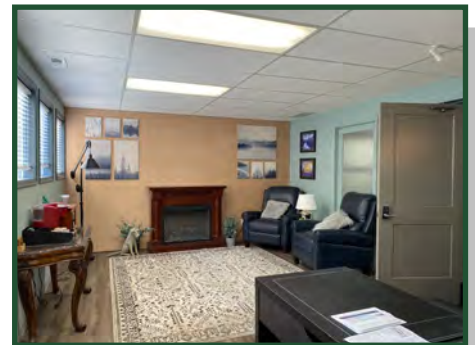


FOR LEASE



7243 Sawmill Road, Dublin, OH 43016

- Remodeled first floor general office condo
- Near the new Mt. Carmel Dublin Hospital and I-270.
- Previous counseling office with many upgrade such as soundproof doors, ceiling and walls, antimicrobial vinyl plank flooring and plumbing throughout the condo.
- All office furniture in place may be included in the lease.



[Click Here for Video](#)

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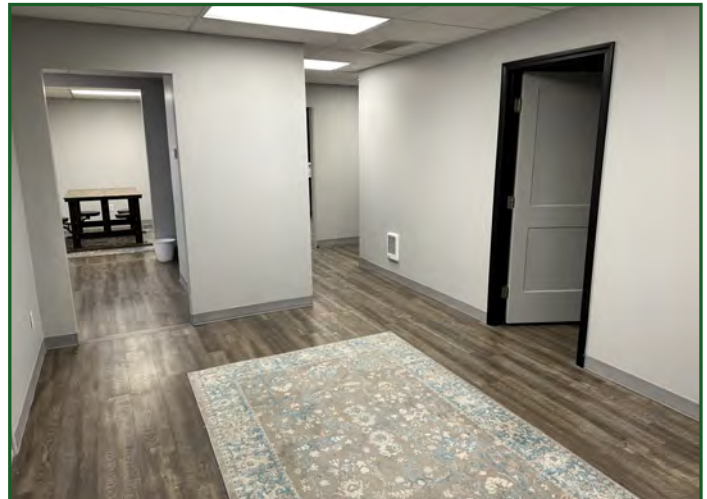
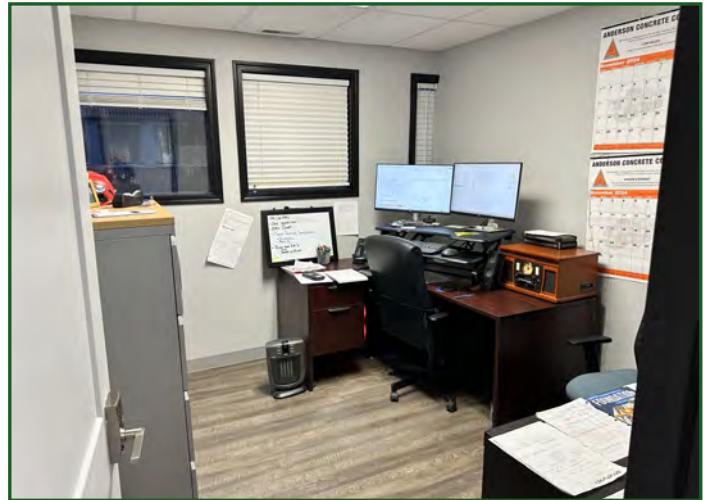


