#### For Sale or Lease Office Building 4,080 Square feet



## 6185 Emerald Parkway

6185 Emerald Parkway, Dublin, Ohio 43016

#### **Property Features**

- Prime Stand Alone Building in Dublin, OH
- 4,080 SF of Versatile Office Space
- Modern and Professional Exterior Design
- Well-Maintained Landscaping and Outdoor Areas
- Ample Parking at 4.35 / 1000
- High Visibility and Traffic for Business Exposure
- Close Proximity to Major Highways and Transportation
- Flexible Floor Plan for Various Office Setups
- Updated Interior Features and Finishes
- Potential for Expansion or Reconfiguration
- Nearby Amenities and Services for Convenience

#### Sale Price: \$1,090,000 Lease Price: \$25 Per Square Foot (Gross)



For more information:

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#### Al DiLorenzo

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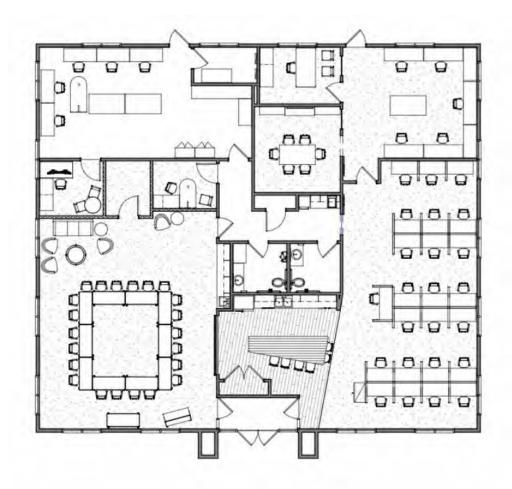
#### N/IOhio Equities

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### Floor Plan

6185 Emerald Parkway Office Building



SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
6185 Emerald Parkway		Office Building	\$25.00 SF/YR	NNN	4,080 SF	VACANT

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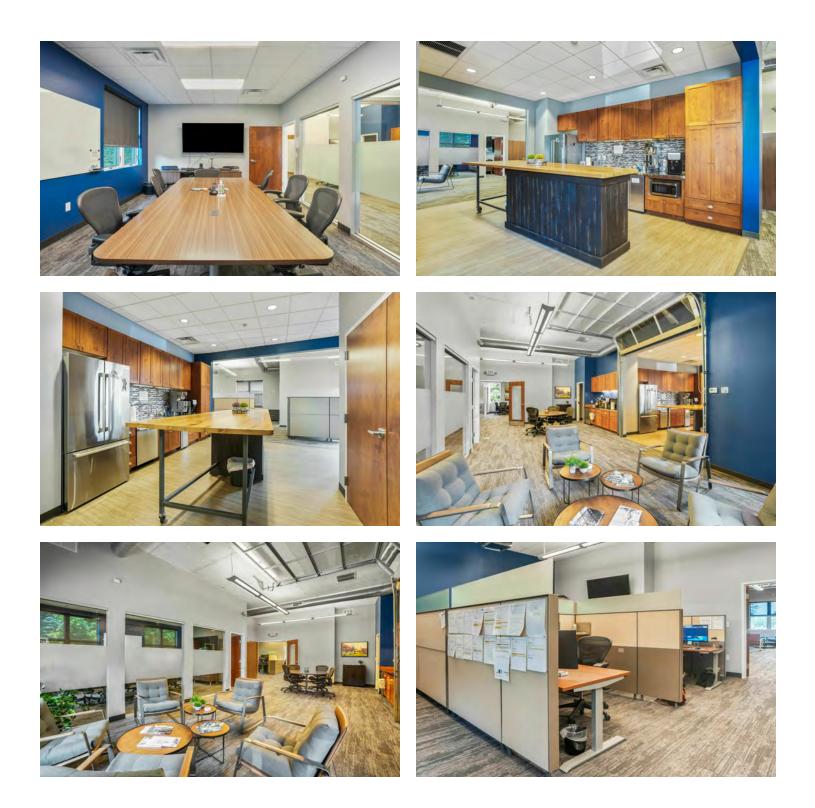
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## Exterior Photos

