



# INVESTMENT OFFERING

4015-4059 W Dublin-Granville Rd  
Dublin, OH 43017

BRAD KITCHEN, SIOR  
Owner/Agent  
bkitchen@AlterraRE.com  
614.545.2155



Alterra Real Estate Advisors  
3 Easton Oval, STE 120  
Columbus, OH 43219

All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

# OFFERING

Property Description: Stoneridge Medical Office - 4015-4059 W Dublin-Granville Rd Dublin, OH 43017  
Single Story professional office/medical building  
50,020 SF on 5+ acres

Sale Price: \$8,950,000

Cap Rate: 7% at current occupancy, 8.2% at 100% occupancy

Current Occupancy: 90.5%

Tenant: Reach Educational Services 43,400 SF Expires: July 31,2033

	2024		2025	
Projected Net Operating Income:	\$613,291		\$730,935	
Projected Returns:				
Annual Cash Flow	\$210,541	9%	\$328,185	15%
Annual Debt Reduction	\$0	0%	\$0	0%
Tax Deduction	\$184,760	8%	\$182,655	8%
Annual Appreciation	\$268,500	12%	\$268,500	12%
Total Annual Return	<u>\$663,801</u>	<u>30%</u>	<u>\$779,339</u>	<u>35%</u>

# OFFERING

## Investment Highlights:

- Dynamic medical and office property with upside through continued lease up and will most likely lease the remaining vacant space.
- Reach Educational Services has a lease through 2033 and occupies 43,400 SF. Reach Educational Services provides Applied Behavior Analytic (ABA) services to children and adolescence throughout Central Ohio with special needs specializing in autism and associated learning and behavioral differences.

## Property Description:

- Visible to 23,000 vehicles per day on Dublin-Granville Rd.
- Monument signage on Dublin-Granville Rd.
- Adjacent to new \$300MM Dublin Bridge Park Development.
- Minutes to Dublin Methodist Hospital.
- 90.5% of building is leased through 2033.
- Newer Roof (within the last 7 years).
- Nearly all HVAC units recently replaced and added solar power and LED lights.
- Completed PACE energy efficiency project which provides some tax abatement.

## Area Description:

- The property is located in Dublin, Ohio, one of the top communities in Central Ohio, and only 25 minutes to new Intel Plant. <https://dublinohiousa.gov/>
- Well located between Sawmill Rd and US 33; 1 mile to Sawmill Rd/I-270 interchange.
- It is home to more than 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses from start-ups to international corporations, world-class events and the urban, walkable Bridge Street District.
- Dublin's diverse and sound economic base provides the foundation for the present and future stability of the City.

# TENANT



Reach Educational Services is a leading Applied Behavior Analysis (ABA) company dedicated to empowering individuals and transforming lives through evidence-based interventions. With a deep commitment to the highest ethical standards and a person-centered approach, they specialize in providing tailored ABA services to meet the unique needs of each individual we serve. Their team of skilled and compassionate behavior analysts is passionate about making a positive impact, whether it's supporting children with developmental challenges, individuals with behavioral disorders, or fostering independence in those with learning difficulties.

Through data-driven decision-making and a collaborative spirit, they strive to create a nurturing and inclusive environment where clients can thrive and reach their fullest potential. At Reach Educational Services, they believe in the power of ABA to create lasting change and improve the quality of life for their clients and their families.

