

# FOR SALE TECH FLEX INVESTMENT

6190-6200 ENTERPRISE COURT, Dublin, Ohio 43016



For More Information:

Matt Gregory, SIOR, CCIM  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

Philip Bird, SIOR  
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**NAI** Ohio Equities





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**NA**Ohio Equities

**Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)  
**Philip Bird, SIOR**  
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



# BUILDING OVERVIEW



NAI Ohio Equities is pleased to present an excellent investment opportunity to purchase 6190-6200 Enterprise Court in Dublin, Ohio. The building consists of 34,524 SF over 3.33 acres. The property is currently 100% net-leased to two tenants; S&ME and Eficens Systems. S&ME recently signed a five-year lease extension through 2/28/2030. As part of this extension on 1/1/2025 S&ME will be giving back a 6,960 SF free-standing warehouse building. Pre-leasing efforts are currently underway. The warehouse vacancy rate in Dublin, OH is only 2%.

## ADDRESS

6190-6200 Enterprise Court,  
Dublin, OH 43016

## BUILDING SIZE

34,524 SF

## ACRES

3.33

## FLOORS

One (1)

## YEAR BUILT

1991-2004

## PARCEL ID

273-012244-00

## INVESTMENT HIGHLIGHTS

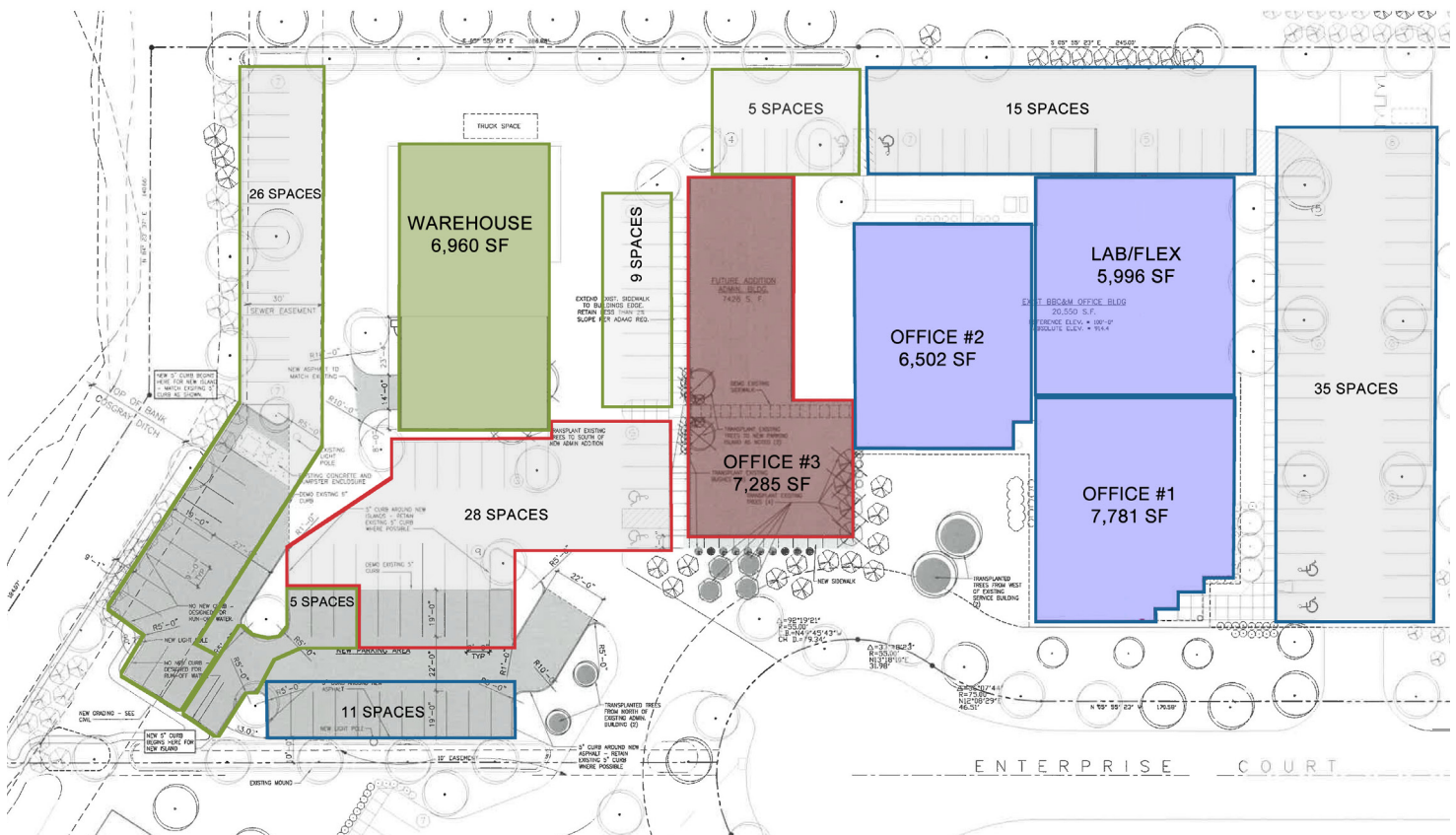
- Rare Flex Opportunity in Dublin
- Private Campus-Like Setting
- 100% Net-Leased to Two (2) Tenants
  - S&ME (27,239 SF)
  - Eficens Systems (7,285 SF)
- 53-Month WALT as of July 2024
- 2024 Actual/In-Place NOI & Stabilized (2026)
  - 2024 NOI: \$337,062
  - As Stabilized: \$384,539
- 1.5% Dublin Flex Vacancy
- 2.0% Dublin Warehouse Vacancy
- Zoned Technology Flex

