

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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7,950 +/- SF available



Appraisal Brokerage Consulting Development

TECH/OFFICE SPACE FOR LEASE
6235 Enterprise Court, Dublin, OH 43016

TECH/OFFICE SPACE FOR LEASE

Located in the Heart of Dublin Commerce Park off Emerald Parkway – This freestanding +/- 7,950 SF office building presents a Rare Lease Opportunity, ideally suited for technology, engineering, R&D, laboratory, and innovation-driven users seeking a scalable presence in Dublin's premier business corridor. The property provides a functional, adaptable layout that can support a combination of office, development, testing, and light technical operations. Zoned Technology Flex, the building allows for a wide range of uses beyond the traditional office, making it well-positioned for growing tech firms, product development teams, and specialized service providers requiring operational flexibility. The space can be configured to accommodate collaborative office environments, technical work areas, and support functions within a single footprint. Situated just minutes from I-270 and I-670, the property provides excellent regional access to Downtown Columbus, Easton, and the broader Central Ohio market.

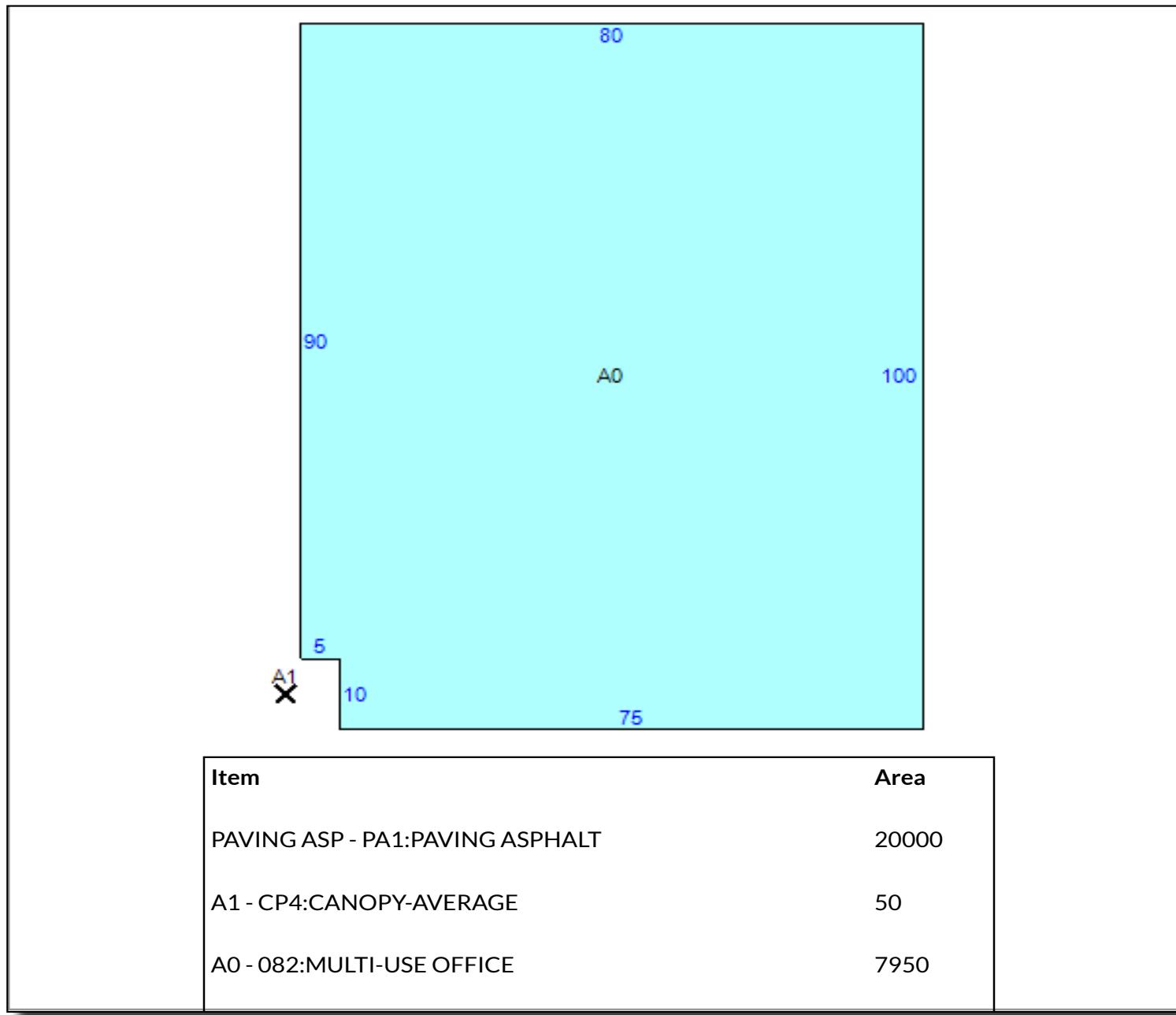


Features

- 10 Private Offices
- Open Work Area
- Conference
- Kitchenette
- Access to Dublin Transport 100-Gig Fiber Optic Network (Rare)
- Ample Parking 4.5/1,000 SF Ratio
- Located in the Dublin Commerce Park off Emerald Parkway

