

Medical Office | For Lease

**CBRE**

# 6810 Perimeter Dr.

Dublin, OH 43016

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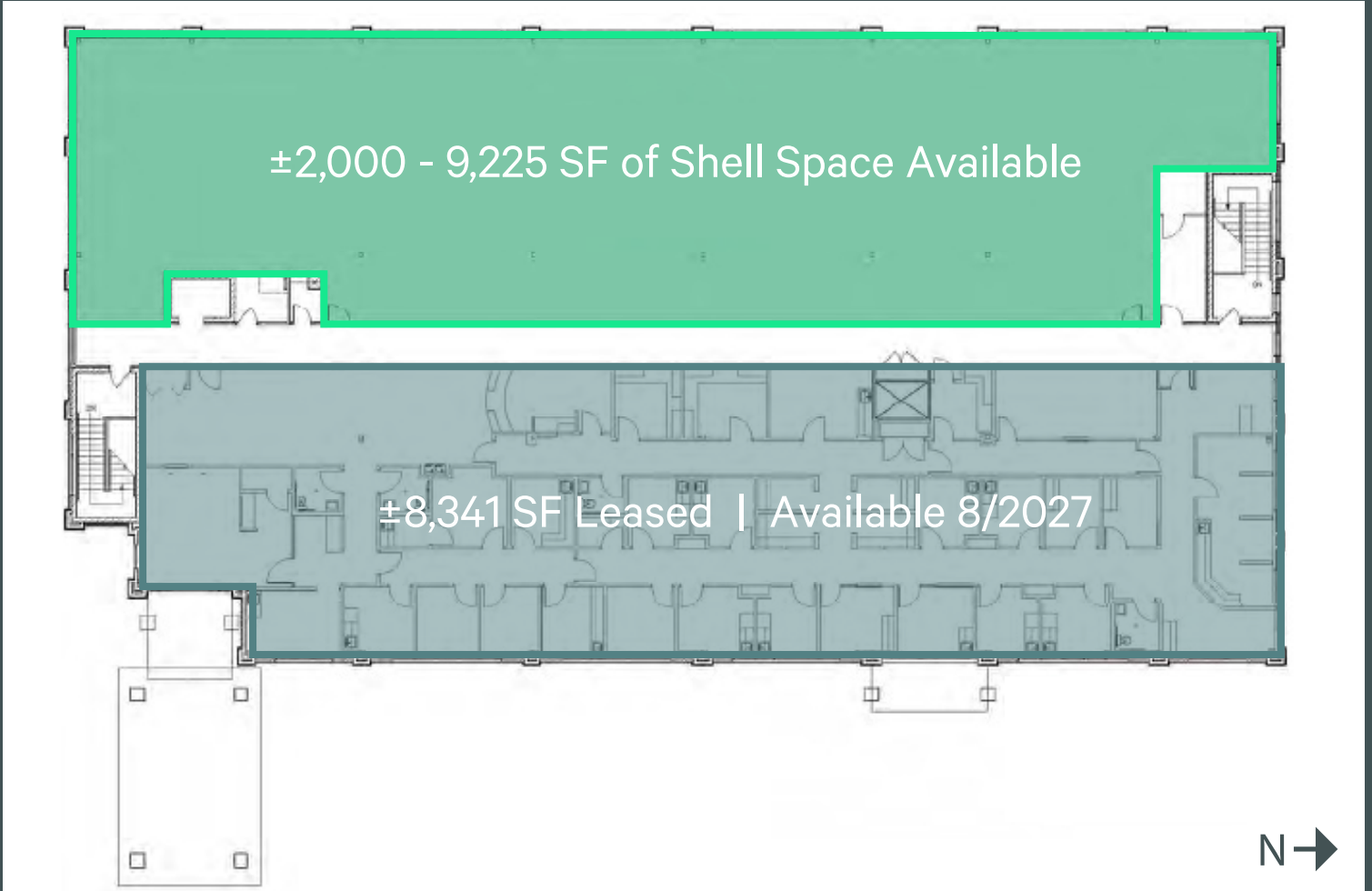
±2,000-17,556 SF Available for Lease in Dublin, OH.



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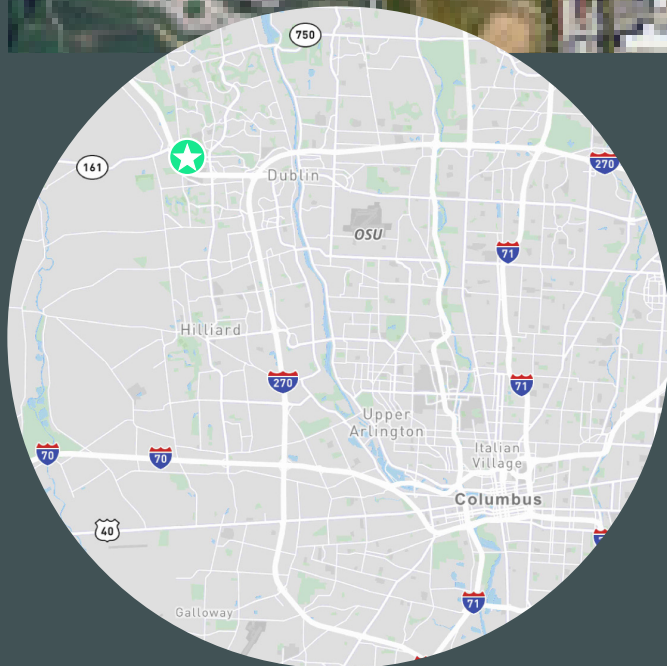
# Property Details

- + 9,225 SF available now on the 2<sup>nd</sup> Floor
- + 17,556 SF available (entire 2<sup>nd</sup> floor) on 8/2027
- + Demisable to 2,000 SF
- + \$16.50/PSF NNN
- + Est. operating expenses: \$13.88/PSF (includes all utilities except in-suite janitorial)
- + Generous TI allowance
- + Ample parking
- + Updates in progress (LED lighting, fresh paint, and new common area flooring)
- + Monument signage available
- + Covered drop-off entrance
- + Nearby major amenities and Dublin Methodist Hospital
- + Easy access to US-33 and Avery Rd.



