



# 1600

DUBLIN ROAD

## Office Space For Lease

5,486 – 28,911 SF in the heart of Columbus, OH





## WELCOME TO 1600 DUBLIN ROAD

This 250,000 square foot three-building complex features integrated skywalks connecting each structure. Originally constructed in 1969, the property has undergone recent comprehensive renovation and modernization, incorporating contemporary amenities throughout.

The complex enjoys a premier location adjacent to the prestigious 5th Avenue retail corridor in the heart of Grandview. Tenants benefit from immediate proximity to diverse shopping, dining, and entertainment establishments within easy walking distance. The property offers convenient access to Quarry Trails Metro Park, located just five minutes away, providing extensive outdoor recreational opportunities for building occupants.

The development sits on an expansive 10.81-acre site, offering substantial presence and potential for future expansion or enhancement. This combination of updated infrastructure, strategic location, and generous land area positions the property as an exceptional opportunity in the Grandview market.



Building signage available



Regular visits from popular food trucks



Ample outdoor space with patios and gazebos



Free parking: 4:1,000 SF



12,058 vehicles per day



<15 minutes to John Glenn Columbus International Airport



<30 minutes to Rickenbacker International Airport

## CLOSE TO IT ALL

Strategically positioned in Grandview's coveted 5th Avenue corridor, this property offers immediate access to The Ohio State University and its dynamic ecosystem. Organizations benefit from proximity to one of America's premier research institutions, creating exceptional opportunities for talent acquisition, academic partnerships, and collaborative innovation.

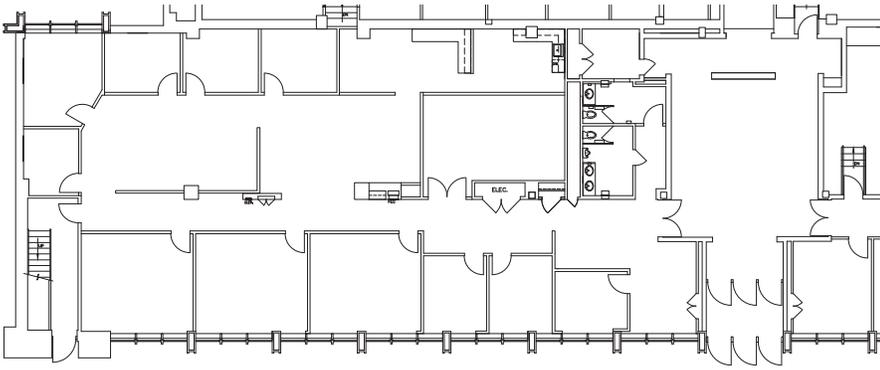
The surrounding area delivers comprehensive lifestyle amenities, including abundant grocery options, diverse retail establishments and extensive dining venues ranging from casual to sophisticated. Entertainment offerings encompass cultural attractions, nightlife, and recreational facilities. Located minutes from Quarry Trails Metro Park, the area provides excellent outdoor recreation opportunities while maintaining urban convenience, creating a compelling environment for organizations seeking to attract and retain top talent in the Columbus market.

## DEMOGRAPHICS

	2024 TOTAL POPULATION	DAYTIME EMPLOYMENT	MEDIAN HOUSEHOLD INC
2 Miles	47,794	33,786	\$111,932
5 Miles	342,851	329,639	\$86,834
10 Miles	955,849	614,519	\$86,034

