



OFFICE FOR LEASE

1201 DUBLIN RD

COLUMBUS, OH

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Property Overview

Positioned in the highly desirable Grandview submarket, **1201 Dublin Road** offers a unique office environment overlooking a scenic lake, with immediate access to the amenities of Grandview Crossing and Grandview Avenue. The building features a strong tenant presence, with Versa occupying the first and second floors, while the third and fourth floors are currently available for lease. As a co-working operator, Versa provides a valuable amenity to other tenants, offering access to a variety of meeting and training rooms without ever needing to leave the building.

Availability

	3rd Floor	4th Floor
Space Size:	3,931 SF	3,931 SF
Lease Rate:	\$16.50/SF NNN	\$16.50/SF NNN
OpEx*:	\$12.43/SF	\$12.43/SF

Option to combine third & fourth floor for a total of 7,862 SF

** Utilities & janitorial included*



Building Highlights



46,000 SF Building



Excellent visibility on Dublin Rd.



Scenic lake views



Newly remodelled creative office building



Convenient freeway access



Lease up to 7,862 SF

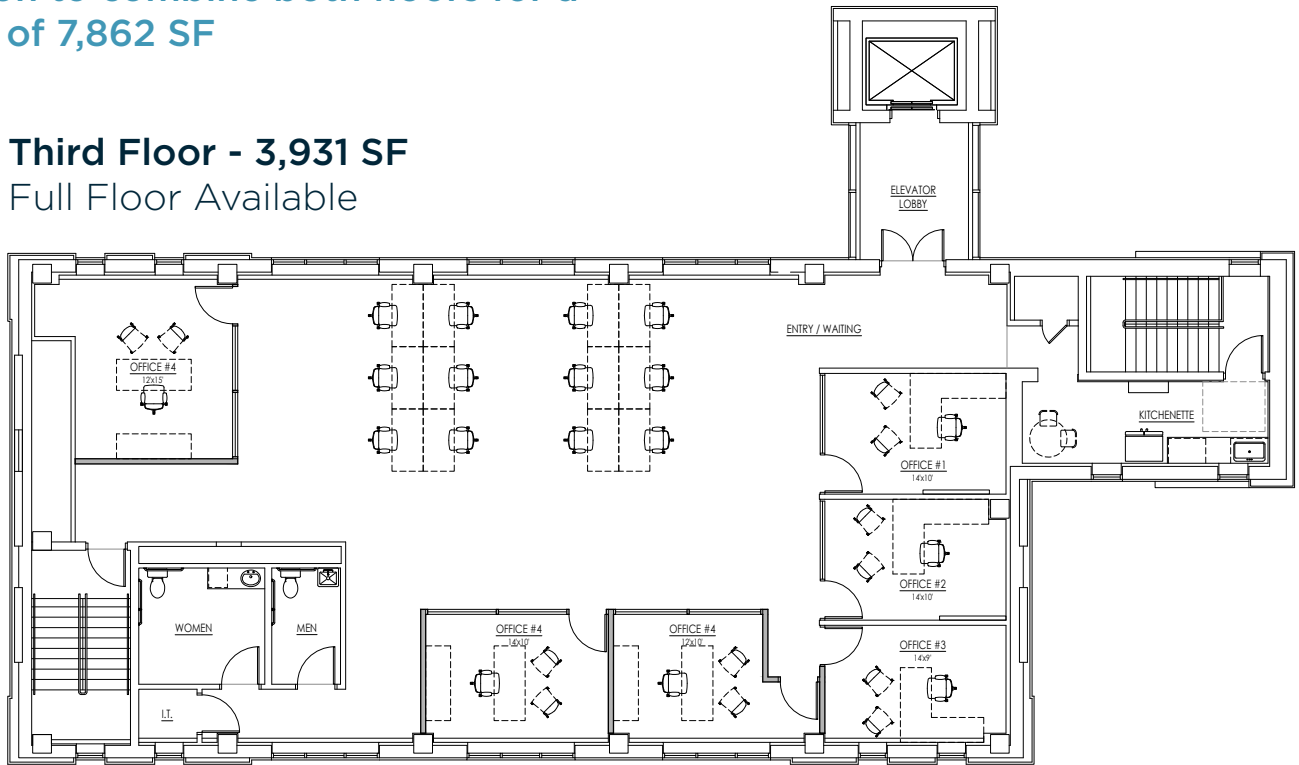


Floor Plans

Option to combine both floors for a total of 7,862 SF

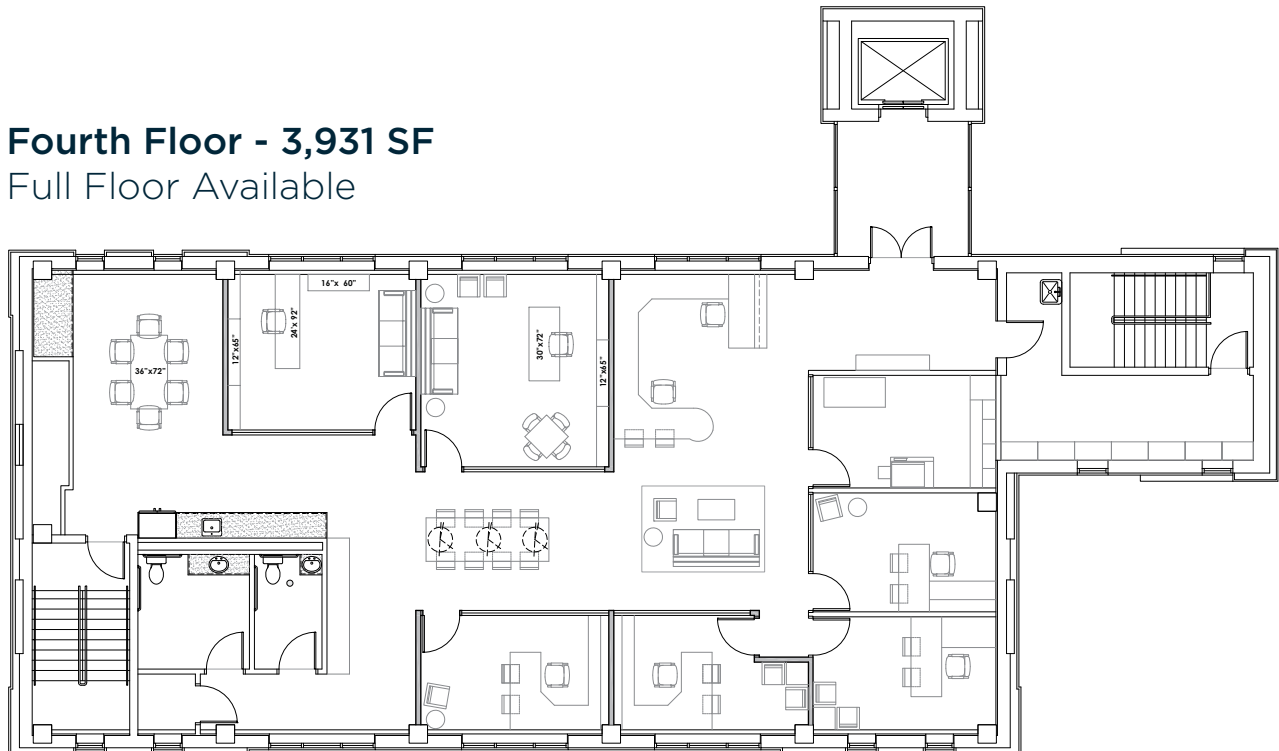
Third Floor - 3,931 SF

Full Floor Available



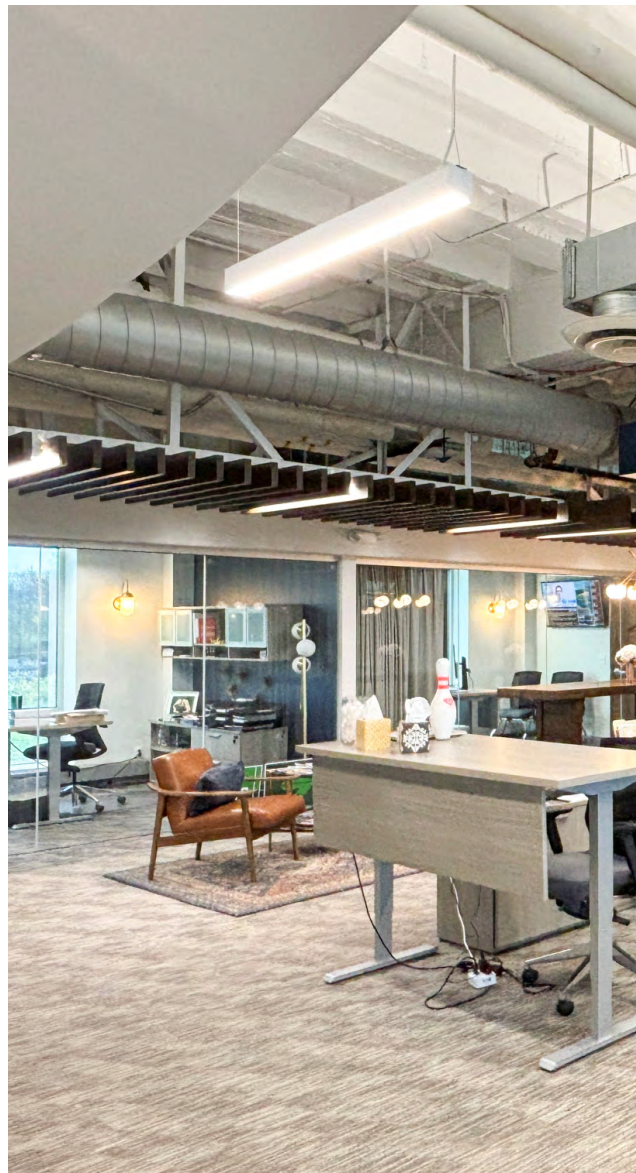
Fourth Floor - 3,931 SF

Full Floor Available





Scenic lake views!





[Click here or scan QR Code to view a 360-degree tour of the 3rd Floor.](#)



[Click here or scan QR Code to view a 360-degree tour of the 4th Floor.](#)

Location Overview



Location Overview

Grandview is highly sought by both businesses and families; it's been that way since its incorporation as a village in 1906. It is a stable, storied community that blends immediate downtown and freeway access with the charm of a small, intimate, and progressive neighborhood. The community boasts strong commercial occupancy rates, a growing diversity of housing options, award-winning restaurants, boutique retail, and strong schools, all combining to make this a location ripe for investment.