Property Highlights

Address:	6235 Enterprise Ct Dublin, OH 43016
County:	Franklin
PID:	273-012243-00
Location:	Across from Wilcox Place, Between Wilcox Rd and Emerald Pky
Lot Size:	2.894 +/- ac
Year Built:	1999
Space Available:	7,950 +/- SF
Lease Rate:	\$14.50/SF NNN
Zoning:	TF - Technology Flex District



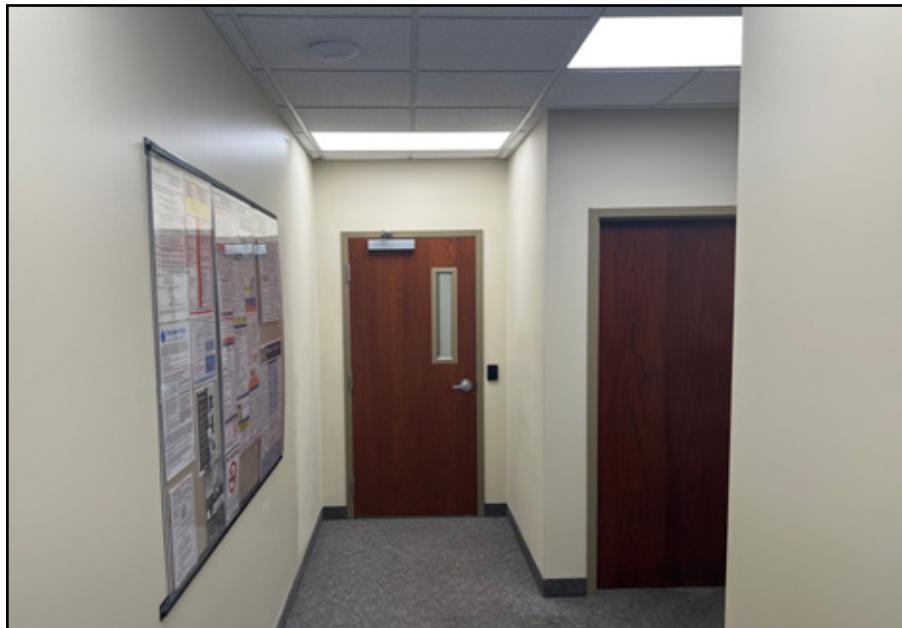
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Exterior/Interior Photos