**SALE PRICE: \$4,100,000**

[www.6200Enterprise.com](http://www.6200Enterprise.com)

# OCCUPANCY OVERVIEW

AREA	TENANT	SIZE (SF)	% GLA	EXPIRES
OFFICE 1	S&ME	7,781	22.5%	02/28/2030
LAB/FLEX	S&ME	5,996	17.3%	02/28/2030
OFFICE 2	S&ME	6,502	18.8%	02/28/2030
WAREHOUSE	S&ME	6,960	20.2%	12/31/2024 (Pre-Leasing Now)
OFFICE 3	EFICENS	7,285	21.2%	09/30/2028



Blue parking spaces are allocated to Office 1, Office 2, the Lab/ Flex. Green parking spaces are allocated to the Warehouse. Red parking spaces are allocated to Office 3.

**Matt Gregory, SIOR, CCIM**

614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Philip Bird, SIOR**

614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



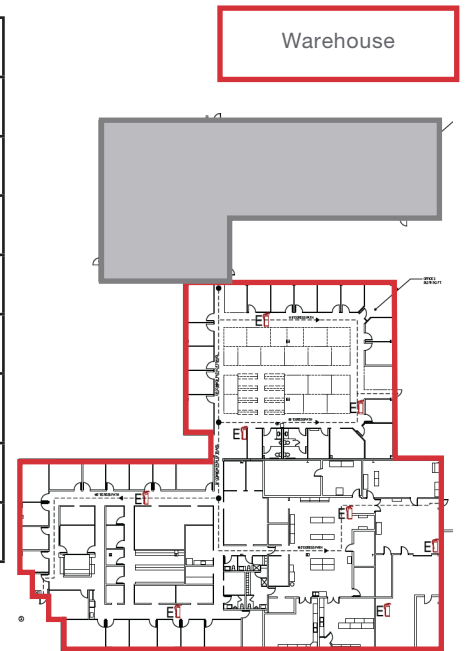
# TENANT PROFILES



S&ME formed in 1973 when founders Glenn Futrell and Bob Owens began providing geotechnical and construction materials engineering services to clients. A decade later, in 1983, S&ME grew to a company of 500 employees in 15 offices across six southeastern states. This set the stage for even more. As the company expanded, we added several environmental services that in turn, increased our staff of experts. Today, S&ME is a thriving company of dedicated individuals with vast technical expertise throughout 30+ offices in 10 states. Looking back on our successes over the past 50 years, we are most proud of our commitment to clients and service abilities which include: Geotechnical, Environmental, Civil, and Construction Engineering solutions.

