

FOR SALE | CREATIVE OFFICE / FLEX-WAREHOUSE

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# FOR SALE CREATIVE OFFICE FLEX/WH SPACE

7007 DISCOVERY BLVD. | DUBLIN, OH 43017

**\$19,995,780 (\$105/SF)**

190,436 SF | OFFICE: 106,343 SF & WAREHOUSE: 84,093 SF

## OFFERING SUMMARY

Sale Price: \$19,995,780 (\$105/SF)

Building Size: 190,436 SF

Lot Size: 15.59 Acres

Property Type: Office/Warehouse Flex

Renovated: 2014

Zoning: Office/Industrial

## PROPERTY HIGHLIGHTS

- Creative 2nd floor office space in Dublin with a beautiful setting and lots of green space
- Elevator & open stairs to access the suite with restrooms on 1st & 2nd floors
- 12-14' Ceilings in office space & 16'-20' ceilings in warehouse
- Conveniently located right of Avery-Muirfield & SR-33/SR-161 interchange close to numerous amenities
- Potential for building signage above separate entry
- Unique opportunity for warehouse/flex space in Dublin



FOR MORE INFO.  
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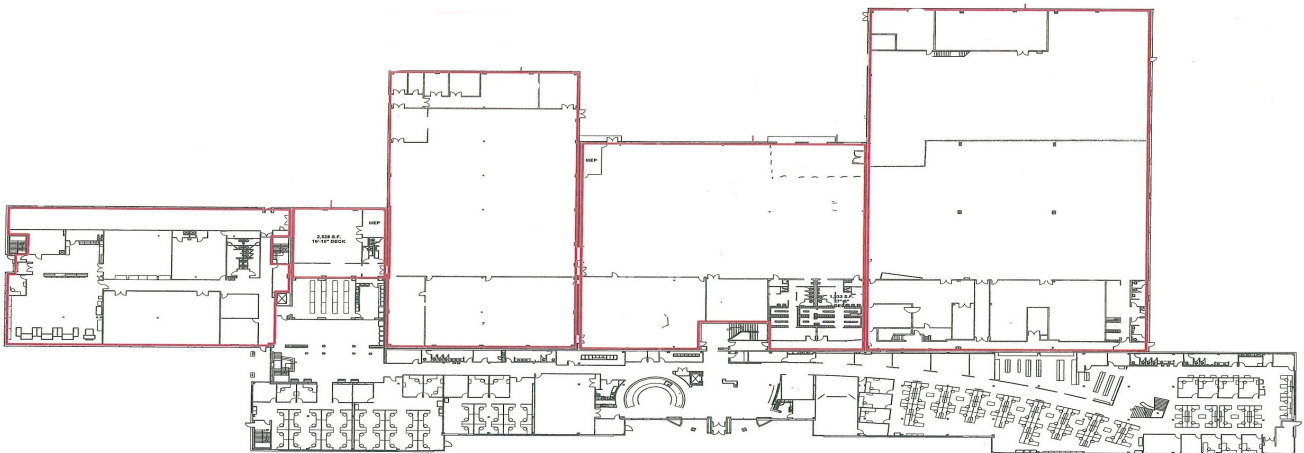


## PROPERTY OVERVIEW

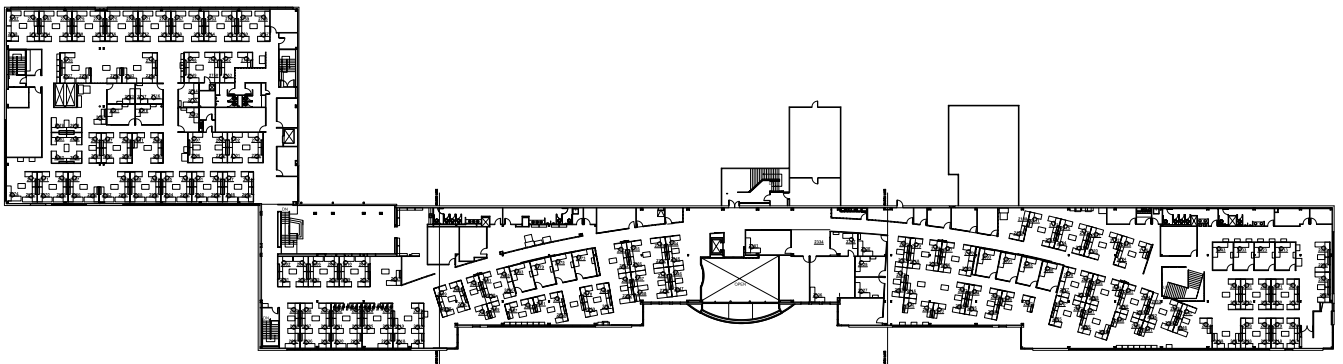
Elford Realty, LLC is pleased to present the opportunity for an owner-occupant or investor to purchase this free-standing, creative office/warehouse building in Dublin, Ohio. Located just off of Perimeter Blvd with easy access to SR-161 and I-270, this well-located property offers a unique opportunity for an investor or owner-occupant to purchase well under replacement cost. The property currently has 2 warehouse tenants on short term leases, and the office tenant (WD Partners) would be open to staying in a portion of the office space if an owner-occupant or investor was interested. The creative office is built out with mostly open spaces and conference/meeting/training areas and could be well suited for a variety of users.



