



Corporate Park Of Dublin

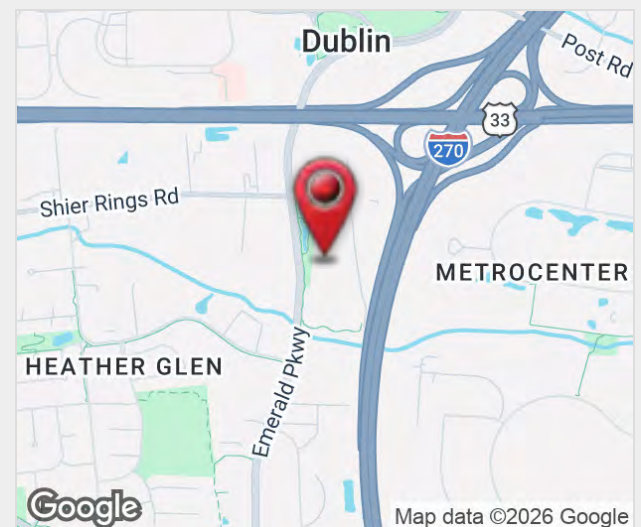
6175 Shamrock Ct, Dublin, Ohio 43016

Property Features

- Multiple Suites Available
- 1,700 SF up to 27,856 SF
- Office/Lab, Retail/Fitness, Flex or Warehouse Users
- Spaces are Divisible
- In-Suite Restrooms
- Direct Entry from Parking Lot
- Tenant Signage Opportunities Above Door
- Join Tenants Goldfish Swim School, Columbus DanceArts Academy, CleverDogs, & Round Table Games
- Ample Parking (5/1,000 SF Ratio)
- Zoned Tech Flex (TF)
- Easy Access to I-270 & Route 33
- Less Than 10 Minutes from Bridge Park & Tuttle Road Amenities

Lease Rate: \$10.00 - \$13.00 SF/Yr (NNN)

Opex: \$4.90/SF



For more information:

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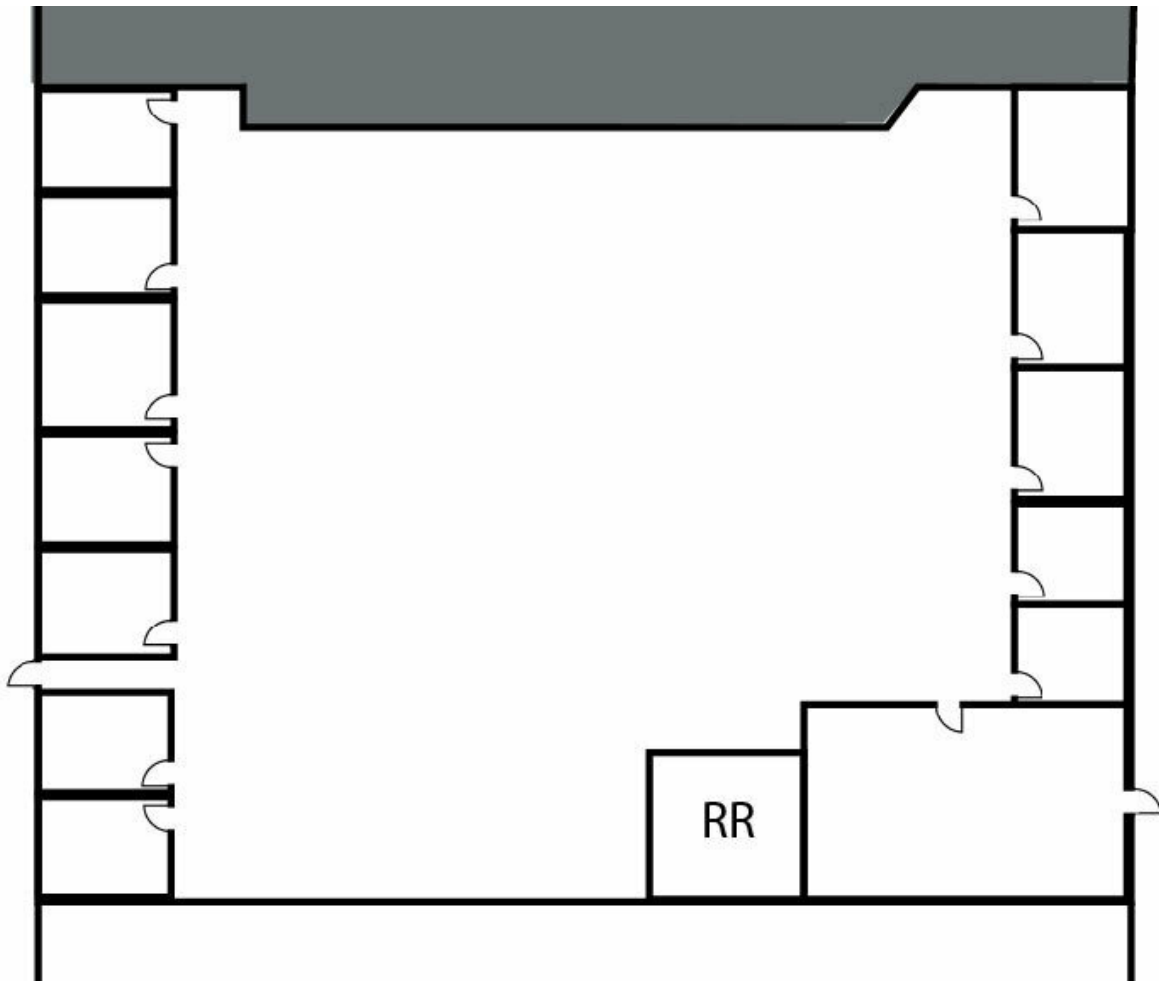
Mia Vennemeyer

