

LEASE

6631, 6543 COMMERCE PKWY

6631, 6543 Commerce Pkwy Dublin, OH 43017



PROPERTY HIGHLIGHTS

- Private office suites and flex spaces available
- Open concept suite available for versatile use
- Spacious and well-appointed office spaces
- High ceilings in select spaces
- Listing agent has ownership interest in the property

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	2,500 SF
Lot Size:	5.715 Acres
Building Size:	54,000 SF
Zoning:	SO - Suburban Office and Institutional District

PROPERTY WEBSITE

bit.ly/6631-6543CommercePkwy

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6631 Commerce Pkwy, Ste A&B	2,500 SF	Modified Gross	\$15.00 SF/yr	Completely renovated suite with high-end finishes, multiple private offices and cubicle areas, two conference rooms, two entrances, a kitchenette, and two bathrooms. Available in October 2025, though the current tenant is willing to vacate sooner if needed.

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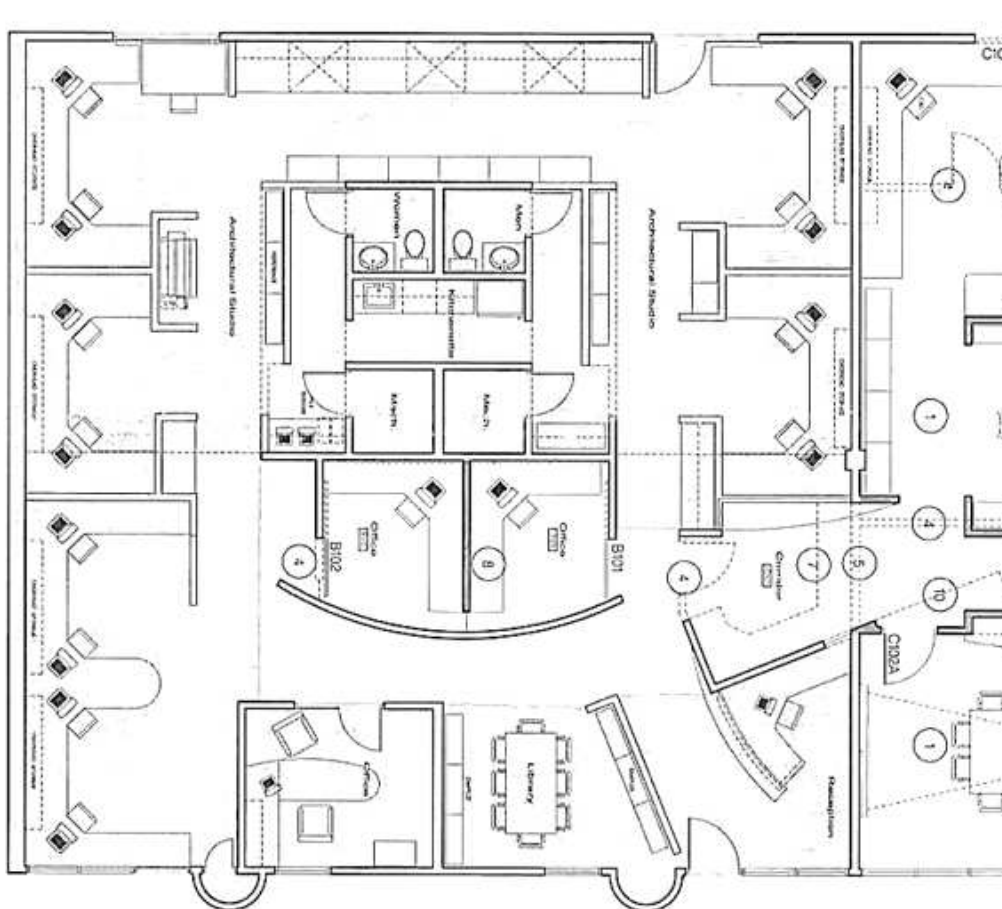


