



OFFICE BUILDING FOR SALE

61 WEST BRIDGE STREET

DUBLIN, OH 43017



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY
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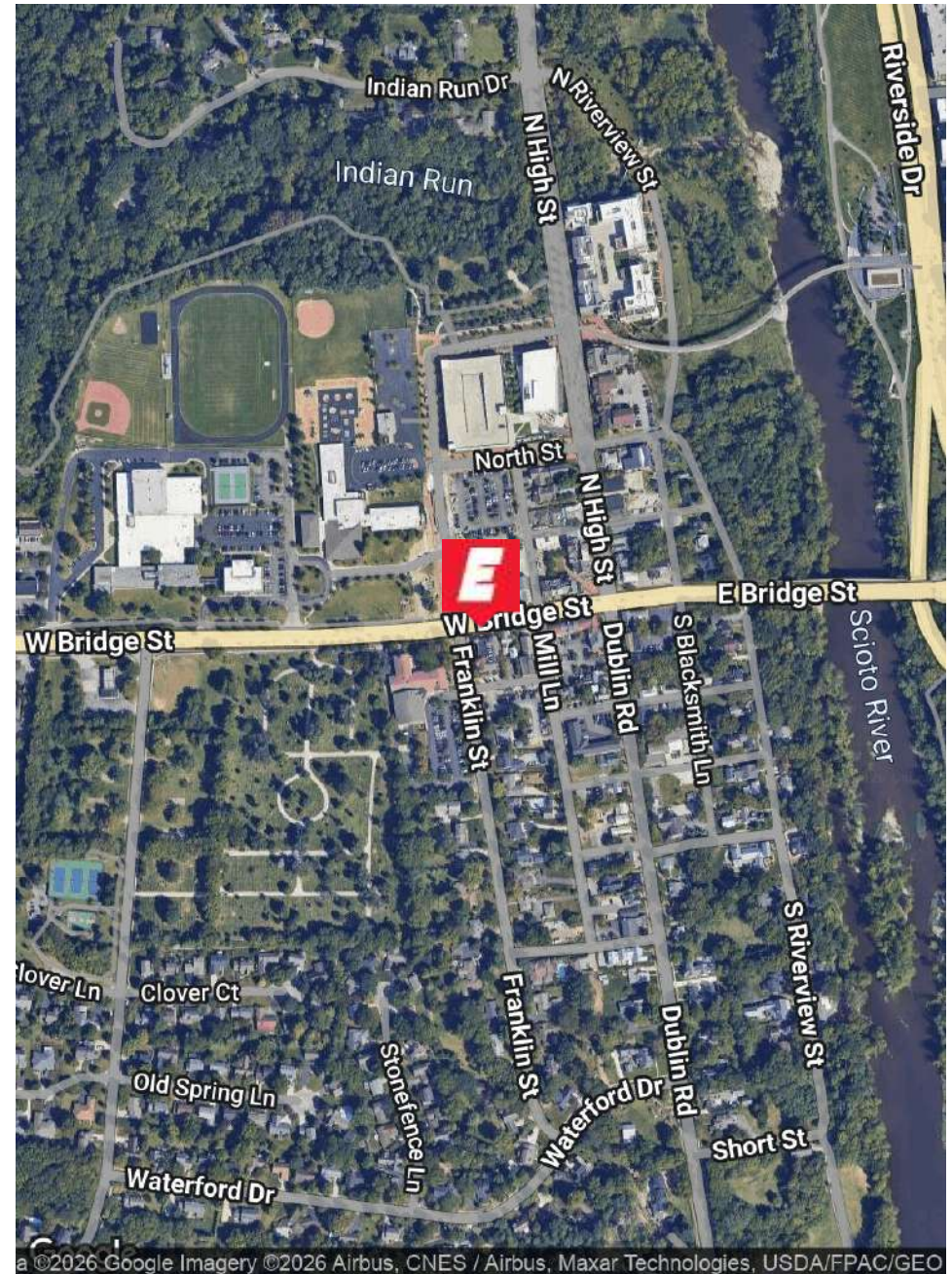
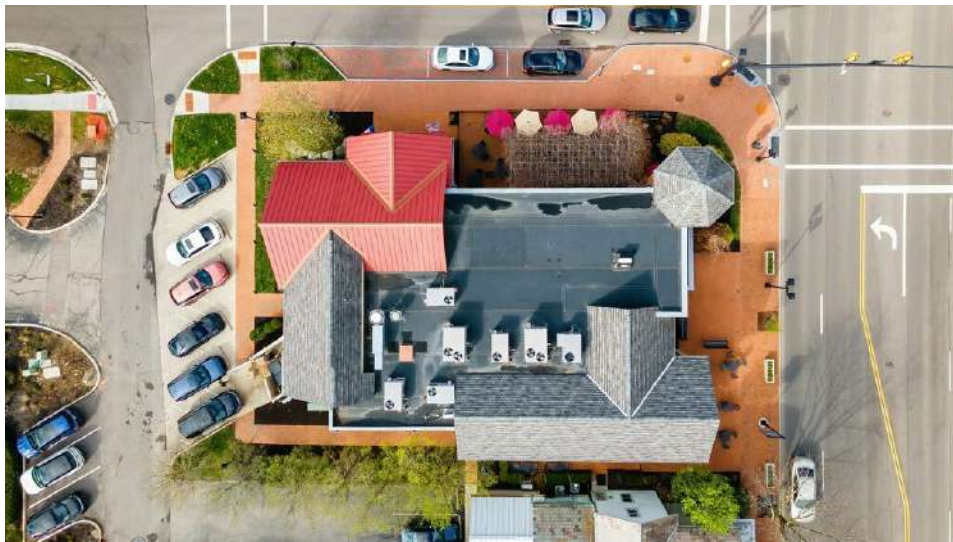
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EXECUTIVE SUMMARY