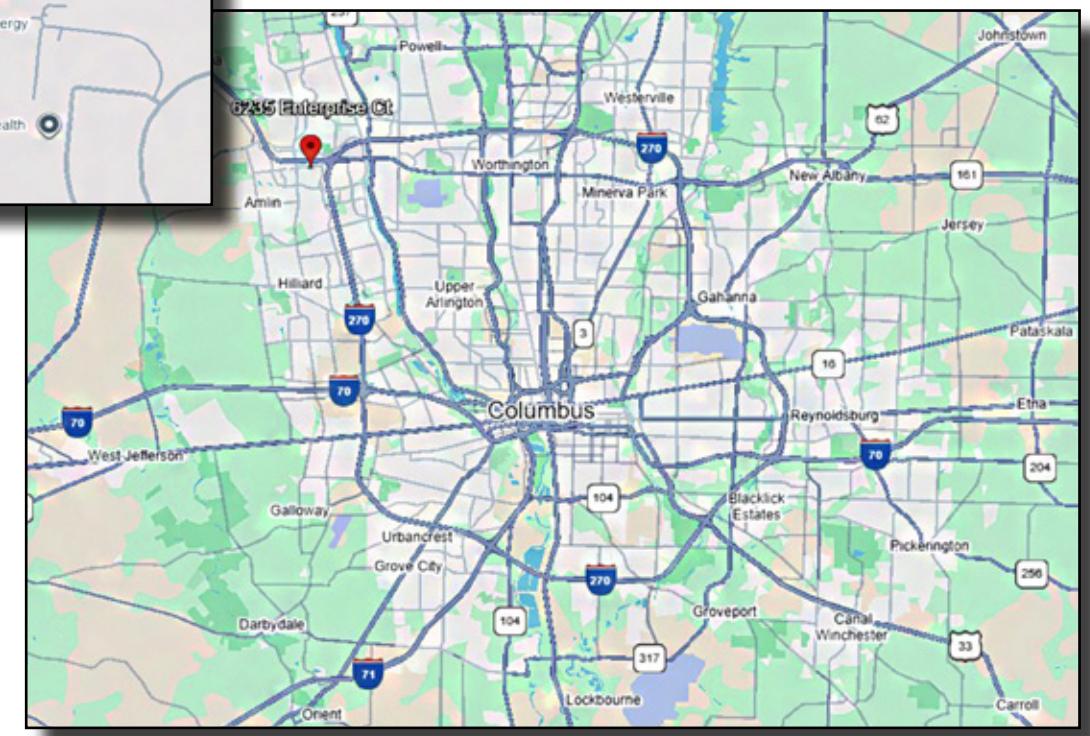
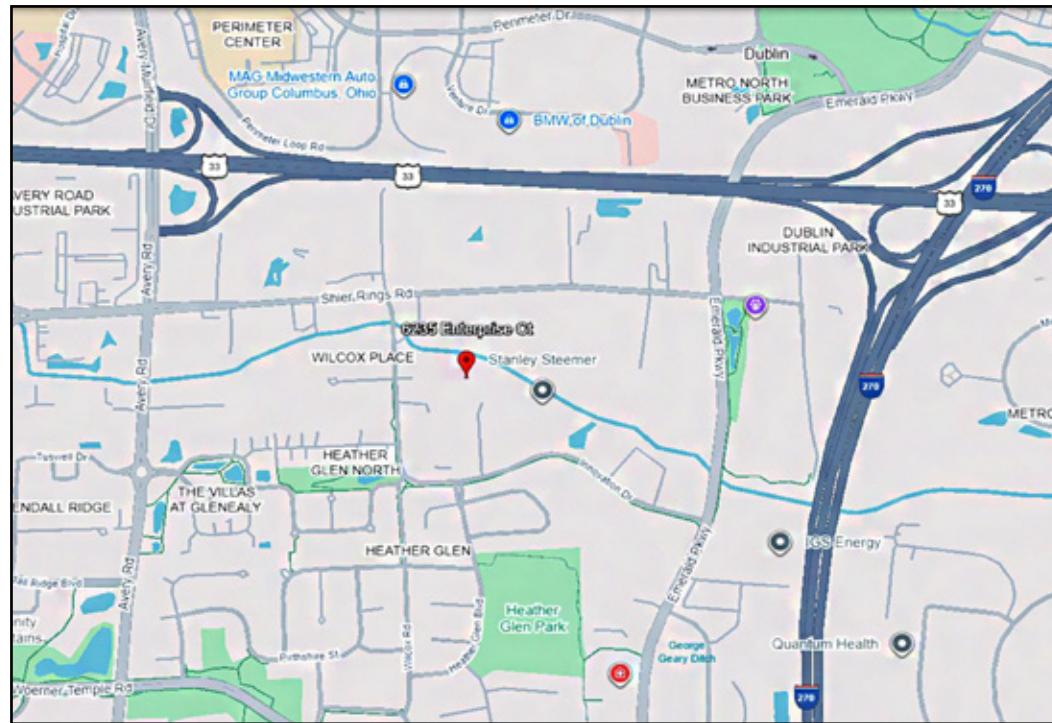