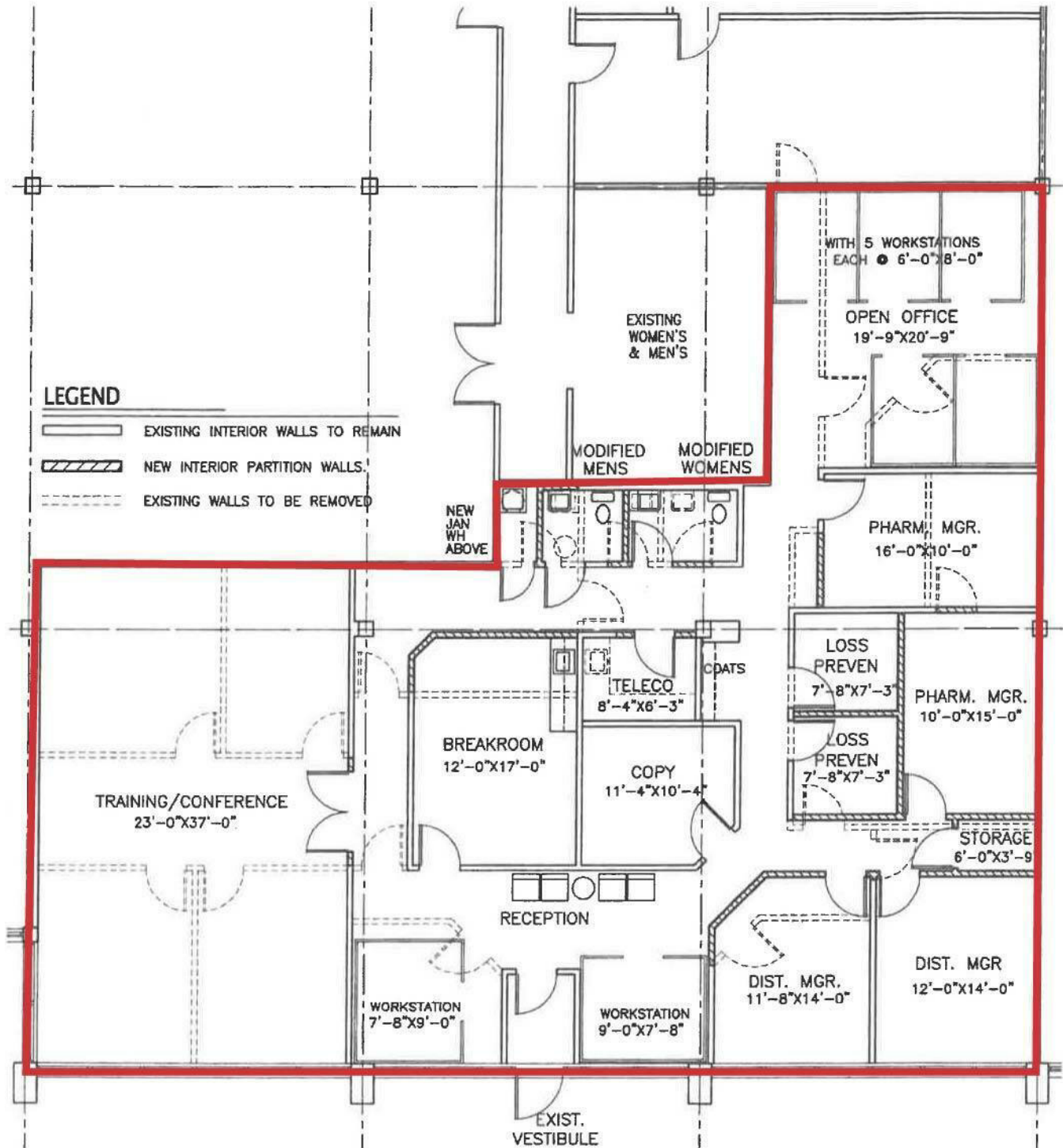
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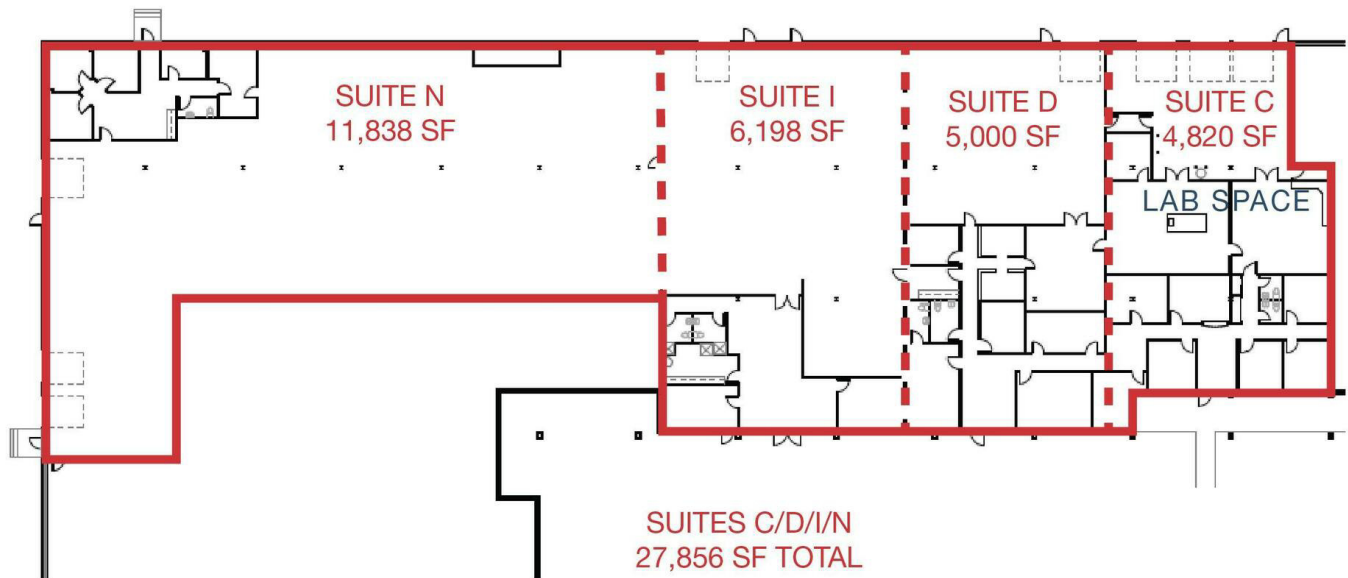


