

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

OFFICE BUILDING FOR SALE / LEASE



BRADFORD KITCHEN, SIOR
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AlterraRE.com



Property Highlights

- Well located in Dublin between Sawmill Rd and US 33; 1 mile to Sawmill Rd/I-270 interchange.
- Visible to 23,000 vehicles per day on Dublin-Granville Rd
- Adjacent to new \$300MM Dublin Bridge Park Development
- Minutes to Dublin Methodist Hospital
- Existing medical office and office space available
- Many recent upgrades including new HVAC including ionization for clean air, LED lights and solar.
- Medical office with upside through continued expansion of tenant into the last remaining space. They started in a portion of the building and have consistently expanded.
- 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.

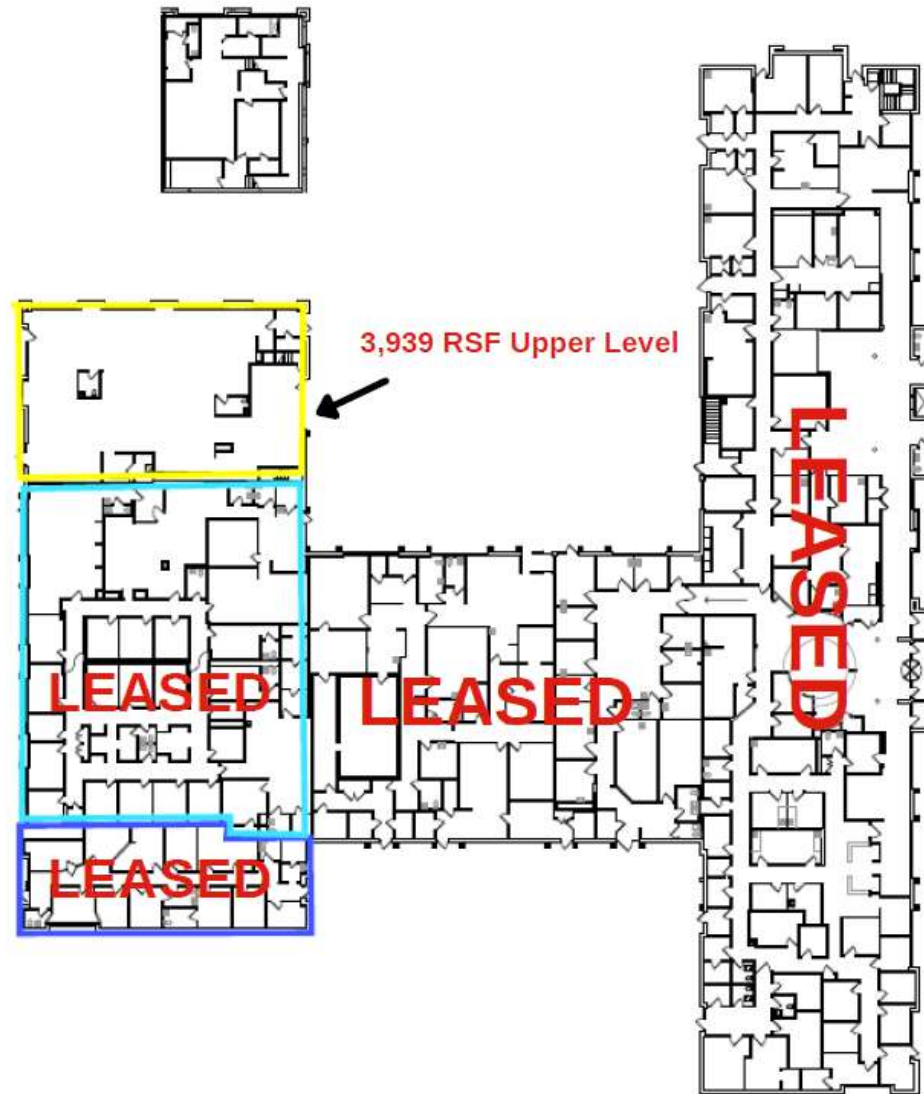
Offering Summary

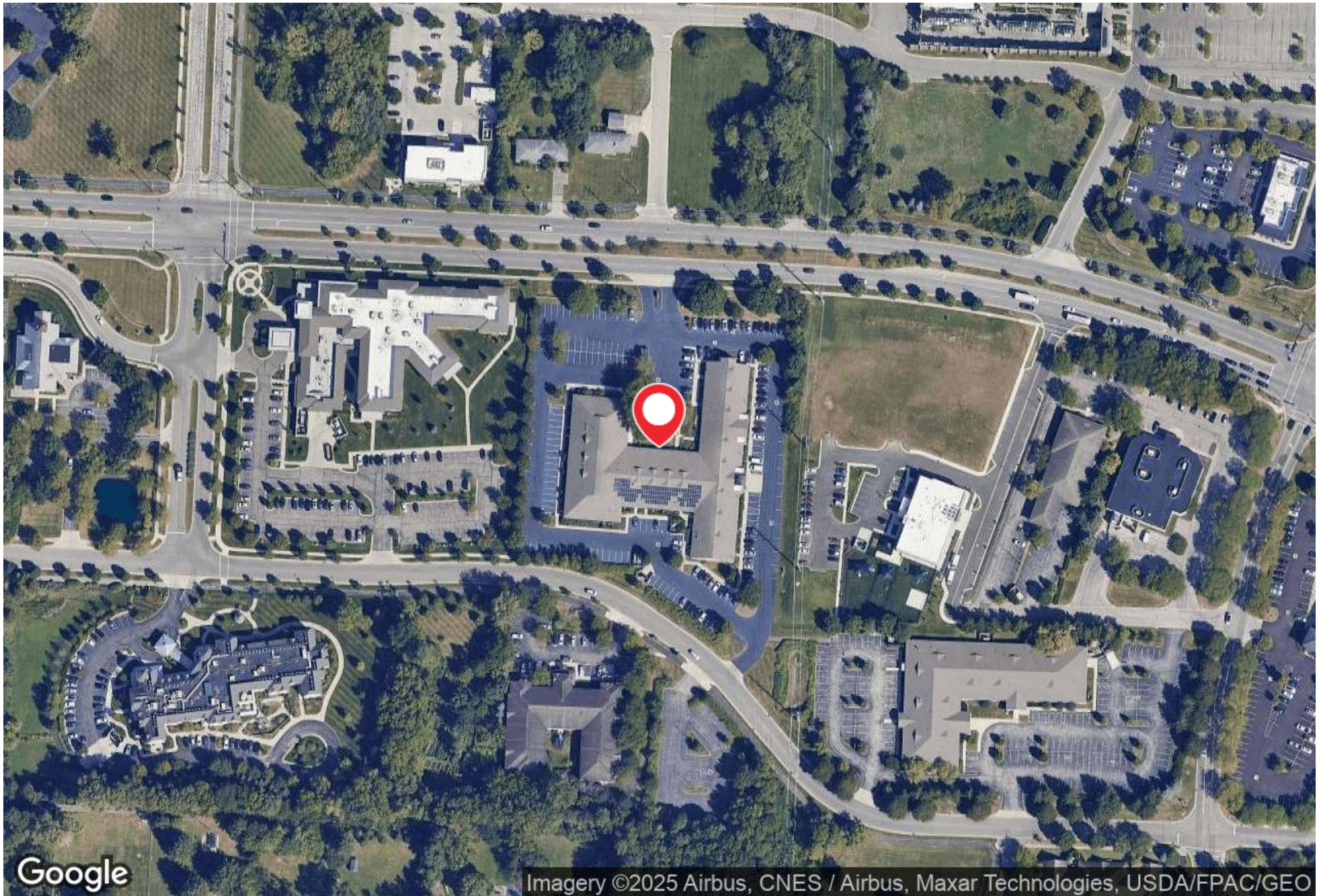
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|---------------|---------------------|
| Sale Price | \$8,950,000 |
| Lease Rate | \$12.95 SF/yr (Net) |
| Available SF | 3,939 SF |
| Lot Size | 5 Acres |
| Building Size | 50,020 SF |
| NOI | \$613,291 |
| Cap Rate | 7% |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,821 | 91,311 | 329,144 |
| Total Population | 12,081 | 222,149 | 806,241 |
| Average HH Income | \$100,907 | \$145,418 | \$122,474 |



