



1600

DUBLIN ROAD

OWNER OCCUPANT OR REDEVELOPMENT OPPORTUNITY

MARBLE CLIFF, OH



CORPORATE HQ OR STRATEGIC COVERED LAND PLAY

Totaling over 14.8 acres across four parcels, 1600 Dublin Road is now available for acquisition at the prominent intersection of Dublin Road and 5th Avenue in the affluent Village of Marble Cliff. This offering presents a rare and significant opportunity for owner occupant or visionary investor to acquire a substantial footprint for a HQ, future mixed use. The property's combination of significant acreage, flexible zoning with upside potential, strong demographics, high traffic volumes, and proximity to proven nearby redevelopment successes creates a compelling investment approach, while existing commercial leases provide stable holding income.



Parcel ID: 143-000152-00
10.672 acres



Parcel ID: 143-000194-00
1.2 acres



Parcel ID: 143-000188-00
.838 acres



Parcel ID: 143-000423-00
2.138 acres



The combined acreage is approximately 14.85 acres



BUILT FOR POSSIBILITIES

The property is located within the Village of Marble Cliff and is **zoned B-2 (Highway Business District)**. This zoning classification is intended for a variety of commercial and service uses, providing a flexible framework for a future developer.

Given the significant acreage and the precedent set by nearby developments, a rezoning to a Planned Development District (PDD) could be pursued to allow for a more integrated and higher-density project, potentially including multi-family residential, a hotel, and modern office and retail spaces. The Village of Marble Cliff has shown a willingness to work with developers on projects that enhance the community and align with its long-term vision.

Permitted Uses

B-2 zoning allows **retail, dining, offices, banks, and service businesses**, making it ideal for mixed-use development with ground-floor commercial and residential or office space above.

Building Height

The maximum building height in the B-2 district is **35 feet**.

Utilities

The property is well-served by public utilities, a critical factor for any large-scale redevelopment.

Building Placement

Structures must be set back 25 feet from the front property line, 10 feet from side property lines, and 20 feet from the rear property line.

Water & Sewer

The City of Columbus Division of Water provides water and sewer service to the area.

Electric

American Electric Power (AEP) is the primary electricity provider.

Natural Gas

Columbia Gas of Ohio provides natural gas service.

Telecommunications

Multiple fiber optic and telecommunications providers are available in the immediate vicinity.

MARKET MOMENTUM & STRATEGIC ADVANTAGE

The property's location at the confluence of Marble Cliff, Grandview Heights, and Upper Arlington positions it to capitalize on the strong demographics and robust economic activity of these premier Columbus communities.

KEY DEMOGRAPHIC HIGHLIGHTS (1-MILE RADIUS)

Population

The area within a one-mile radius is densely populated with a mix of young professionals and established households.

Household Income

The average household income in this radius is significantly higher than the Columbus metropolitan area average, indicating strong purchasing power for retail and high-end residential products.

Educational Attainment

A high percentage of the population holds a bachelor's degree or higher, a key indicator for a skilled workforce attractive to office tenants.

	2024 TOTAL POPULATION	DAYTIME EMPLOYMENT	MEDIAN HOUSEHOLD INCOME	
2 Miles	47,794	33,786	Grandview Heights	\$713,862
5 Miles	342,851	329,639	Upper Arlington	\$155,167
10 Miles	955,849	614,519	Marble Cliff	\$955,849



CLOSE TO IT ALL



1600 Dublin Road is a 250,000 square foot, 3-building masonry campus constructed in 1969, spanning 2-3 stories each. The facility features backup generators and durable masonry construction. The multi-story design provides efficient space utilization and structural resilience for diverse business operations.



12,058 vehicles per day



<15 minutes to John Glenn
Columbus International Airport



<30 minutes to Rickenbacker
International Airport

TRAFFIC COUNTS

The property benefits from high visibility and significant traffic flow along Dublin Road, a major north-south arterial. Recent traffic counts from the Mid-Ohio Regional Planning Commission (MORPC) indicate a high volume of daily vehicular traffic at the intersection of Dublin Road and 5th Avenue, providing excellent exposure for future commercial uses.

