



For Sale



5980 Venture Dr
Dublin, OH 43017

Asking Price:

\$726,700

5,416 SF

**Owner User or
Investment Opportunity**



Significant
& realistic
opportunity to
increase NOI



In the heart of
Dublin's premier
community



Move in ready

Accelerating success.

Property Profile



Numbers at a Glance

5,416 ^{sf}
Building size

2006
Year Built

726,700
Asking Price

\$600/mth
Condo Fees (2026)

1,300 SF
First Floor Availability

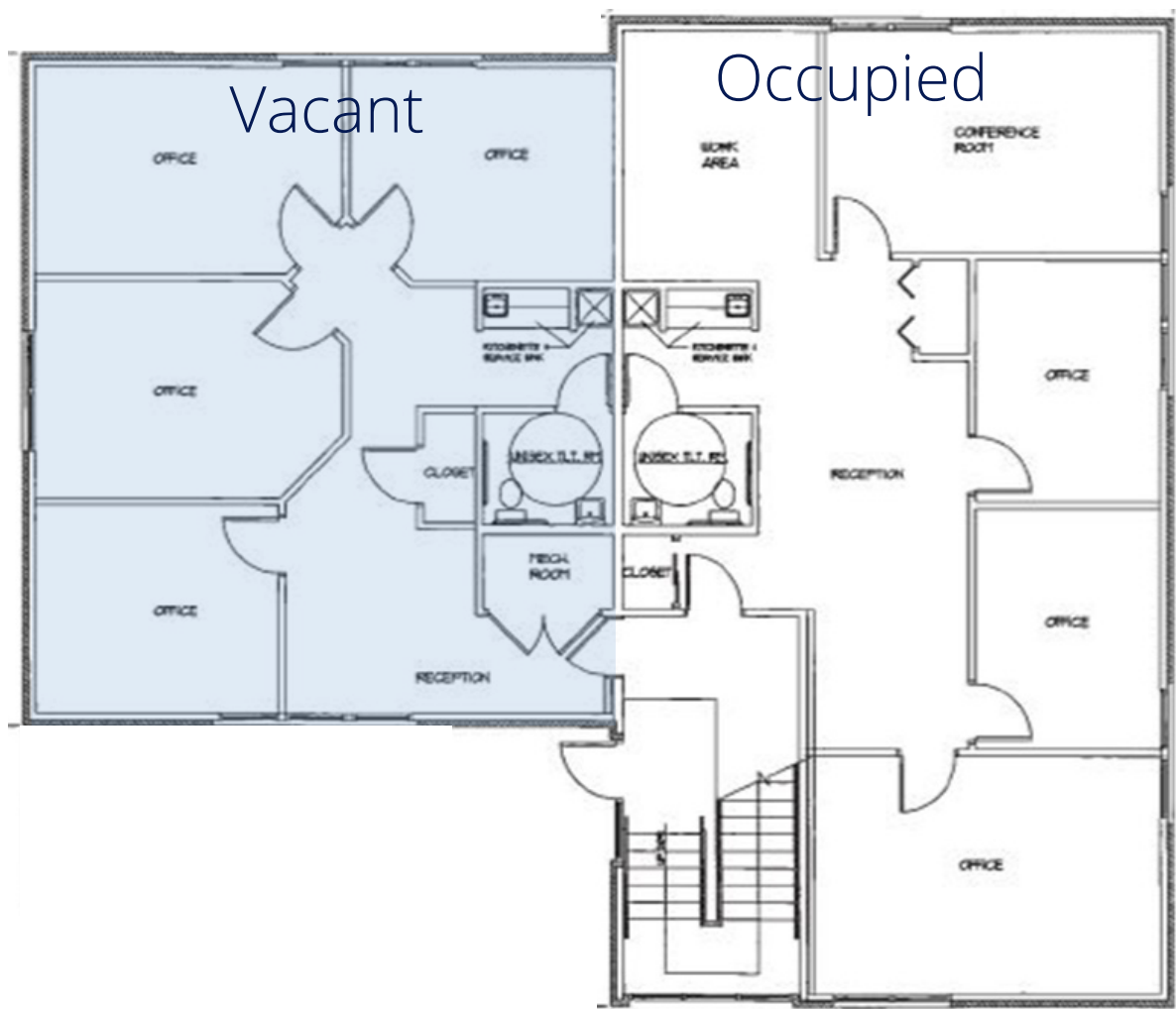
4/1,000 SF
Parking

Comments

- Owner User or Investment Opportunity
- Further financial and tenancy details will be provided upon execution of confidentiality agreement.
- NOI could be increased dramatically through restructuring lease cost pass throughs
- Potentially 2,708 SF available on the 2nd floor (owner user)
- There is an elevator in the building that is not currently being used but could be for next owner

