

OFFICE FOR SALE OR LEASE

5200 RINGS ROAD | DUBLIN, OHIO 43017



AREA:
49,300 SF
5.73 AC

LEASE RATE:
\$11.50/SF NNN

SALE PRICE:
\$5,200,000 (\$105.47/SF)

OPEX:
RE Taxes \$3.73
Insurance \$0.13/SF
CAM \$1.80/SF
Total \$5.66/SF

Tenant pays gas/electric and janitorial separate

OFFICE FOR LEASE/SALE

PROPERTY HIGHLIGHTS

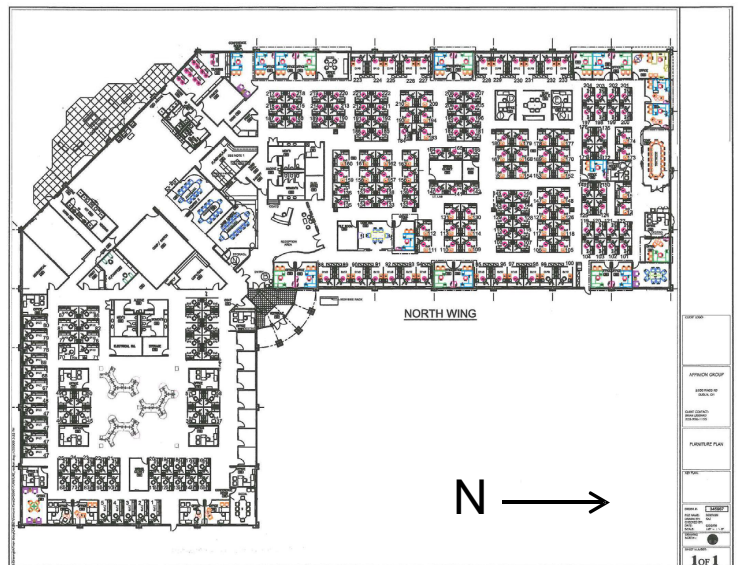
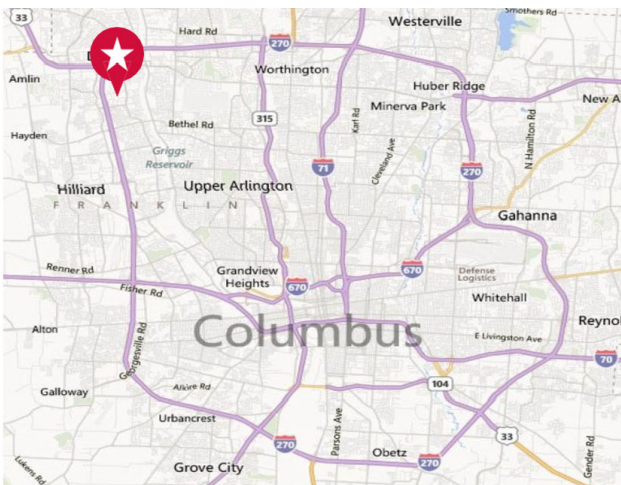
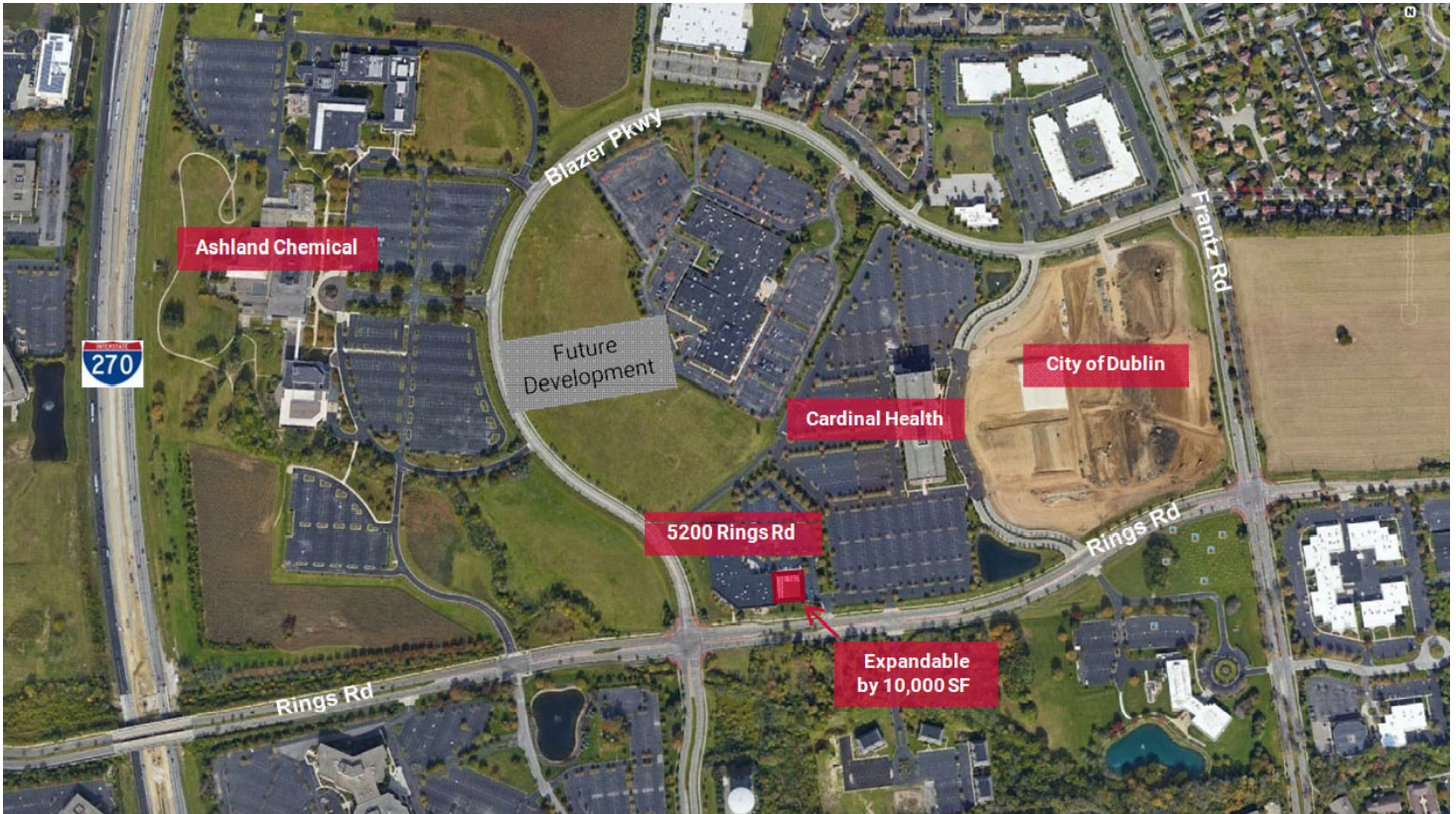
- Single one story Class A office space
- Open floor plan, high finished ceilings
- Built in 1998
- Abundant parking (over 5/1,000 SF) – expandable to 6/1,000 SF
- Heavy power: Three (3) 1200 Amp, 480/277 Volt, 3 phase
- Backup generator (existing pad with electric hook-up)
- Located in Dublin Transport fiber network (www.DublinTransport.com) - two fiber connections or dual connection
- Located just north of Blazer Parkway, east of I-270 on Rings Road, north of Tuttle Crossing
- Will consider subdividing
- Immediate possession
- Attractive tenant allowance available for long-term leases

For more information, please contact:

TOM SUGAR
Managing Director
614.883.1066
tom.sugar@ngkf.com



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Reception Area



Large Break Room