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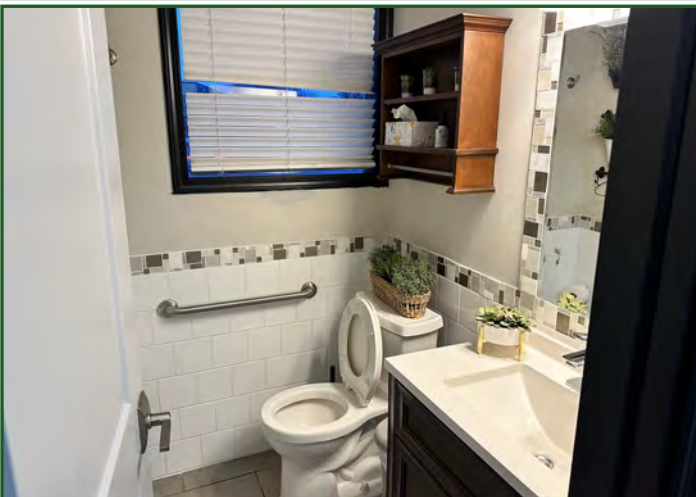
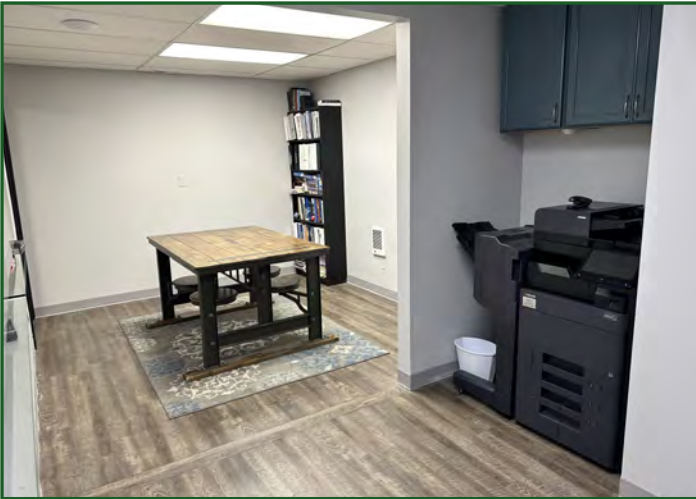


