

# AVERY-MUIRFIELD AREA

## OFFICE FOR LEASE

5850 VENTURE DRIVE, DUBLIN, OHIO 43017



JESSE SHKOLNIK *ADVISOR*

MOBILE 614.208.5360 | DIRECT 614.334.7818  
JSHKOLNIK@EQUITY.NET



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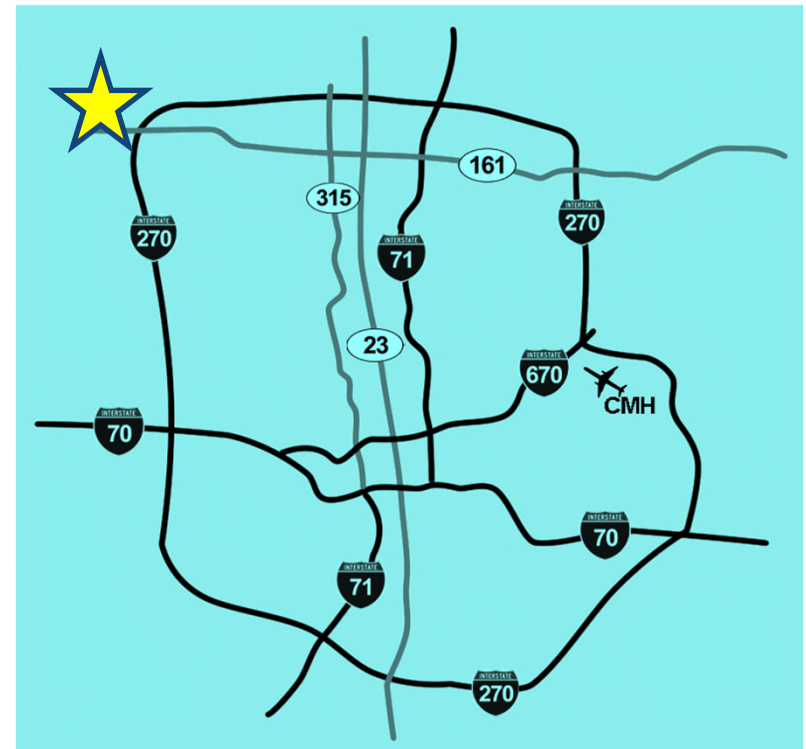
# PROPERTY HIGHLIGHTS

## AVERY - MUIRFIELD AREA

OFFICE FOR LEASE

5850 VENTURE DRIVE, DUBLIN, OHIO 43017

- +/- 2,577 SF move-in ready office space available May 1, 2025
- 7 private offices and 2 conference rooms
- Entire second floor suite (not ADA)
- Easy access from US-33 at Avery Road off Perimeter Loop
- Area amenities include retail, restaurants, and healthcare facilities
- Lease rate: negotiable