# PROPERTY PHOTOS



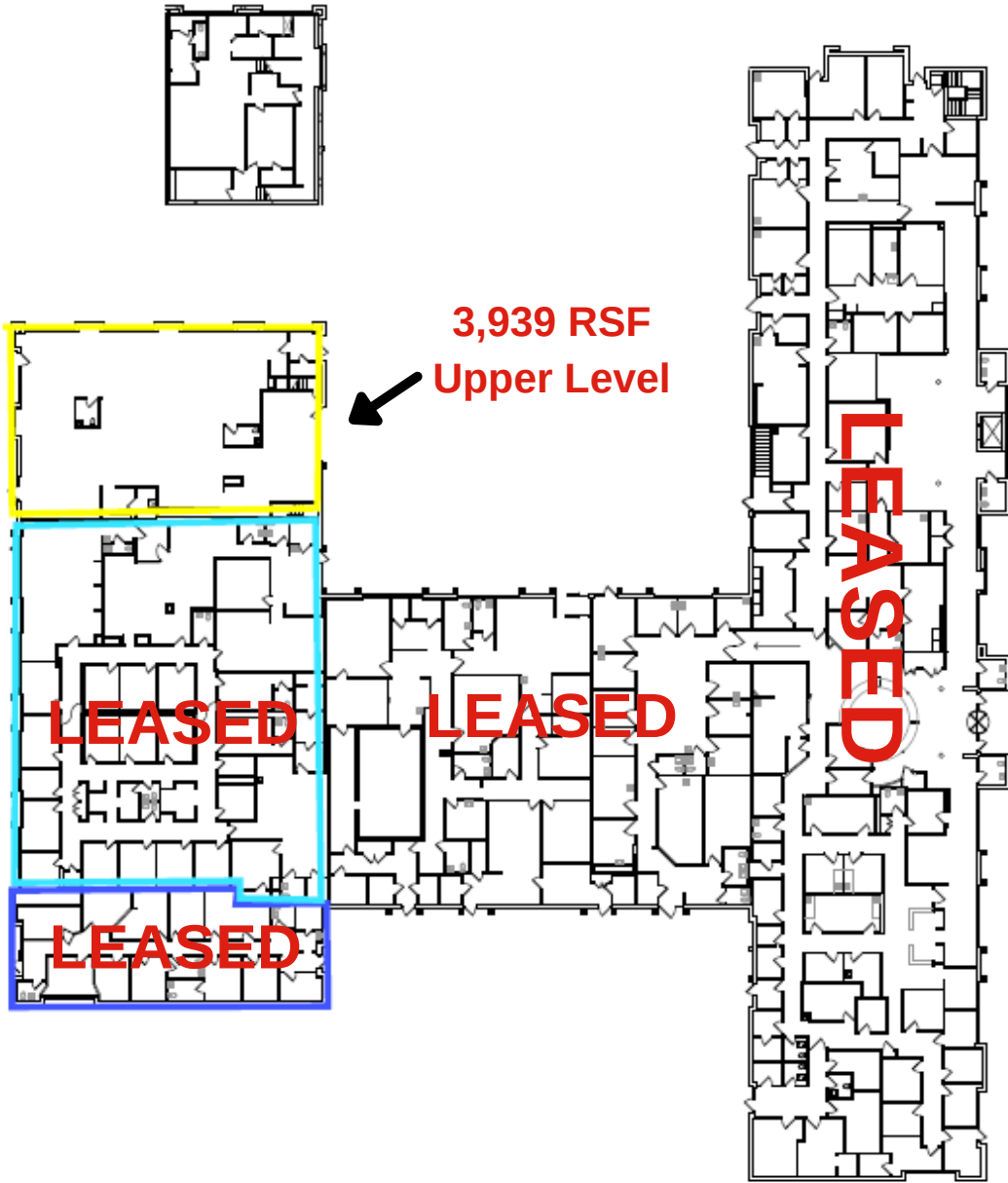
# PROPERTY PHOTOS



# PROPERTY PHOTOS

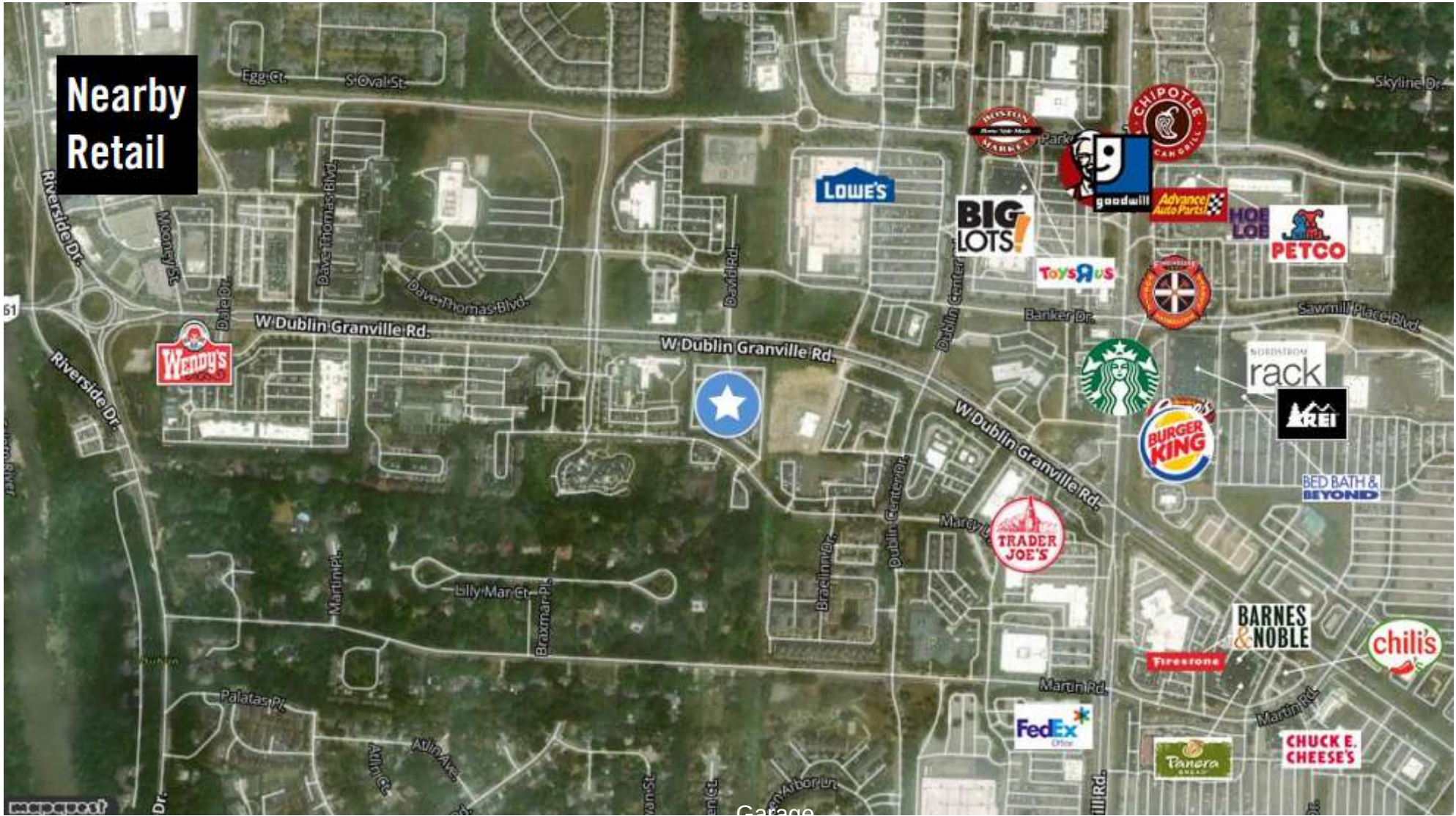


# PROPERTY FLOORPLANS





# AREA OVERVIEW



# DEMOGRAPHICS

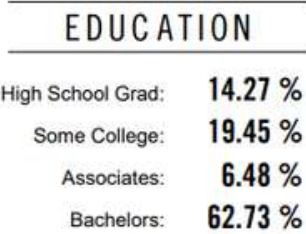
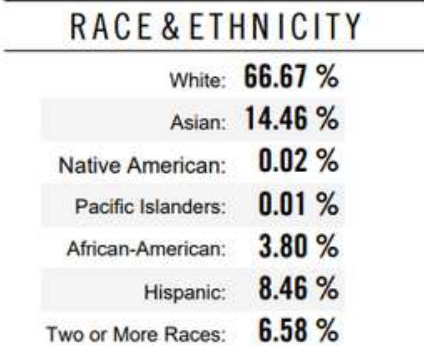
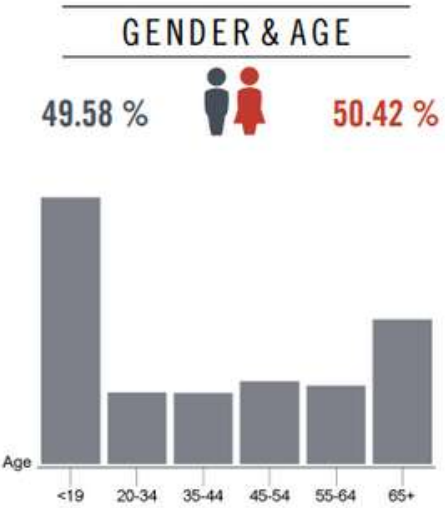