TENANT PROFILES

A strong and varied tenant base highlights the property's appeal to a range of professional and corporate users, underpinning its value as a covered land play with reliable cash flow during the pre-development phase.



Charter (Spectrum): NORTH BUILDING

Charter Communications, operating under the brand name Spectrum, is a major provider of broadband connectivity and communications services. The company offers a suite of services including Spectrum Internet®, Mobile, TV, and Voice products to both residential and business customers across 41 states.



TeamDynamix: NORTH BUILDING

TeamDynamix develops cloud-based software for project portfolio management, enterprise service management, and IT service management (ITSM). Their user-friendly, low-code platform helps organizations, particularly colleges and universities, streamline work management processes through an intuitive ITIL-based portal for service tickets.



Zipline Logistics: SOUTH BUILDING

Founded in 2007, this digitally-enabled transportation partner serves the food, beverage, and consumer product sectors, managing shipments for clients from global retailers to emerging brands. The company grew its customer base by 62% and revenue by 210% over five years, creating 37 jobs and investing \$1.1 million in headquarters renovations, IT, and training. Zipline is a top 100 logistics provider and BBB Accredited Business.



Oneida: EAST BUILDING

Oneida is a premier brand of high-quality stainless steel flatware and housewares established in 1880, recognized for durable, timeless designs suited for both everyday dining and special occasions.



Vision & Vasari: ANNEX BUILDING

Vision & Vasari, LLC is a full-service estate sale and appraisal company that operates in Central Ohio. The company provides liquidation solutions through consignment, bespoke tag sale events, and personal property appraisals. The founder, Allyssa Hixenbaugh, is an accredited member of the International Society of Appraisers (ISA).

RENT ROLL

Suite	Tenant	Occupied	BOMA RSF Not in Lease	Vacant	Common	Mech	Storage	Total RSF	Rent PSF	Monthly Base Rent	Monthly Cost Rec.	TI	Start	Expiration	Renewal Option	Monthly Rent
NORTH BUILDING																
1st Floor		22%		76%	0%	99%	55%									
100	Vacant		238	5,247						\$-						\$-
120	Team Dynamix	2,467							\$24.78	\$5,094			11/6/19	11/30/29	1 5-yr opt/12 mo notice	\$5,094
									\$24.78	\$5,094			12/1/25			
									\$25.27	\$5,195			12/1/26			
									\$25.78	\$5,300			12/1/27			
									\$26.29	\$5,405			12/1/28			
150	Vacant			3,004						\$-						\$-
-	Extended Cir (?)			125												
1st Floor Storage																
	Vacant Storage						1,200									
	Building Storage						658									
	Vacant Storage						4,268									
	Mechanical					11,008										
1st Floor Total		2,467	238	8,376	-	11,008	6,126	11,081		\$5,094	\$-	\$-				\$5,094
2nd Floor		98%		0%	0%	0%	0%									\$-
200	Team Dynamix	7,492							\$24.78	\$15,471		\$-	11/6/19	11/30/29	1 5-yr opt/12 mo notice	\$15,471
									\$24.78	\$15,471			12/1/25			
									\$25.27	\$15,777			12/1/26			
									\$25.78	\$16,095			12/1/27			
									\$26.29	\$16,414			12/1/28			
210	Charter (no janitorial)	30,533	541						\$18.75	\$47,708		\$ -	9/1/25	8/31/32	Extension 09.01.25-08.31.32	\$47,708
															2 5-yr opt from 08.31.32	
	Extented Cir (?)			77												
	Extented Cir (?)			59								\$ -				
2nd Floor Total		38,025	541	136	-	-	-	38,702		\$63,179	\$ -	\$ -				\$63,179
3rd Floor		99%		0%	0%	0%	0%									
300	Charter (no janitorial)	19,985							\$18.75	\$31,227			9/1/25	8/31/32	Extension 09.01.25-08.31.32	\$31,227
300	Charter (no janitorial)	19,694	502						\$18.75	\$30,772			9/1/25	8/31/32	Extension 09.01.25-08.31.32	\$30,772
															2 5-yr opt from 08.31.32	
3rd Floor Total		39,679	502	-	-	-	-	40,181		\$61,998						\$61,998
North Building Total		80,171	1,281	8,512	-	11,008	6,126	119,422		\$130,272						\$130,272

