

# CORPORATE PARK

## SPACE FOR LEASE

6175 SHAMROCK COURT, DUBLIN, OHIO 43016



NOAH HEATH ADVISOR

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NHEATH@EQUITY.NET

**equity** | brokerage

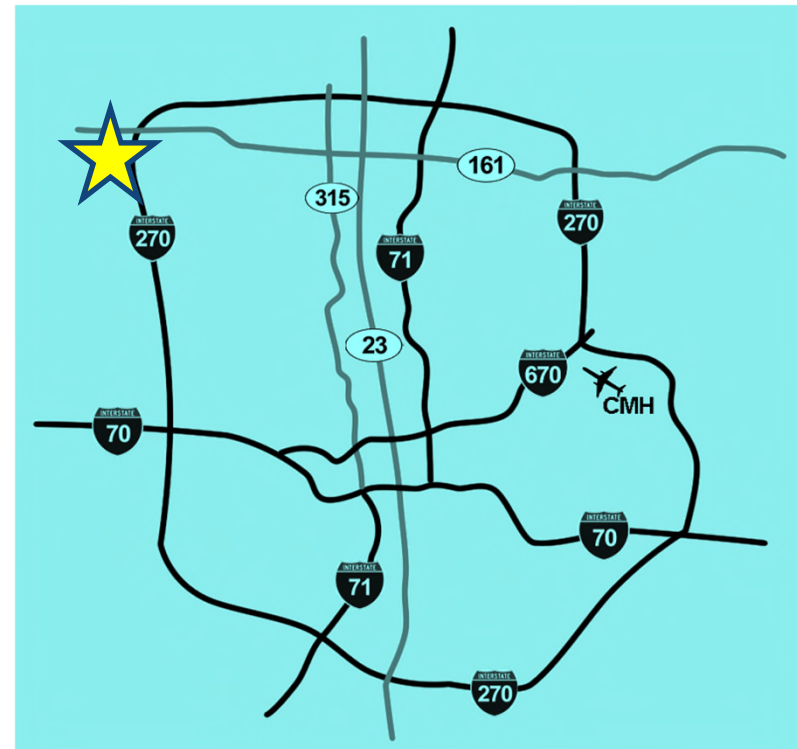
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