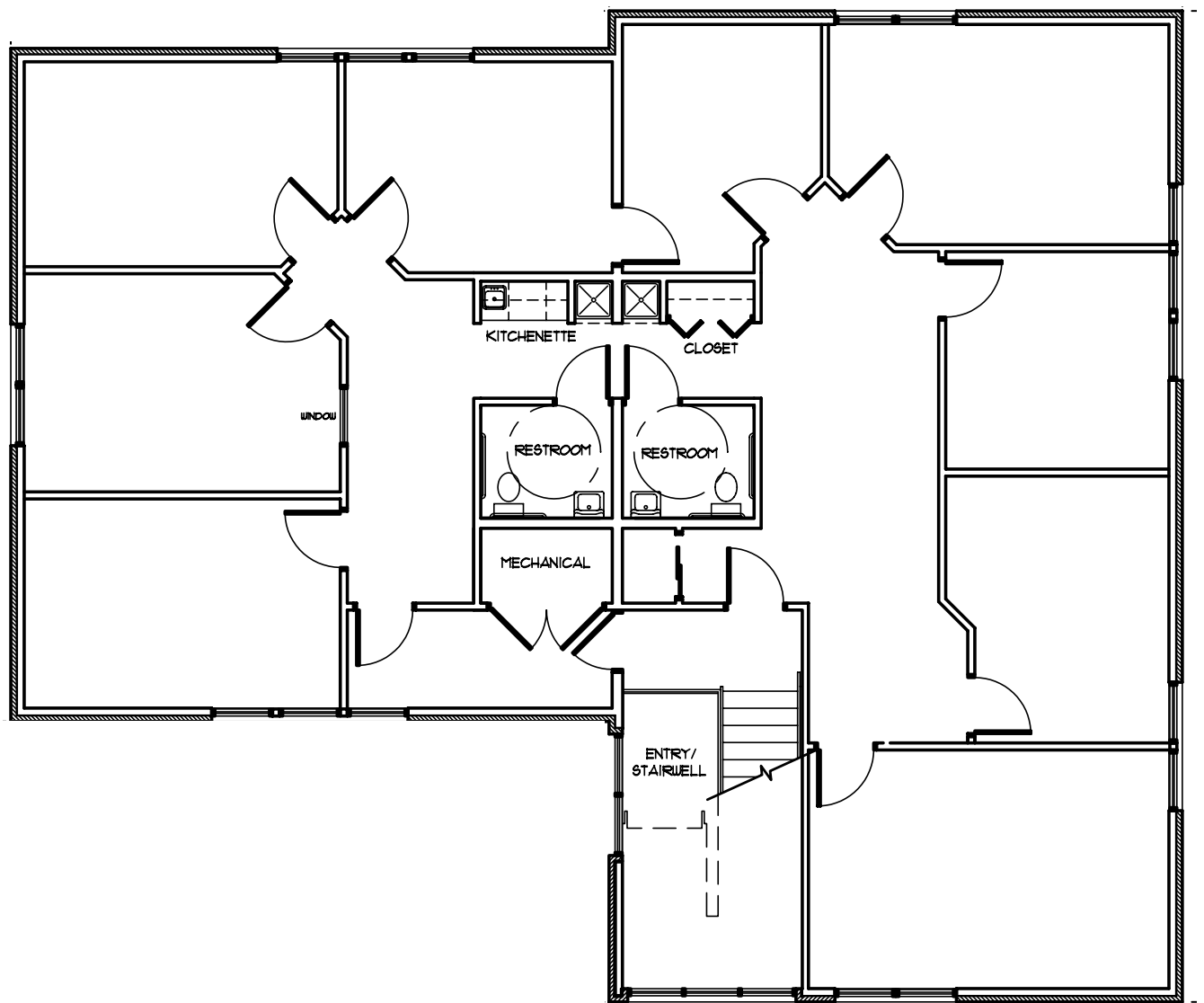
Floor Plan

First Floor



Floor Plan

Second Floor - Leased



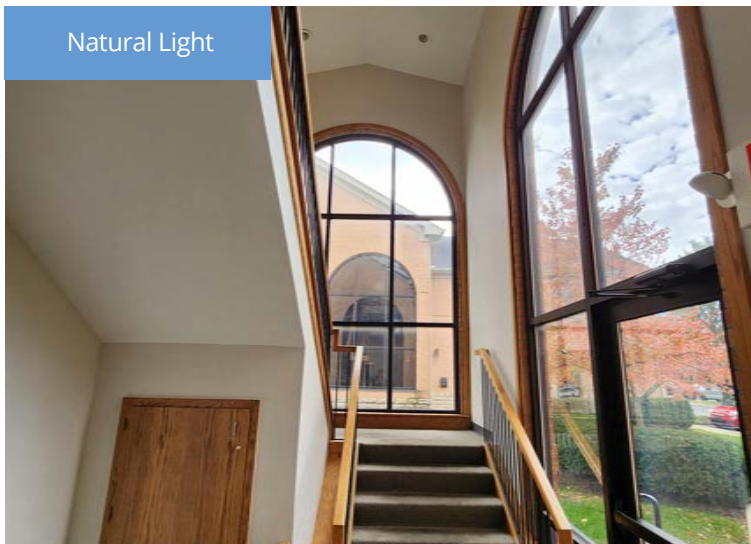
5980 Venture Dr | For Sale

Property Gallery

Vacant Suite Lobby



Natural Light



Vacant Suite Kitchen



Vacant Suite Private Offices



Location & Access

Travel Distances

Downtown Columbus	20 minutes
Bridge Park	5 minutes
Polaris Fashion Place	13 minutes
John Glenn International Airport	27 minutes

Area Highlights

- Located in Prime Dublin Community
- Convenient access to SR 33 and Avery Rd ideal for commuters
- Nearby shopping, dining, and entertainment
- Near parks, walking trails, and recreational facilities including Dublin Skate Park and Pickleball Courts
- * Next door to BMW and Audi dealerships
- Strong local community and business environment, supporting professional tenants



Approximately 1,300 RSF on the first floor is available immediately for an owner-user or future tenant; the current owner occupies the space and can vacate at any time. The other first-floor suite is leased. An additional 2,708 RSF on the second floor is currently leased but could become available for an owner-user. The building is roughly 77% occupied, offering both owner-user and investment potential. Further financials and tenancy information are available upon execution of a confidentiality agreement. There is significant upside to NOI through restructuring lease cost pass-throughs. Potential for up to 2,708 RSF of second-floor space for an owner-user.



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