# NORTH BUILDING: SUITE 100

5,486 SF

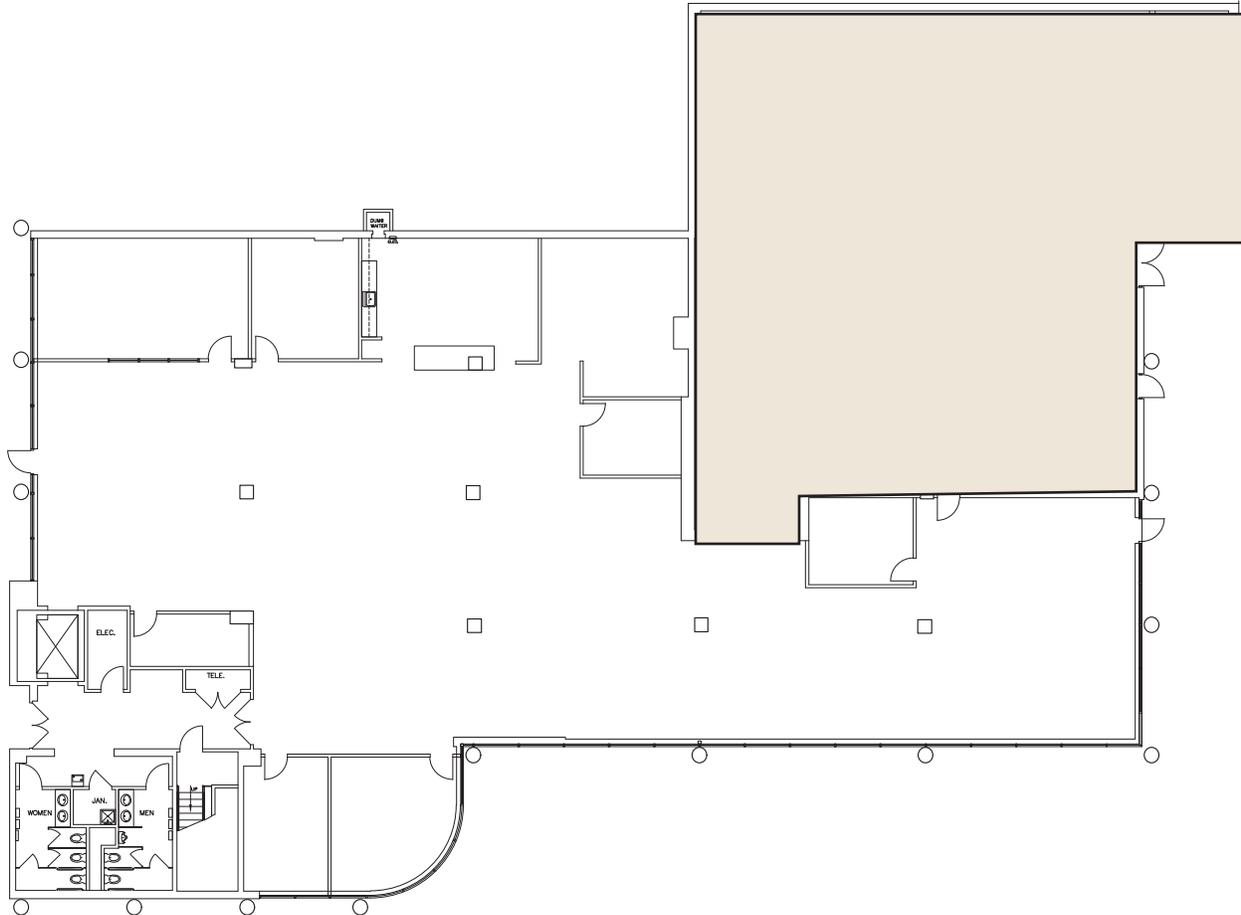


## SPACE FEATURES

- Ability to expand to 8,490
- Former law firm space
- Reception area with large conference rooms
- Mostly exterior offices
- Kitchenette
- In-suite restrooms
- Rate - \$19.50/SF MG