0.5 mi to Grandview Center

2.5 mi to The Arena District

3.2 mi to The Ohio Statehouse

3.5 mi to Short North

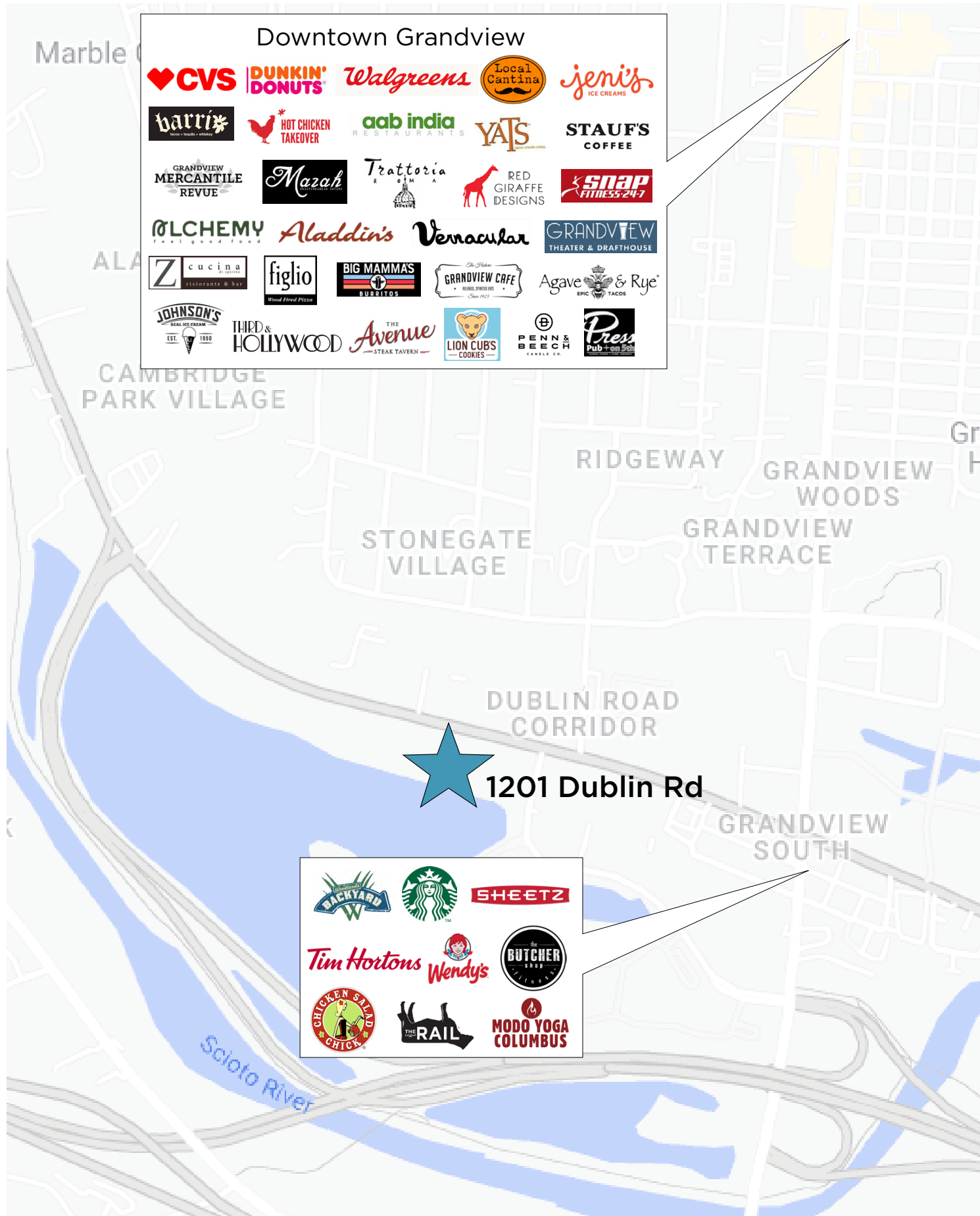
3.5 mi to The Ohio State University

4.5 mi to The German Village

10 mi to John Glenn Columbus International Airport

13 mi to Easton Town Center

Nearby Amenities



Downtown Grandview

- CVS
- DUNKIN' DONUTS
- Walgreens
- Local Cantina
- Jeni's ICE CREAMS
- barrix
- HOT CHICKEN TAKEOVER
- aab india RESTAURANTS
- YATS
- STAUF'S COFFEE
- GRANDVIEW MERCANTILE REVUE
- Mazah
- Trattoria
- RED GIRAFFE DESIGNS
- SNAP FITNESS 24-7
- ALCHEMY
- Aladdin's
- Vernacular
- GRANDVIEW THEATER & DRAFHOUSE
- Zucina
- figlio
- BIG MAMMA'S BURRITOS
- GRANDVIEW CAFE
- Agave & Rye
- JOHNSON'S REAL ICE CREAM
- THIRD & HOLLYWOOD
- THE AVENUE STEAK TAVERN
- LION CUBS COOKIES
- PENN & BEECH CANDY CO.
- Press

★ 1201 Dublin Rd

- Backyard
- Starbucks
- SHEETZ
- Tim Hortons
- Wendy's
- BUTCHER SHOP
- CHICKEN SALAD CHICK
- THE RAIL
- MODO YOGA COLUMBUS