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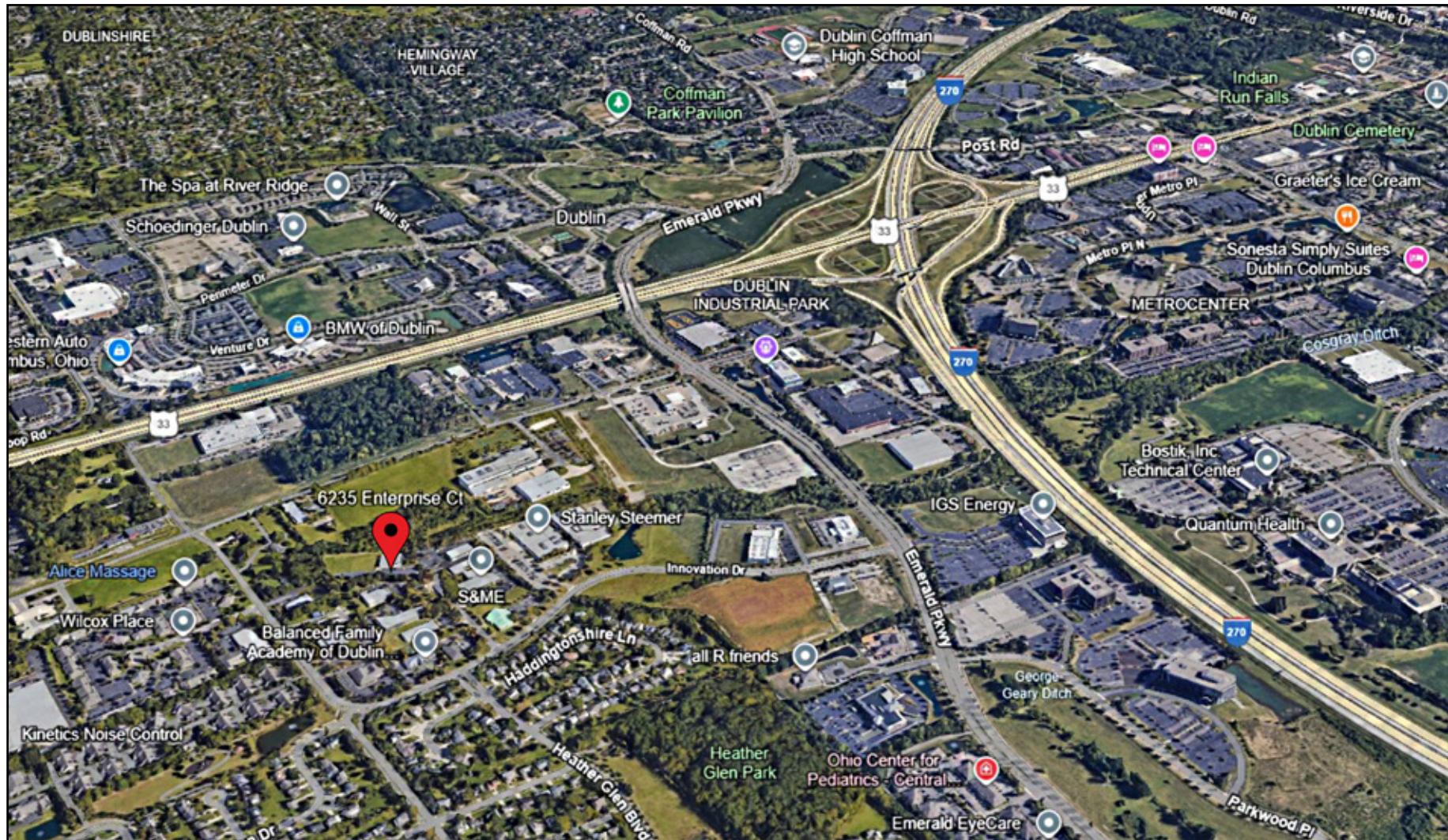