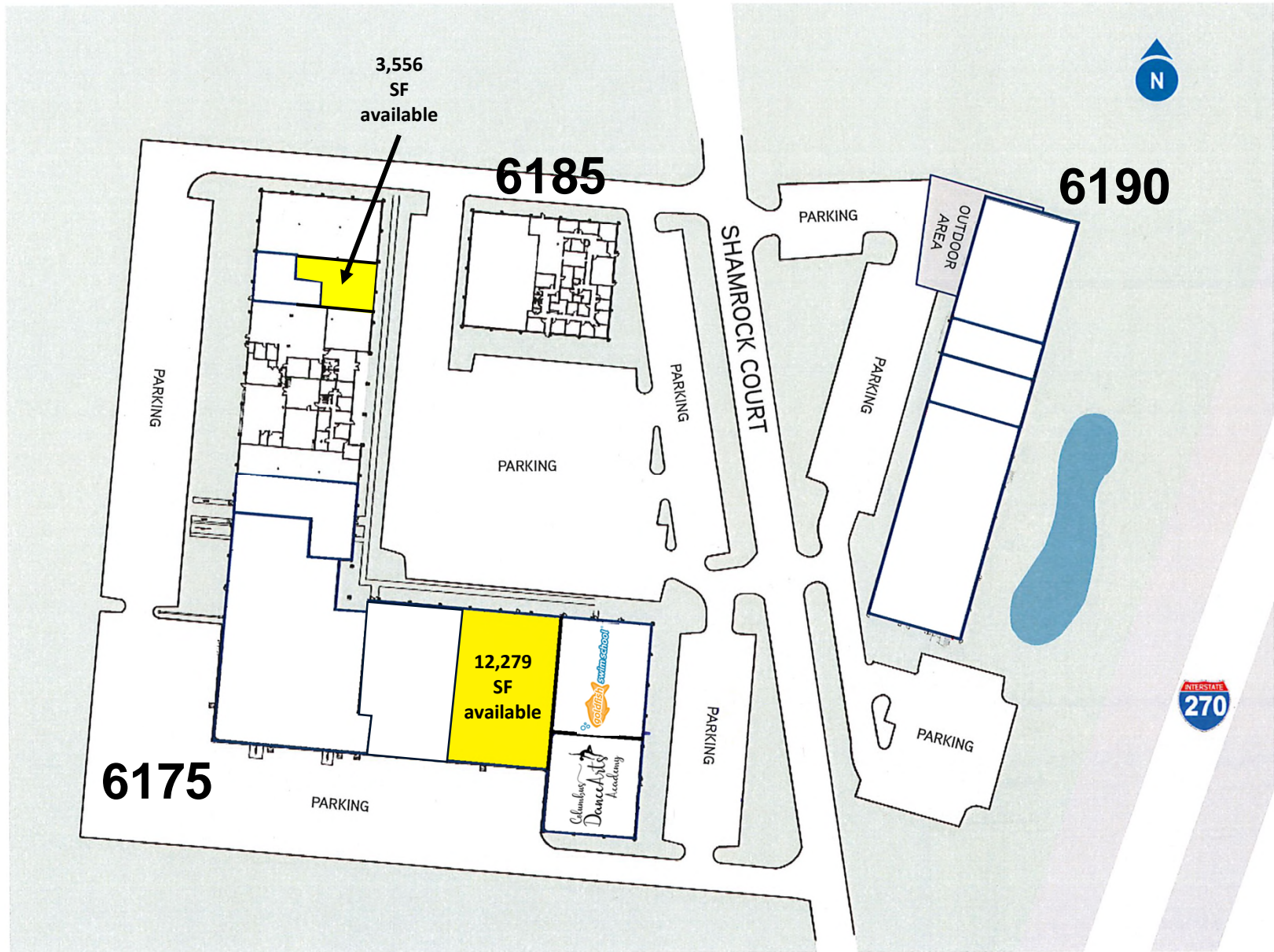
- +/- 12,279 SF space available; 100% air conditioned; space is divisible to 7,000 SF
- +/- 3,556 SF space available; 100% air conditioned
- Parking ratio: 5 spaces per 1,000 SF
- Excellent area demographics
- Lease rate: \$13.00 psf NNN; estimated operating expenses: \$4.90 psf
