

Gorgeous First Floor Suite



5156 Blazer Pkwy
Dublin, OH 43017



Property Offering Summary

This well-appointed office suite in Dublin's Blazer Parkway Office Park offers a reception area, private offices, a conference room, and a kitchenette with a stainless steel sink. Mostly carpeted with some hardwood flooring, the space is filled with natural light.

Tenants enjoy outdoor seating areas and easy access to nearby restaurants. Conveniently located just southeast of the I-270 ramps, with quick access to downtown Columbus and surrounding suburbs. Ideal for medical, professional, or general office use.

- Convenient location
- Versatile office layout
- Outdoor seating and close to restaurants
- Bright & comfortable

Lease Rate: \$15.00 SF/yr (Gross)

Building SF: 16,452 SF

Available SF: 4,270 SF



OUTSIDE PATIO AREA

For more information on this property, please contact:

Brent Garland

O: 614-255-4381

E: bgarland@krgre.com

John Royer

O: 614-255-4374

E: jroyer@krgre.com



Interior Photos



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Interior Photos



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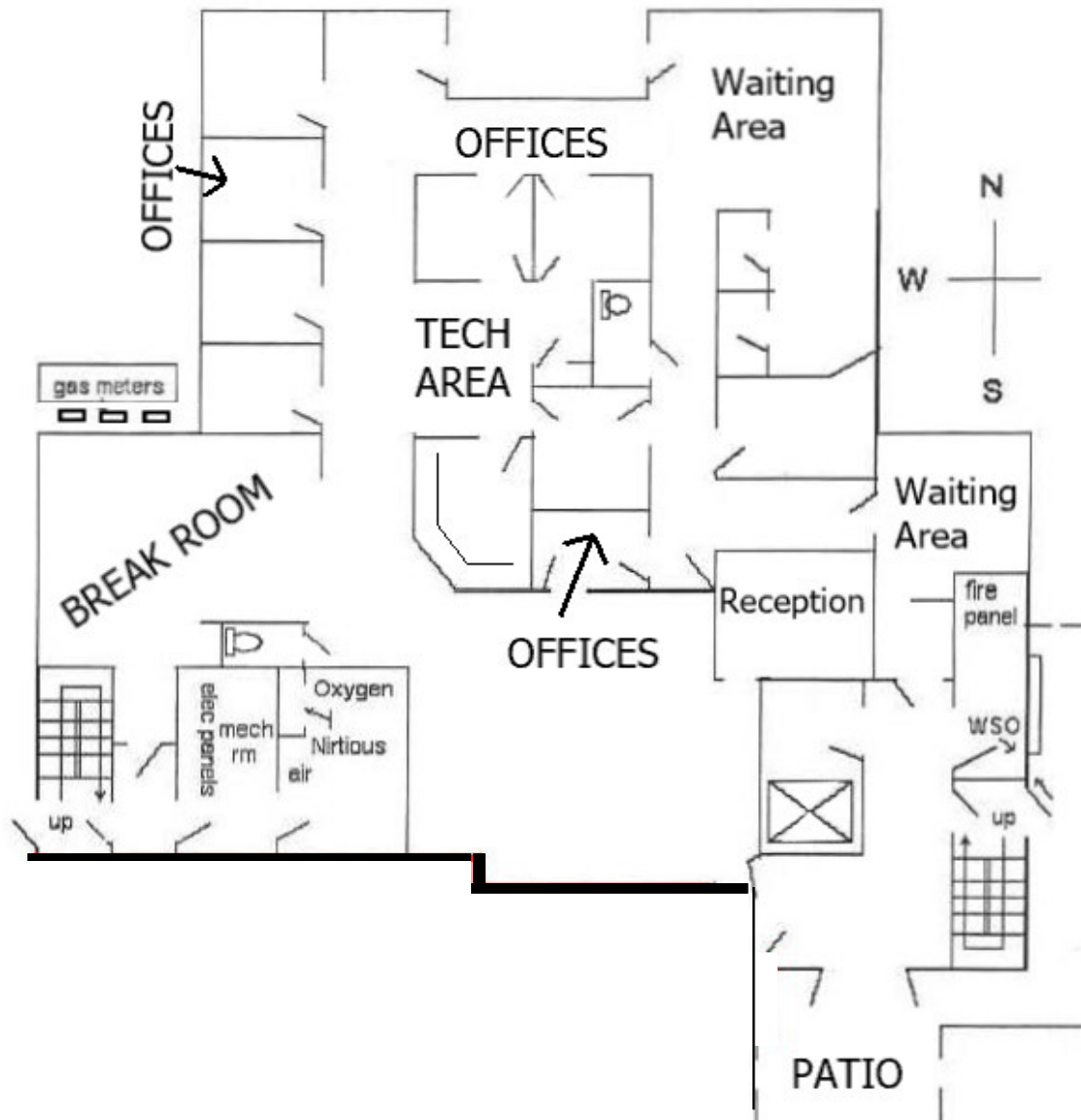
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Floor Plan