Suite	Office 1, Office 2, Lab/Flex, Warehouse
Square Footage	27,564
Percent of GLA	78.8%
Occupancy Since	1992
Lease Commencement	01/01/2022
Lease Expiration	02/28/2030
Lease Rate *As of 01/01/2025	\$11.00 NNN
Annual Increases	3.0%
Renewal Option	One (1), Three (3) Year

<https://www.smeinc.com/>

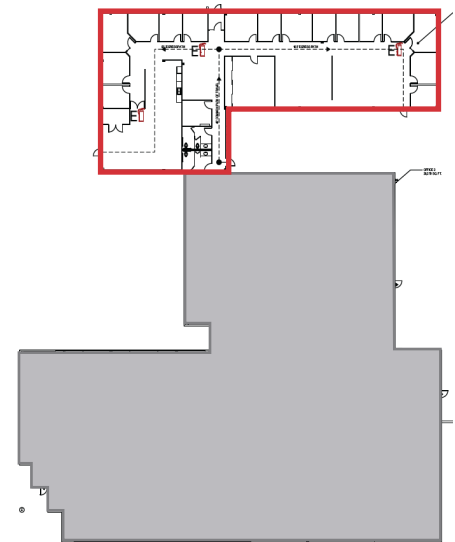


EFICENS stands for "Emerging Frontiers in Customer Excellence through Noble Solutions."

Eficens Systems provides cutting-edge software and emerging technology solutions to private and public sector organizations in the areas of cognitive computing, advanced data engineering, composable and distributed business services, Cloud and Edge computing, Web 3.0, Blockchain, Digital Adoption, and Cyber Security and Zero Trust. The value of technology lies in its ability to impact people's lives positively. At Eficens, we are committed to providing customized solutions that enable our clients to transform their operations and drive business growth. Eficens is headquartered in Suwanee, Georgia.

Suite	Office 3
Square Footage	7,285
Percent of GLA	21.2%
Tenant Since	2022
Lease Commencement	03/01/2023
Lease Expiration	09/30/2028
Lease Rate	\$11.67 NNN
Annual Increases	\$0.50
Renewal Option	None

<https://www.eficens.ai/>





# FINANCIAL ANALYSIS

## January 1, 2024 - December 31, 2024

Base Rent Revenue	\$337,062
Operating Expense Recoveries (100%)	\$192,654 (Recovered) / \$192,654 (Total OPEX)
Total Gross Rent	\$529,717
<b>Net Operating Income</b>	<b>\$337,062</b>

**Cash Flow Before Debt Service** **\$337,062**

## January 1, 2025 - December 31, 2025 (Projected)

Projected Base Rent Revenue	\$372,633
Warehouse Vacancy Loss (1/1/25 - 2/28/25)	(\$10,455)
S&ME Abated Base Rent Loss (1/1/25 - 2/28/25)	(\$37,178)
Base Rent Revenue	\$325,001
Operating Expense Recoveries (96.6%)	\$190,906 (Recovered) / \$197,543 (Total OPEX)
Total Gross Rent	\$515,907
<b>Net Operating Income</b>	<b>\$318,363</b>

## Warehouse Leasing Costs (Projected)

Tenant Improvements	(\$35,844)
Leasing Commissions	(\$23,312)
<b>Total Leasing Costs</b>	<b>-\$59,156.00</b>

**Cash Flow Before Debt Service** **\$259,207**

## January 1, 2026 - December 31, 2026

Base Rent Revenue	\$384,536
Operating Expense Recoveries (100%)	\$205,220 (Recovered) / \$205,220 (Total OPEX)
Total Gross Rent	\$589,756
<b>Net Operating Income</b>	<b>\$384,536</b>

**Cash Flow Before Debt Service** **\$384,536**

## WAREHOUSE LEASING ASSUMPTIONS

Square Footage	6,960
Percent of GLA	20.16%
Lease Commencement	03/01/2025
Lease Expiration	02/28/2030
Lease Rate	\$8.75
Annual Increases	3.0%
Free Rent	None
Tenant Improvements	\$35,844
Leasing Commissions	\$23,312

