

OLD DUBLIN

OFFICE FOR LEASE

20 NORTH STREET, DUBLIN, OH 43017

Renovation In Progress:
Estimated Completion:
Summer
2025



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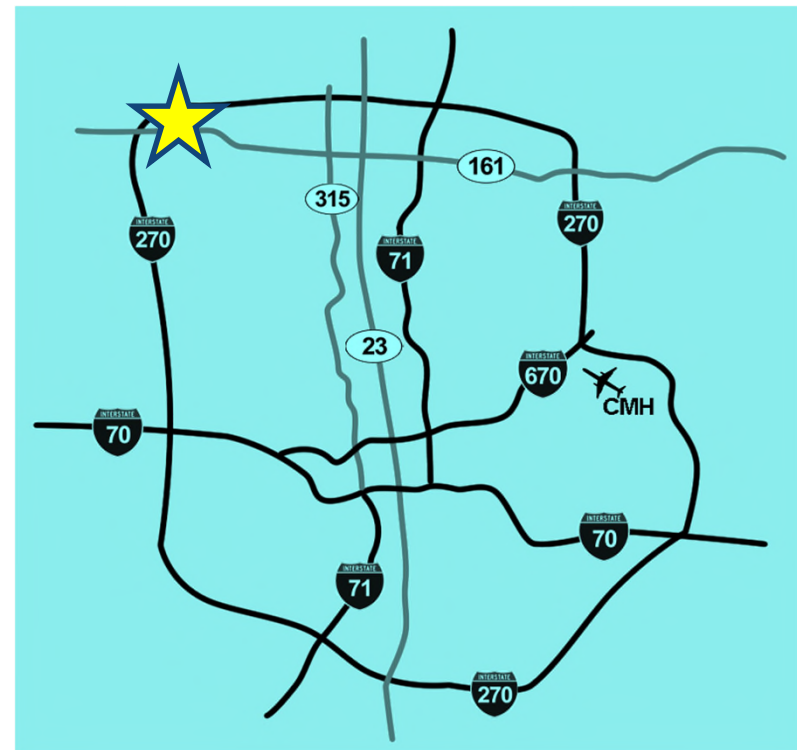


PROPERTY HIGHLIGHTS

- Various small office spaces available
- Located in the heart of historic Old Dublin
- Located just steps from Bridge Park West, the Dublin Link pedestrian bridge, the Dublin Library, the Olentangy River, Riverside Crossing Park, and numerous shops and restaurants
- 1 mile radius: Average HH Income \$148,472
- Easy access to I-270, SR-161, and Riverside Drive
- Vehicles per day on North High Street: 12,475
- Lease rate: Negotiable