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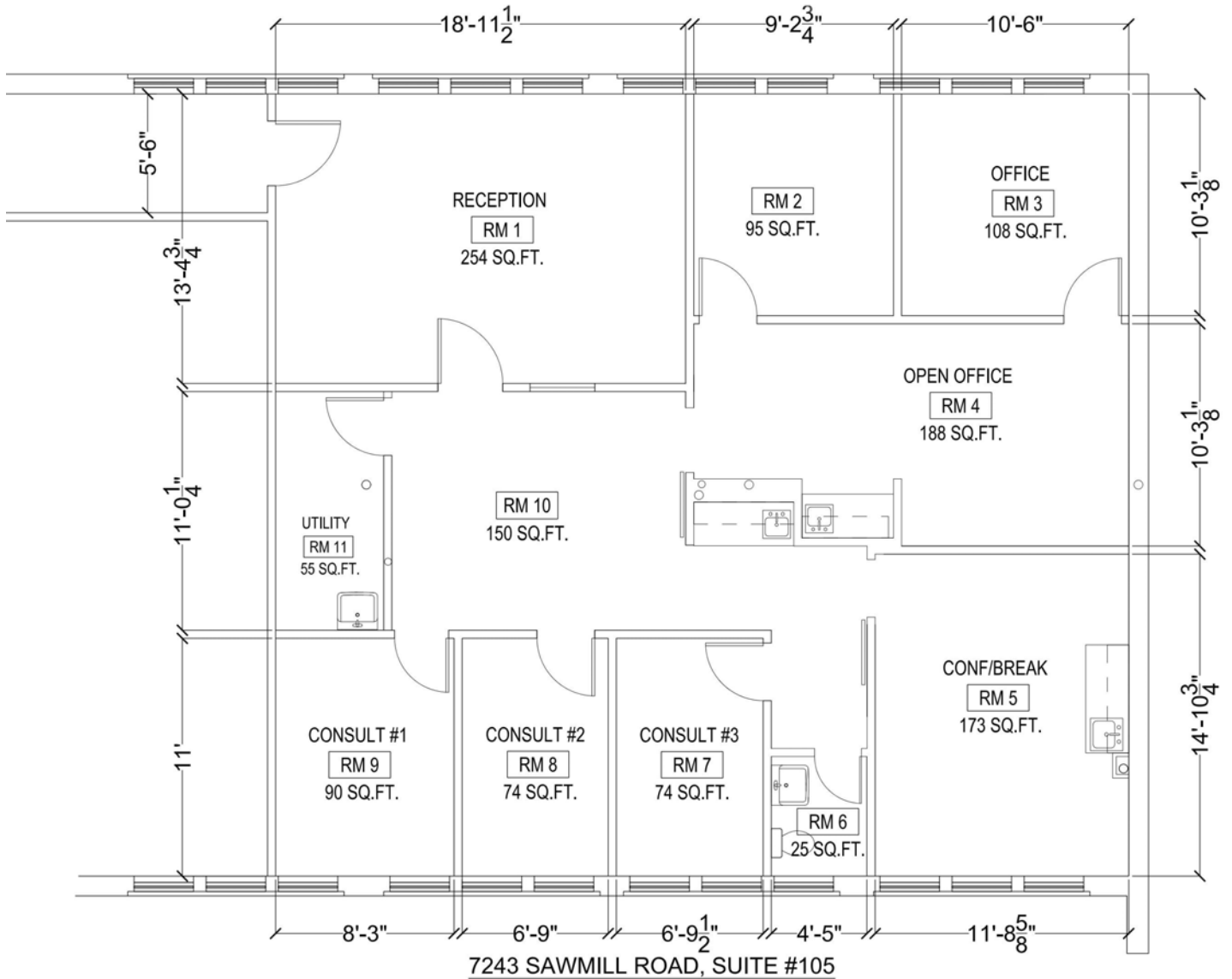
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Layout



