



OFFICE BUILDING FOR SALE

61 WEST BRIDGE STREET

DUBLIN, OH 43017



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

ANDY MILLS, SIOR, CCIM

614.582.5521

amills@elfordrealty.com

KRISTY DANIEL, SIOR

614.560.7340

kdaniel@elfordrealty.com

ELFORD REALTY | CORFAC INTERNATIONAL

614.488.0000

Columbus, OH

www.elfordrealty.com



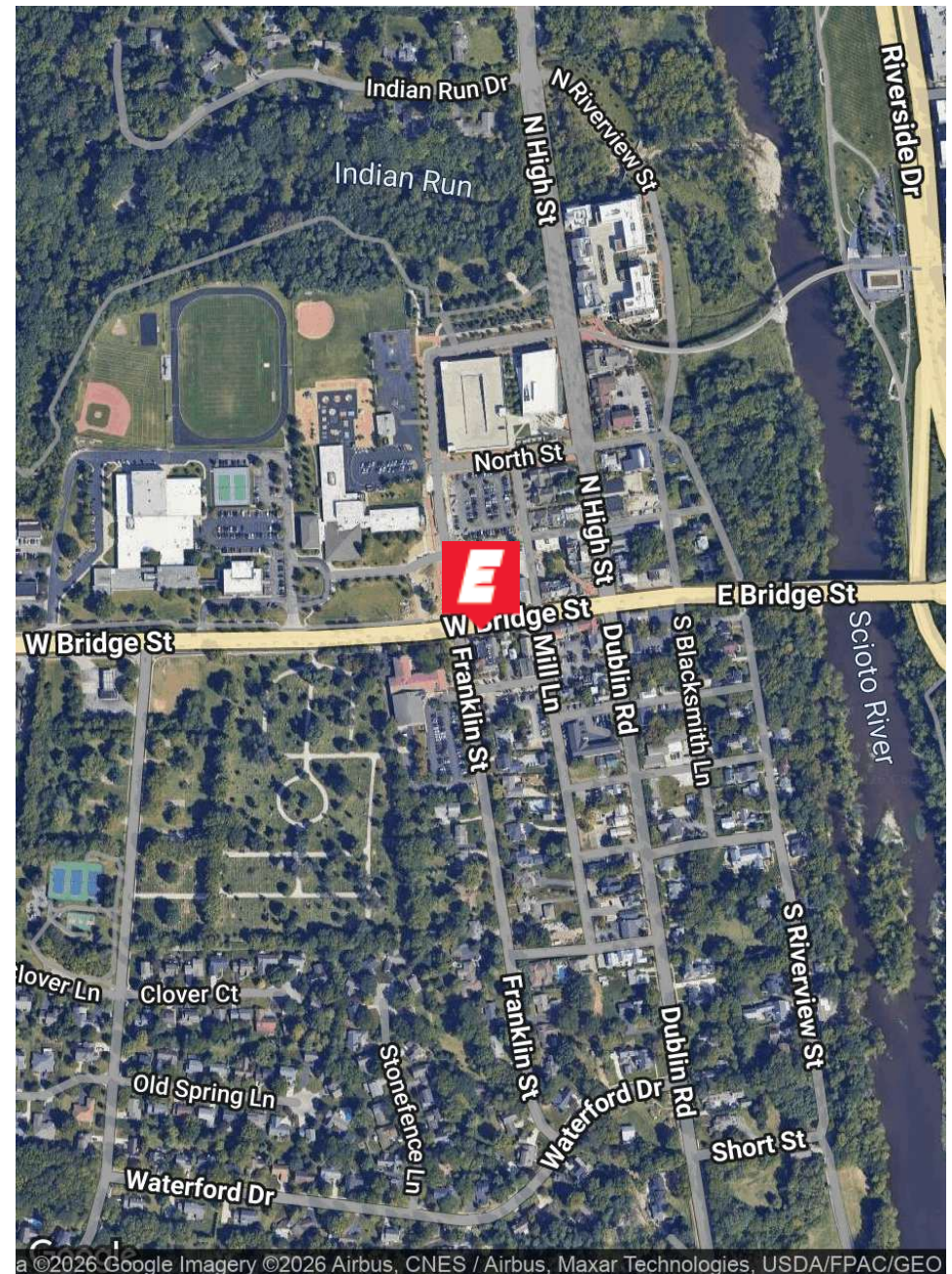
A MEMBER OF CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

A rare owner-occupant opportunity in the heart of downtown Dublin, this stunning brick office condominium offers the combination of location, quality, and visibility that is hard to find. The recently renovated second-floor space features a desirable mix of private offices and open areas in one of Central Ohio's most sought-after submarkets.