# SOUTH BUILDING: SUITE 1100

9,036 SF

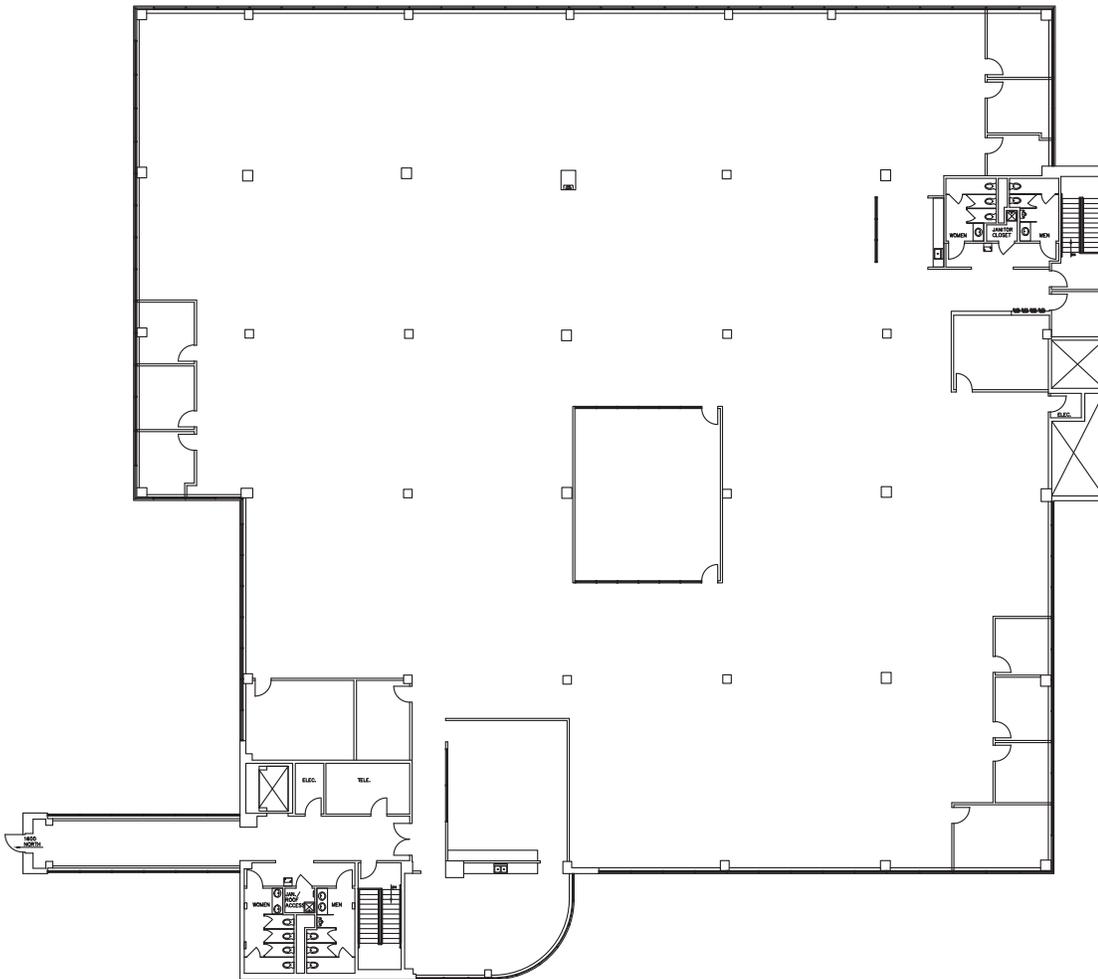


## SPACE FEATURES

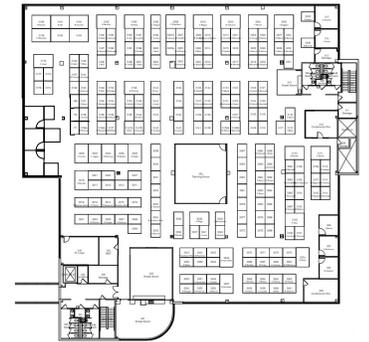
- First floor suite
- Mostly open concept with offices and conference rooms
- Furniture available
- Rate - \$19.50/SF MG