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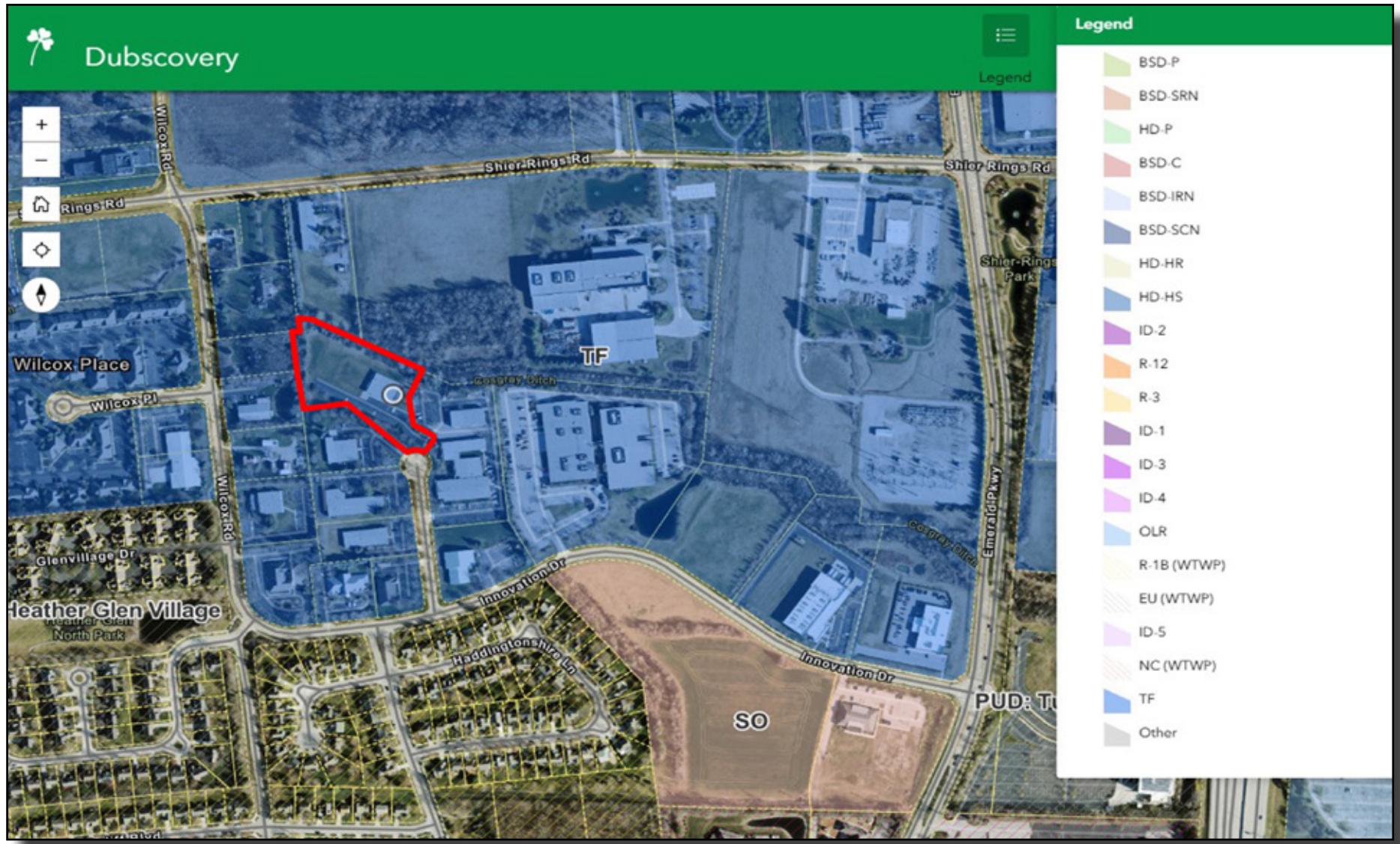




