



3800 W DUBLIN
GRANVILLE

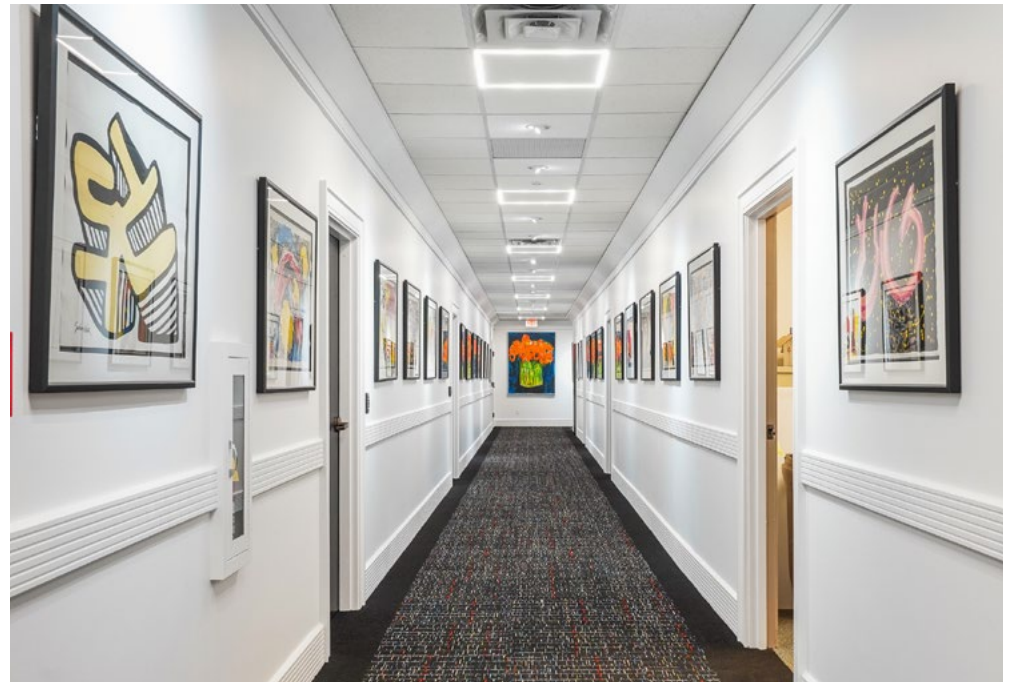
Office For Lease

3800 W DUBLIN GRANVILLE RD
DUBLIN, OH 43017

Property Features

FROM 1,112 SF UP TO 11,052 SF AVAILABLE

- Highly desirable location near Bridge Park in the Bridge Street district, Dublin's premier entertainment, dining, retail & office destination
- Significant renovations completed in 2021
- Bright and fresh interior common areas
- Striking modern art collection throughout
- Flexible suite sizes available
- Grand Stairway to 2nd Floor
- Convenient elevator access
- Signage opportunities available
- Free on-site parking with 140 spaces
- Near the North Market, AC Marriott hotel, restaurants/bars & all that Bridge Park has to offer
- Excellent access to Sawmill Rd., SR-161, US-33, & I-270





Availability

SUITE	LEASE RATE	LEASE TYPE	SIZE (RSF)	AVAILABILITY
110	\$24.95 / RSF	MG	1,240 SF	IMMEDIATE / SPEC SUITE
110-120	\$24.95 / RSF	MG	3,113 RSF	IMMEDIATE
130	\$24.95 / RSF	MG	1,112 RSF	IMMEDIATE
200	\$24.95 / RSF	MG	11,052 RSF	IMMEDIATE

