

SALE

OFFICE CONDOS

6631 & 6543 COMMERCE PKWY DUBLIN, OH 43017

\$180/SF



ABOUT THE PROPERTY

Commerce Parkway offers a unique opportunity for investors and owner-users seeking office or flex space in the highly desirable Dublin, Ohio market. The property is located directly across from Dublin City Hall and within 10 minutes of Worthington, Westerville, Hilliard, and Columbus, and just 5 minutes from Bridge Park, Muirfield, and Historic Dublin. Zoned SO (Suburban Office and Institutional District), the building features a flexible interior layout well suited for a wide range of office, flex, and institutional uses.



**COLDWELL BANKER
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OFFERING SUMMARY

SALE RATE: \$180/SF

AVAILABLE SUITES: 1,250 - 6,250 SF

LOT SIZE: 5.715 ACRES

BUILDING: 54,000 SF

ZONING: SO - SUBURAN OFFICE &
INSTITUTIONAL DISTRICT

LOCATION

The area surrounding 6631 and 6543 Commerce Parkway in Dublin, Ohio, is characterized by a blend of modern office spaces, corporate headquarters, and hightech firms. Located within the well-established Dublin submarket, this area benefits from its strategic position near major highways, including I-270, which provides easy access to Columbus and other central Ohio regions. Overall, the commercial real estate market around Commerce Parkway is robust, with consistent demand for office and retail spaces. The area's strong economic fundamentals and ongoing development projects continue to support its growth as a premier business location in the Columbus metropolitan area.



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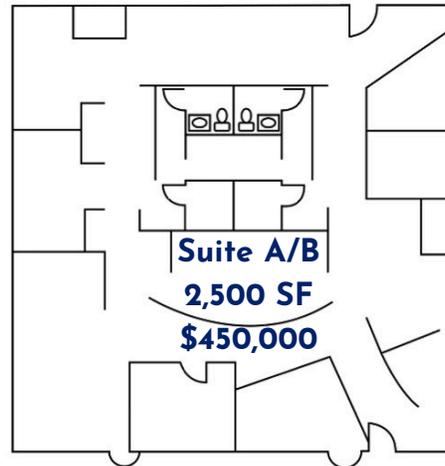
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6631 Commerce Pkwy, Ste A&B

SUITE	SIZE (SF)	DESCRIPTION
6631 Commerce Pkwy, Ste A/B	2,500 SF	2,500 SF condo for sale \$180/SF=\$450,000 in total. Beautiful renovation completed by an architectural firm with high-end finishes, multiple private offices, a conference room, two bathrooms, and a kitchenette.



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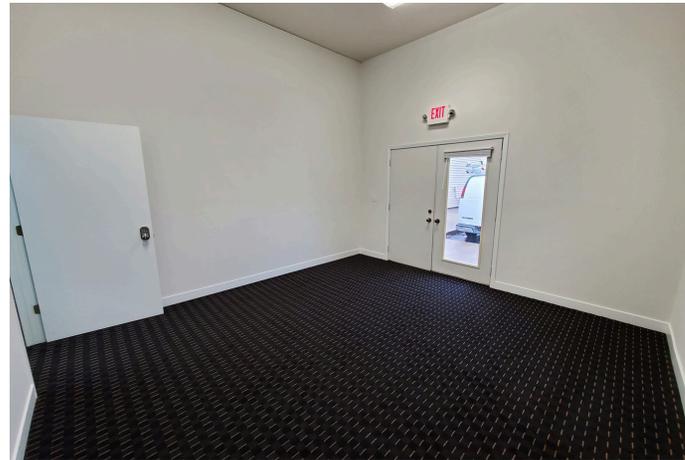
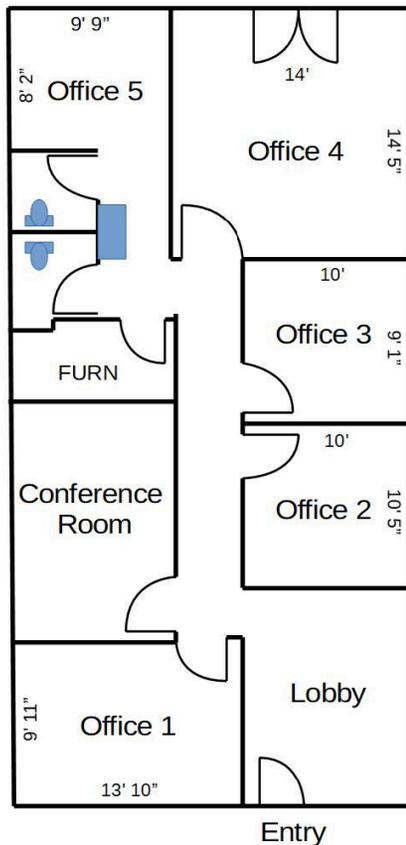
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6543 Commerce Pkwy, Ste D