# SOUTH BUILDING: SUITE 1300

28,911 SF



HIGH DENSITY  
FLOOR PLAN

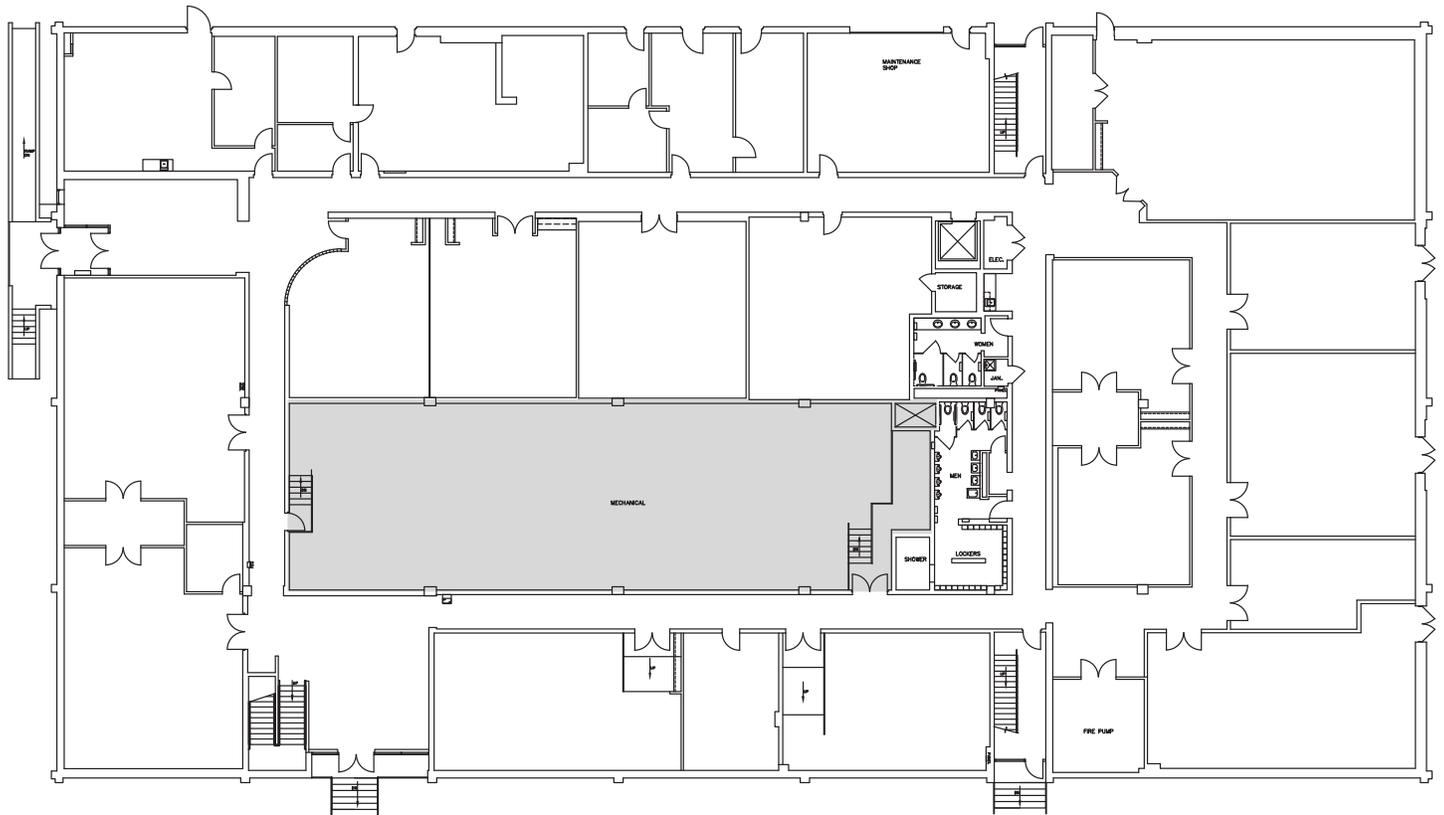


## SPACE FEATURES

- Third floor suite
- Furnished
- Large training room
- 10 hard wall offices
- 2 conference rooms
- IT room
- Large kitchenette and lounge area
- Great for call center or high-density users
- Rate - \$19.50/SF MG

# EAST BUILDING: SUITE 100

25,823 SF



## SPACE FEATURES

- Entire first floor suite
- Ideal for flex users
- Large spaces throughout
- Ability to utilize 27-foot clear height in back 1/3 of building
- Short term - availability
- Rate - \$13/SF MG

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**FOR FURTHER INFORMATION, CONTACT:**

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