Nearby Amenities

RESTAURANTS

FIRST WATCH

CLOVE INDIAN BISTRO

KITCHEN SOCIAL

REVELRY TAVERN

BIKANERVALA DUBLIN

PARIS BANH MI COLUMBUS

TINO'S BAR & GRILLE

VALENTINA'S

OHANA ISLAND GRILL

MORETTI'S OF DUBLIN

FADO PUB & KITCHEN

ONE POT – HOT POT KOREAN BBQ

AL MANAKEESH

CAP CITY FINE DINNER AND BAR

TUCCI'S

NEEHÉE'S DUBLIN

PERU TACO BAR

101 CRAFT KITCHEN

URBAN MEYER'S PINT HOUSE

RETAIL

DUBLIN VILLAGE CENTER

UPTOWN CHEAPSKATE

DUBLIN SAWMILL SHOPPING CENTER

NORDSTROM RACK

THE SHOPPES AT RIVER RIDGE

DISCOUNT FASHION WAREHOUSE

OLLIE'S BARGAIN OUTLET

REI

FESTIVAL CENTRE

NORTH WEST SQUARE

BIG SANDY SUPERSTONE

KOHL'S

BLICK ART MATERIAL'S

GABE'S

WHERE YA BIN DUBLIN

STAPLES

THE ESSENTIAL RETAIL

HOTELS

FAIRFIELD BY MARRIOTT INN
& SUITES

HAMPTON INN

AC HOTEL COLUMBUS/DUBLIN

QUALITY INN & SUITES

HILTON GARDEN INN

SUBURBAN STUDIOS

RED ROOF PLUS+

COURTYARD BY MARRIOTT

HOME2 SUITES BY HILTON

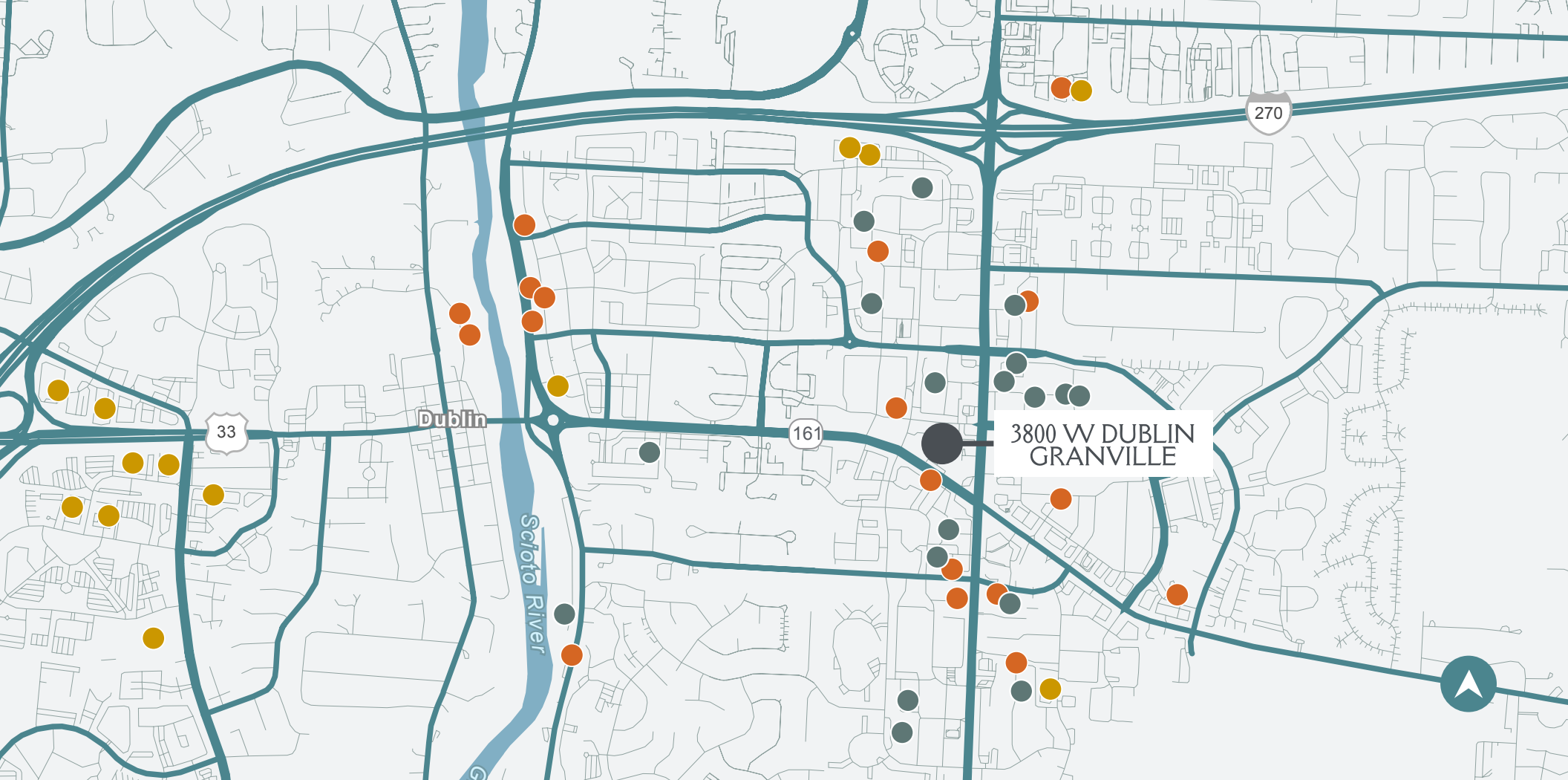
DOUBLE TREE BY HILTON

EMBASSY SUITES BY HILTON

SONESTA SIMPLY SUITES

RESIDENCE INN BY MARRIOTT





Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,622	85,622	94,418
MEDIAN AGE	33.3	34.1	37.2