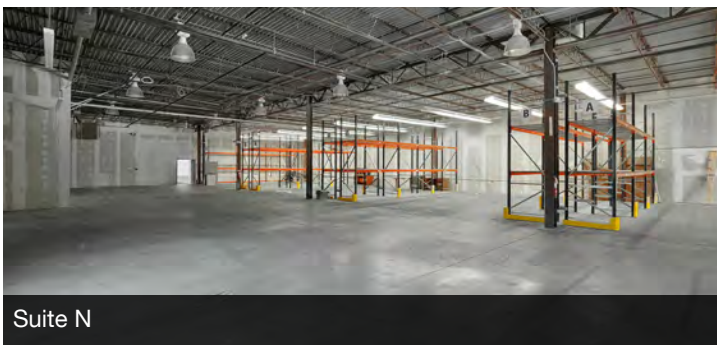
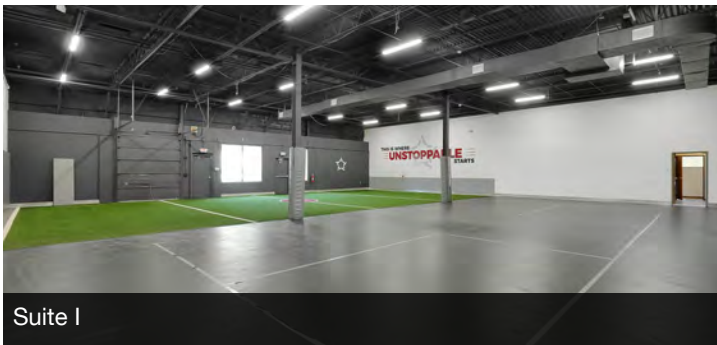
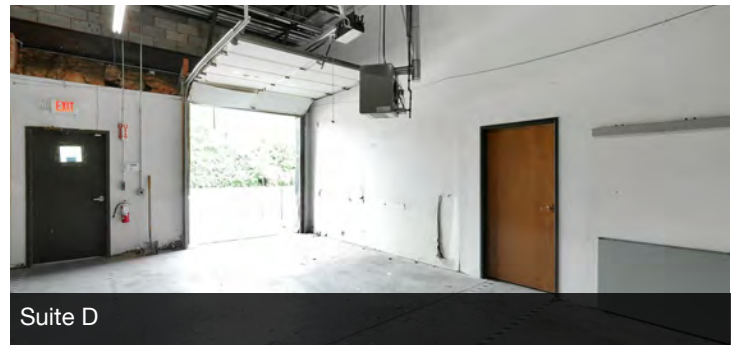
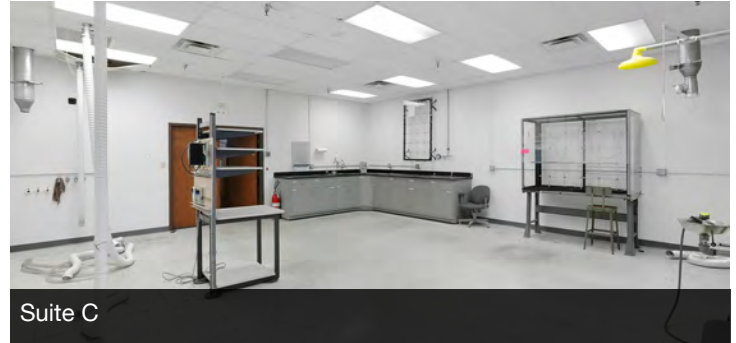