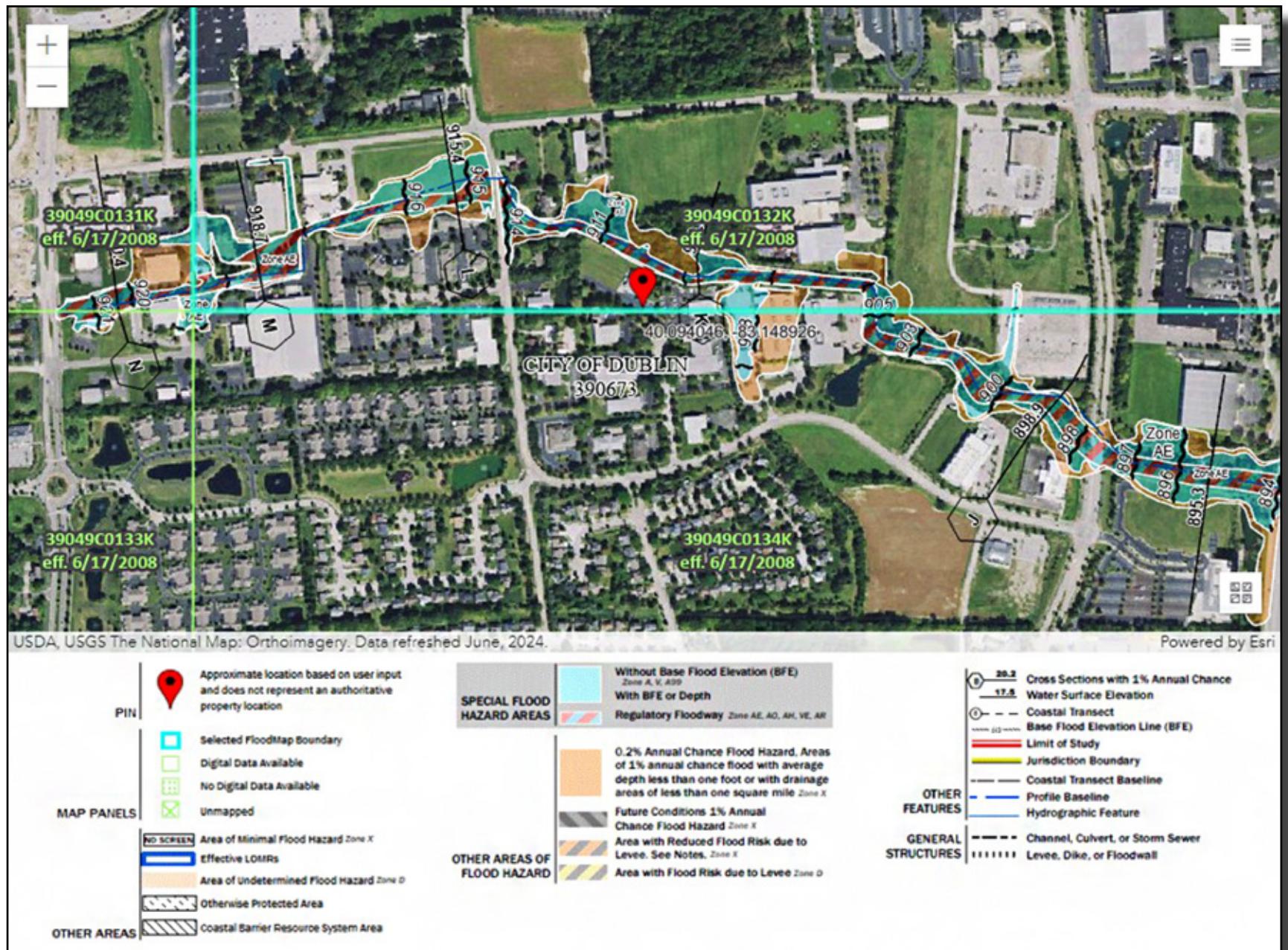




Great Location!
Easy access to major roads
Minutes to I-270 and US 33

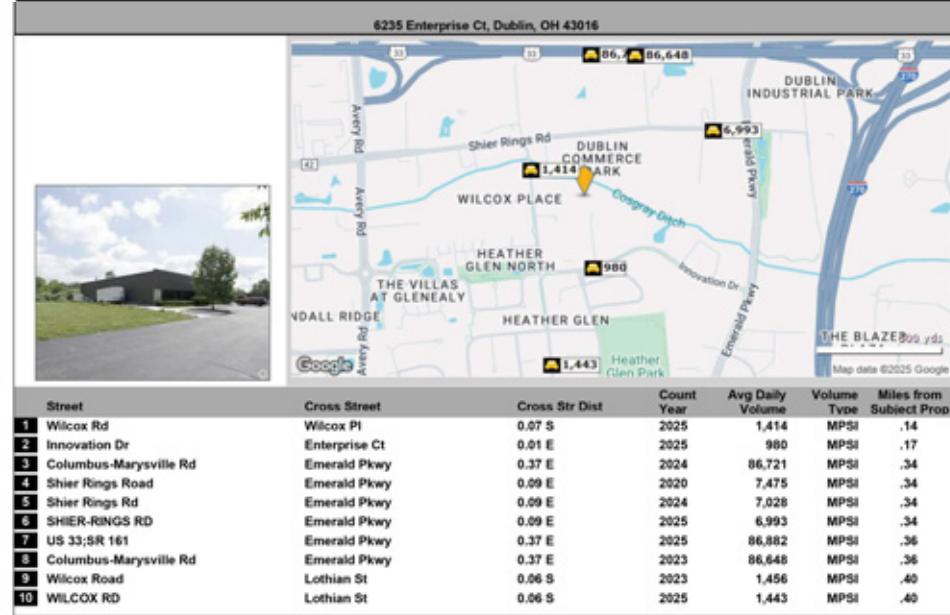
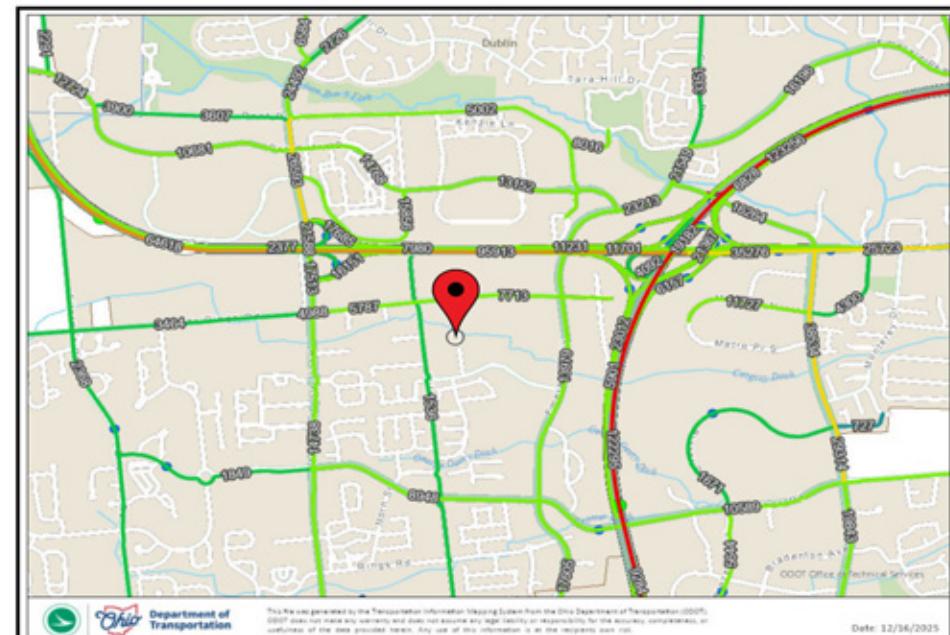


