



Office/Medical Building For Sale

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6235 Emerald Pkwy, Dublin Camden Professional Center

6235 Emerald Parkway is located in the Camden Professional Center. The one-story Office Condominium consists of 4,000 SF and was built in 2008. Featuring premium finishes and stone and glass construction. Located minutes from I-270, SR-161, Bridge Park, Tuttle Mall and Murfield Village Golf Club.

Perfect for a financial services business, law firm, tax professional or medical practice.

Asking Price - \$1,050,000

PROPERTY HIGHLIGHTS

- ▶ Listing price - \$1,050,000
- ▶ Association fees - \$920/month
- ▶ Estimated utility costs - \$550/month (average)
- ▶ 4,000 SF
- ▶ Move in ready
- ▶ Furniture available
- ▶ Heavy private office layout with modern finishes
- ▶ Built in 2008
- ▶ Minutes from I-270, SR-161, and the Tuttle Mall
- ▶ Minutes from Bridge Park
- ▶ 20 minutes from John Glenn International Airport
- ▶ 15 minutes from Downtown Columbus

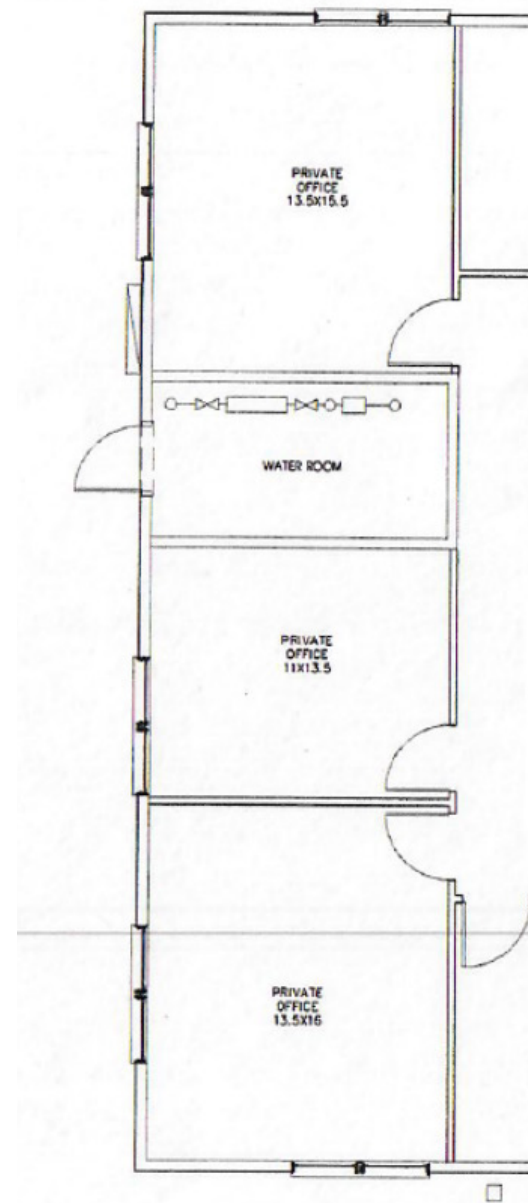
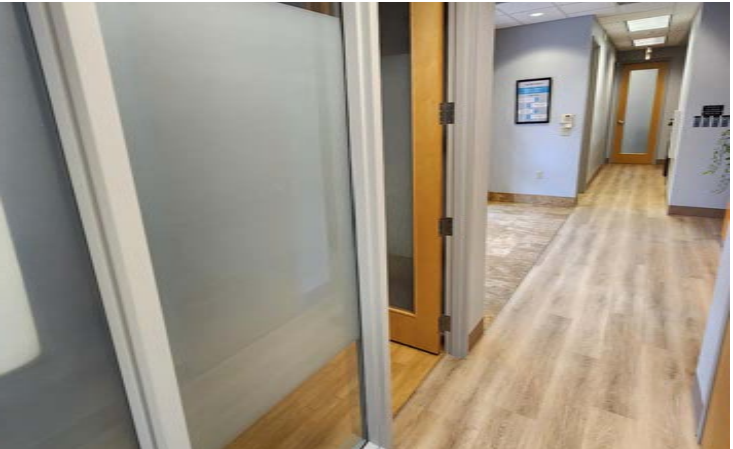




PHOTO GALLERY





PROPERTY LOCATION

Dublink TRANSPORT

Dublin, Ohio's City- Owned Fiber Optic Highway

125+ Miles

An optical fiber is a flexible, transparent fiber made by drawing glass or plastic to a diameter slightly thicker than that of a human hair. Using these thin flexible fibers with a glass core light signals can be sent with very little loss of strength.

- No cost to your business
- Increased Internet speed
- More Service Providers
- Improve building amenities

100x FASTER
THAN Google Fiber*

*Source: <https://fiber.google.com/about/>

Why Dublin?



Home to 4,300+ Businesses

20+ corporate HQs, including Fortune 15 Cardinal Health and the Wendy's Company

Entrepreneurial resources

Consistently ranked Best Suburb for Business by Columbus CEO magazine readers

Sophisticated Workforce

Recognition as a midwest IT magnet and Creative Class city

80% of residents have bachelor's or graduate degrees

Near 25 institutes of higher learning, including the Ohio University Dublin campus

Diverse Mix of Real Estate

9 million+ SF Class A and B space

More than 900,000 SF medical office space

Mixed use, walkable Bridge Street District and a vibrant Historic District

2,000 acres of available land



Healthy
Workforce
Healthy
Bottom Line

Highways/Infrastructure

Five highway interchanges

33 Smart Corridor hub for connected and autonomous vehicle testing

Healthy tax base funds the City's Capital

Improvements Program (CIP) for infrastructure that keeps pace with the city's growth

Safety

Ohio's Safest City in 2017 (safehome.org)

Responsible & Responsive City

Government

Dedicated Economic Development team

Fiscally sound: AAA from Moody's Investors Service, AAA from Fitch Ratings

Community Quality of Life

Top rated school district

Home of the PGA Tour Memorial Tournament

Host of the award-winning Dublin Irish Festival

Community and corporate wellness programs

2,000+ acres of parkland and 130+ miles of bikepaths

Building Permit Assistance

The City of Dublin has organized a cross functional team called Review Services to complete commercial plan reviews. The team is comprised of specialists from Building Standards, Planning, Engineering, and the Washington Township Fire

Department. Their purpose is to perform plan reviews in a unified and coordinated fashion for compliance with building, fire, engineering, landscape and zoning standards.

The Dublin economic development team attends permit review meetings on a regular basis to help facilitate the approval process - helping the company save time and money.



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