

**FOR LEASE**



**\$16/SF MG**

**5910 Venture Drive, Dublin, OH 43017**

***Office for Lease in Dublin, Ohio***

- 1st Floor Dublin Office space available for lease
- Efficient 1,454 SF Unit with three private offices, conference room, reception area, kitchenette, and a private bathroom
- Simple modified gross lease with separate gas and electric meter for each unit
- Conveniently located near highways, retail, restaurants, and Ohio Health Dublin Riverside methodist Hospital.
- Available within 30 Days notice

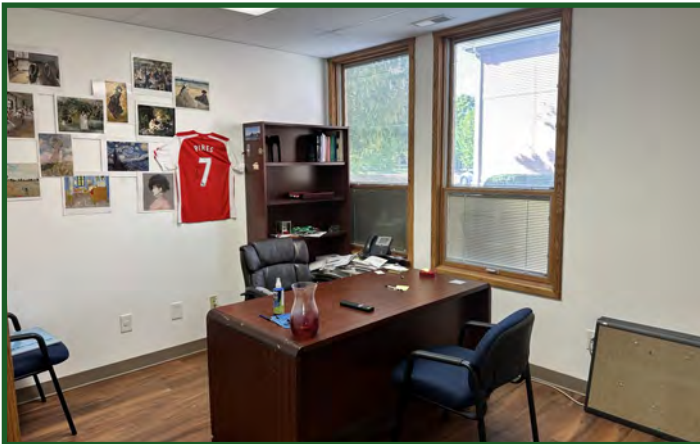


**Click Here for Video**

BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



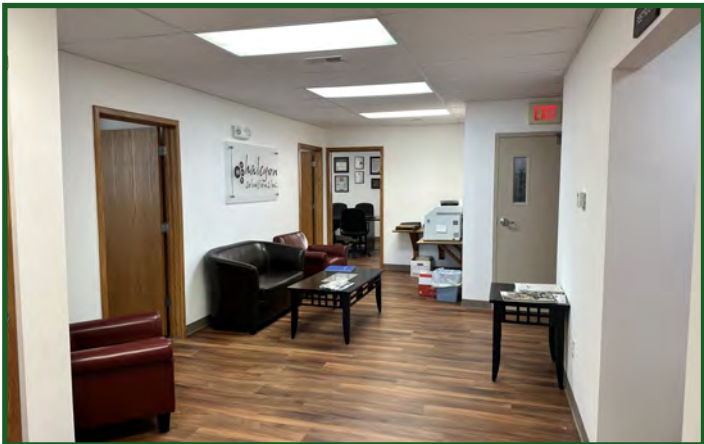
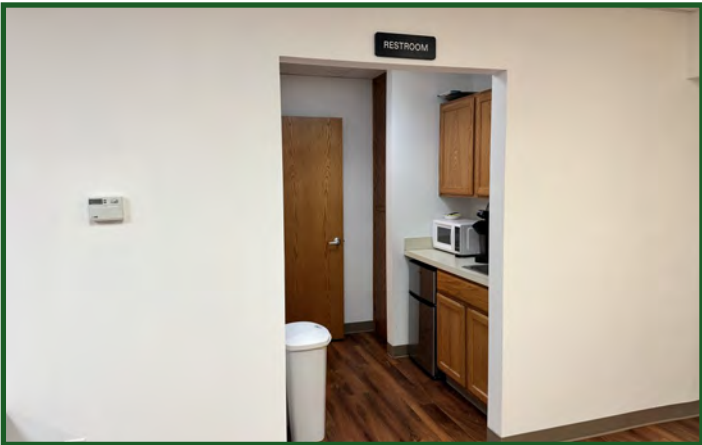
# 5910 Venture Drive, Dublin, OH 43017



BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



# 5910 Venture Drive, Dublin, OH 43017



BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



# 5910 Venture Drive, Dublin, OH 43017

## Property Information

### LEGAL

|                             |            |
|-----------------------------|------------|
| Legal Property Description: | Office     |
| Price:                      | \$16/SF MG |
| Parcel:                     | 273-010944 |
| Occupancy:                  | 100%       |