A rare owner-occupant opportunity in the heart of downtown Dublin, this stunning brick office condominium offers the combination of location, quality, and visibility that is hard to find. The recently renovated second-floor space features a desirable mix of private offices and open areas in one of Central Ohio's most sought-after submarkets.

Positioned on a prominent corner lot, the property includes its own dedicated lobby and elevator with ADA access, terrific views, signage potential along Bridge Street, and convenient access to both public parking and 29+ assigned parking spaces at \$750/month. Just steps from downtown Dublin's restaurants, shops, bars, the Dublin Library, and the pedestrian bridge to Bridge Park over the scenic Scioto River, this property offers exceptional walkability and long-term investment appeal.



\$1,700,000 (\$286/SF)

ASKING PRICE

\$11.20/SF

EXPENSES

OFFICE

PROPERTY TYPE

5,944

TOTAL SF AVAILABLE

2007/2025

YEAR BUILT/REMODELED

29 SURFACE PARKING SPACES

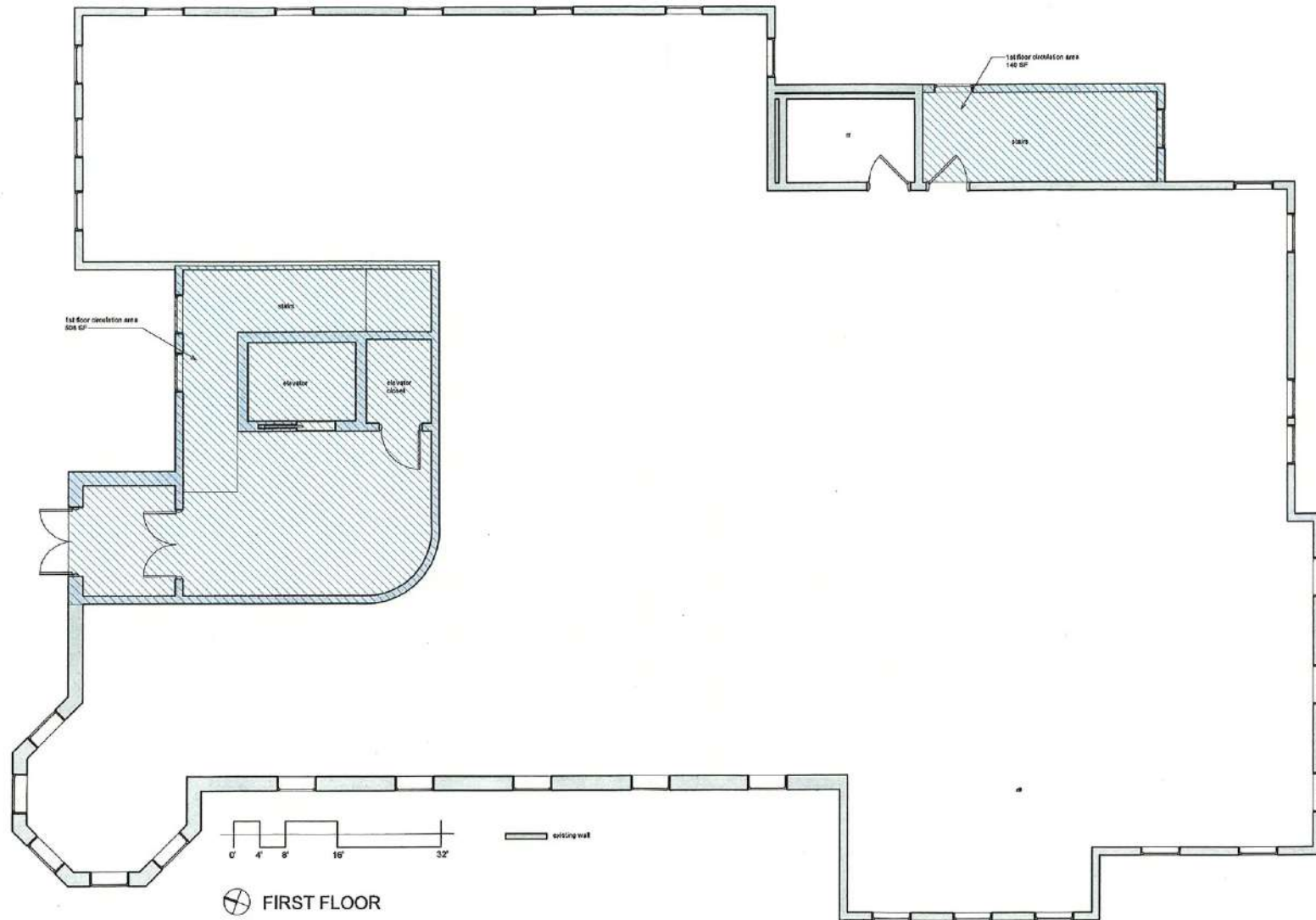
PARKING

COLUMBUS/DUBLIN

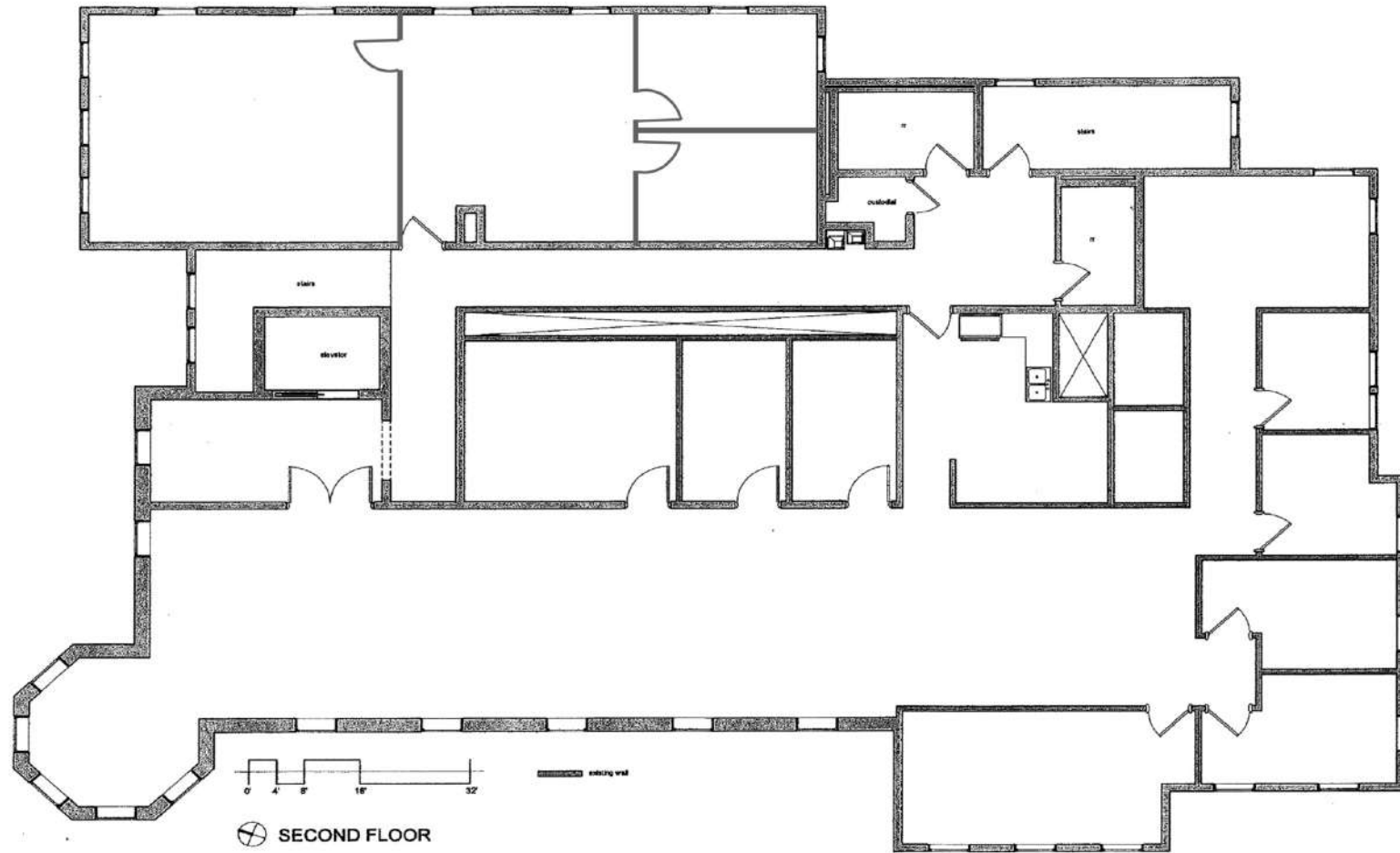
MARKET/SUBMARKET



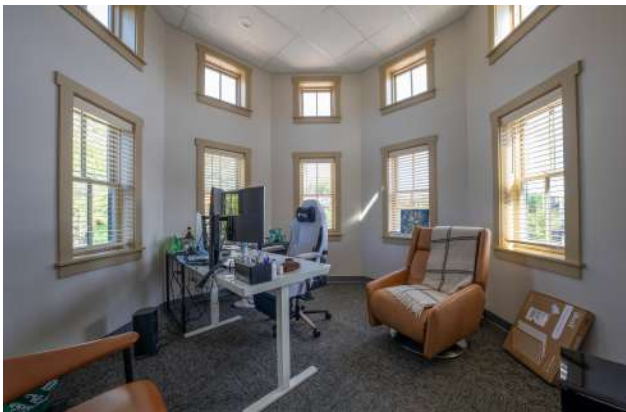
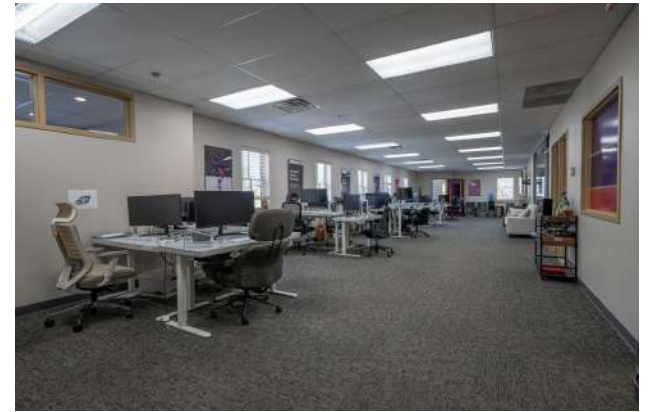
FLOOR PLANS