OLD DUBLIN

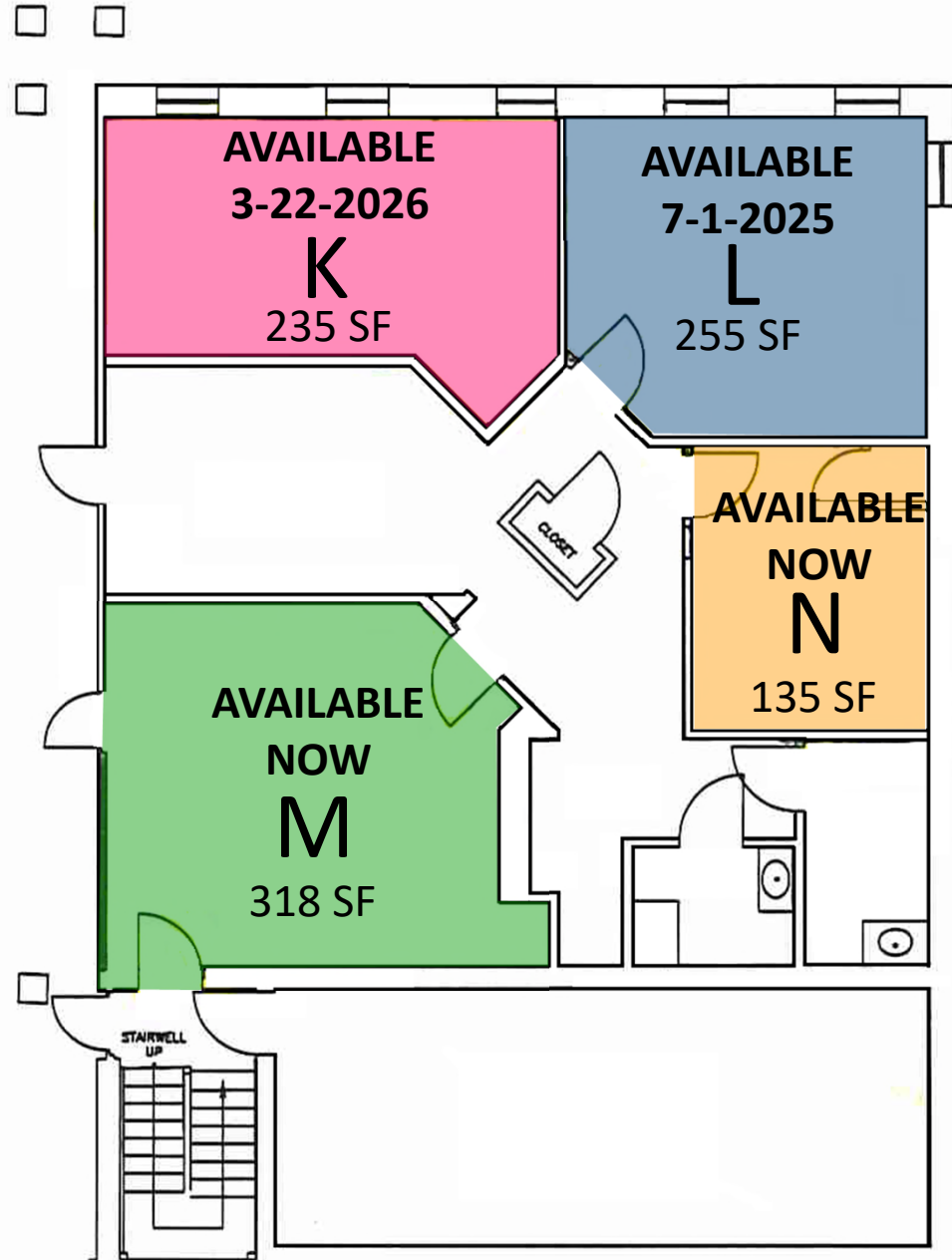
OFFICE FOR LEASE
20 NORTH STREET, DUBLIN, OH 43017