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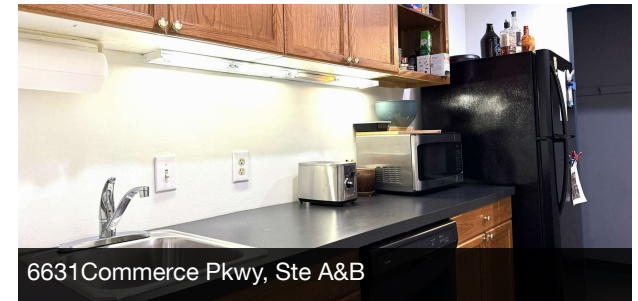
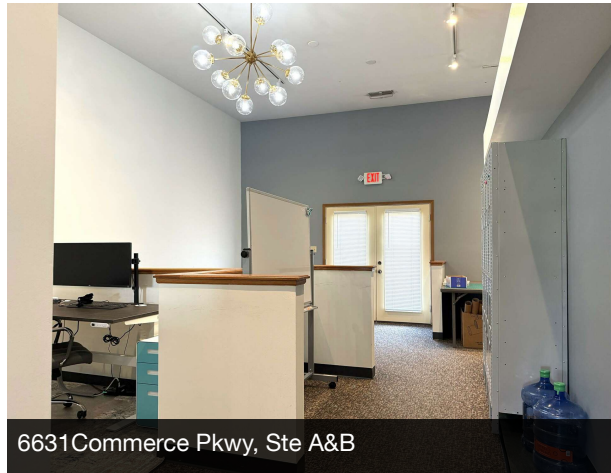


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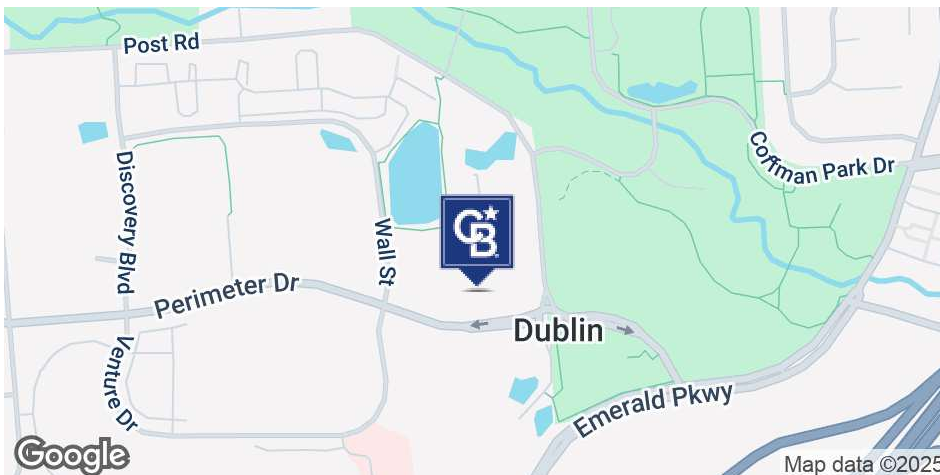
LOCATION DESCRIPTION

The area surrounding 6631 and 6543 Commerce Parkway in Dublin, Ohio, is characterized by a blend of modern office spaces, corporate headquarters, and high-tech firms. Located within the well-established Dublin submarket, this area benefits from its strategic position near major highways, including I-270, which provides easy access to Columbus and other central Ohio regions.

Dublin is known for its strong business environment, with a focus on innovation and technology. The presence of significant employers, such as Cardinal Health, Wendy's, and OCLC, bolsters the demand for office space, making it a sought-after location for businesses seeking proximity to industry leaders and a skilled workforce. The local government's commitment to development and infrastructure improvements further enhances the attractiveness of the area for commercial real estate investors and tenants alike.

The surrounding area also features a mix of retail and dining options, providing convenience for employees and visitors. Nearby amenities include the Dublin Village Center, Bridge Park, and various hotels, catering to both local businesses and the wider community. The area is also known for its well-planned parks and recreational facilities, contributing to the high quality of life that Dublin offers.