FIVE GUYS   **BIBIBOP** asian grill  **JET'S PIZZA**
 **BUFFALO WILD WINGS**  **Orangetheory FITNESS**  **CHIPOTLE MEXICAN GRILL**  **TACO BELL**
 **DEWEY'S PIZZA**  **ECHO SPIRITS** DISTILLING CO. COLUMBUS, OHIO  **ENDEAVOR** BREWING & SPIRITS  **FUSIAN** (EST. 2008, 2009)

 **GIANT EAGLE MARKET DISTRICT**   **Chick-fil-A**
SPRINGHILL SUITES BY MARRIOTT  **Cane's** CHICKEN FINGERS  **COLUMBUS FISH MARKET** SEAFOOD RESTAURANT & BAR
 **aloft** HOTELS  **CAP CITY**  **CHIPOTLE MEXICAN GRILL**

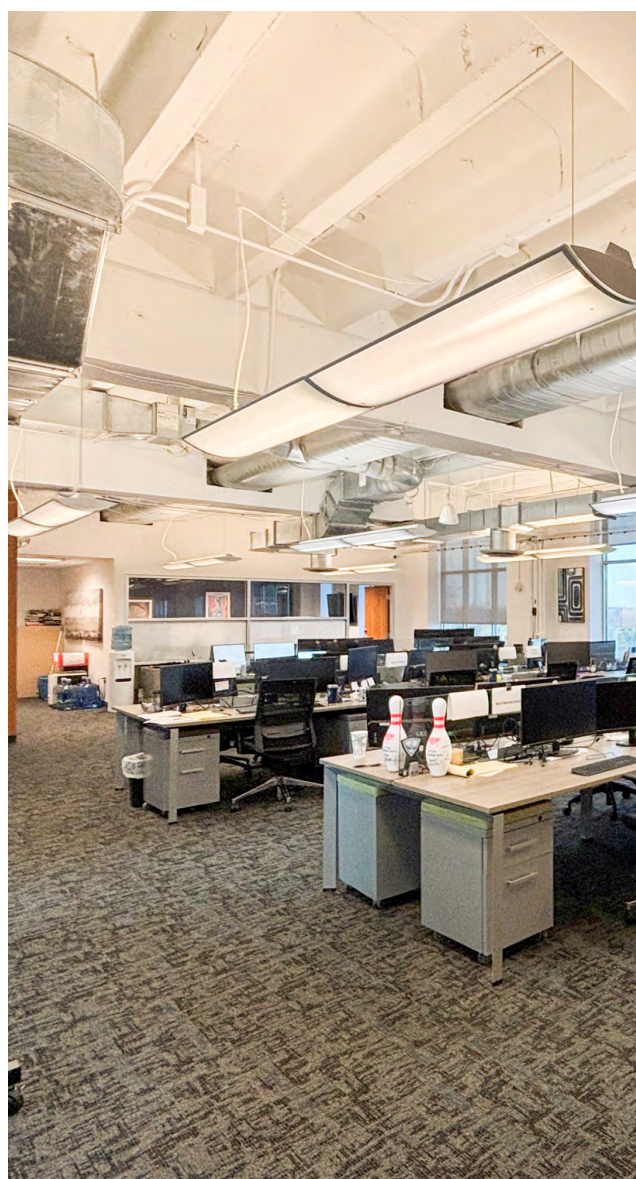
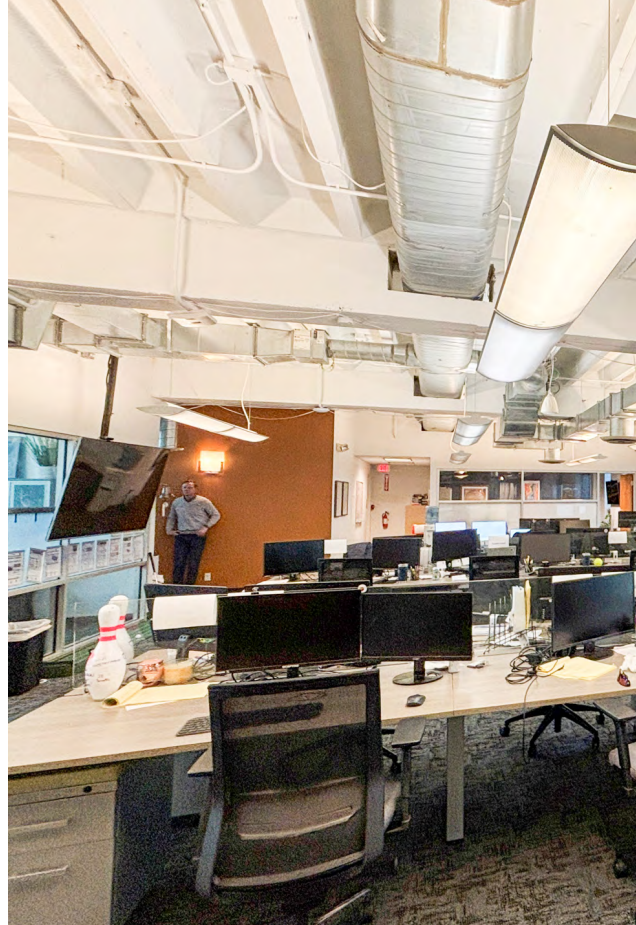
The Little Grand Market