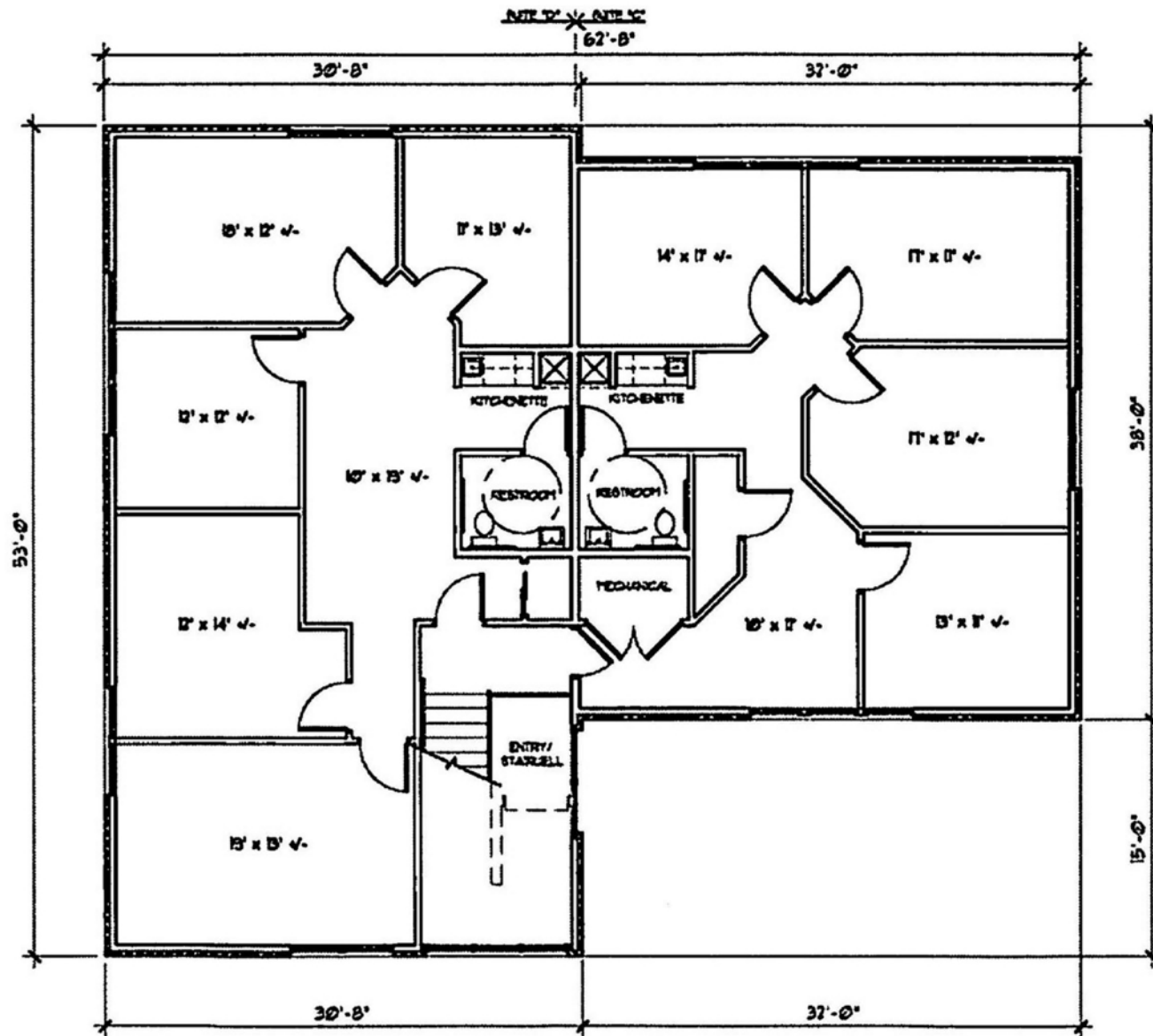


# LOCAL AERIAL



**Now Open (2025):  
34-acre Ohio State  
University outpatient  
medical campus.**

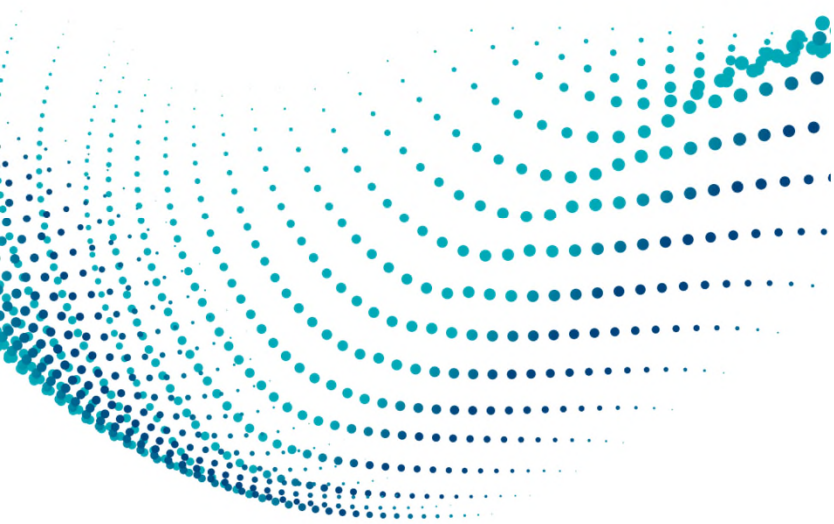
# SPACE PLAN



**SECOND FLOOR PLAN**



# DEMOGRAPHICS: 1-MILE RADIUS



## KEY FACTS

5,959

Population

37.0

Median Age



Average  
Household  
Size

\$123,768

Median  
Household  
Income

## INCOME



\$123,768

Median  
Household  
Income



164,119

2022 Average  
Household  