TF - Technology Flex District
Click [here](#) to view zoning text

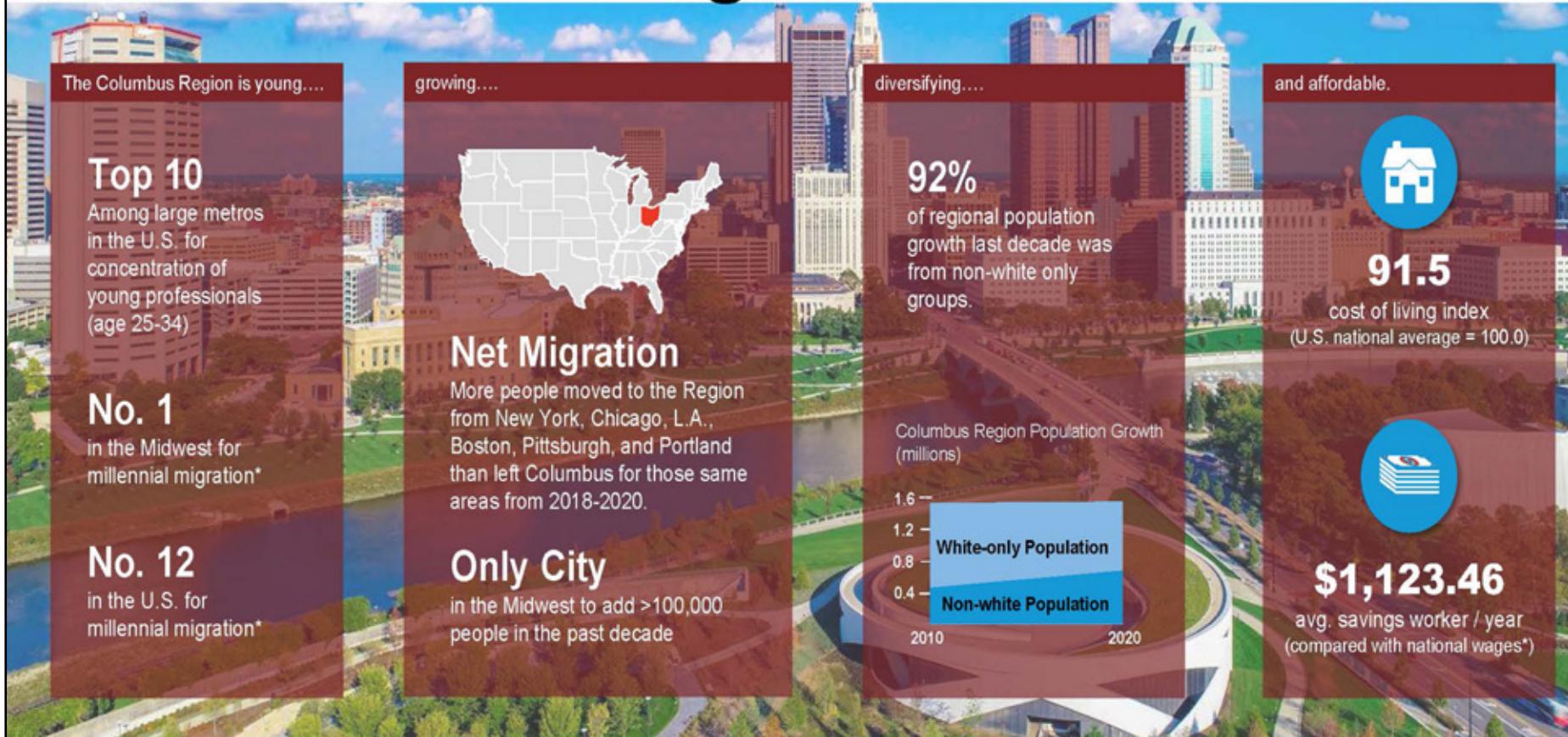


Demographic Summary Report

6235 Enterprise Ct, Dublin, OH 43016				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	4,254	70,486	169,002	
2024 Estimate	4,272	70,182	166,998	
2020 Census	4,404	71,591	170,950	
Growth 2024 - 2029	-0.42%	0.43%	1.20%	
Growth 2020 - 2024	-3.00%	-1.97%	-2.31%	
2024 Population by Hispanic Origin	115	3,186	8,095	
2024 Population	4,272	70,182	166,998	
White	2,504 58.61%	47,387 67.52%	119,554 71.59%	
Black	108 2.53%	2,490 3.55%	6,989 4.19%	
Am. Indian & Alaskan	7 0.16%	178 0.25%	466 0.28%	
Asian	1,371 32.09%	13,564 19.33%	23,121 13.85%	
Hawaiian & Pacific Island	1 0.02%	17 0.02%	64 0.04%	
Other	281 6.58%	6,546 9.33%	16,805 10.06%	
U.S. Armed Forces	0	35	86	
Households				
2029 Projection	1,632	28,699	68,553	
2024 Estimate	1,641	28,658	67,918	
2020 Census	1,695	29,375	69,630	
Growth 2024 - 2029	-0.55%	0.14%	0.93%	
Growth 2020 - 2024	-3.19%	-2.44%	-2.46%	