SPACE	SPACE USE	LEASE RATE (SF/YR)	LEASE TYPE	SIZE (SF)	DRIVE-INS	UPS DOCKS	AVAILABILITY
Suite J	Office/Retail	\$13.00	NNN	4,000 - 12,279 SF	0	0	VACANT
Suite B	Office/Retail	\$13.00	NNN	1,700 - 3,556 SF	0	0	VACANT
Suite C	Lab Space	\$10.00	NNN	4,820 SF	0	3	Sublease - 9/30/28
Suite D	Flex	\$10.00	NNN	5,000 SF	1	0	Sublease - 9/30/28
Suite I	Retail/Fitness	\$10.00	NNN	6,198 SF	0	1	Sublease - 9/30/28
Suite N	Warehouse	\$10.00	NNN	11,838 SF	2	1	Sublease - 9/30/28
Suite C/D/I/N		\$10.00	NNN	27,856 SF	3	5	Sublease - 9/30/28









TECHNOLOGY FLEX (TF) DISTRICT ZONING CODE SUMMARY

Purpose & Intent

The TF District is designed to support a diverse economy by allowing a mix of research, office, laboratory, and clean manufacturing

Allowed Uses

Uses are categorized as:

P (Permitted) · Allowed by right

C (Conditional) · Require a conditional use permit

S (Size Limited) or T (Time Limited) · Subject to specific limitations

Examples of Permitted Uses

General and medical offices

Research and development

Medical labs

Clean manufacturing

Data centers

Retail and personal services (existing only)

Child day care

Educational facilities (no student housing)

Government services

Parks and open space

Conditional Uses

Indoor entertainment

Call centers

Mini-storage

Parking structures

Truck and van rentals

Use-Specific Standards

Certain uses have additional requirements, such as:

Animal care: No overnight boarding; outdoor areas must be distanced from residential zones.

Flex office: Must include at least 30% office space.

Retail/personal services: Only existing uses are allowed.

Truck/van rentals: Strict lot size, screening, and location rules.