Positioned on a prominent corner lot, the property includes its own dedicated lobby and elevator with ADA access, terrific views, signage potential along Bridge Street, and convenient access to both public parking and 29+ assigned parking spaces at \$750/month. Just steps from downtown Dublin's restaurants, shops, bars, the Dublin Library, and the pedestrian bridge to Bridge Park over the scenic Scioto River, this property offers exceptional walkability and long-term investment appeal.



\$1,700,000 (\$286/SF)

ASKING PRICE

\$11.20/SF

EXPENSES

OFFICE

PROPERTY TYPE

5,944

TOTAL SF AVAILABLE

2007/2025

YEAR BUILT/REMODELED

29 SURFACE PARKING SPACES

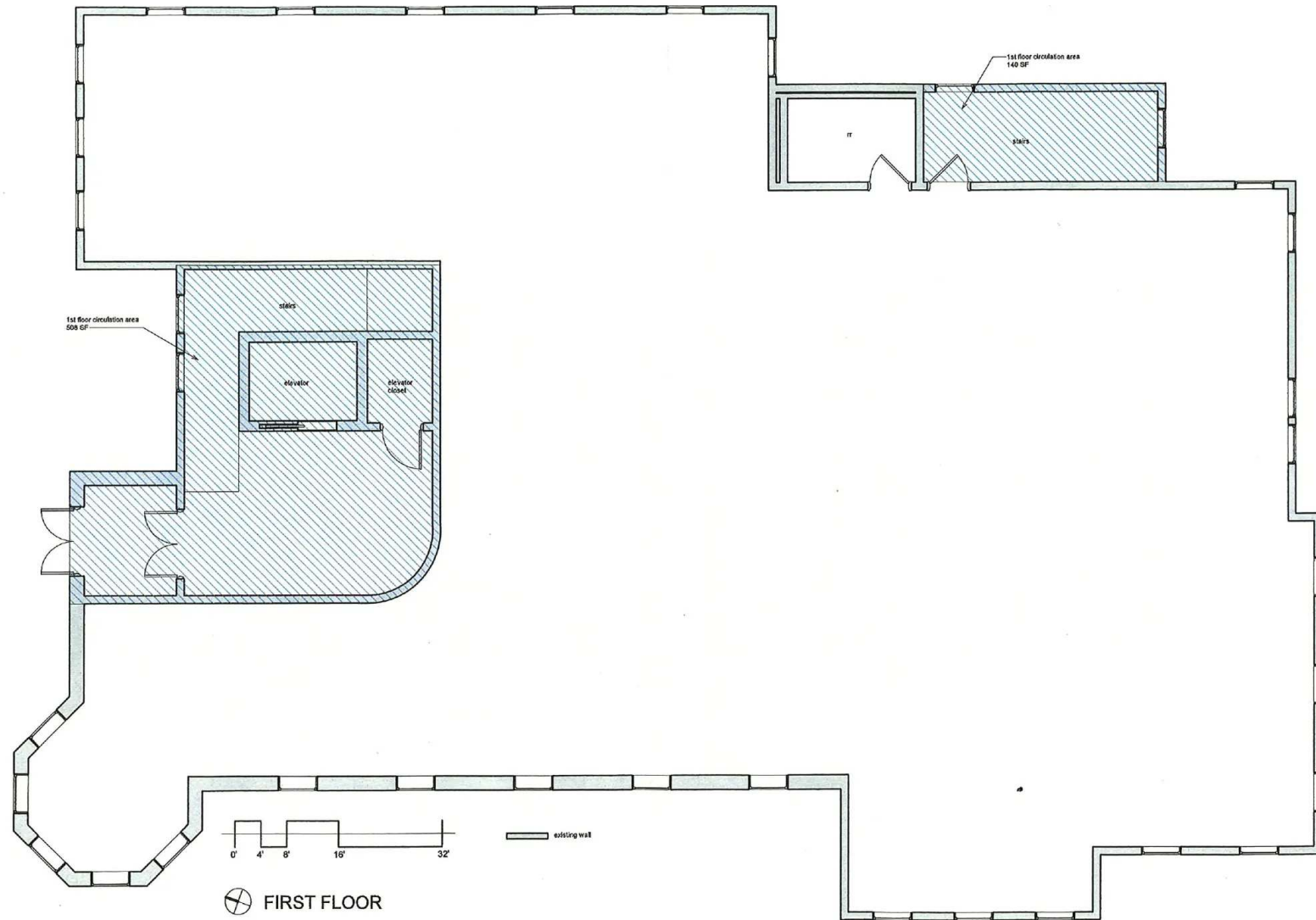
PARKING

COLUMBUS/DUBLIN

MARKET/SUBMARKET



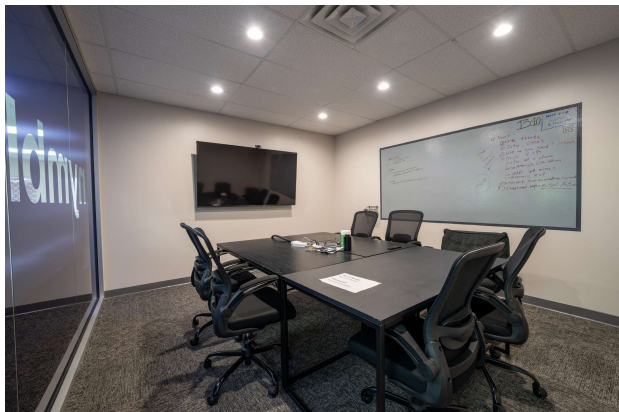
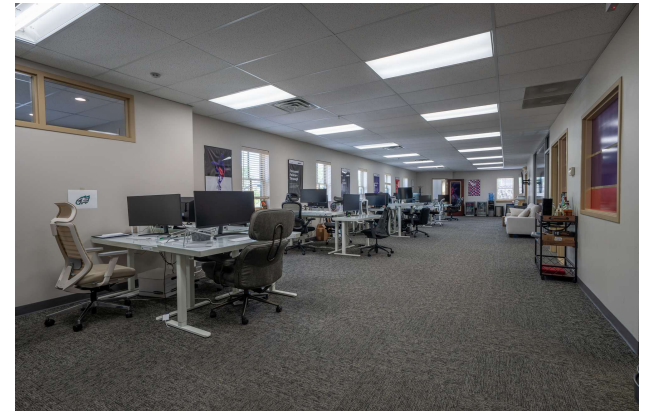
FLOOR PLANS



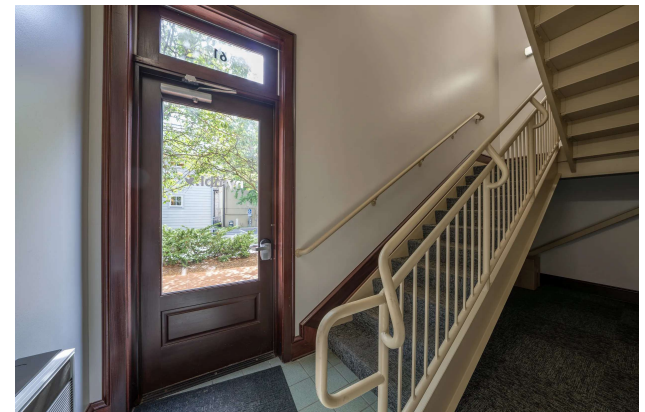
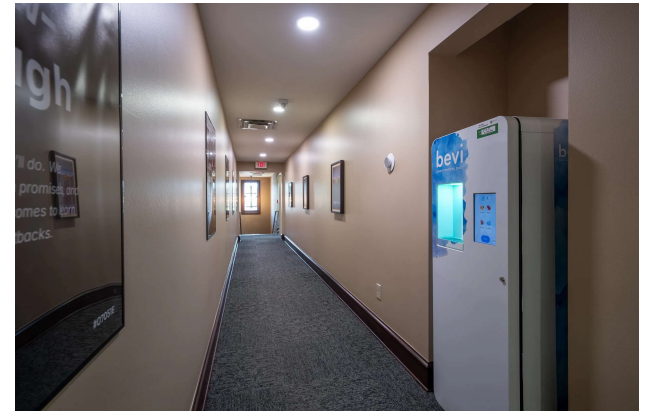
FLOOR PLANS