Owner Occupied	1,008 61.43%	15,819 55.20%	38,854 57.21%	
Renter Occupied	632 38.51%	12,839 44.80%	29,064 42.79%	
2024 Households by HH Income	1,639	28,658	67,916	
Income: <\$25,000	119 7.26%	2,124 7.41%	5,437 8.01%	
Income: \$25,000 - \$50,000	125 7.63%	3,010 10.50%	9,351 13.77%	
Income: \$50,000 - \$75,000	95 5.80%	5,026 17.54%	11,148 16.41%	
Income: \$75,000 - \$100,000	421 25.69%	4,072 14.21%	8,605 12.67%	
Income: \$100,000 - \$125,000	318 19.40%	3,864 13.48%	8,601 12.66%	
Income: \$125,000 - \$150,000	274 16.72%	2,897 10.11%	6,133 9.03%	
Income: \$150,000 - \$200,000	125 7.63%	3,367 11.75%	8,091 11.91%	
Income: \$200,000+	162 9.88%	4,298 15.00%	10,550 15.53%	
2024 Avg Household Income	\$119,232	\$124,823	\$123,414	
2024 Med Household Income	\$104,677	\$100,628	\$98,305	



What's Driving Investment?



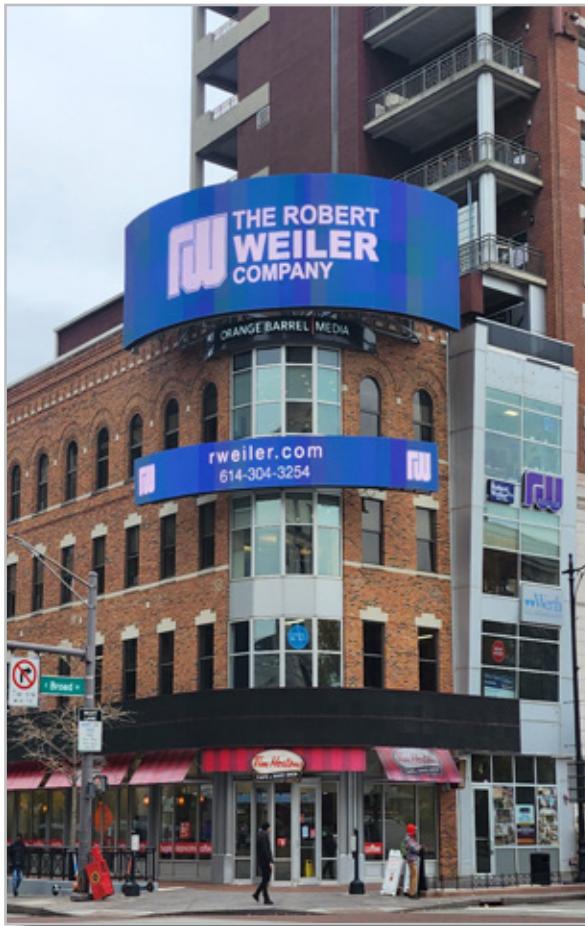
Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

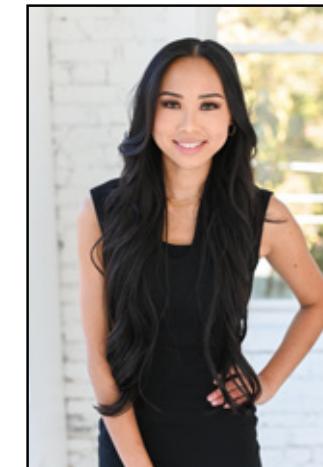
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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.