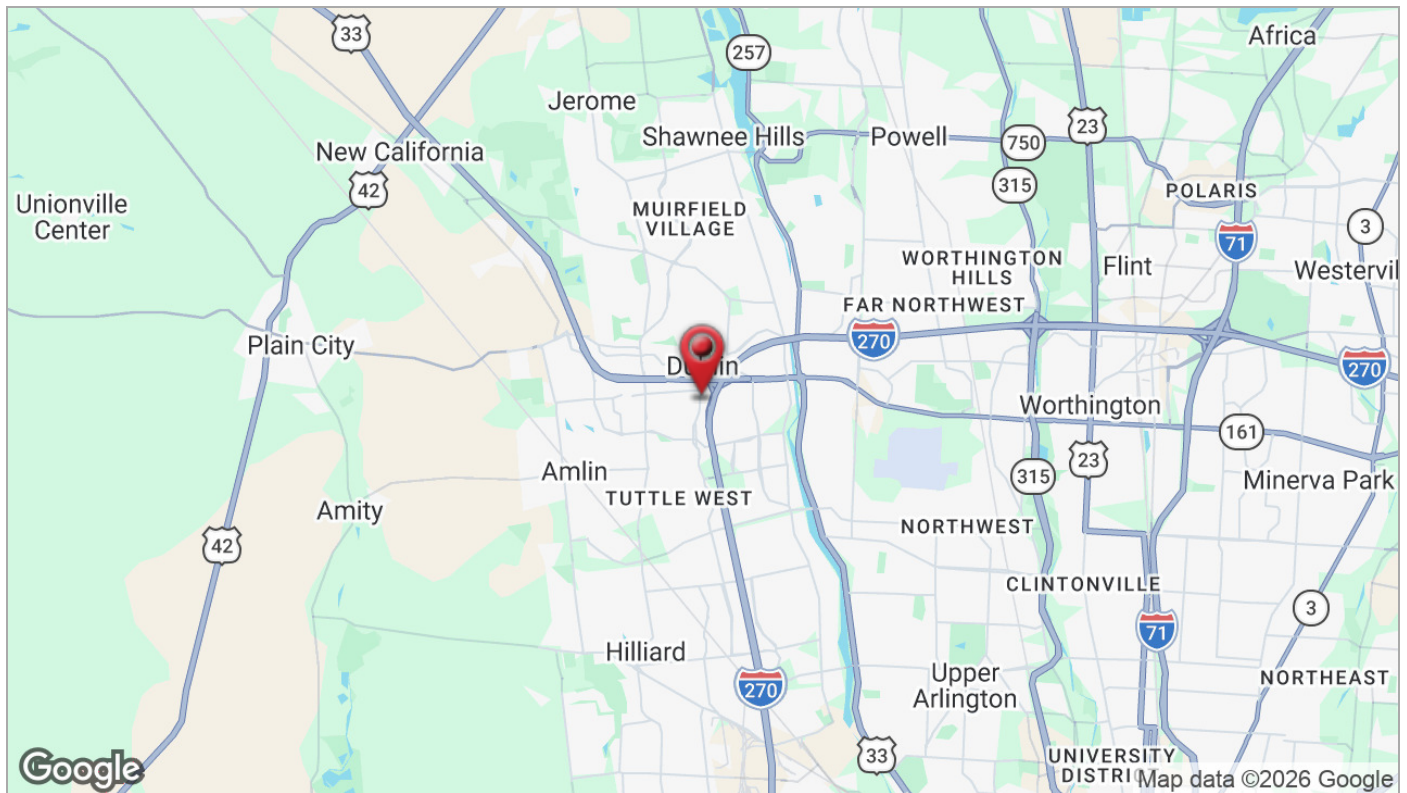