LOCAL AERIAL



SPACE PLAN: Lower Level

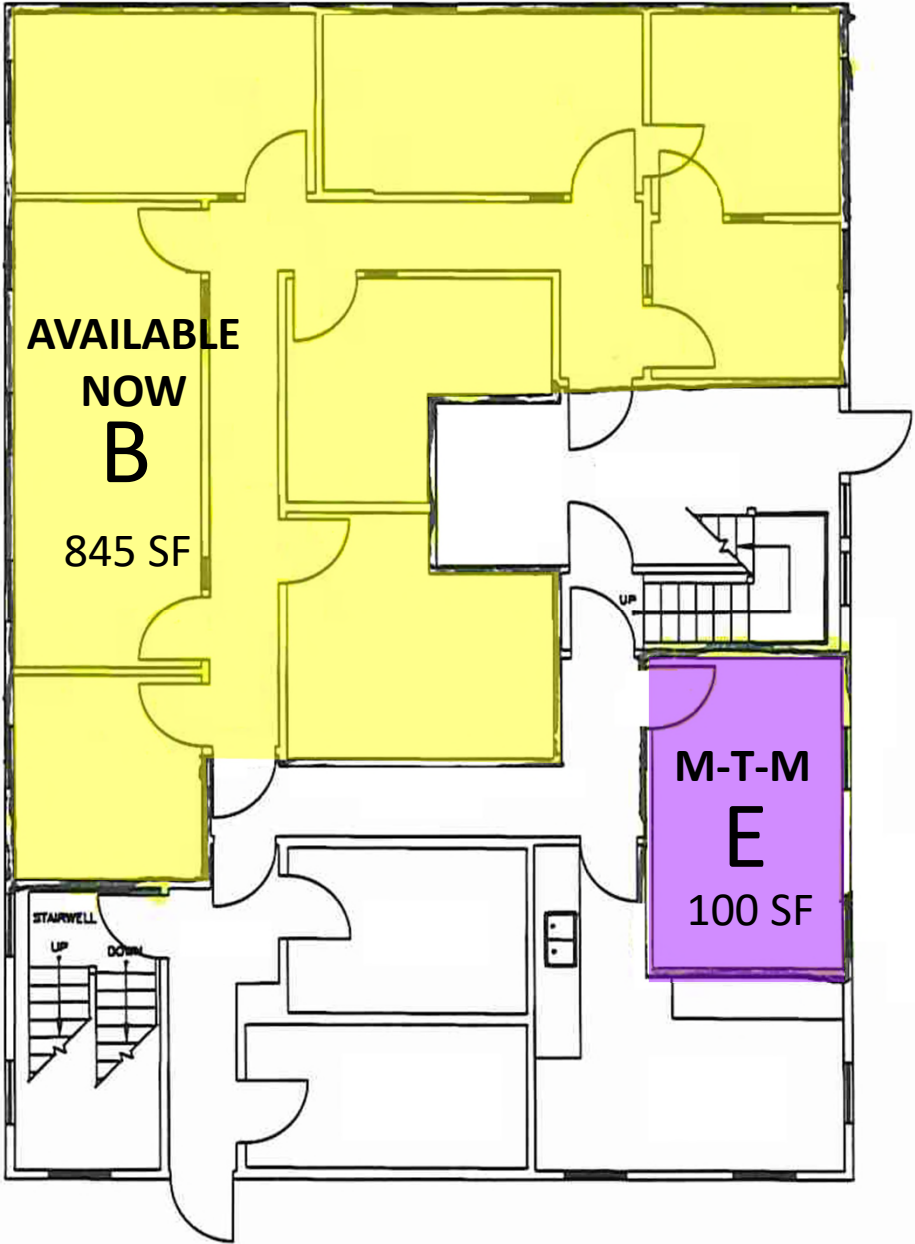


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