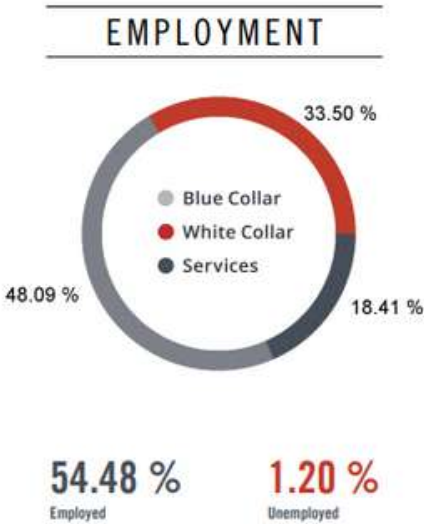


# DEMOGRAPHICS

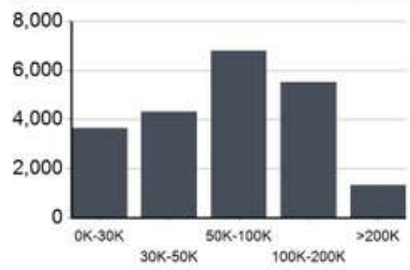
## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4015-4059 Dublin Granville Rd, Dublin, OH 43017

CITY, STATE	Dublin, OH
POPULATION	48,085
AVG. HH SIZE	2.45
MEDIAN HH INCOME	\$87,778
HOME OWNERSHIP	
Renters:	9,624
Owners:	10,657