Overall, the commercial real estate market around Commerce Parkway is robust, with consistent demand for office and retail spaces. The area's strong economic fundamentals and ongoing development projects continue to support its growth as a premier business location in the Columbus metropolitan area.



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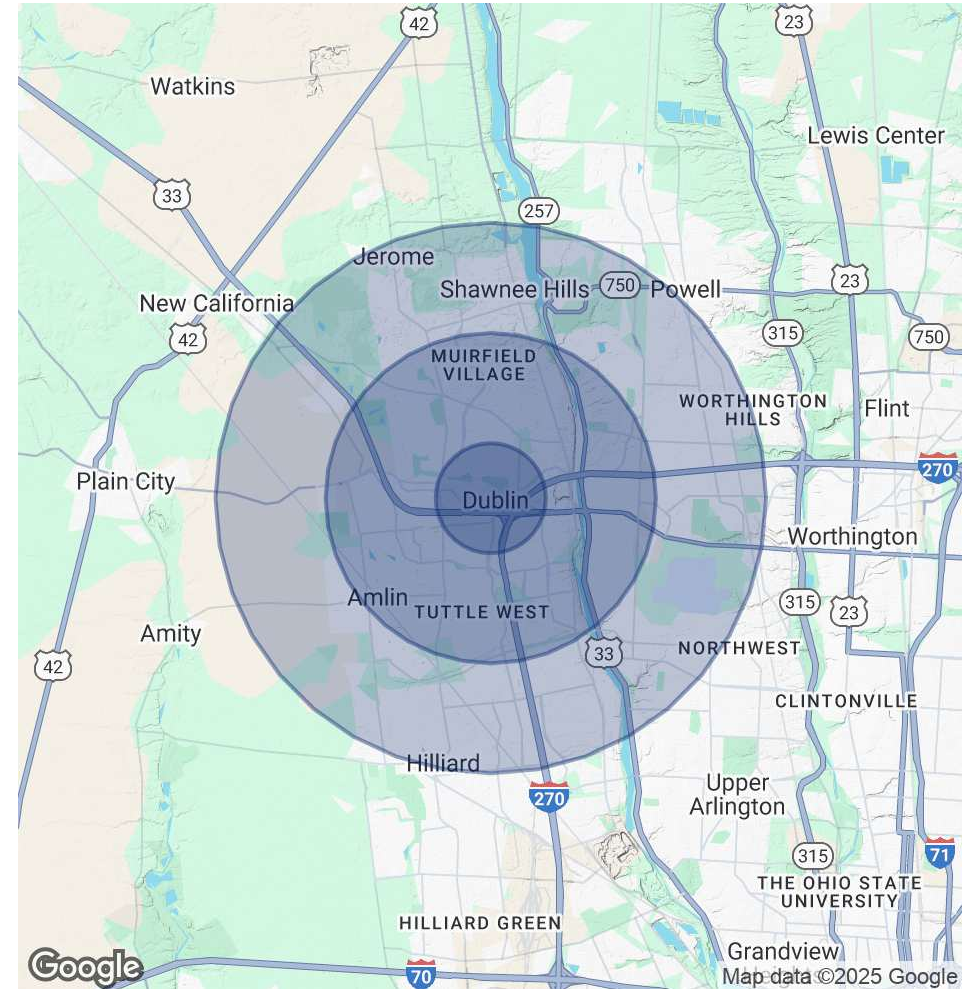
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,405	63,959	166,561
Average Age	39.6	38.4	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,502	26,524	70,058
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$125,712	\$125,617	\$117,800
Average House Value	\$287,181	\$306,907	\$284,164

* Demographic data derived from 2020 ACS - US Census

LOCATION	DIRECTION	YEAR	COUNTS
US-33 between Avery Rd and I-270	2-way	2021	91,559 AADT
US-33 WB to Avery Rd	Ramp	2021	17,648 AADT
Emerald Pkwy between Dublin Rd and Riverside Dr	2-way	2021	21,160 AADT



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