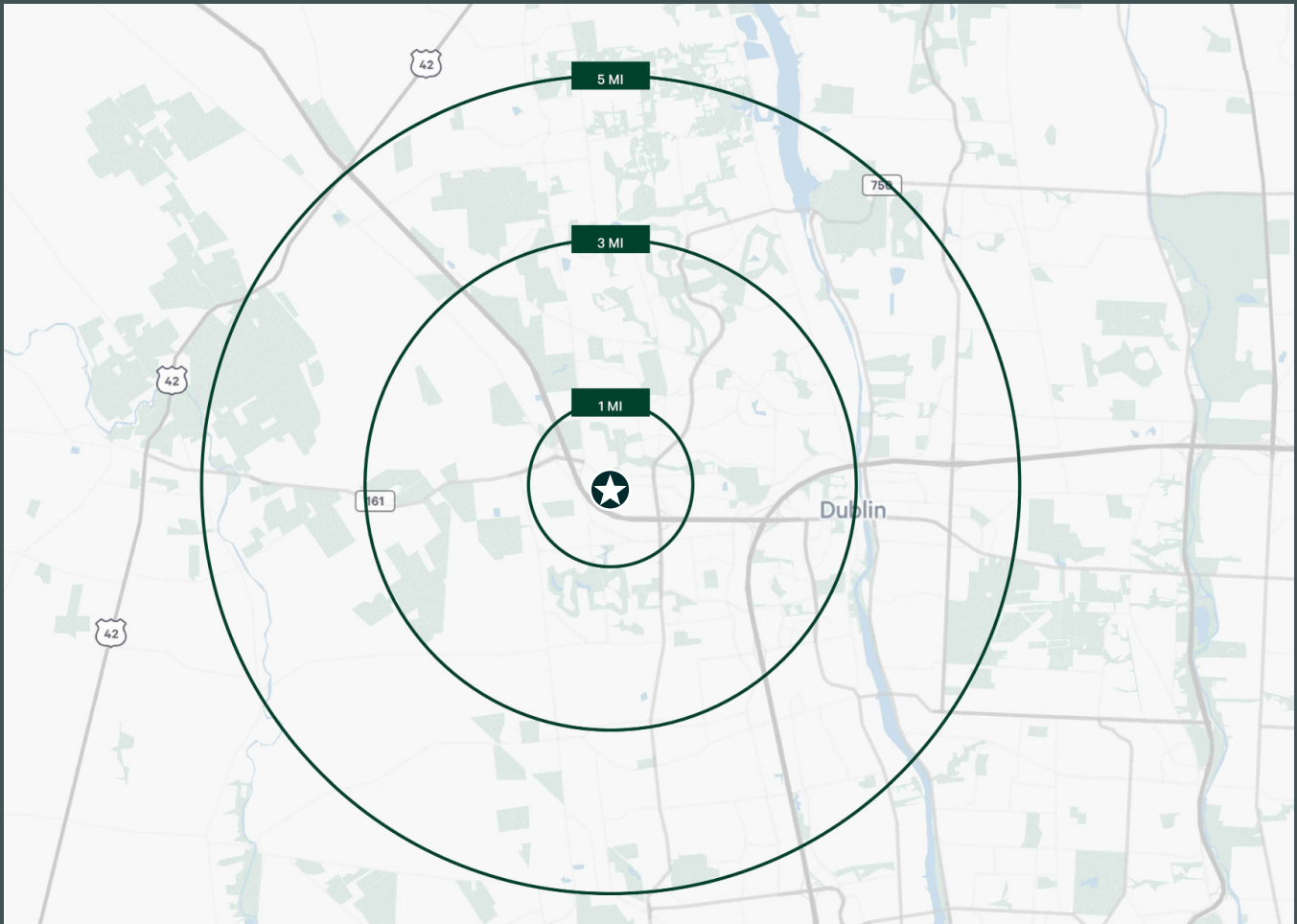


# Prime Location



This exceptional medical office building offers a strategic location with unparalleled convenience and a wealth of amenities. Enjoy easy access to both US-33 and I-270, simplifying commutes for patients and staff alike. Inside, you'll find a modern and well-maintained environment, perfect for a variety of medical practices.

# Demographics



	<b>Within a 1 Mile Radius</b>	<b>Within a 3 Mile Radius</b>	<b>Within a 5 Mile Radius</b>
<b>2024 Population - Current Year Estimate</b>	<b>4,769</b>	<b>43,598</b>	<b>137,163</b>
<b>2024 Average Household Income</b>	<b>\$182,245</b>	<b>\$186,681</b>	<b>\$157,811</b>
<b>Average Household Size</b>	<b>2.63</b>	<b>2.66</b>	<b>2.47</b>
<b>2024 Median Age</b>	<b>41.0</b>	<b>39.9</b>	<b>37.7</b>

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## Contact Us:

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