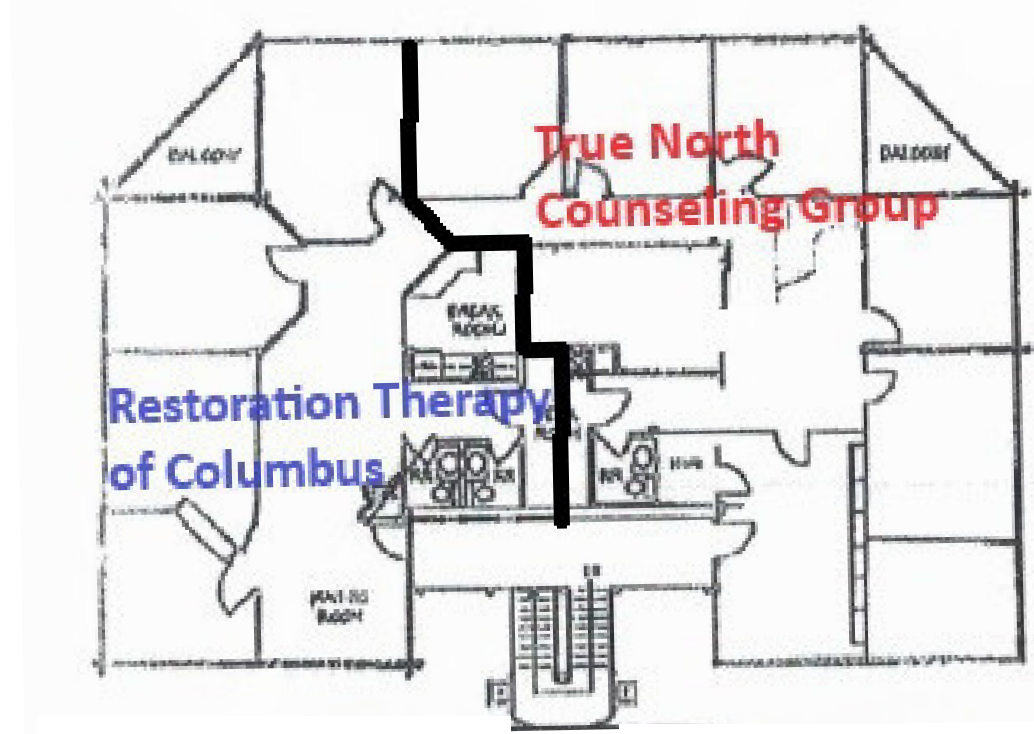
## True North Counseling Group:

- 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.