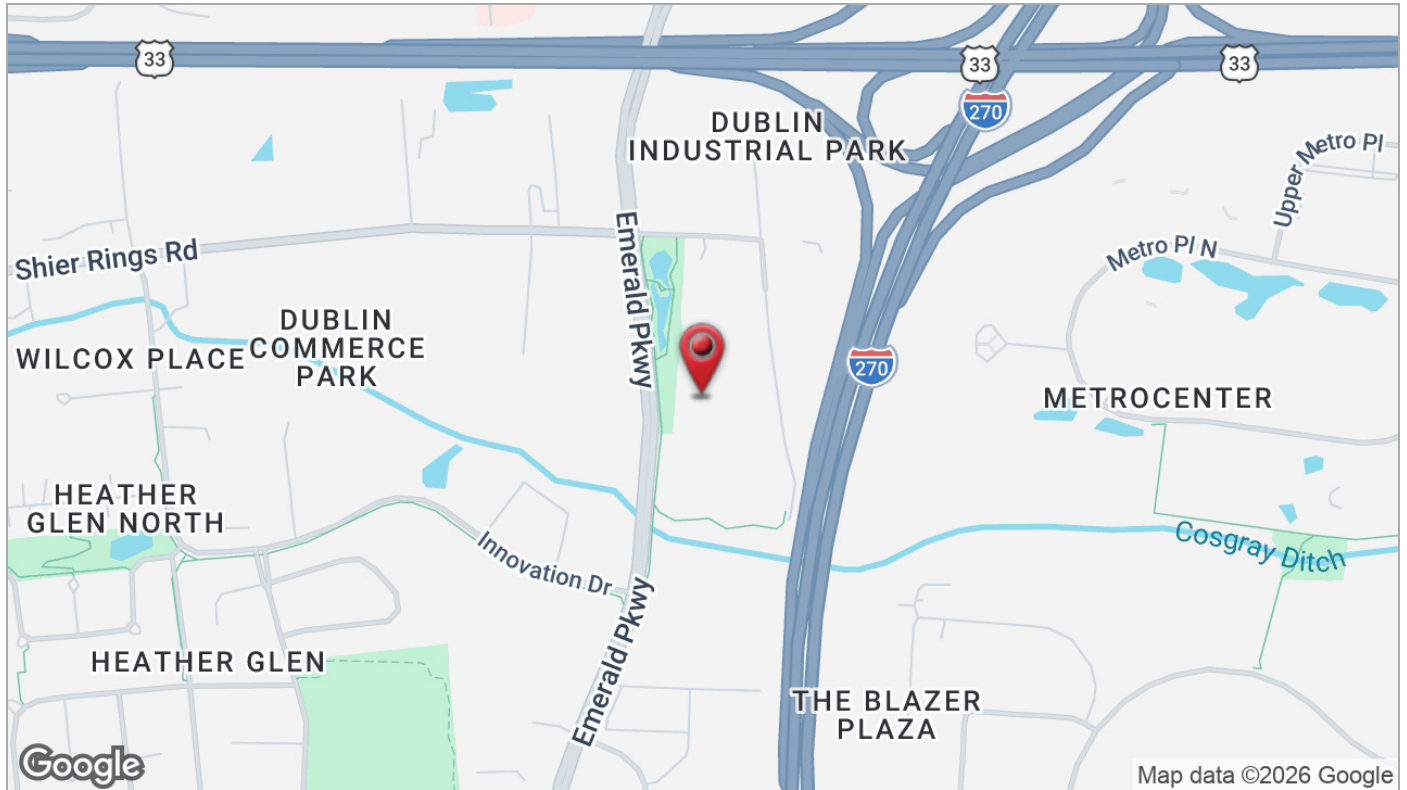
Outdoor Operations