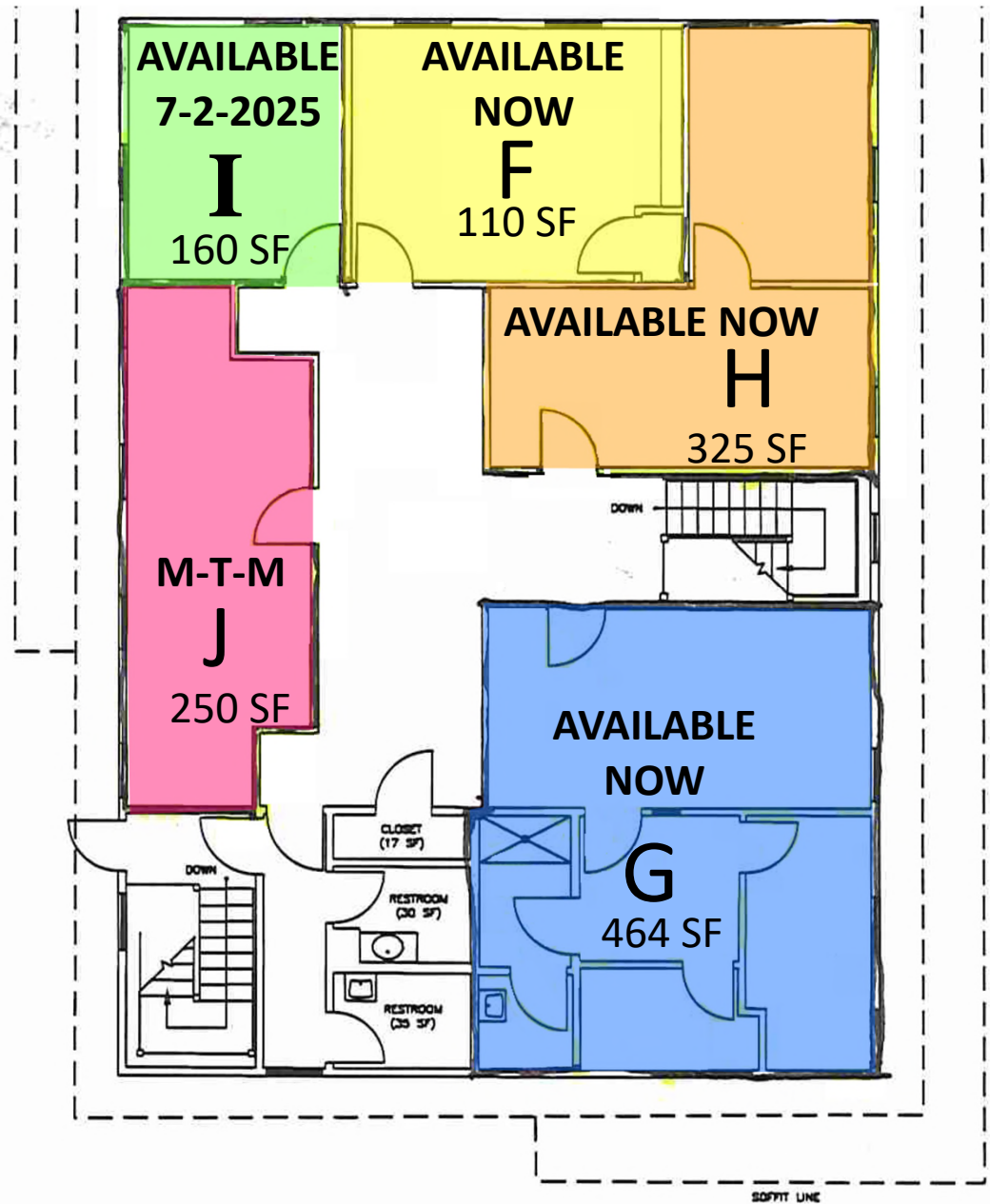
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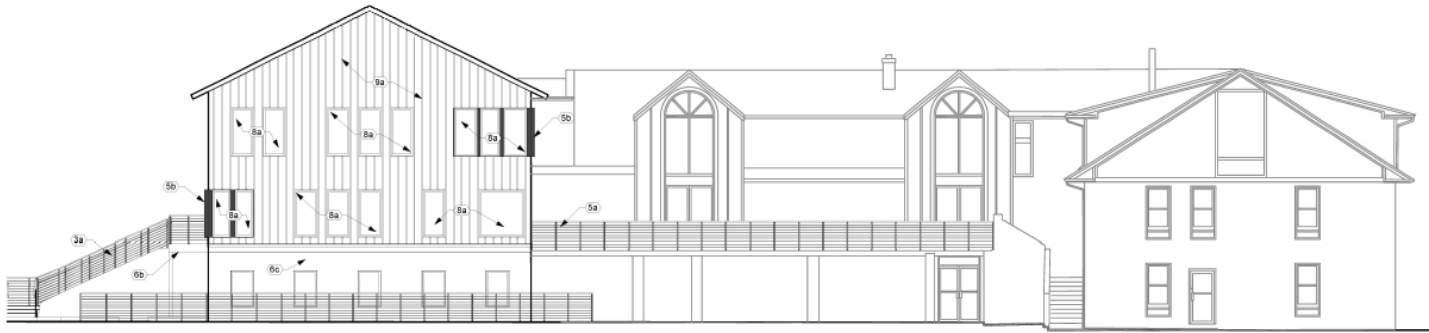
SPACE PLAN: 1st Floor