### INCOME BY HOUSEHOLD



### HH SPENDING

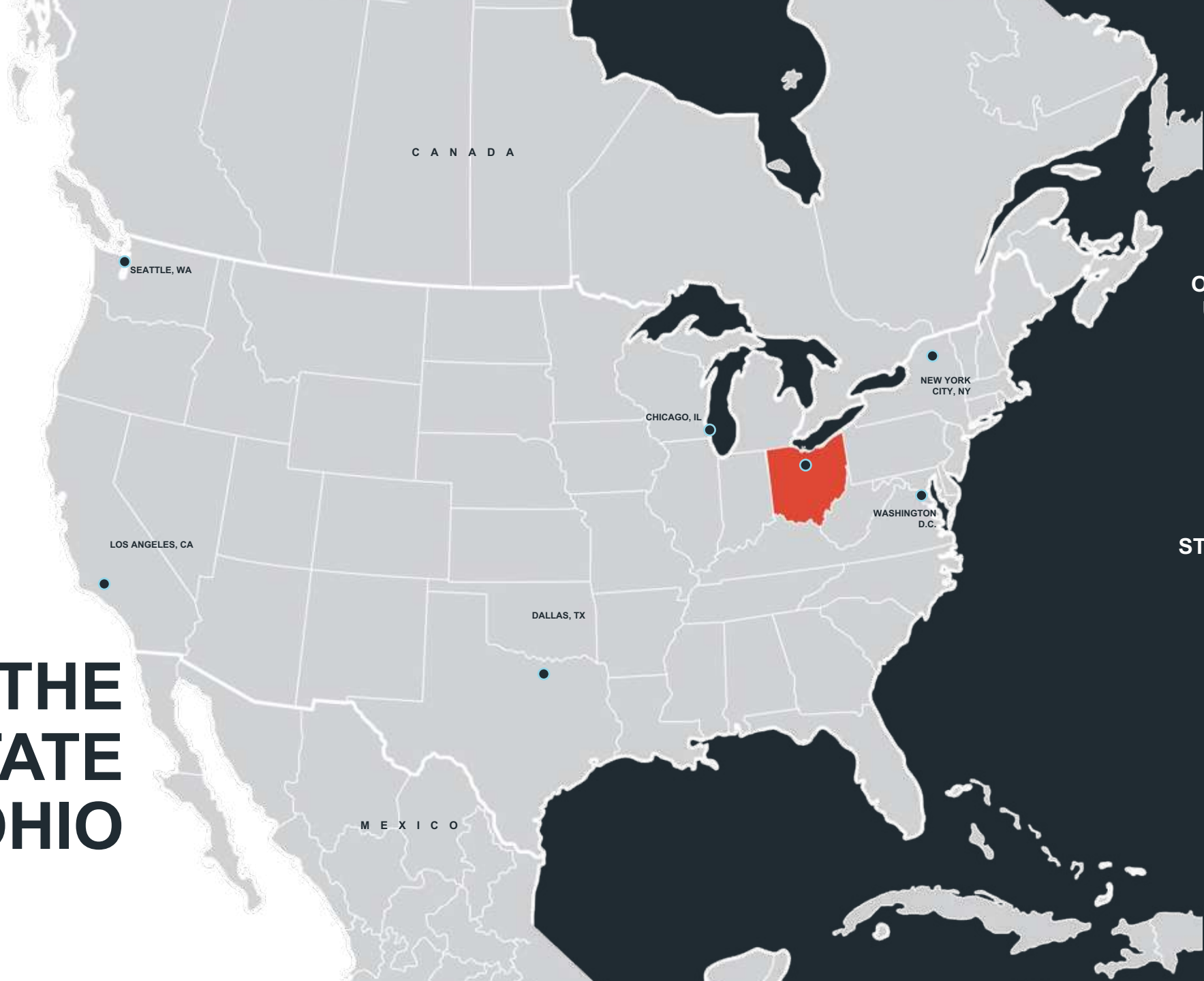


# SALES COMPARABLES



1	910 John St - CoverMyMeds Building One	SOLD
<p><b>Columbus, OH 43222</b></p> <p>Sale Date <b>May 11, 2021</b>  Sale Price <b>\$120,000,000</b>  Price/SF <b>\$550.46</b>  Parcels <b>010-299408, 010-300572</b>  Comp ID <b>5500537</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>4 Star Office</b>  Year Built <b>2021</b>  RBA <b>218,000 SF</b>  Land Acres <b>7.50 AC</b>  Land SF <b>326,700 SF</b>  Sale Condition <b>Investment Triple Net</b></p> 
2	5005 Parkcenter Ave - Dublin Surgical Center	SOLD
<p><b>Dublin, OH 43017</b></p> <p>Sale Date <b>Jun 30, 2020</b>  Sale Price <b>\$6,729,500</b>  Price/SF <b>\$478.90</b>  Parcels <b>273-004533</b>  Comp ID <b>5169389</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>3 Star Office</b>  Year Built <b>2003</b>  RBA <b>14,052 SF</b>  Land Acres <b>2.72 AC</b>  Land SF <b>118,483 SF</b>  Zoning <b>PCD</b></p> 
3	5040 Forest Dr - New Albany Medical Office Building	SOLD
<p><b>New Albany, OH 43054</b></p> <p>Sale Date <b>Apr 26, 2022</b>  Sale Price <b>\$27,688,000</b>  Price/SF <b>\$467.44</b>  Actual Cap Rate <b>5.50%</b>  Parcels <b>222-003564</b>  Comp ID <b>5986626</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>4 Star Office</b>  Year Built <b>2010</b>  RBA <b>59,233 SF</b>  Land Acres <b>4.32 AC</b>  Land SF <b>188,353 SF</b>  Zoning <b>IPUD New Albany</b></p> 
4	50 McNaughten Rd - Canyon Center	SOLD
<p><b>Columbus, OH 43213</b></p> <p>Sale Date <b>Dec 28, 2021</b>  Sale Price <b>\$7,525,000</b>  Price/SF <b>\$349.35</b>  Parcels <b>520-121070</b>  Comp ID <b>5847467</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>3 Star Office</b>  Year Built <b>1976</b>  RBA <b>21,540 SF</b>  Land Acres <b>1.29 AC</b>  Land SF <b>56,149 SF</b>  Zoning <b>N/Av, Columbus</b></p> 