Income (Esri)



59,094

2022 Per Capita  
Income (Esri)

## BUSINESS



958

Total Businesses



16,976

Total Employees

## EDUCATION

3%

No High  
School  
Diploma



7%

High School  
Graduate



18%

Some College



73%

Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



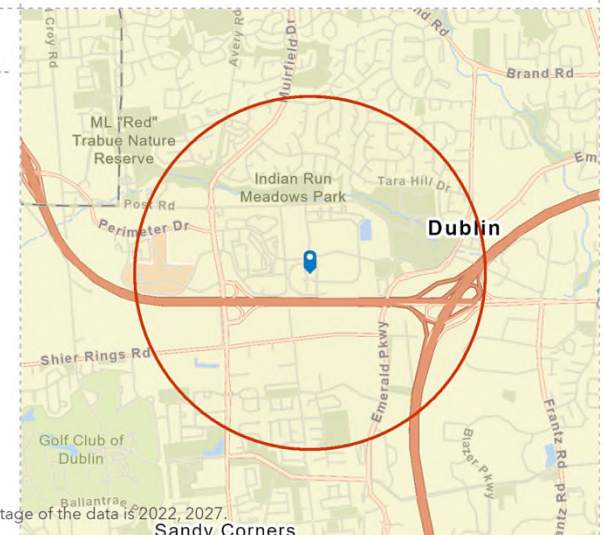
\$341,444

Median Home  
Value



\$1,105

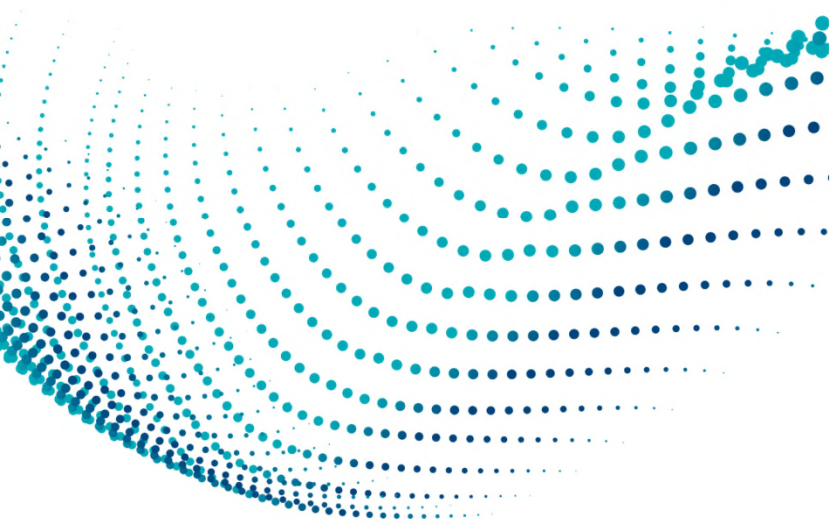
Median  
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