SECOND FLOOR



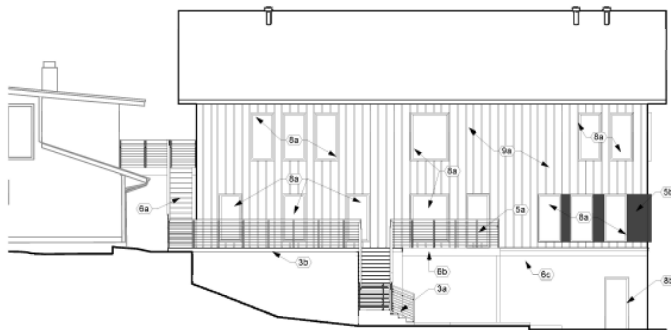
RENOVATION RENDERINGS



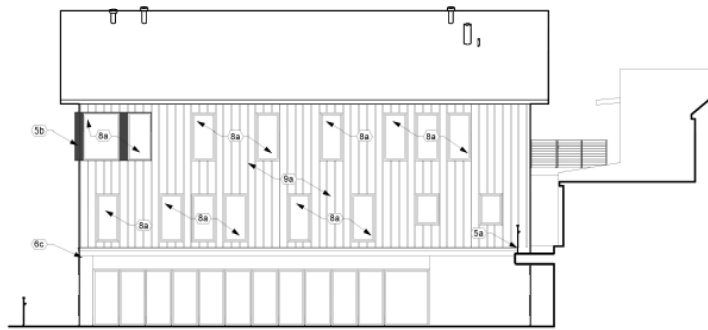
1 West Elevation
1/8" = 1'-0"

Coded Notes

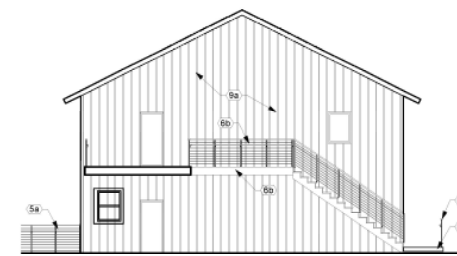
- 2a Remove existing wall and column at its utility as required for new work. Repair/patch sidewalk as needed.
- 2b Demolish and remove walkway, walkway structure, and railing.
- 2c Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
- 2d Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door. Prepare to receive new concrete stair. Brace surrounding walls as required.
- 2e Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
- 2f Demolish existing railing.
- 2g Demolish and remove existing walkway roof.
- 2h Remove existing window. Prepare opening to receive new wall.
- 2i Demolish walls to extents shown. Prepare opening to receive new exterior. Refer to elevations for opening height dimensions.
- 2j Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
- 2k Existing stone wall to remain.
- 3a New concrete stairs and rail.
- 3b New concrete walkway.
- 3c New 4" concrete slab on compacted gravel.
- 5a New metal rail.
- 5b Aluminum shroud.
- 6a New wood stair and rail.
- 6b New wood deck walkway.
- 6c New wood trim.
- 8a New window.
- 8b New door.
- 9a Fiberglass board.