5	1145 Olentangy River Rd - The James	SOLD
<p><b>Columbus, OH 43212</b></p> <p>Sale Date <b>Sep 7, 2021</b>  Sale Price <b>\$42,750,000</b>  Price/SF <b>\$309.46</b>  Parcels <b>010-288228</b>  Comp ID <b>5683986</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>4 Star Office</b>  Year Built <b>2011</b>  RBA <b>138,146 SF</b>  Land Acres <b>4.68 AC</b>  Land SF <b>203,730 SF</b>  Zoning <b>C</b>  Sale Condition <b>Lease Option</b></p> 
6	6670 Perimeter Dr - Avery Place	SOLD
<p><b>Dublin, OH 43016</b></p> <p>Sale Date <b>Dec 30, 2020</b>  Sale Price <b>\$14,500,000</b>  Price/SF <b>\$288.63</b>  Parcels <b>273-012055</b>  Comp ID <b>5364840</b>  Comp Status <b>Research Complete</b></p>		<p><b>Franklin</b></p> <p>Type <b>3 Star Office</b>  Year Built <b>2006</b>  RBA <b>50,238 SF</b>  Land Acres <b>5.00 AC</b>  Land SF <b>217,800 SF</b>  Zoning <b>Neighborhood Office</b>  Sale Condition <b>Debt Assumption</b></p> 

# THE STATE OF OHIO



**60%**

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

**No. 2**

STATE FOR LOWEST COST OF DOING BUSINESS

**0%**

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

# THE 11-COUNTY COLUMBUS REGION



# #1

IN THE MIDWEST FOR  
POPULATION, JOB,  
GDP GROWTH\*

# 14<sup>th</sup>

LARGEST CITY IN THE  
UNITED STATES

# 16

HEADQUARTERED FORTUNE  
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; \*Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

# THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

## FORTUNE 500 HQ



## NOTABLE HQ



## MAJOR OPERATIONS

**HONDA**



JPMORGAN CHASE & CO.