Sandy Corners

# DEMOGRAPHICS: 3-MILE RADIUS



## KEY FACTS

66,290

Population

37.6

Median Age



Average  
Household  
Size

\$110,820

Median  
Household  
Income

## INCOME



\$110,820

Median  
Household  
Income



154,248

2022 Average  
Household  
Income (Esri)



62,295

2022 Per Capita  
Income (Esri)

## BUSINESS



3,140

Total Businesses



54,050

Total Employees

## EDUCATION

3%

No High  
School  
Diploma



10%  
High School  
Graduate



16%  
Some College



71%  
Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



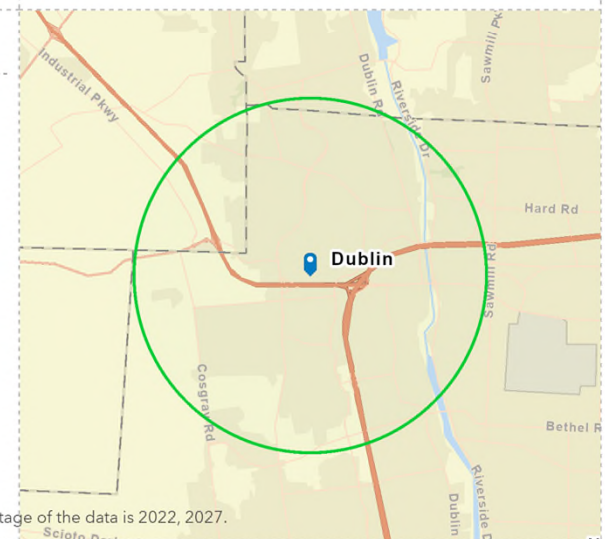
\$357,797

Median Home  
Value



\$1,144

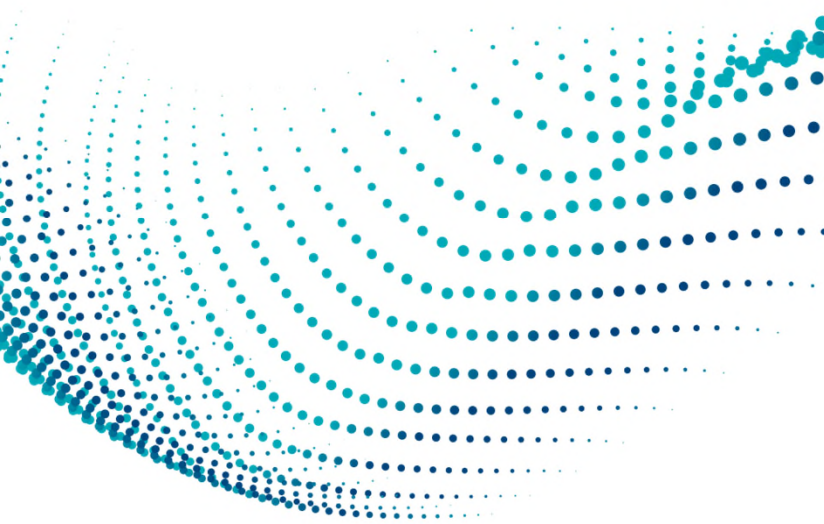
Median  
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.



# DEMOGRAPHICS: 5-MILE RADIUS



## KEY FACTS

171,114

Population

37.1

Median Age



Average  
Household  
Size

\$104,612

Median  
Household  
Income

## INCOME



\$104,612

Median  
Household  
Income



144,318

2022 Average  
Household  
Income (Esri)



58,368

2022 Per Capita  
Income (Esri)

## BUSINESS



6,427

Total Businesses



94,691

Total Employees

## EDUCATION

3%

No High  
School  
Diploma



12%

High School  
Graduate



20%

Some College



66%

Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



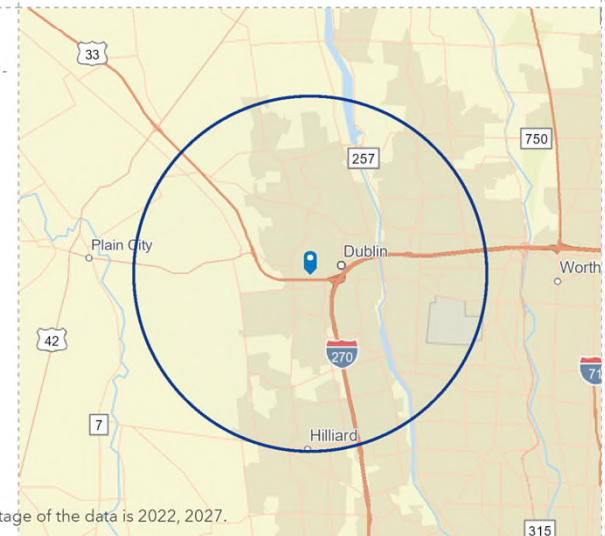
\$323,591

Median Home  
Value



\$1,043

Median  
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.