- No common areas
- Education, fitness, lab space, childcare potential
- 24/7 access
- Signage above door
- In-suite bathrooms

## CORPORATE PARK

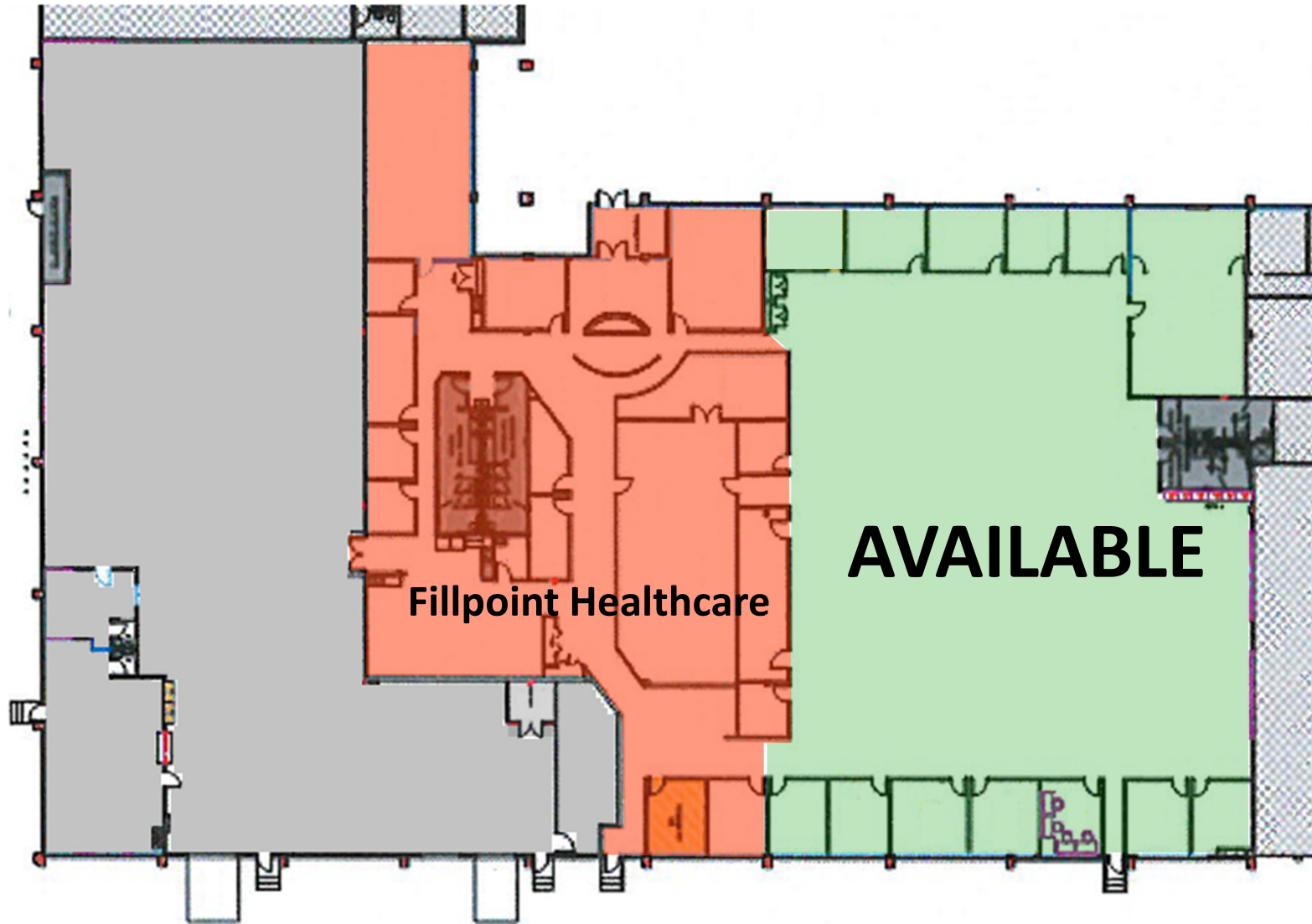
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# CAMPUS PLAN