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7243 Sawmill Road, Dublin, OH 43016

Suite 105 Sawmill Road, Dublin OH features

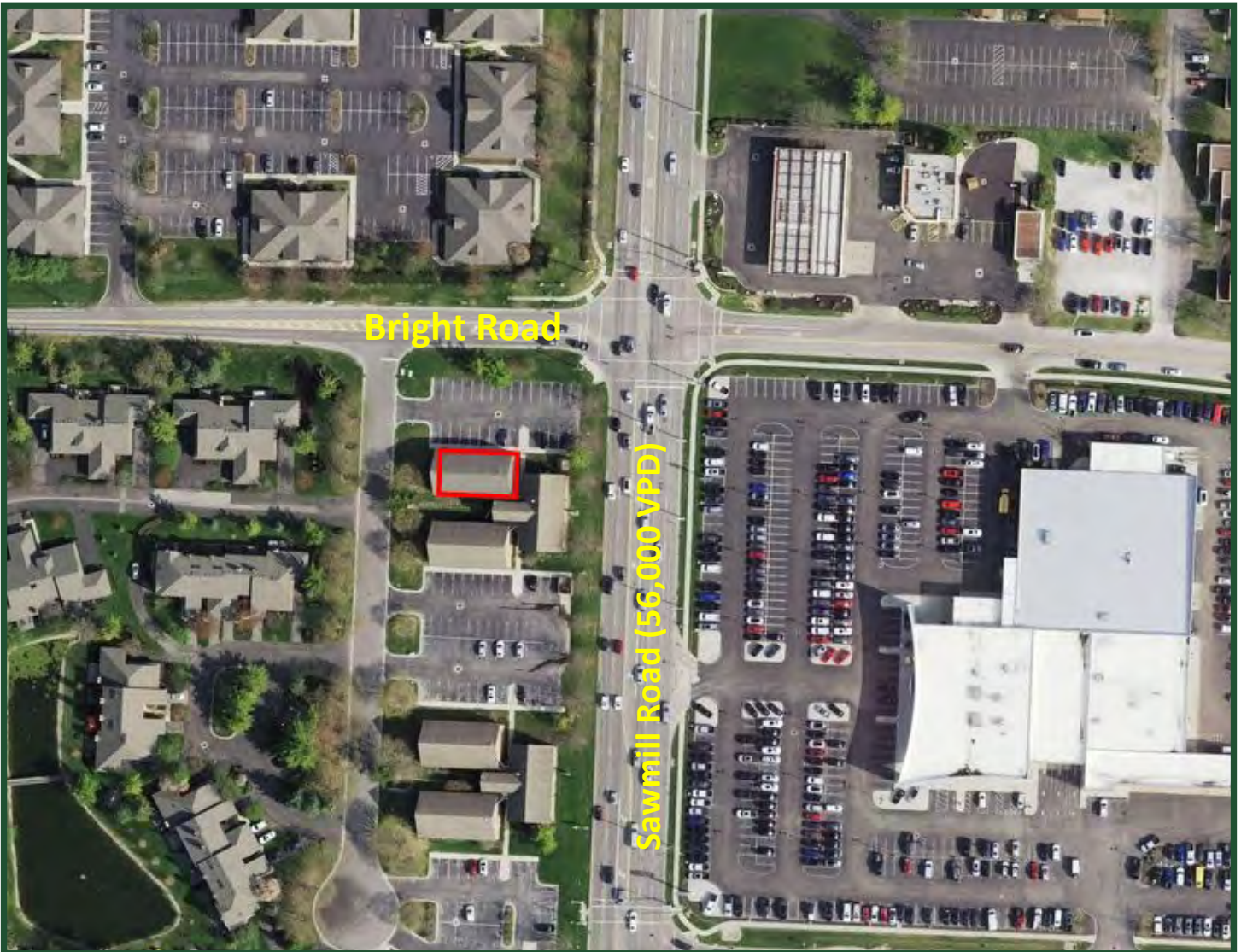
- Completely renovated in 2018 and updated again in 2020
- Wood framed glass entry door into office
- Glass lite between reception and room 4 allows natural sunlight into every work space
- new antimicrobial vinyl plank flooring
- new acoustic ceiling tiles and grid
- new LED lighting fixtures
- All walls are insulated for sound privacy
- Doors are all solid core wood – specially made for sound privacy
- Bathroom completely remodeled
- All cabinets are new
- All trim on windows and doors is new
- All windows have custom-made, wood-grain, vinyl-coated, no-cord blinds
- Two coffee or wet work areas in room 4 and room 10, one with a dishwasher, one with a fridge, both have cabinets
- Break room 5 also has cabinets, sink and water line for a larger fridge with icemaker supplied by new owner
- There are sliding glass barn doors on room 4 and room 5
- Utility room 11 has built-in adjustable shelving, utility sink, router station, and new water heater
- Many doors have programmable locks
- All office spaces are hard-wired to a central router so you can plug in phones, computers, etc.
- Two of the offices, room 7 and room 9 have rough in plumbing for sinks if new owner wants to add sinks
- Current office furnishes may be included in the lease.