### LAND

|                 |                          |
|-----------------|--------------------------|
| Land Acreage:   | .06                      |
| Current Zoning: | Planned Unit Development |
| Designated Use: | Office                   |

### STRUCTURAL

|                          |       |
|--------------------------|-------|
| Building Square Footage: | 5,528 |
| Unit Square Footage:     | 1,454 |
| Floors Above Ground:     | 2     |
| Year Built:              | 2002  |

### ADDITIONAL INFO

|                 |                       |
|-----------------|-----------------------|
| Drive-in Doors: | 0                     |
| # of Docks:     | 0                     |
| Lot Specifics:  | High Traffic Location |
| HVAC:           |                       |
| Water System:   | City Water            |
| Sewer System:   | City Sewer            |

BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALSTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALSTATE.COM



# 5910 Venture Drive, Dublin, OH 43017

## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

|                                     |        |
|-------------------------------------|--------|
| Closest Gas Station (Shell)         | 3 (.8) |
| Closest Grocery Store (Giant Eagle) | 2 (.6) |
| Closest Restaurant (Rusty Bucket)   | 2 (.6) |
| Closest Pharmacy (CVS)              | 7 (2)  |
| Closest Hospital (Ohio Health DM)   | 2 (1)  |
| Closest POI (Muirfield Village)     | 10 (4) |

### Regional Locations

|                                 |           |
|---------------------------------|-----------|
| The Ohio State University       | 20 (15.3) |
| Downtown Columbus               | 25 (18.9) |
| Easton Town Center              | 28 (18.6) |
| Polaris Mall                    | 22 (13.7) |
| Lower.com Field (Columbus Crew) | 25 (17.3) |
| Nationwide Arena (Blue Jackets) | 25 (17.5) |
| North High Street (Location)    | 29 (18.8) |
| Columbus Zoo and Aquarium       | 13 (6.2)  |
| Zoombezi Bay Waterpark          | 13 (6)    |
| Franklin Park Conservatory      | 36 (22.7) |
| COSI                            | 25 (18.4) |

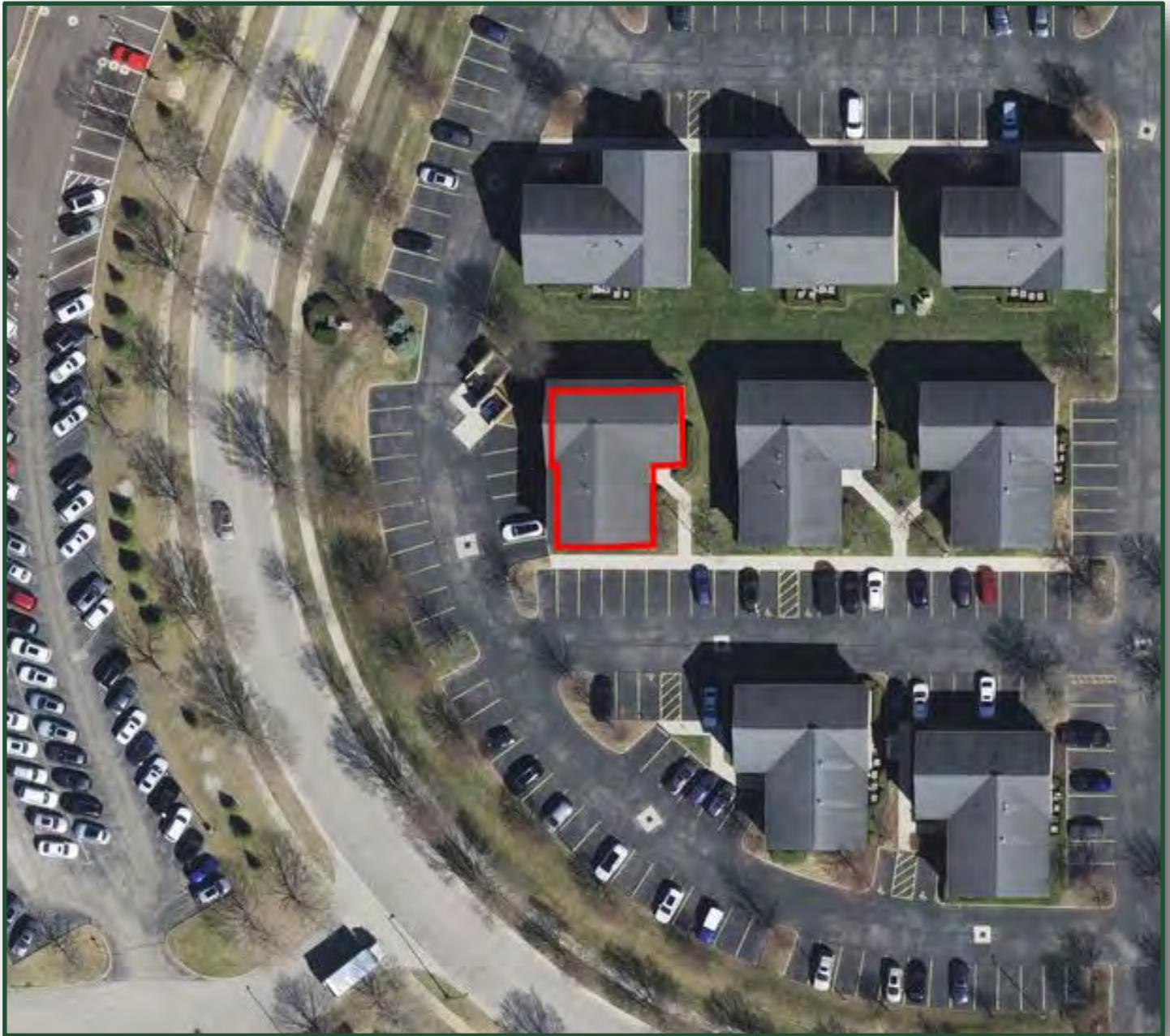
[GOOGLE MAPS \(Link\)](#)

BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



# 5910 Venture Drive, Dublin, OH 43017

## Parcel View



BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALSTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALSTATE.COM



# 5910 Venture Drive, Dublin, OH 43017

## Nearby Amenities

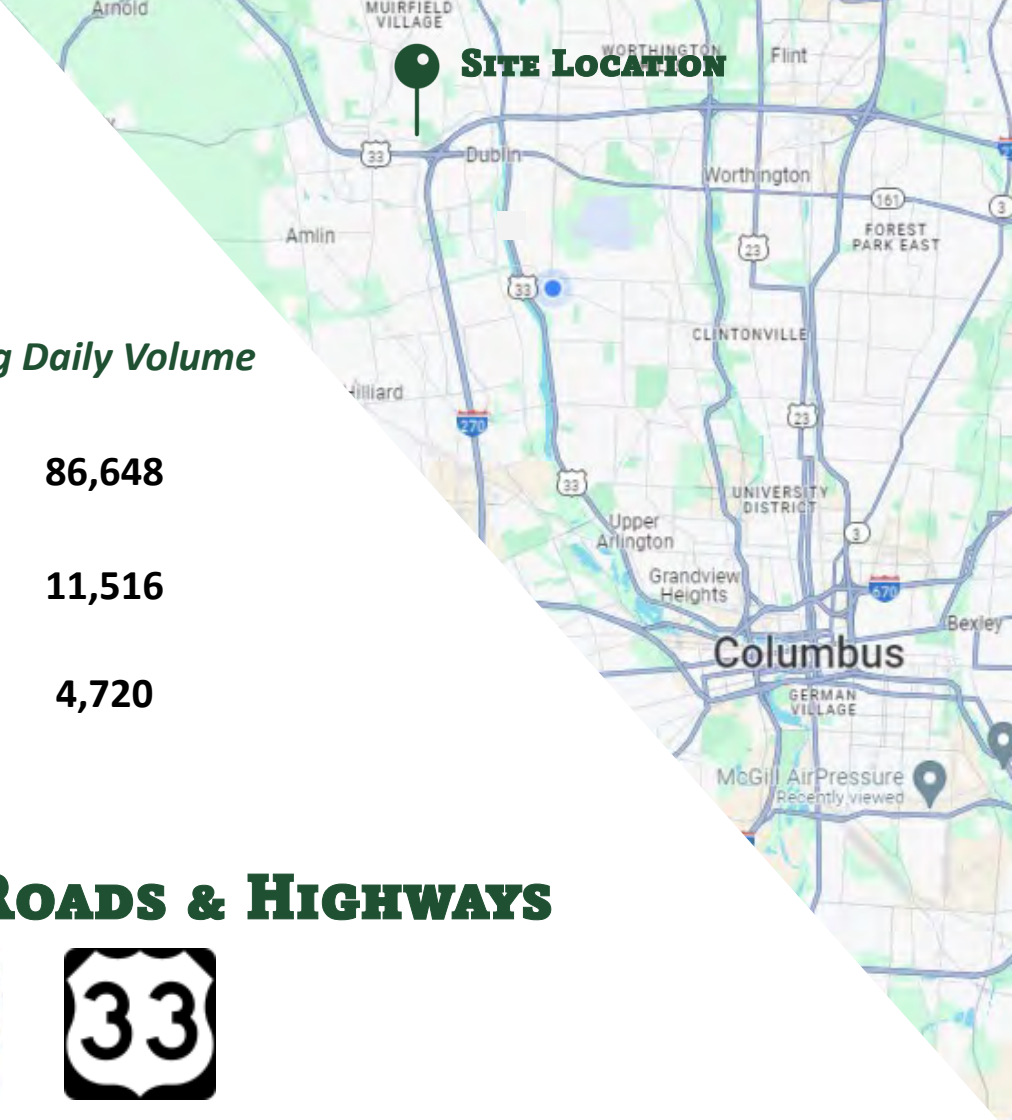


BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



# TRAFFIC COUNT

| Street       | Avg Daily Volume |
|--------------|------------------|
| US Route 33  | 86,648           |
| Perimeter Dr | 11,516           |
| Post Road    | 4,720            |



# NEARBY MAJOR ROADS & HIGHWAYS



# DEMOGRAPHICS

|                             |  | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|--|---------------|----------------|----------------|
| Population (2020)           |  | 2,988         | 38,773         | 99,501         |
| Households (2020)           |  | 7,656         | 23,369         | 51,891         |
| Avg Household Income (2020) |  | \$96,825      | \$111,919      | \$102,580      |

BEST CORPORATE REAL ESTATE  
 JAMES MANGAS  
 4608 SAWMILL ROAD  
 COLUMBUS, OH 43220  
 WWW.BESTCORPORATEREALESTATE.COM  
 PHONE: 614-559-3350 EXT 115  
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM





# Dublin

OHIO

## Regional Overview

The City of Dublin is nestled just northwest of Columbus, Ohio. It boasts a vibrant community of around 50,000 residents and serves as a hub for innovation, corporate headquarters, and outstanding education. With its responsive services, attractive housing options, top-tier public schools, and direct highway access, Dublin offers