# BUILDING 6175: +/- 12,279 SF

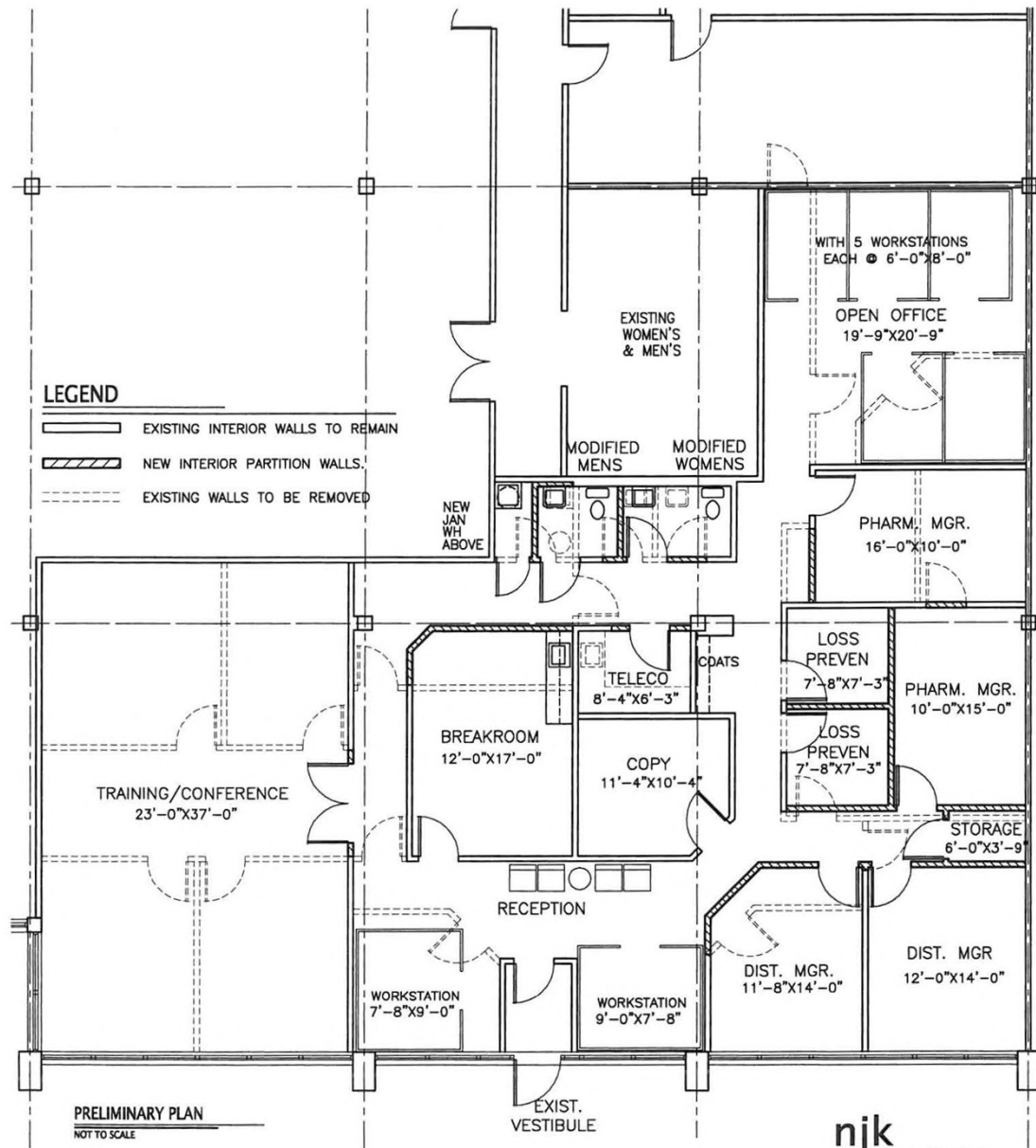


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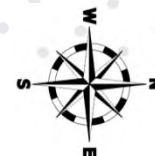
[www.equity.net](http://www.equity.net)

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# BUILDING 6175: +/- 3,556 SF



**njk**  
DESIGN SERVICES



# TENANT LINE-UP

- **Columbus DanceArts Academy**

Columbus DanceArts Academy offers a complete curriculum for students aged 2 through adult, beginning through advanced, kids and adults, with classes in Ballet, Tap, Jazz, Hip-Hop, Lyrical/Contemporary, Modern and Pointe. Columbus DanceArts Academy has been serving quality dance instruction and children's dance classes to the Dublin, Hilliard, Worthington, Marysville, Upper Arlington, Columbus, and Powell communities for 18 years.

- **Adsorption Research Inc**

Adsorption Research, Inc. (ARI) develops separation and purification technologies, using the principles of adsorption, to address technical and societal challenges. ARI focuses on developing technologies that remove contaminants, such as carbon dioxide, nitrogen, and oxygen from biogas. They also are focused on emerging global needs, like water purification, CO<sub>2</sub> capture, gas purifications for electronics and industrial applications, and air quality enhancement. Founded in 1992, ARI combines industrial, academic, and scientific expertise to offer our clients a full-service solution, taking their most complex separation challenges and making solving them simple.

- **Goldfish Swim Academy**

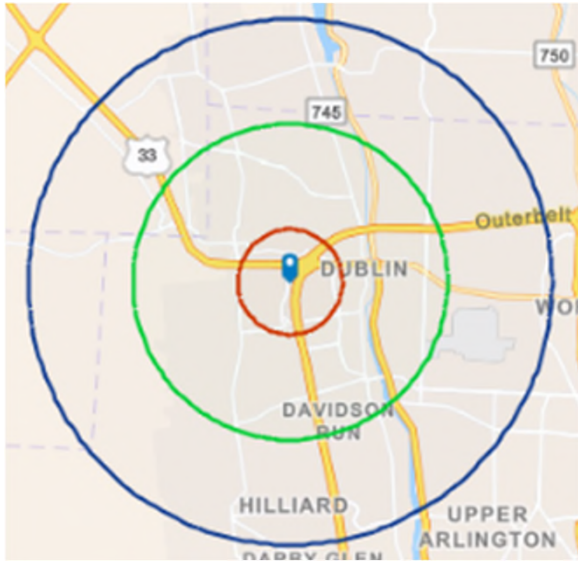
Goldfish Swim School is proud to provide state-of-the-art aquatic swimming facilities that are dedicated to indoor swim classes and programs for children, ages 4 months and up. From Jump Start Clinics to the competitive team known as Swim Force, they're committed to helping your child develop important life skills so he or she can make waves in life.

- **Soleo Health**

As a leading provider of complex specialty pharmacy services, Soleo Health delivers high-cost therapies for conditions requiring focused clinical monitoring and interventions regardless of the site of care, route of administration, or health benefit design--resulting in demonstrated value through real-world outcome data.