## FLOOR PLANS

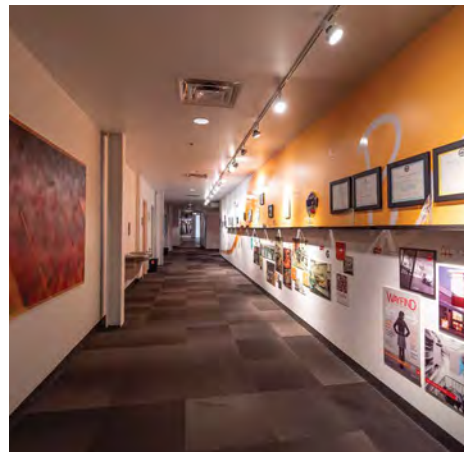
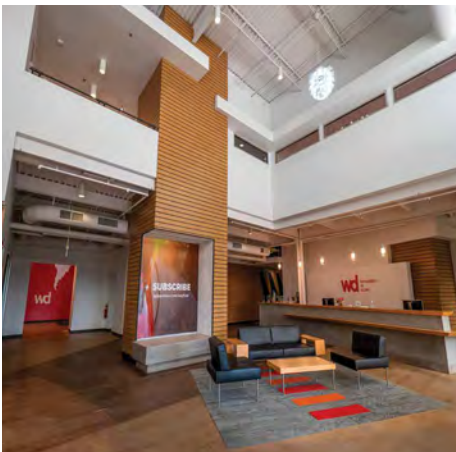
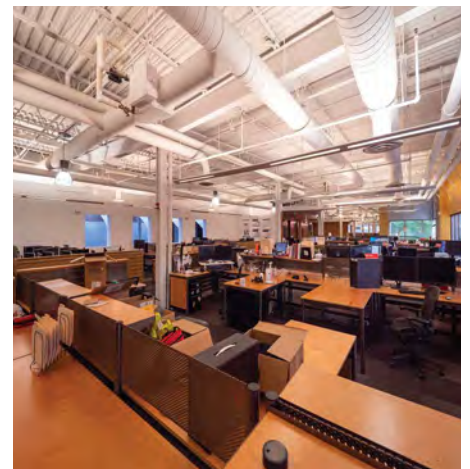
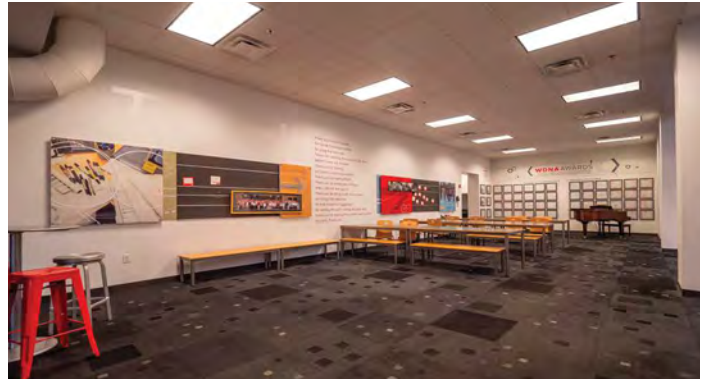


### LOWER LEVEL - OFFICE



### UPPER LEVEL - OFFICE

PROPERTY PHOTOS



AREA MAP



DEMOGRAPHICS