a comfortable and dynamic lifestyle. Renowned for its strategic planning, technological advancements, and commitment to sustainability, the city consistently ranks as one of the safest in the nation and holds the top spot among Ohio's small cities. Boasting a diverse economic landscape, including major corporations like Cardinal Health and Wendy's Corporation, Dublin attracts businesses ranging from startups to global giants. Its renowned educational institutions, including three top-ranking high schools and proximity to numerous colleges and universities, ensure a steady stream of talent and intellectual capital, further fueling its economic growth and stability. With its urban, walkable Bridge Street District and a reputation for municipal innovation, Dublin stands as a premier destination for both residents and businesses alike.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income  
(2020)

### Popular Local Amenities

- Downtown Dublin (Shopping and Restaurants)
- Dublin Parks and Pathways
- Bridge Park Walkway and Farmers Markets
- Tuttle Crossing Mall
- Muirfield Village Country Club—Home of the Memorial Tournament
- Ohio Health Dublin Methodist Hospital
- Tartan Fields Country Club

## Top Employers



OhioHealth



CardinalHealth

INEOS



EASE



THE INFORMATION/IMAGES WERE GATHERED FROM [www.reynoldsburg.gov](http://www.reynoldsburg.gov), [www.wikipedia.com](http://www.wikipedia.com), and [census.gov](http://census.gov)

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

# **Disclaimer And Confidentiality Agreement - Continued -**

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