 **BABIO HAVANA CAFE**  **FOR THE LOVE OF DOUGH** HOMEMADE COOKIES & TREATS  **Los Agaves Taqueria**  **COMMON RICE**
 **TASTY'S**  **JUST CHICKEN**  **SEOUL FOOD ON THE GO**

Grandview Yard

 **Pastimes GRILL**  **HYATT PLACE**
 **LA FITNESS**  **HIGH BANK CO. COLUMBUS OHIO**
COURTYARD BY MARRIOTT  **IT'S PIZZERIA & PUB**  **HOFBRÄUHAUS**
WOODHOUSE SPA



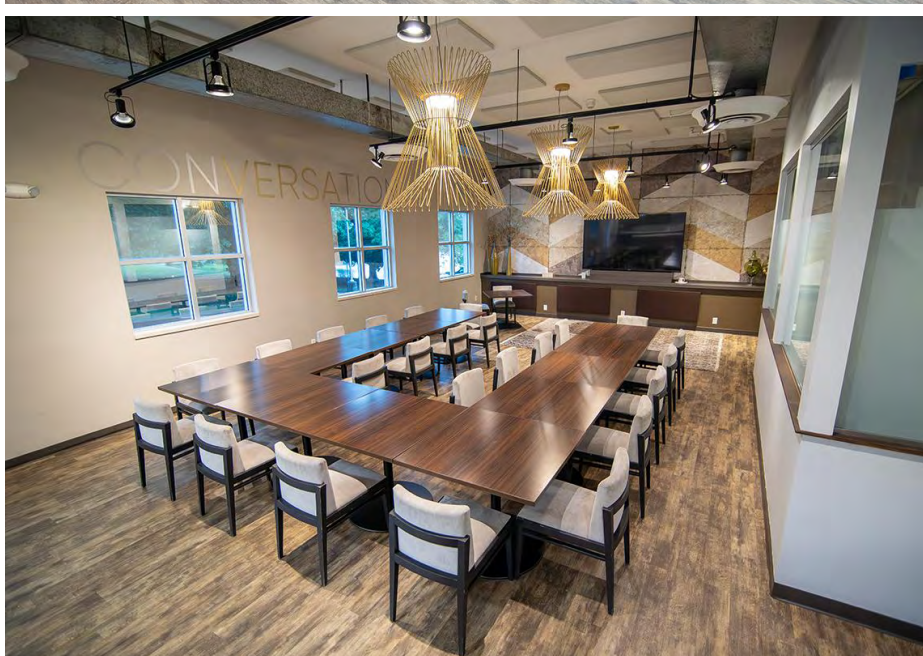




Building Tenant - Versa

Current first and second floor tenant, Versa, is a co-working space that could provide tenant(s) with access to a variety of meeting and training rooms without ever needing to leave the building.







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Ownership Disclosure: Agents have an ownership interest in the property.

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