FLOOR PLANS



PROPERTY PHOTOS

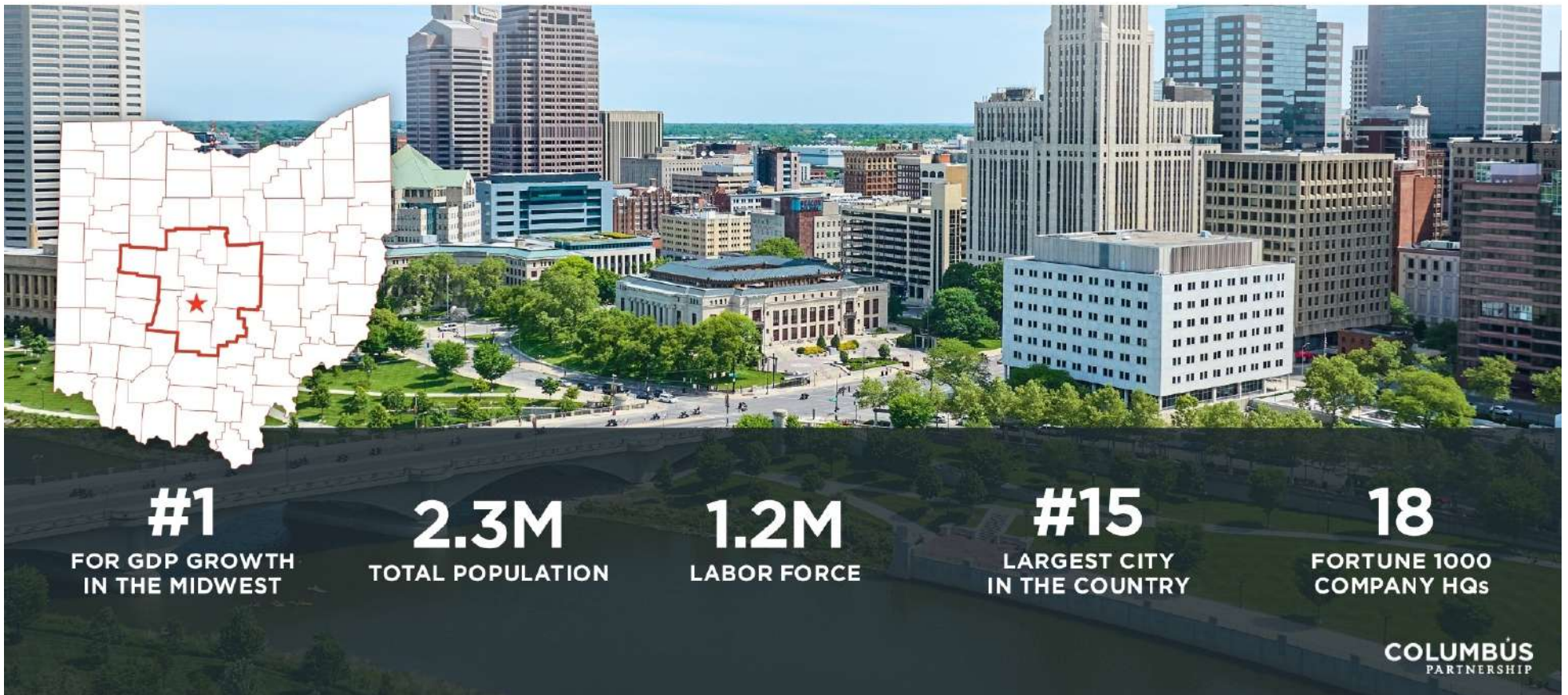


PROPERTY PHOTOS



REGIONAL ECONOMIC OVERVIEW

CENTRAL OHIO'S ECONOMIC PROFILE IS DIVERSIFIED, INNOVATIVE AND WELL-ANCHORED



REGIONAL GROWTH OVERVIEW

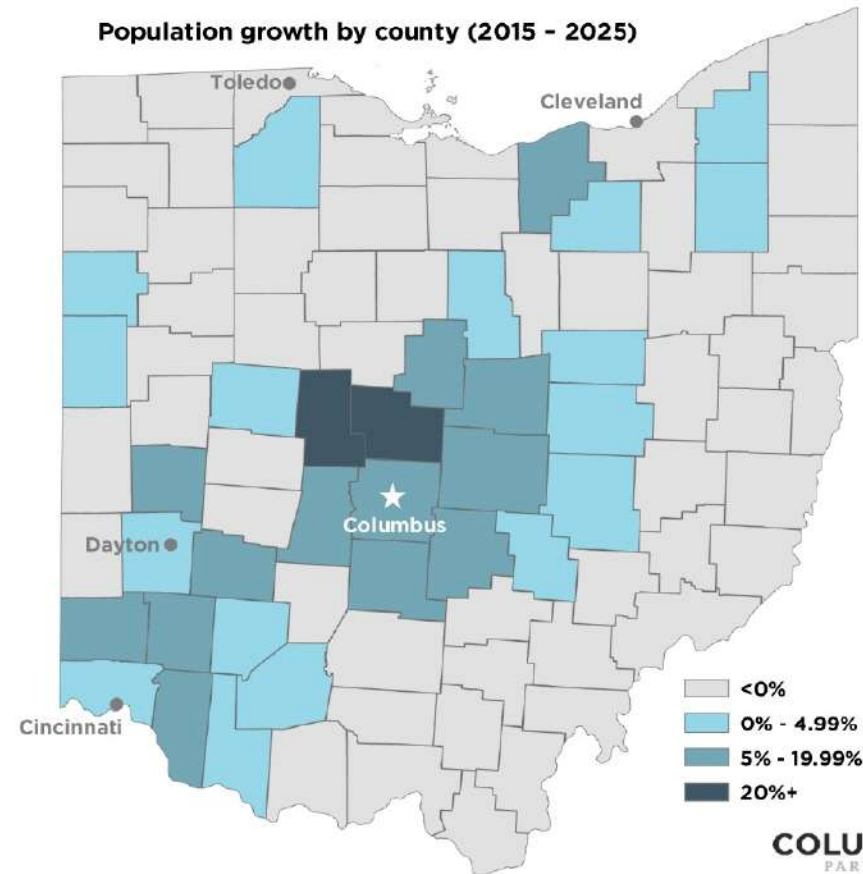
COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority (96%) of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Seven of the top fastest growing counties are in the Columbus Region.

Rank	County	% Population Growth, 2015 - 2025
#1	Union	27.7%
#2	Delaware	22.0%
#3	Warren	12.0%
#4	Fairfield	11.2%
#5	Pickaway	9.6%
#6	Madison	9.5%
#7	Licking	7.6%
#8	Miami	6.9%
#9	Franklin	6.8%

Sources: U.S. Census Bureau, Population Estimates, 2015-2025.



CORPORATE HEADQUARTER OVERVIEW

COLUMBUS RANKS #3 AMONG ALL LARGE U.S. METROS FOR NUMBER OF FORTUNE HEADQUARTERS PER CAPITA.

FORTUNE 1,000 HQ

Fortune Ranking | # Columbus Region Employees

 #15 6,150 Jobs	 #72 9,300 Jobs	 #218 3,000 Jobs	 #351 3,700 Jobs	 #471 1,500 Jobs	 #506 700 Jobs
 #564 2,100 Jobs	 #576 30 Jobs	 #617 350 Jobs	 #676 1,700 Jobs	 #687 2,500 Jobs	 #711 300 Jobs
 #792 1,000 Jobs	 #841 1,000 Jobs	 #855 370 Jobs	 #910 750 Jobs	 #929 400 Jobs	 #944 360 Jobs

Sources: Fortune, 2025. Based on Fortune listed city and state location of headquarters. *One Columbus best estimate of FTE in the Columbus Region, 2025.

COLUMBUS
PARTNERSHIP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right], ohio.org (p. 11 [bottom right] Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right], (p. 12 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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