SUITE	SIZE (SF)	DESCRIPTION
6543 Commerce Pkwy, Ste D	1,250 SF	1,250 SF condo for sale \$180/SF=\$225,000 in total. Small but functional. Recently renovated with 5 private offices, conference room and two bathrooms.

Suite D: 1,250 SF
\$225,000



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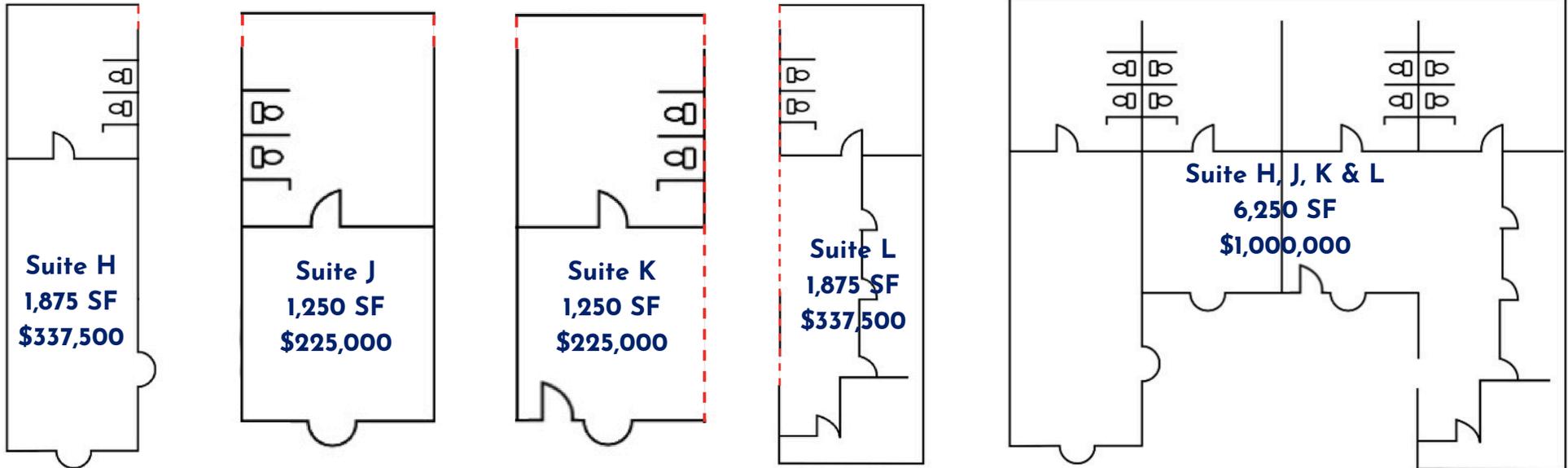


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6543 Suite H, J K & L



SUITE

SIZE (SF)

DESCRIPTION

6543 Commerce Pkwy, Ste H

1,875 SF

1,875 SF condo for sale \$180/SF=\$337,500 in total. It is currently combined with Suites J, K, and L, but it can be separated. The layout is flexible and includes two bathrooms.

6543 Commerce Pkwy, Ste J

1,250 SF

1,250 SF condo for sale \$180/SF=\$225,000 in total. It is currently combined with Suites H, K, and L, but it can be separated. The layout is flexible and includes two bathrooms.

6543 Commerce Pkwy, Ste K

1,250 SF

1,250 SF condo for sale \$180/SF=\$225,000 in total. It is currently combined with Suites H, J, and K, but it can be separated. The layout is flexible and includes two bathrooms.