# THE STATE OF OHIO



# \$2.7B

BUDGET SURPLUS AS  
OF JAN. 2022

# AA+

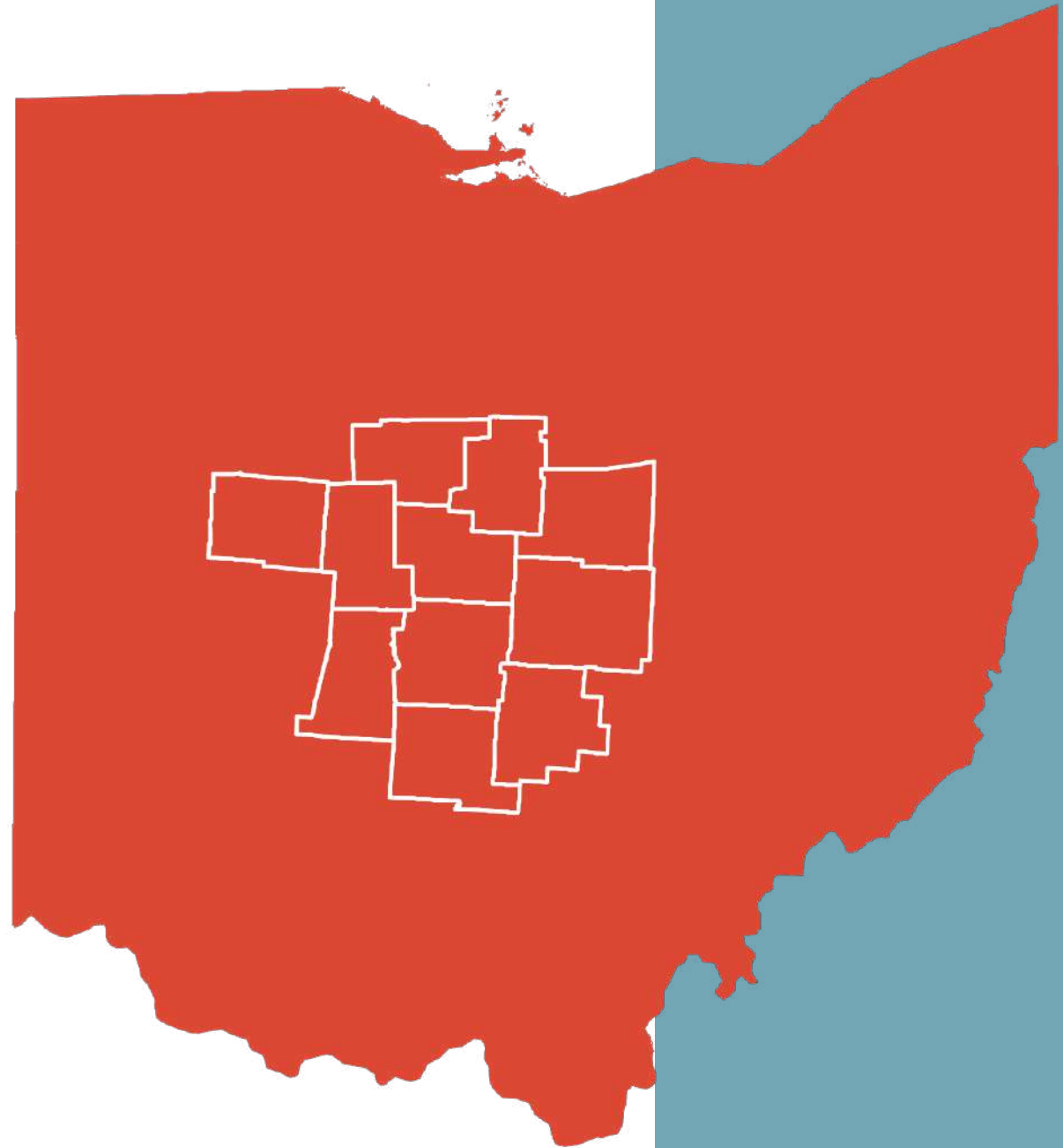
CREDIT RATING  
STANDARDS & POOR'S AND  
MOODY'S AS OF AUG. 2021