**Matt Gregory, SIOR, CCIM**

614.629.5234 • mgregory@ohioequities.com

**Philip Bird, SIOR**

614.629.5296 • pbird@ohioequities.com



# PHOTOGRAPHS





# PHOTOGRAPHS



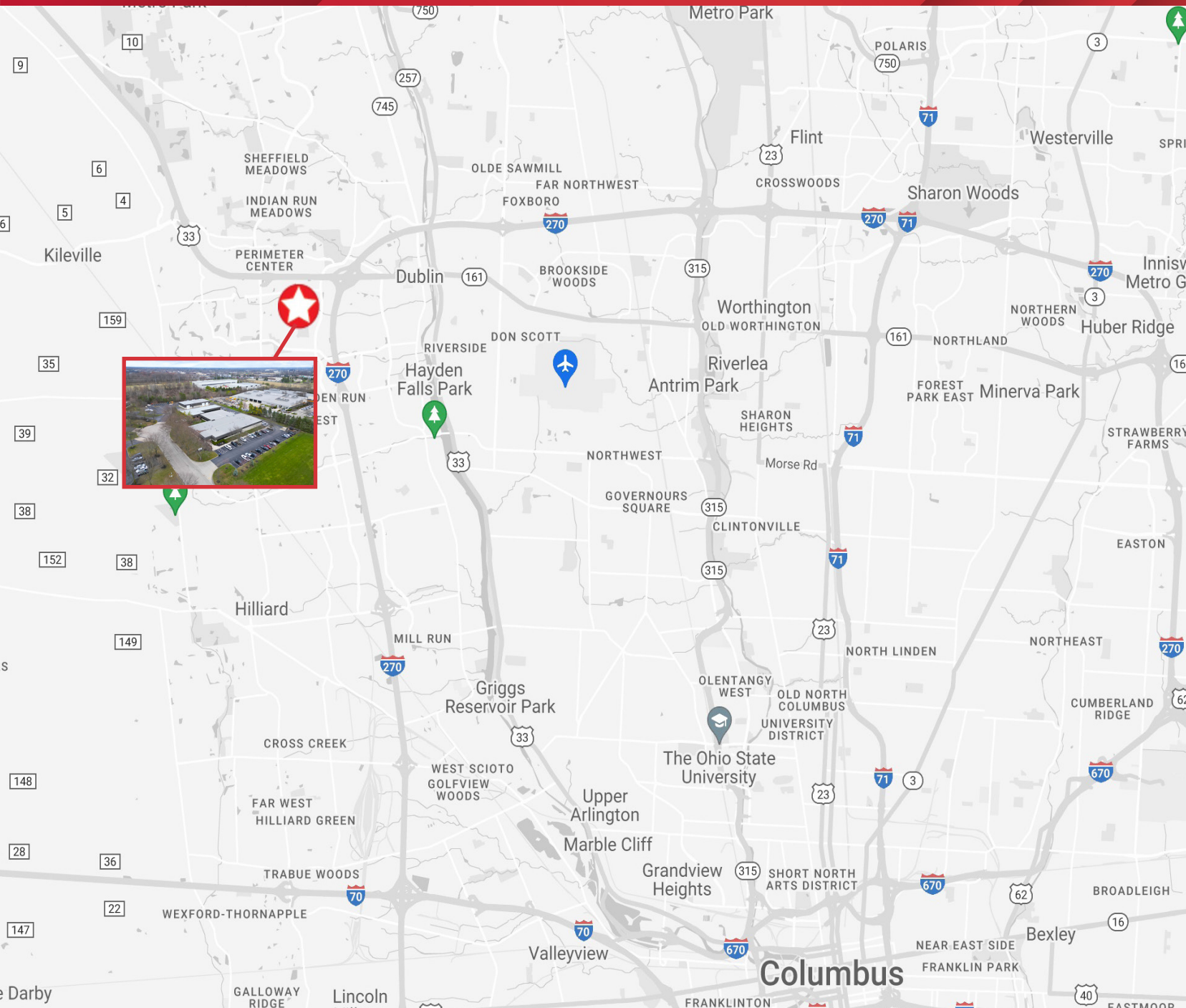


# PHOTOGRAPHS





# LOCATION MAP



**Matt Gregory, SIOR, CCIM**

614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Philip Bird, SIOR**

614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



# DUBLIN SUBMARKET



Dublin is one of Columbus' largest and most established suburbs. It's known within Central Ohio for excellent schools, miles of recreational paths, parks, gorgeous neighborhoods, dynamic community life, and a lively historic downtown district. Nationally, it's renowned as home to the Dublin Irish Festival, the largest three-day Irish cultural celebration in the world. The city shows its commitment to the future with The Dublin Link bridge, the longest single tower "S" shaped suspension bridge in the world, and the ever-expanding Bridge Park district, an urban, walkable corridor with entertainment, dining, shopping, office space, and housing options. Dublin is home to Jack Nicklaus' Muirfield Village Golf Club and its annual Memorial Tournament.