STONERIDGE MEDICAL & OFFICE CENTER AVAILABLE SPACE



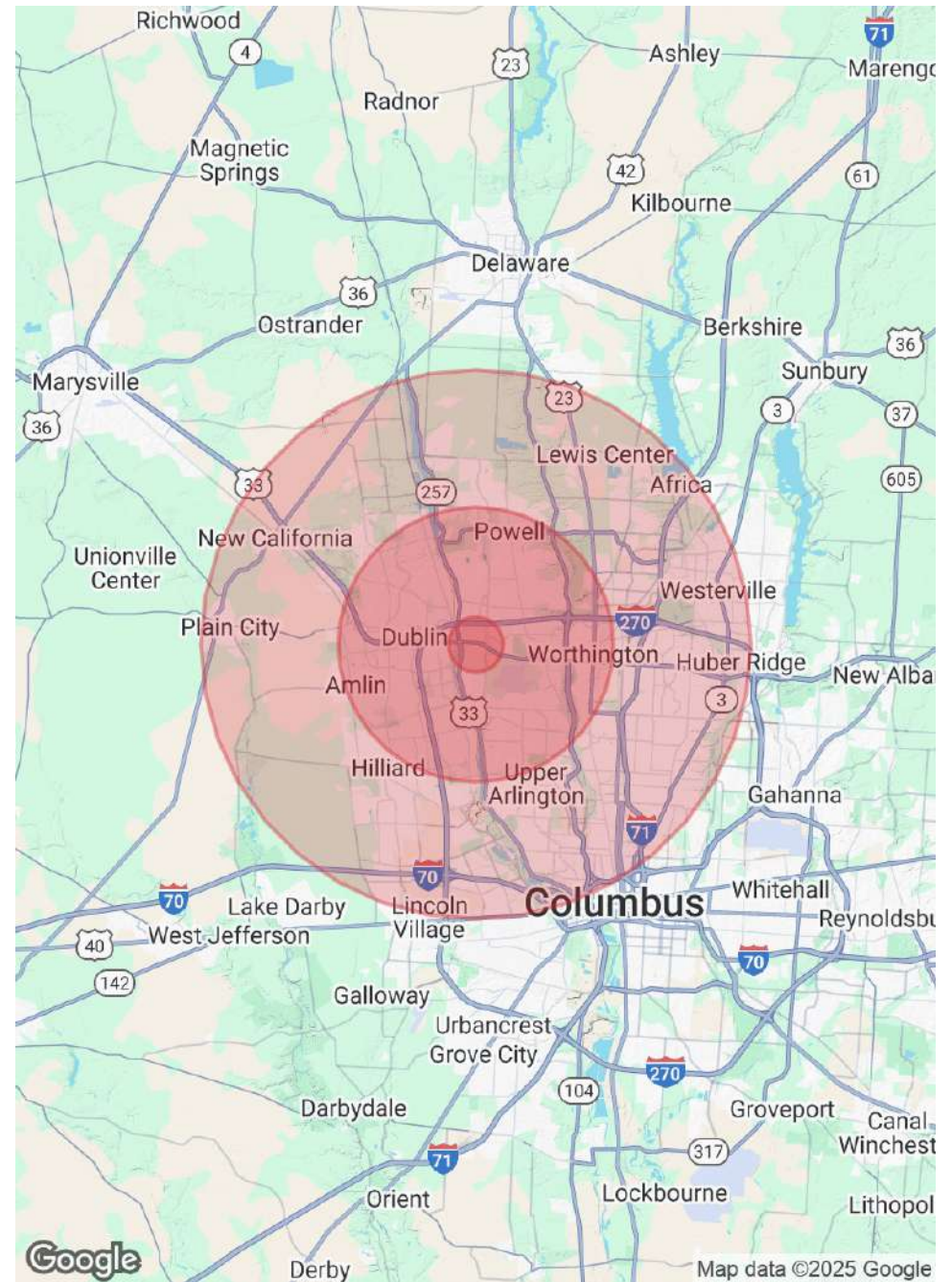




| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 12,081 | 222,149 | 806,241 |
| Average Age | 39 | 39 | 37 |
| Average Age (Male) | 37 | 38 | 36 |
| Average Age (Female) | 41 | 41 | 38 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,821 | 91,311 | 329,144 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$100,907 | \$145,418 | \$122,474 |
| Average House Value | \$368,531 | \$451,678 | \$390,542 |

Demographics data derived from AlphaMap





Bradford Kitchen, SIOR

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

The achievement of the SIOR designation demonstrates that Brad has obtained a superior level of knowledge and has extensive experience in the commercial real estate industry. Only 3,000 commercial real estate brokers worldwide have been recognized with the designation.

Alterra Real Estate Advisors - OH

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