# AAA

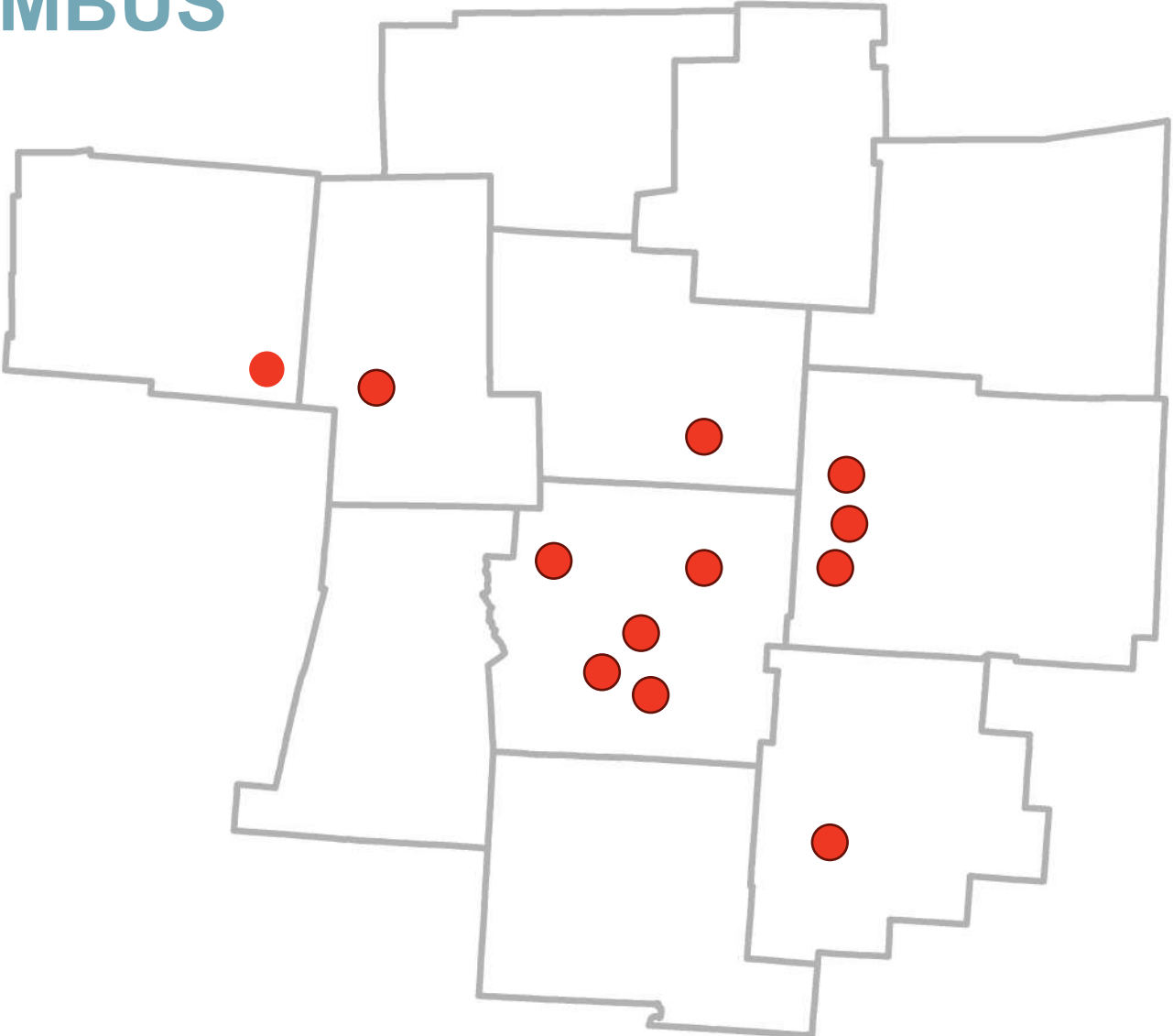
CREDIT RATING AS  
OF SEP. 2022

# TOP 10 METRO

*BY SITE SELECTION  
MAGAZINE*



# COMPANIES INVESTING IN COLUMBUS

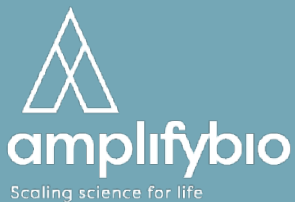


**HONDA**

Orveon



**FORSEE  
POWER**



BBI LOGISTICS



**intel**



# YEAR IN REVIEW: 2022 RESULTS

**53**



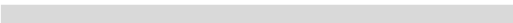