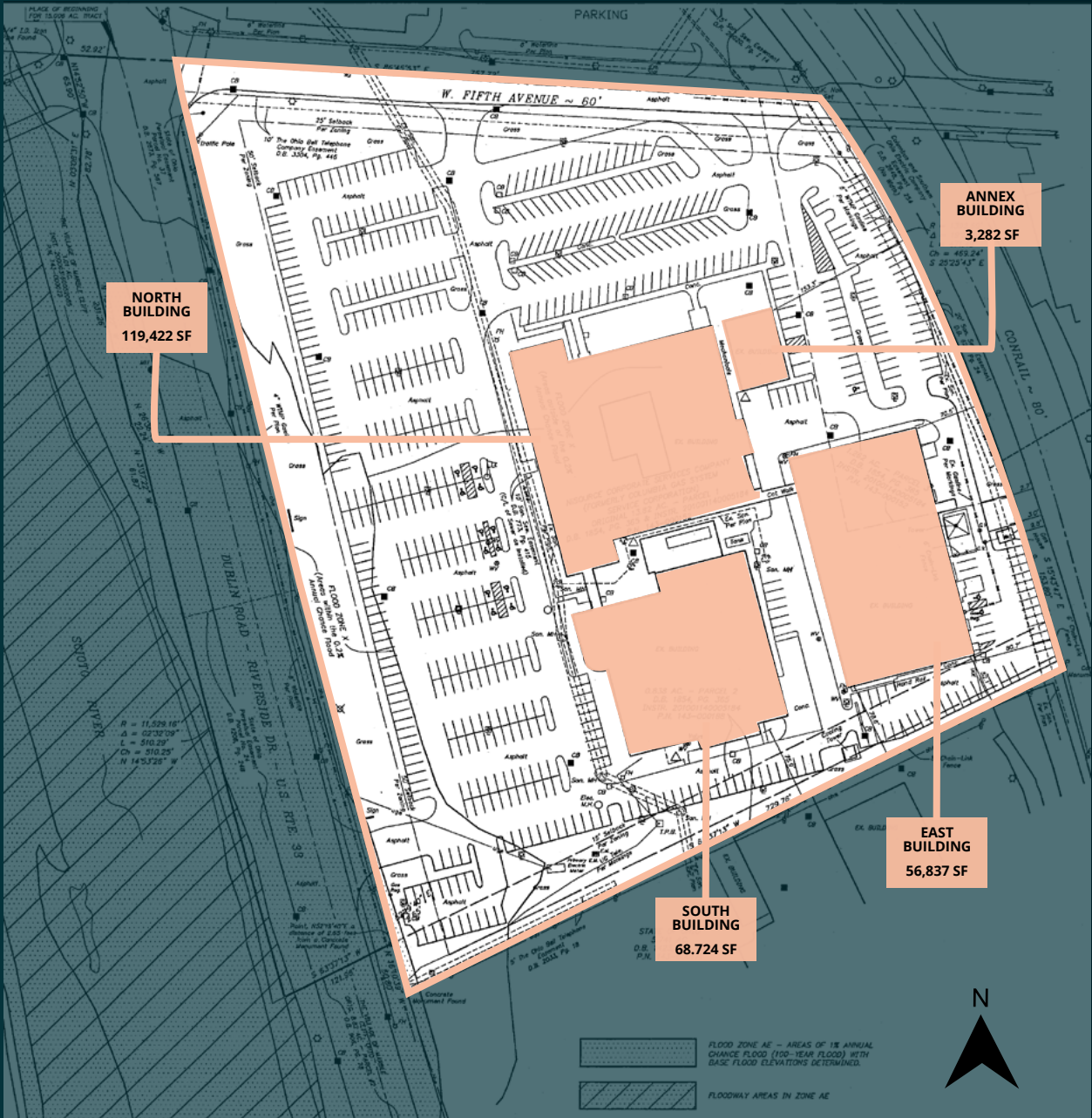
Suite	Tenant	Occupied	BOMA RSF Not in Lease	Vacant	Common	Mech	Storage	Total RSF	Rent PSF	Monthly Base Rent	Monthly Cost Rec.	TI	Start	Expiration	Renewal Option	Monthly Rent
SOUTH BUILDING																
1st & 3rd Floor		0.00%		0%	0%	51%	0%									
1100	Vacant															\$-
-	Mechanical					4,569										
1st Floor Total		0		0	0	4,569	0	9,036		\$-						\$-
2nd Floor		59.36%		41%	0%	3%	0%			\$-						\$-
1200	Zipline Logistics	16,741							\$22.63	\$31,568			6/1/20	5/31/27	1 5-yr opt/9 mos notice	\$31,568
									\$22.63	\$31,568			6/1/25	5/31/26		
									\$23.19	\$32,357			6/1/26	5/31/27		
	Vacant			11,462												
-	Loading Dock					908										
2nd Floor Total		16,741		11,462	-	908	-	28,203								\$-
3rd Floor																
1300	Vacant															\$-
3rd Floor Total		-	-	-	-	-	-	-		\$-						\$-
South Building Total		16,741	-	11,462	-	5,477	-	68,724		\$-						\$31,568
EAST BUILDING																
1st Floor		0%		100%	0%	23%	0%									
2100	Vacant			22,931						\$-						\$-
2101	Vision & Vasari Annex			2,483						\$1,500			9/1/24		Automatic 90 extensions unless notified 90 days in advance	\$1,500
	Mechanical					5,862										
1st Floor Total		0		25,414	0	5,862	0	25,414								
2nd Floor		53%		47%	0%	0%	0%									
2200	Oneida	13,277							\$18.75	\$20,745			11/26/19	11/30/26	2 5-yr opt/12 mo notice	\$20,745
									\$19.00	\$21,022			12/1/25	11/30/26		
2220	Vacant			11,664												
2nd Floor Total		13,277		11,664	0	0	0	24,941								
East Building Total		13,277		37,078	-	5,862	-	56,837								\$22,245