- **Fillpoint Healthcare**

# 1-MILE RADIUS DEMOS



## KEY FACTS

**3,575**  
Population

**2.6**  
Average  
Household Size

**37.7**  
Median Age

**\$105,610**  
Median Household Income

## BUSINESS

**982**

Total Businesses

**18,770**

Total Employees

## EDUCATION

**3%**

No High School  
Diploma

**8%**

High School  
Graduate

**13%**

Some  
College

**75%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$56,200**  
Per Capita  
Income



**\$105,610**  
Median  
Household  
Income



**\$148,032**  
Average  
Household  
Income

## EMPLOYMENT

**85.0**  
White  
Collar %

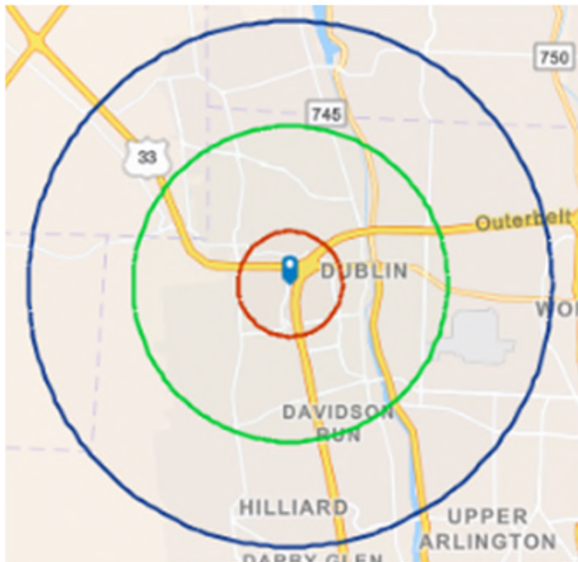
**9.4**  
Blue  
Collar %

**5.6**  
Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**78,610**  
Population

**2.4**  
Average  
Household Size

**36.7**  
Median Age

**\$97,395**  
Median Household Income

## BUSINESS

**3,538**

Total Businesses

**62,746**

Total Employees

## EDUCATION

**3%**

No High School  
Diploma

**13%**

High School  
Graduate

**17%**

Some  
College

**67%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$56,061**  
Per Capita  
Income



**\$97,395**  
Median  
Household  
Income



**\$135,656**  
Average  
Household  
Income

## EMPLOYMENT

**80.6**  
White  
Collar %

**10.8**  
Blue  
Collar %

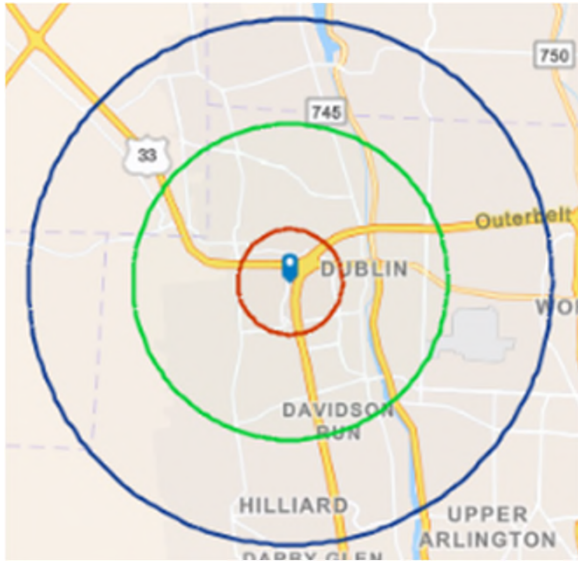
**8.6**  
Services  
%

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**188,791**  
Population

**2.4**  
Average  
Household Size

**37.8**  
Median Age

**\$100,590**  
Median Household Income

## BUSINESS

**7,269**

Total Businesses

**107,371**

Total Employees

## EDUCATION

**3%**

No High School  
Diploma

**13%**

High School  
Graduate

**19%**

Some  
College

**65%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$57,137**  
Per Capita  
Income



**\$100,590**  
Median  
Household  
Income



**\$139,827**  
Average  
Household  
Income

## EMPLOYMENT

**80.2**  
White  
Collar %

**10.4**  
Blue  
Collar %

**9.3**  
Services  
%

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