**Projects**



**8,385**



**Jobs Created**



**\$807M**



**New Payroll**



**\$21.2B**



**Capital Investment**

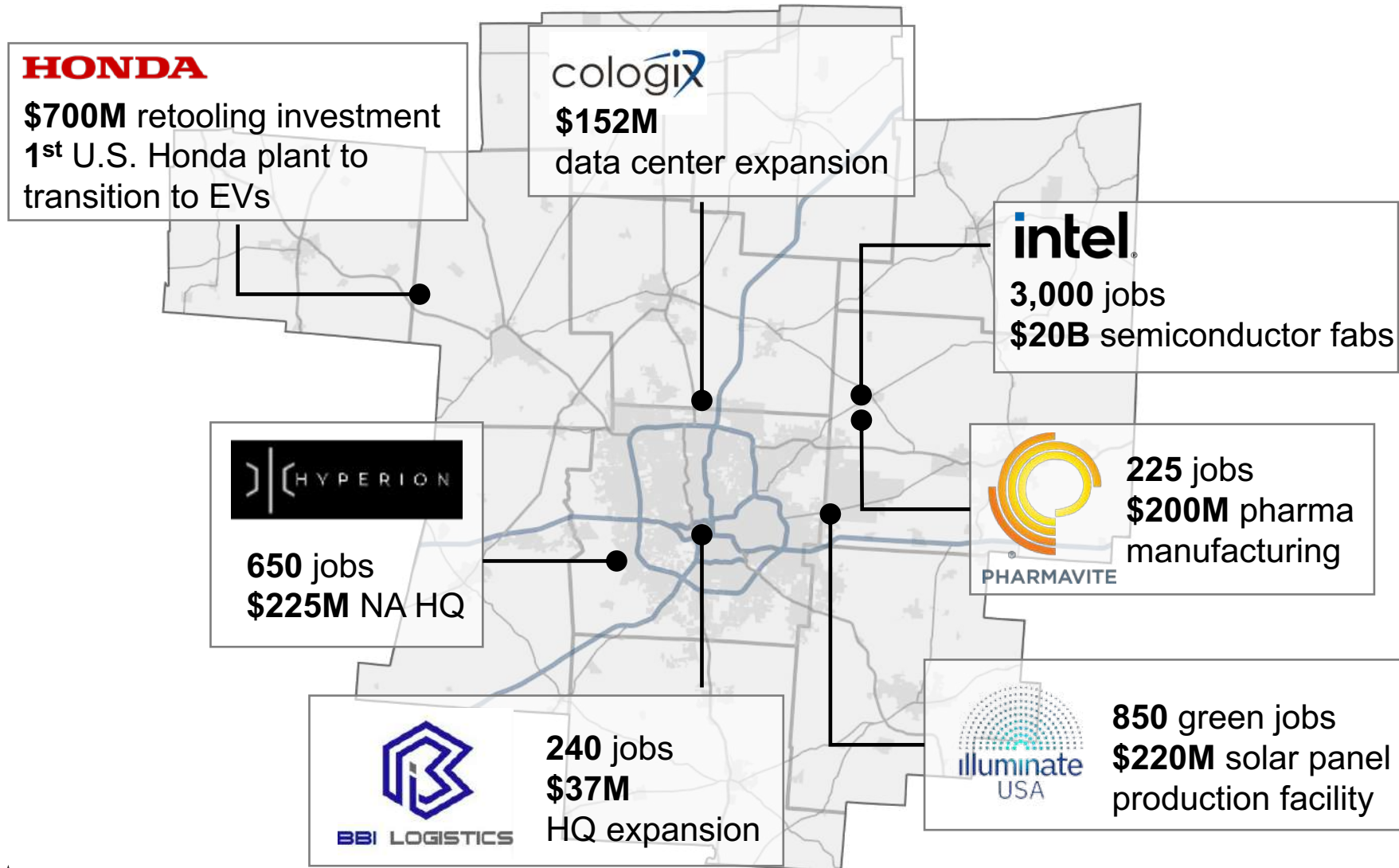


**Projects in  
more than 20  
communities  
across the  
Region.**



*Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.*

# 2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

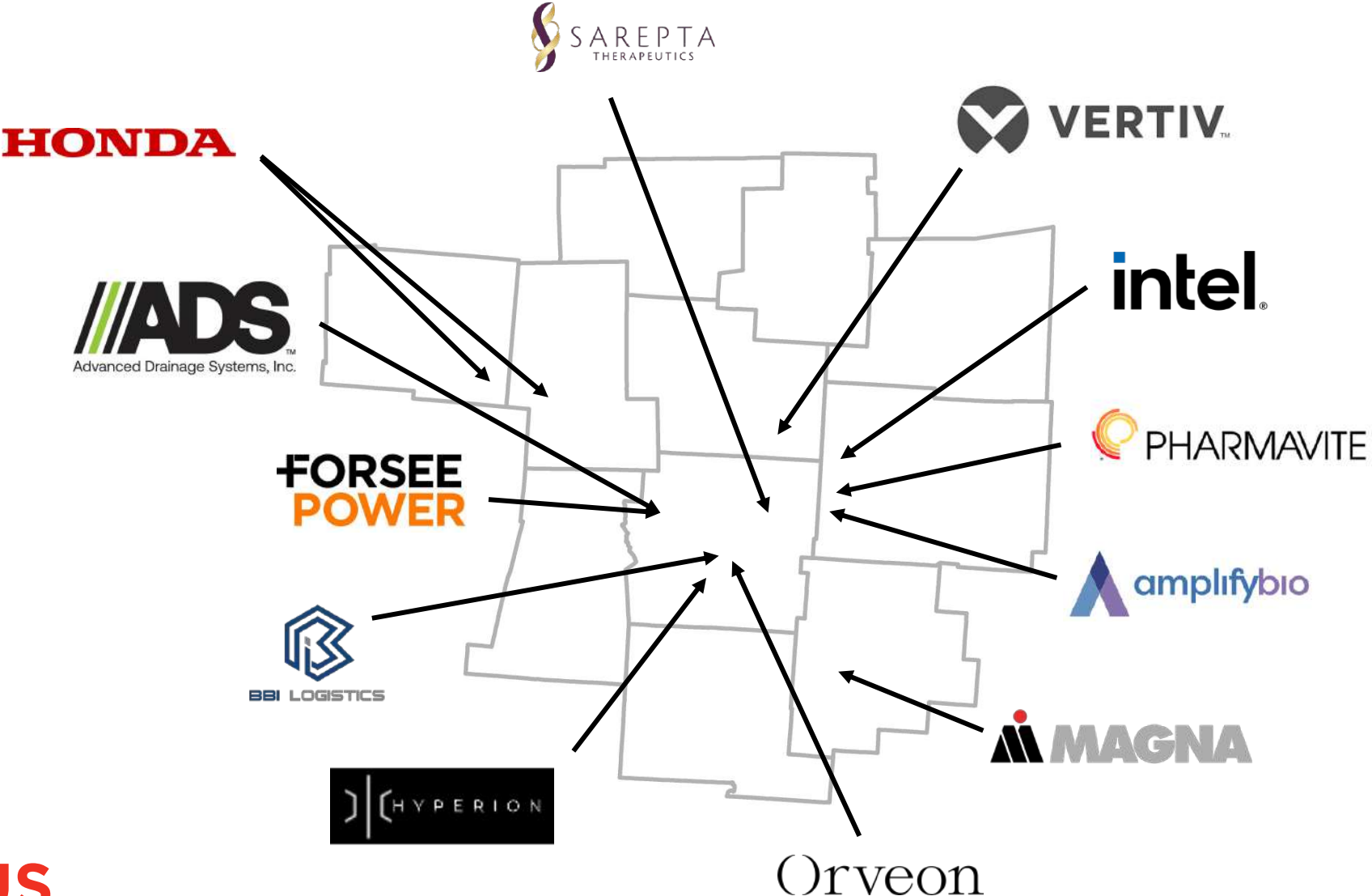
\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

# 2022 NOTABLE PROJECTS



**5,502+**  
JOBS