HOUSEHOLDS AND INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,752	36,292	80,062
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$72,237	\$82,323	\$99,628
AVERAGE HOUSE VALUE	\$201,266	\$240,746	\$308,120

FIRST FLOOR



SUITE 110

1,240 SF



SUITE 120

1,288 SF

SUITE 130

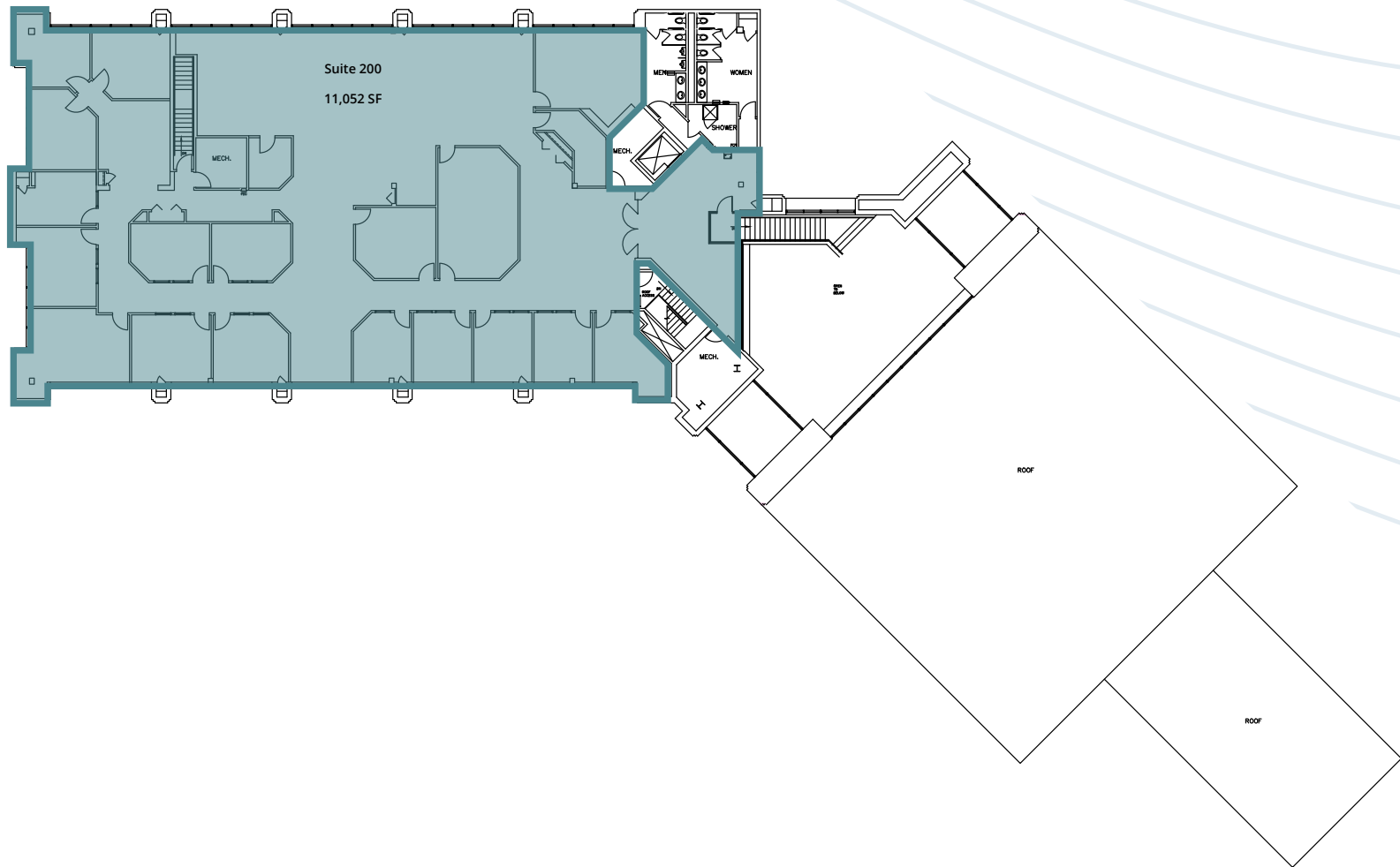
1,112 SF

SUITES 110

120 can be combined
for 3,113 SF

* 585 SF highlighted below is expansion space for Suite 110 or Suite 120

SECOND FLOOR



SUITE 200

11,052 SF





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FOR FURTHER INFORMATION, CONTACT:

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