Suite	Tenant	Occupied	BOMA RSF Not in Lease	Vacant	Common	Mech	Storage	Total RSF	Rent PSF	Monthly Base Rent	Monthly Cost Rec.	TI	Start	Expiration	Renewal Option	Monthly Rent
ANNEX BUILDING																
	Vision & Vasari	2,804							\$15.97	\$3,730			9/1/25	8/31/29	1 1-yr opt/ 90 notice	\$3,730
									\$16.44	\$-			9/1/26	8/31/27		
									\$16.94	\$-			9/1/27	8/31/28		
									\$17.45	\$-			9/1/28	8/31/29		
									\$17.97	\$-			9/1/29	8/31/30		
										\$-					1st Extension	
-	Leasable Bridge			3,680												
Annex Building Total				3,680	-	-	-	3,282								\$3,730

Antenna										\$-						\$-
	CNS Microwave									\$572	Rent bumps 3%/yr Jan 1		12/12/97	12/31/42	8 5-yr auto renew opt/90	\$572

Building	Totals	Occupied	BOMA Adj	Vacant	Common	Mech	Storage	Total RSF	Rent PSF	Monthly Base Rent	Monthly Cost Rec.	TI	Total Monthly Rent			
	Total Building	110,189	1,281	60,732	-	22,347	6,126	248,261					\$188,387			

ALTA SURVEY





1600
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