Dublin is situated across Franklin, Delaware, and Union counties, is directly accessible by US-33/SR-161 and I-270, and is approximately a 20 minute drive to downtown Columbus. The total area of the city is 24.80 square miles with a population of approximately 49,922 people, according to the most recent 2020 census. The area is home to more than 3,000 companies including a number of Fortune 100, 500, and 1,000 companies, such as, Cardinal Health, OhioHealth, and Wendy's.

For more information visit: [www.dublinohiousa.gov](http://www.dublinohiousa.gov)



City of Dublin

## Demographics

Population: ±49,922

Median Home Value: \$473,261

Median Household Income: \$184,675

Education: 70% of residents have bachelor's degree or higher



**NAI**Ohio Equities

# HIGHLY DESIRABLE DUBLIN SUB-MARKET

## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	4,477	71,212	172,223
Income	\$147,740	\$158,248	\$159,566
Housing	1,725	29,892	71,357



©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9 | This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

**Andy Dutcher, SIOR**

614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

**Matt Gregory, SIOR, CCIM**

614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Philip Bird, SIOR**

614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



# NEARBY AMENITIES



## RESTAURANTS

- DEWEY'S PIZZA
- MATT THE MILLER'S TAVERN
- BUFFALO WILD WINGS
- MOE'S SOUTHWEST GRILL
- HYDERABAD HOUSE INDIAN RESTAURANT
- PIADA
- BURGER KING
- WENDY'S
- MCDONALDS
- LAROSA'S PIZZA
- PANERA BREAD
- GRAETER'S ICE CREAM
- JASON'S DELI
- ROMEO'S PIZZA
- FOX IN THE SNOW CAFE
- LA CHATELAINE
- J LIU OF DUBLIN
- THE DUBLIN VILLAGE TAVERN
- WINANA COFFEE & CHOCOLATE
- COAST WINE HOUSE
- JENI'S SPLENDID ICE CREAMS
- GETAWAY BREWING
- TUCCI'S
- NORTH HIGH BREWING
- SWEETWATERS COFFEE
- HARVEST PIZZERIA
- THE PEARL
- THE AVENUE STEAK TAVERN
- CONDADO TACOS
- MEZZO
- BRIDGE STREET PIZZA
- MR SUSHI
- VASO
- VALENTINA'S
- URBAN MEYER'S PINT HOUSE
- LOCAL CANTINA
- ROOSEVELT ROOM
- CAP CITY FINE DINER



## RETAILERS / BANKS

- CIVISTA BANK
- HUNTINGTON BANK
- FIFTH THIRD BANK
- CHASE BANK
- SWAN CLEANERS
- VERIZON
- UPS STORE
- SEE YU CUTS
- BLUE STAR BARBERSHOP
- KROGER
- GIANT EAGLE
- STARBUCKS
- WALGREENS
- KEY BANK
- PNC BANK
- CVS
- ACE HARDWARE
- BEYOND THE BOARD
- DUBLIN VILLAGE JEWELERS
- RED ROOSTER QUILTS
- THE W NAIL BAR
- WHITE BRIDAL
- EMERALD & OAK BRIDAL
- MESH FITNESS
- NORTH MARKET
- ANTHONY VINCE NAIL SPA
- JOS A BANK
- DUBLIN BRIDAL
- HARBOR YOGA
- TUTTLE MALL
- WALMART
- BEST BUY



## HOTELS

- COURTYARD BY MARRIOTT
- DOUBLETREE BY HILTON
- HILTON GARDEN INN
- EXTENDED STAY AMERICA
- EMBASSY SUITES BY HILTON
- HOME2 SUITES BY HILTON
- RESIDENCE INN BY MARRIOTT
- SONESTA ES SUITES
- RED ROOF
- AC HOTEL BY MARRIOTT

**Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)  
**Philip Bird, SIOR**  
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

# FOR SALE TECH FLEX INVESTMENT

6190-6200 ENTERPRISE COURT, Dublin, Ohio 43016

For more information please contact:

**Matt Gregory, SIOR, CCIM**

Executive Managing Director

[mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

614.629.5234

**Philip Bird, SIOR**

Vice President

[pbird@ohioequities.com](mailto:pbird@ohioequities.com)

614.629.5296



**NAI Ohio Equities**

605 S. FRONT STREET, SUITE 200  
COLUMBUS OHIO 43215  
OHIOEQUITIES.COM  
614 224 2400

@officegrp  
@naiohioequities