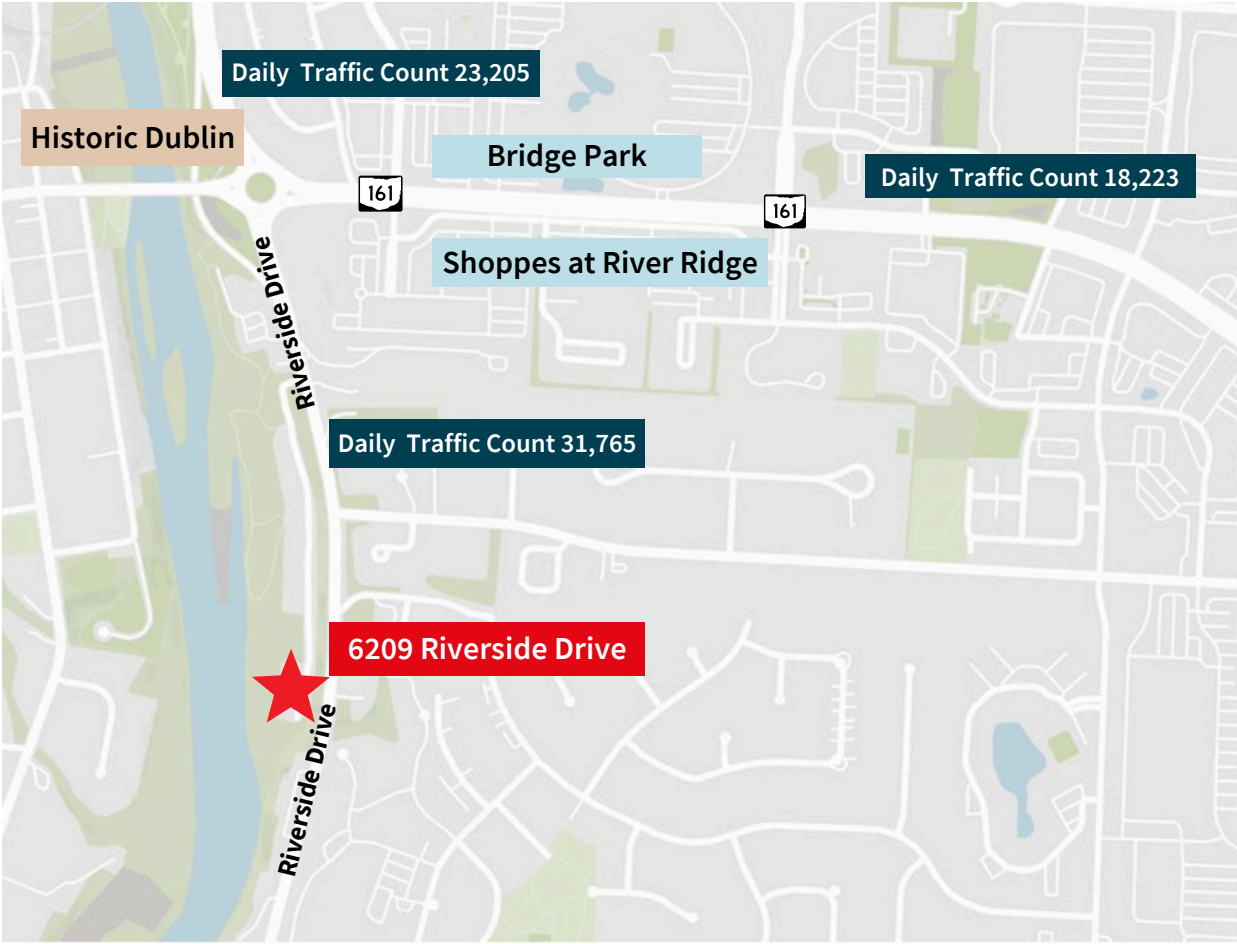


## Restoration Therapy of Columbus:

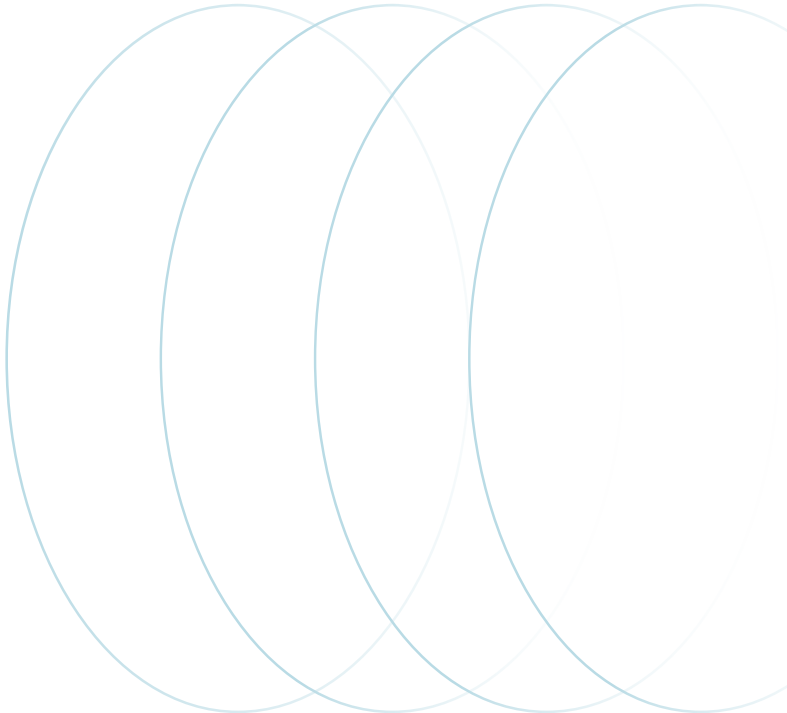
- Therapy group focused on focused on supporting addiction recovery, trauma healing, and couples' development. Group provides individual, couple, family, group therapy and therapy intensives.
- Tenant leases 1,575 SF
- Tenant has a long-term lease in place, beginning in August 2023.



# 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.  
SandboxVR  
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

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