2 South Elevation
1/8" = 1'-0"

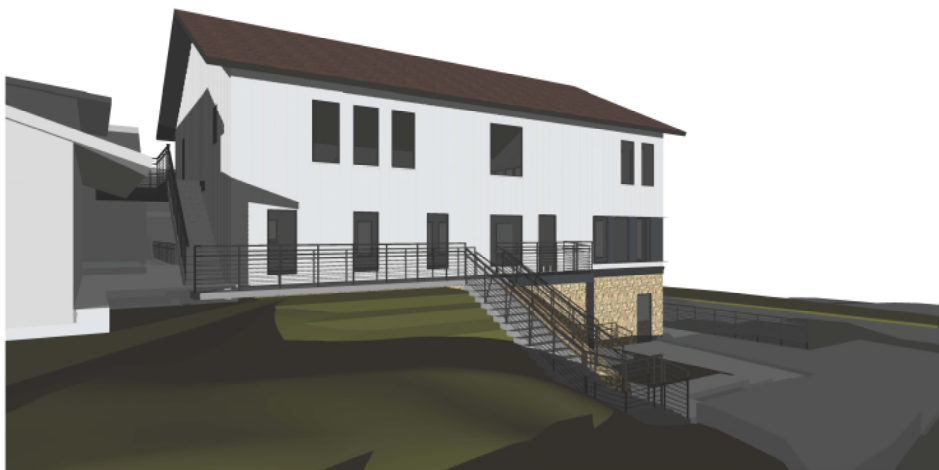


3 North Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

RENOVATION RENDERINGS

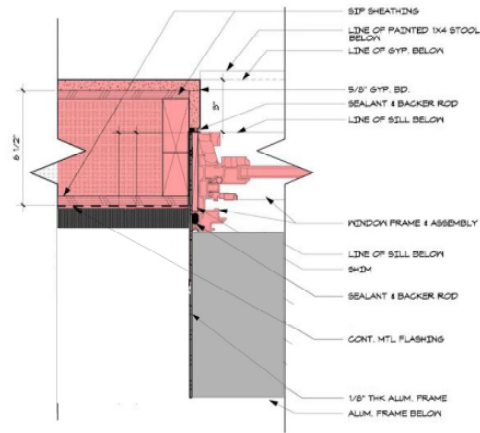


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RENOVATION RENDERINGS



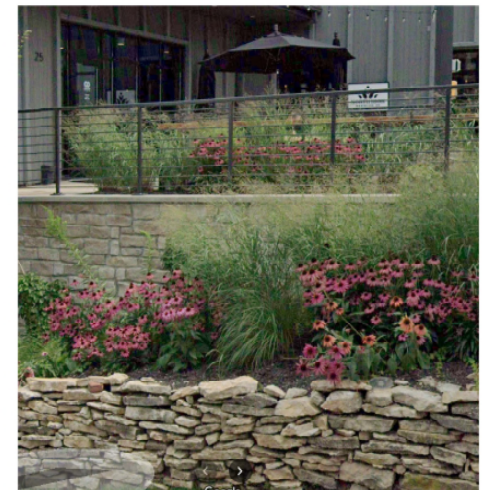
Aluminum Shroud



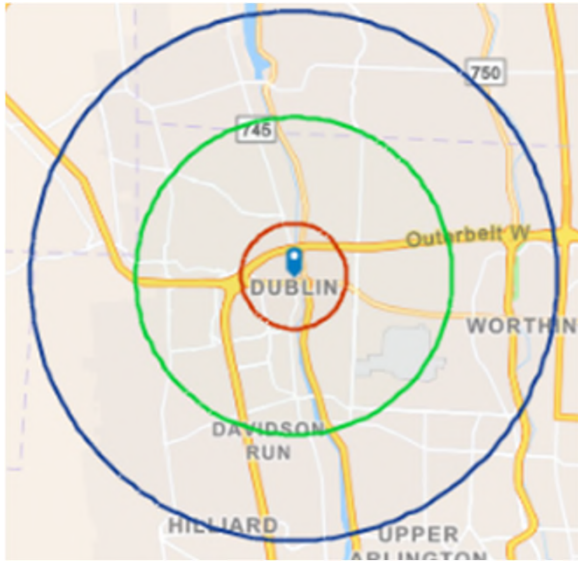
Board and Batten Siding



Railing



1-MILE RADIUS DEMOS



KEY FACTS

7,632
Population

2.2
Average
Household Size

36.6
Median Age

\$102,021
Median Household Income

BUSINESS

750

Total Businesses

16,027

Total Employees

EDUCATION

2%

No High School
Diploma

7%

High School
Graduate

19%

Some
College

71%

Bachelor's/Grad/Prof
Degree

INCOME



\$66,742
Per Capita
Income



\$102,021
Median
Household
Income



\$148,472
Average
Household
Income

EMPLOYMENT

83.9
White
Collar %

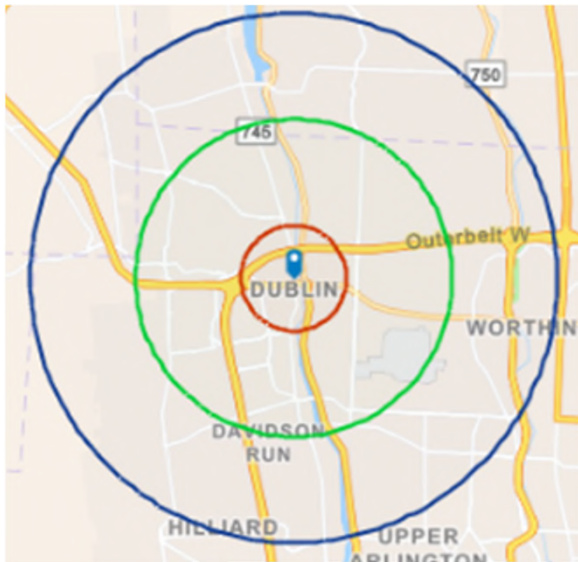
7.8
Blue
Collar %

8.3
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

90,571
Population

2.4
Average