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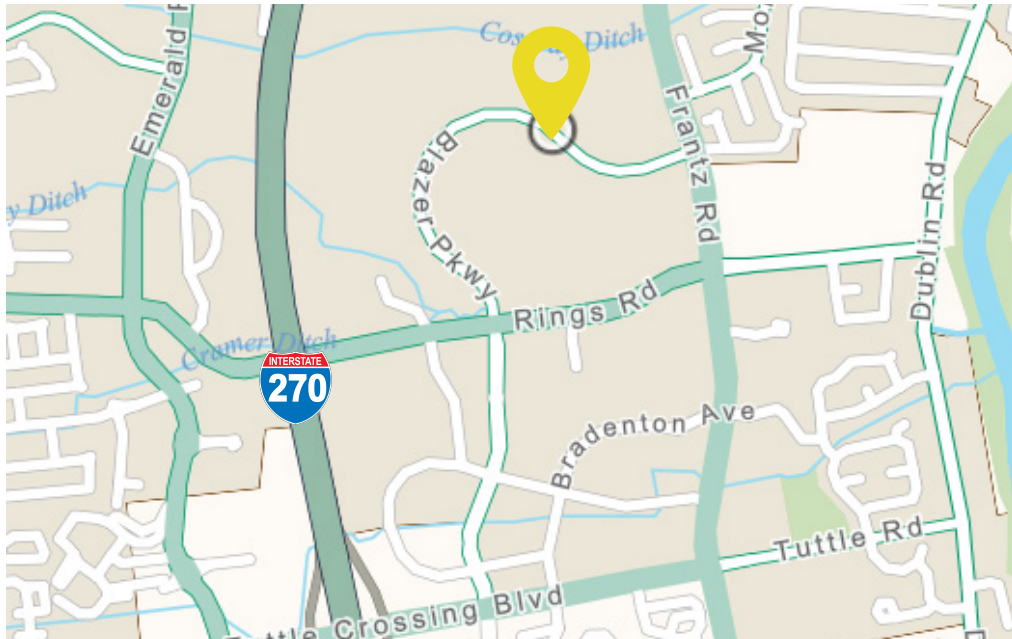
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Market Overview - Dublin

Dublin is and always has been a proud local democracy. In their service, Dublin strives to provide the best quality of life and environment in which residents and businesses can thrive. They seek to ally our proud traditions with the best innovations of the future. Dublin City Schools is #1 for best school districts in Columbus, Oh area, and according to niche.com ranks 2nd or best teachers in Ohio, #5 for best school district in Ohio, and #6 best places to teach in Ohio.

A Snapshot of Top Employers



Demographic Snapshot

	2 miles	5 miles
Population	37,500	198,809
Households	15,927	81,515
Avg HHI	\$111,499	\$123,092
Businesses	3,652	11,461
Employees	47,752	112,280

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EXPERIENCE MATTERS

For more information on this property, please contact:



BRENT GARLAND

O: 614-255-4381

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Before joining Kohr Royer Griffith Inc. over ten years ago, Brent was the Director of Business Development at TRG Rubicon and Mount Carmel Health System, and a Partner at Ten Pin Alley. With 20 years of experience in Business Development across Health Care, Real Estate, and Small Business, his entrepreneurial spirit and sector knowledge have driven his success. He is a board member for various organizations, known for his growth-oriented approach.



JOHN ROYER, CRE, SIOR

O: 614-255-4374

E: jroyer@krgre.com

With over 30 years of experience, John Royer has worked across all areas of commercial real estate, including brokerage, development, and consulting. He has led projects totaling over \$300 million and has deep expertise in sale/leasebacks, leasing, site acquisitions, and bank-owned properties. John has also served on several boards throughout his career and continues to be a trusted advisor to clients across the region.



Kohr Royer Griffith Inc

 krgre.com

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