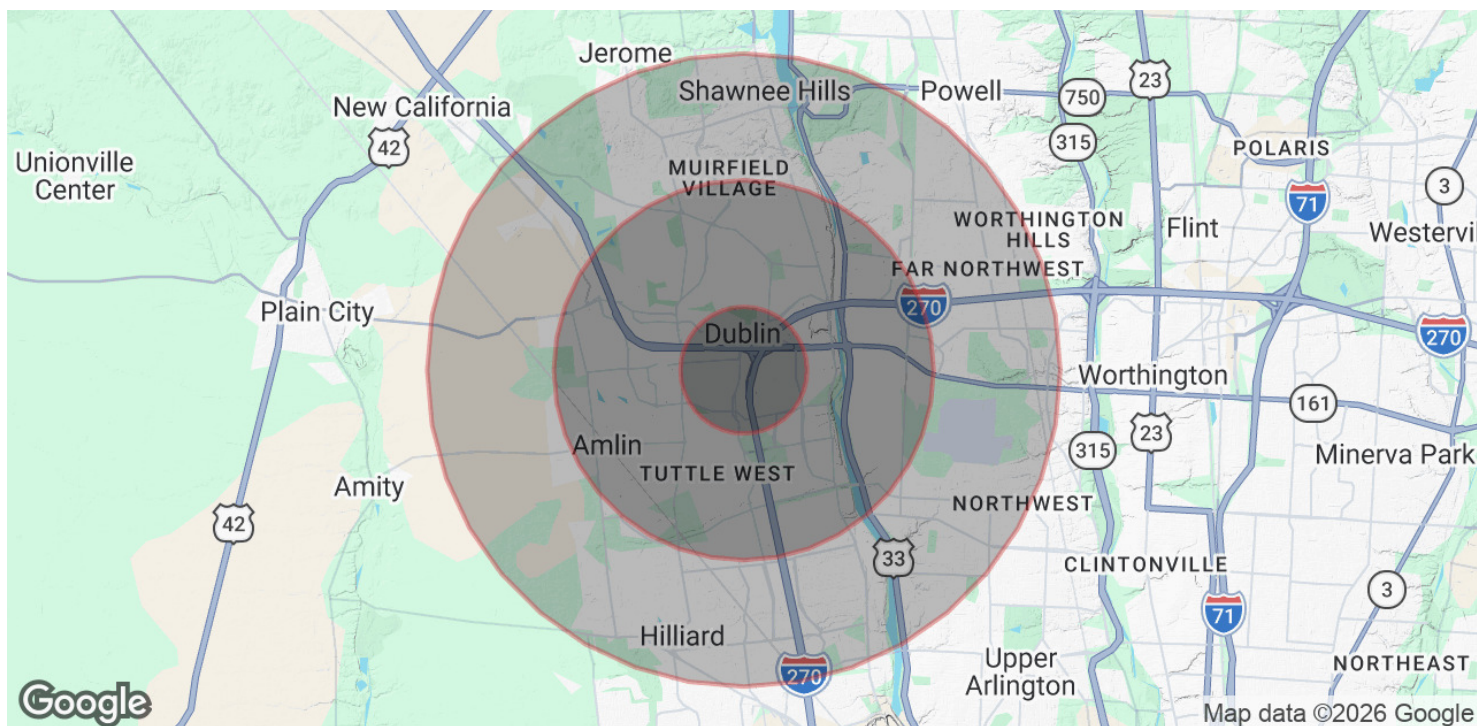
Must be enclosed unless screened and approved.

Outdoor storage must be hidden from view.

Service/loading areas must be screened with opaque barriers.







	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	3,704	82,695	187,089
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME			
Total Households	1,422	34,020	76,288
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$129,718	\$139,564	\$144,447
Average House Value	\$417,259	\$425,123	\$448,076

2020 American Community Survey (ACS)