Household Size

36.4
Median Age

\$102,506
Median Household Income

BUSINESS

4,307

Total Businesses

71,064

Total Employees

EDUCATION

3%

No High School
Diploma

12%

High School
Graduate

19%

Some
College

66%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,866
Per Capita
Income



\$102,506
Median
Household
Income



\$139,195
Average
Household
Income

EMPLOYMENT

81.5
White
Collar %

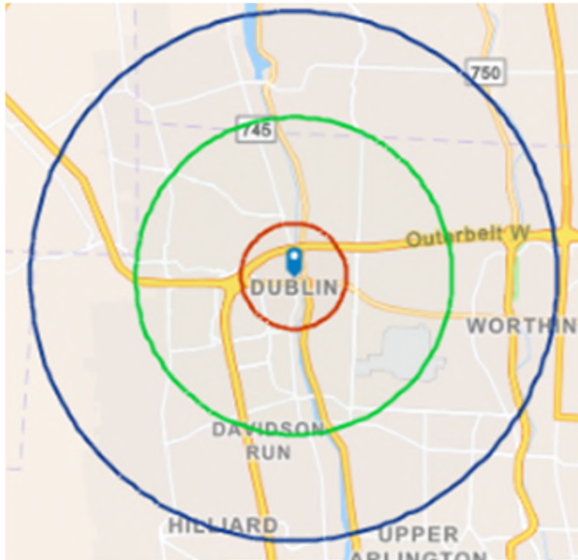
9.0
Blue
Collar %

9.5
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

213,483
Population

2.4
Average
Household Size

38.0
Median Age

\$108,437
Median Household Income

BUSINESS

8,860

Total Businesses

122,329

Total Employees

EDUCATION

3%

No High School
Diploma

11%

High School
Graduate

18%

Some
College

69%

Bachelor's/Grad/Prof
Degree

INCOME



\$62,858
Per Capita
Income



\$108,437
Median
Household
Income



\$153,405
Average
Household
Income

EMPLOYMENT



81.7
White
Collar %



9.1
Blue
Collar %



9.1
Services
%

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