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7243 Sawmill Rd, Dublin, OH 43016

Aerial View



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Mt Carmel New Dublin In-Patient Hospital



- 35 AC site, 1st phase 240,000+ SF hospital and medical offices
- 200+ healthcare jobs
- Designed to allow future growth and additional service offerings
- \$250 million investment
- Expected to be completed in 2025

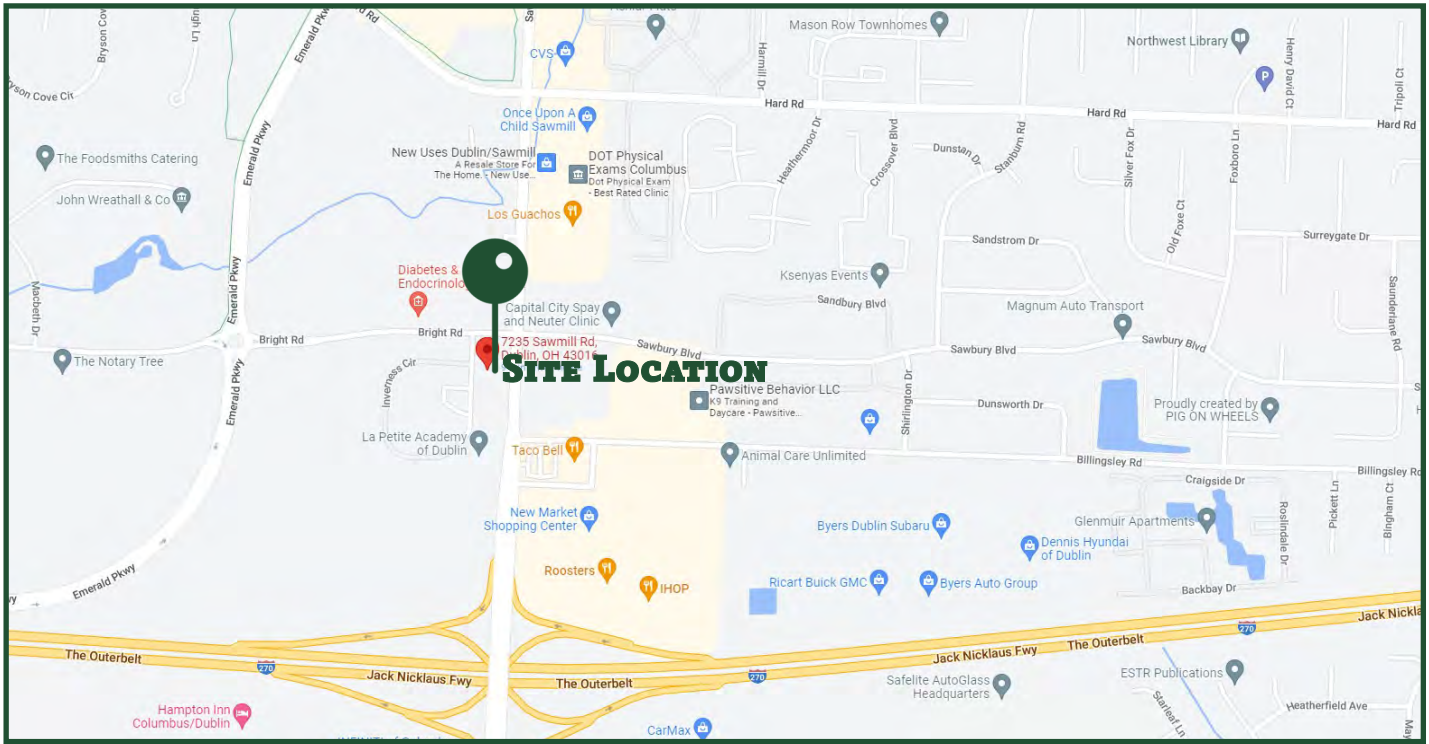
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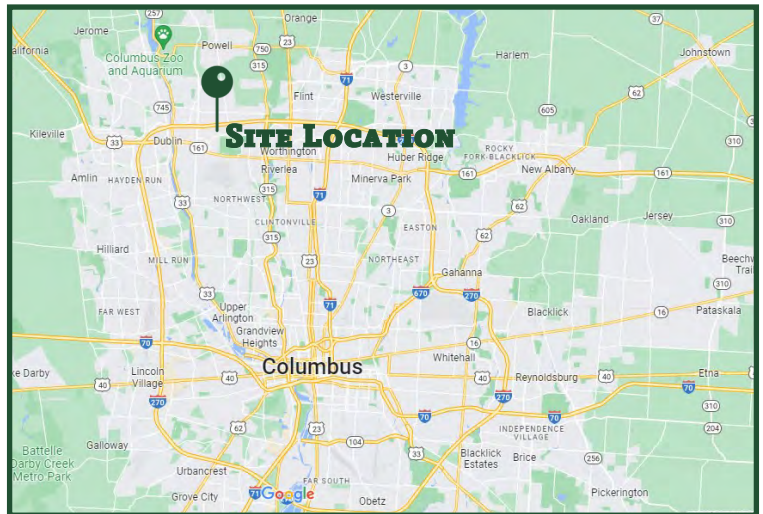


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TRAFFIC COUNT

Street	Avg Daily Volume
SAWMILL RD— BILLINGSLEY RD	56,192
SAWMILL— DUBLIN CENTER DR	48,122
SAWMILL— CAINE RD	22,226



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,825	58,081	134,205
Households (2020) 	6,321	32,517	70,815
Avg Household Income (2020) 	\$69,387	\$96,454	\$100,162

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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, www.wikipedia.com, and census.gov

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