

OFFICE SALE/LEASE



**5060 Parkcenter Avenue  
Dublin, OH 43017**



**Asking Price: \$1,450,000 Lease rate \$13.00 MG**

Tuttle Crossing/I – 270 area between Bradenton/Franz

5060 Parkcenter Ave. Dublin, OH 43017

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## Sale & Lease Information

Address:	5060 Parkcenter Avenue
City/State:	Dublin, OH 43017
County:	Franklin
Tax Parcel Number(s):	273 - 005325
Total Square Feet:	<b>10.350 square feet 2 story office</b>
Asking price:	<b>\$1,450,000</b>
Taxes:	\$41,788/annually
Rental Rate (Current Year):	<b>\$13.00 PSF MG</b> (tenant janitorial & utilities) 2,541 SF Executive Office suite available on 2 <sup>nd</sup> floor
Parking:	<b>45 spaces</b> - 4.5/1000 ratio
Occupancy:	79% Currently 3 long term tenants in place, 2 <sup>nd</sup> floor executive suite with 2,541 AS available for lease or owner occupant/user. Current gross income \$92,736

### General Information:

5060 Parkcenter Avenue in Dublin, OH a premier location for a free standing office located just north of Tuttle Crossing & I – 270 between Bradenton and Franz Road. Extremely nice 10,350 square foot 2 story office on 1 acre with parking for 45 cars (4.5 /1000 SF ratio). Former developers executive suite on 2<sup>nd</sup> floor of 2,541 square feet is available for lease at only **\$13.00 PSF MG** (tenant – utilities & janitorial) or for an owner user. This is the BEST PRICE per square foot in the area !! 3 current long term tenants in place with a current occupancy of 79%. Asking sale price of \$1,450,000. Close to all Amenities – hotel, motels, retail, professional services and restaurants Must be seen to be appreciated. Motivated owner – vacant space is available immediately!



# 5060 Parkcenter Avenue Dublin, OH

## Property Photos



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no investigation and makes no representation of the property.



# 5060 Parkcenter Avenue Dublin, OH

## Maps



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