6185 Emerald Parkway 4,080 Sqaure Feet



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### **Interior Photos**

6185 Emerald Parkway 4,080 Sqaure Feet



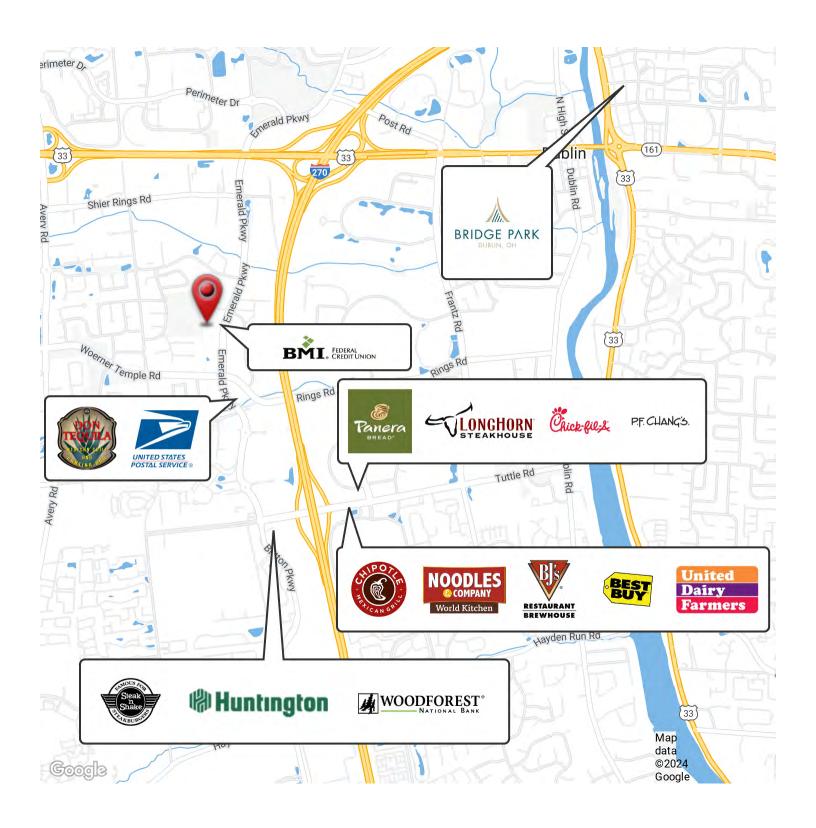
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**Retail Map** 6185 Emeraldy Pkwy Office Building

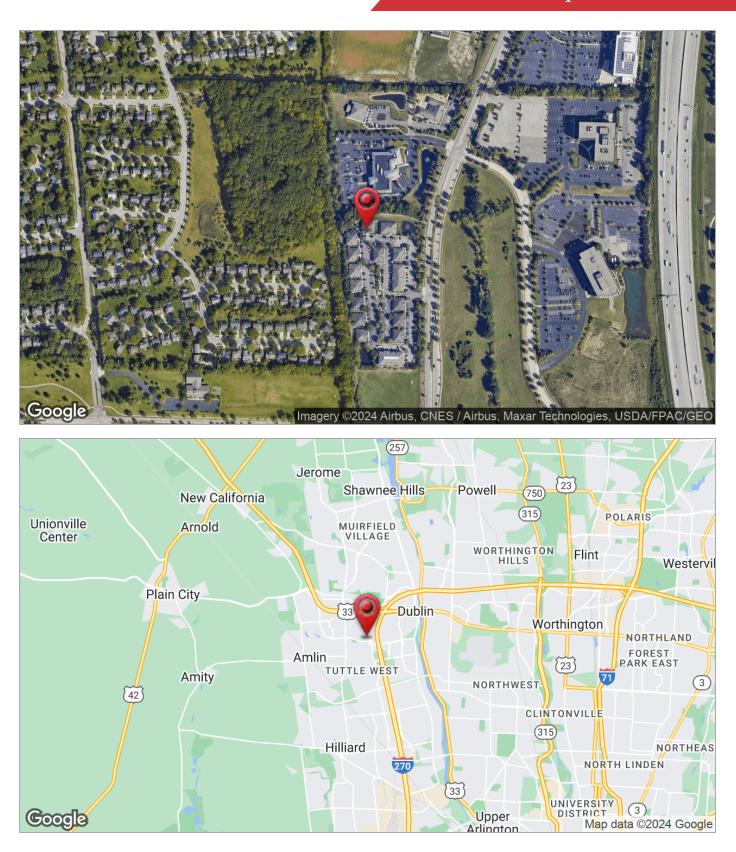


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### **Regional Map** 6185 Emeraldy Pkwy 4,080 Square Feet

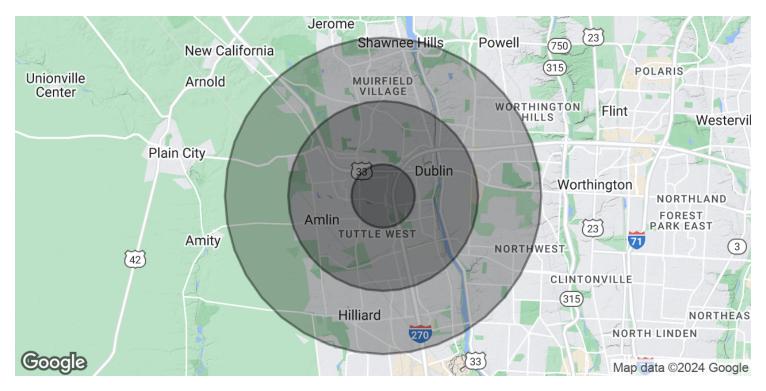


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### **Demographics** 6185 Emerald Parkway Dublin, Ohio 43016



POPULATION	1 MILE	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,514	81,415	197,808
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 MILE	<b>3 MILES</b>	<b>5 MILES</b>
HOUSEHOLDS & INCOME Total Households	<b>1 MILE</b> 2,080	<b>3 MILES</b> 33,259	<b>5 MILES</b> 80,587
Total Households	2,080	33,259	80,587
Total Households # of Persons per HH	2,080 2.7	33,259 2.4	80,587 2.5

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