6543 Commerce Pkwy, Ste L

1,875 SF

1,875 SF condo for sale \$180/SF=\$337,500 in total. It is currently combined with Suites H, J, and L, but it can be separated. The layout is flexible and includes two bathrooms.

6543 Commerce Pkwy, Ste H, J, K & L

6,250 SF

6,250 SF combined condo for sale \$160/SF= 1,000,000 in total. Purchase all four combined condominiums at a reduced price of \$160/SF instead of \$180/SF and save \$125,000.

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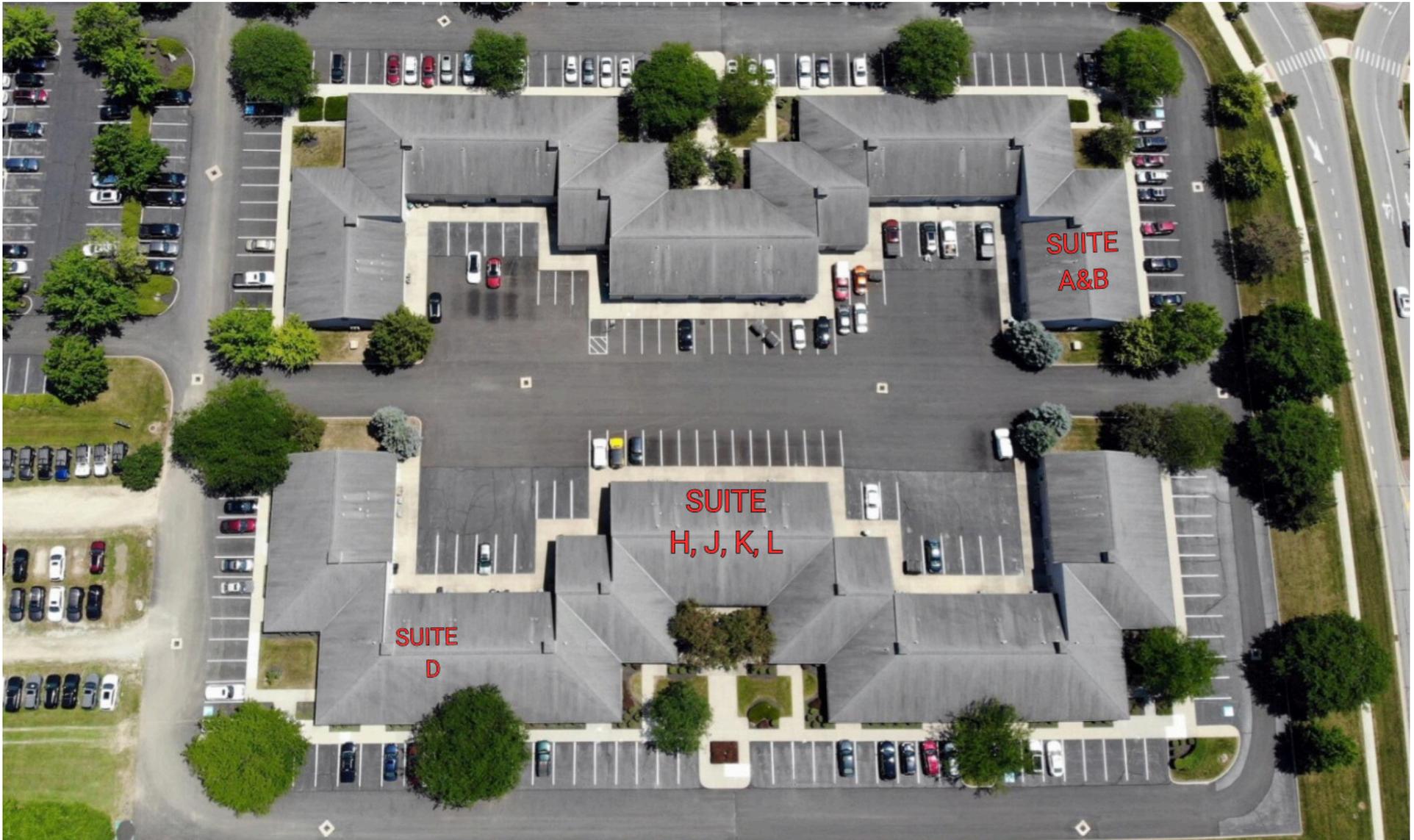
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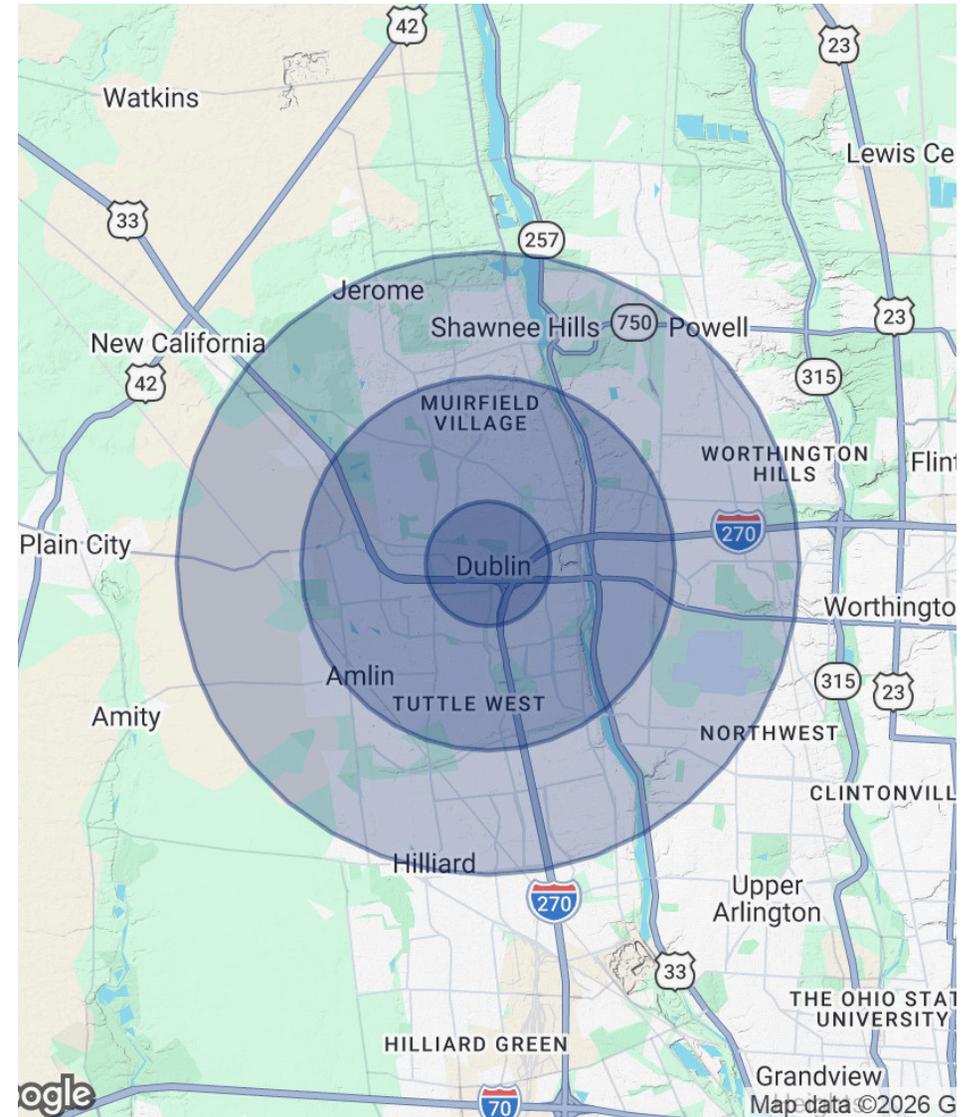
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,405	63,959	166,561
Average Age	39.6	38.4	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,502	26,524	70,058
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$125,712	\$125,617	\$117,800
Average House Value	\$287,181	\$306,907	\$284,164

*Demographic data derived from 2020 ACS - US Census

LOCATION	DIRECTION	YEAR	COUNTS
US-33 between Avery Rd and I-270	2-way	2021	91,559 AADT
US-33 WB to Avery Rd	Ramp	2021	17,648 AADT
Emerald Pkwy between Dublin Rd and Riverside Dr	2-way	2021	21,160 AADT



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