PROPERTY PHOTOS



PROPERTY PHOTOS

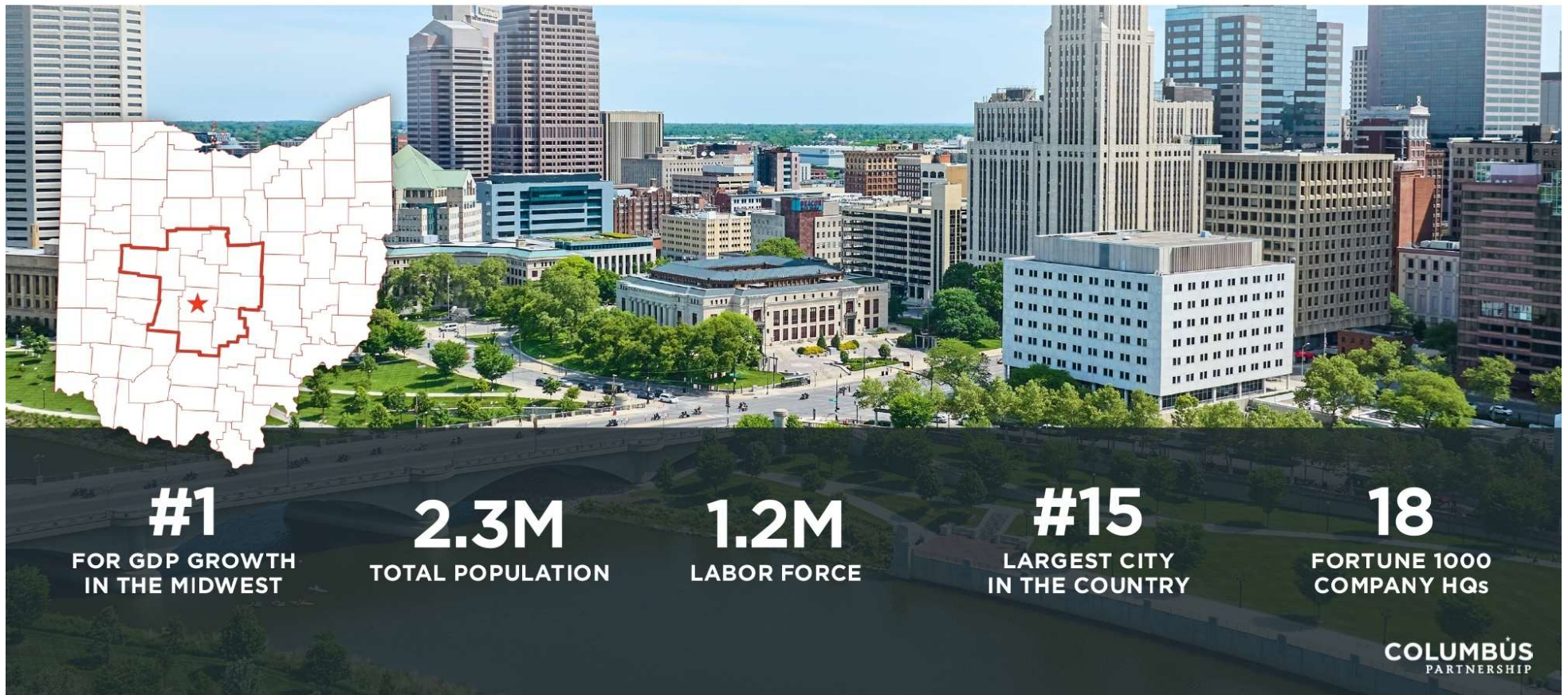


MARKET OVERVIEW MAP



REGIONAL ECONOMIC OVERVIEW

CENTRAL OHIO'S ECONOMIC PROFILE IS DIVERSIFIED, INNOVATIVE AND WELL-ANCHORED



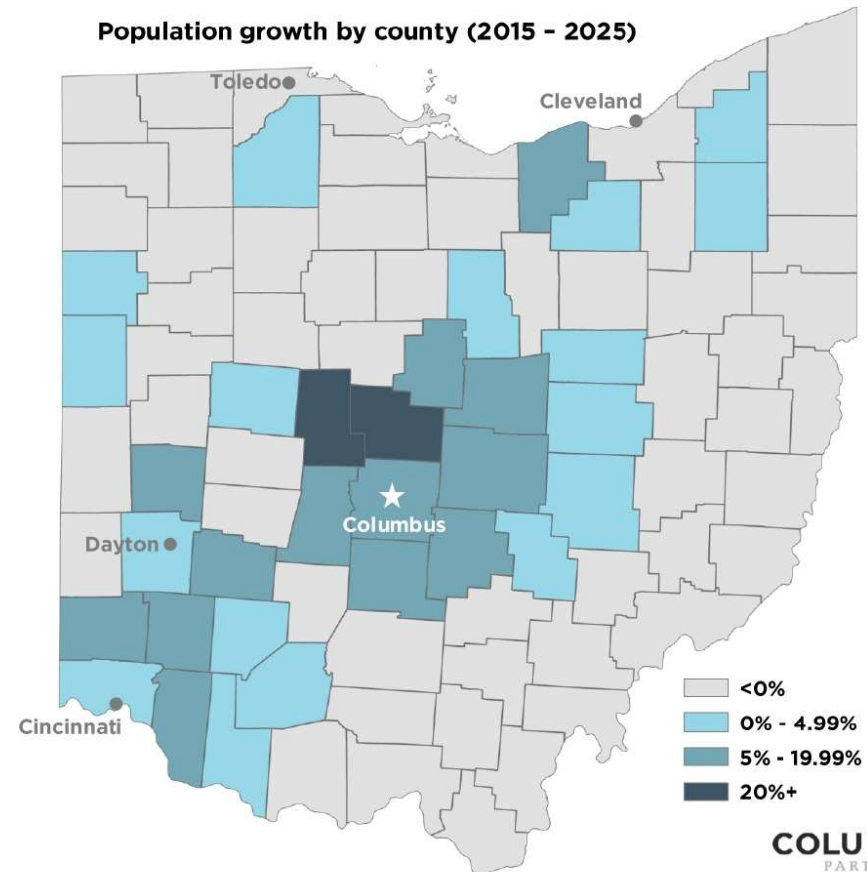
COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority (96%) of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Seven of the top fastest growing counties are in the Columbus Region.

Rank	County	% Population Growth, 2015 - 2025
#1	Union	27.7%
#2	Delaware	22.0%
#3	Warren	12.0%
#4	Fairfield	11.2%
#5	Pickaway	9.6%
#6	Madison	9.5%
#7	Licking	7.6%
#8	Miami	6.9%
#9	Franklin	6.8%

Sources: U.S. Census Bureau, Population Estimates, 2015-2025.



CORPORATE HEADQUARTER OVERVIEW

COLUMBUS RANKS #3 AMONG ALL LARGE U.S. METROS FOR NUMBER OF FORTUNE HEADQUARTERS PER CAPITA.

FORTUNE 1,000 HQ

Fortune Ranking | # Columbus Region Employees

 #15 6,150 Jobs	 #72 9,300 Jobs	 #218 3,000 Jobs	 #351 3,700 Jobs	 #471 1,500 Jobs	 #506 700 Jobs
 #564 2,100 Jobs	 #576 30 Jobs	 #617 350 Jobs	 #676 1,700 Jobs	 #687 2,500 Jobs	 #711 300 Jobs
 #792 1,000 Jobs	 #841 1,000 Jobs	 #855 370 Jobs	 #910 750 Jobs	 #929 400 Jobs	 #944 360 Jobs

Sources: Fortune, 2025. Based on Fortune listed city and state location of headquarters. *One Columbus best estimate of FTE in the Columbus Region, 2025.

COLUMBUS
PARTNERSHIP

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Elford Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Elford Realty, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Elford Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and through appropriate third party independent professionals selected by such party. All financial data should be verified by reports and consulting appropriate independent professionals. Elford Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Elford Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right], ohio.org (p. 11 [bottom right] Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right], (p. 12 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

EXCLUSIVELY PRESENTED BY

ANDY MILLS, SIOR, CCIM

614.582.5521

amills@elfordrealty.com

KRISTY DANIEL, SIOR

614.560.7340

kdaniel@elfordrealty.com

ELFORD REALTY, LLC

614.488.0000

Columbus, OH

www.elfordrealty.com



A MEMBER OF CORFAC INTERNATIONAL



OFFICE BUILDING FOR SALE

61 WEST BRIDGE STREET

DUBLIN, OH 43017



A MEMBER OF CORFAC INTERNATIONAL