

5151 BLAZER PARKWAY

DUBLIN, OH 43017



Red outline is for illustration purposes only.

OWNER-USER OR REDEVELOPMENT OPPORTUNITY

5151 Blazer Parkway presents a rare opportunity to acquire a 100% vacant, 152,703 SF single-story office building in one of Central Ohio's premier suburban office markets. Offered for sale only, the property is ideally suited for an owner-user seeking a large corporate headquarters or campus environment, while also presenting exceptional long-term redevelopment potential. Situated on 25.43 acres within the OLR (Office, Laboratory and Research District) zoning, the property accommodates a wide range of office, research, laboratory, and innovation-oriented uses. Future zoning allows for mixed-use development including multi-family development. The efficient single-story layout provides excellent functionality, abundant natural light, multiple building entrances, generous parking, and a loading dock, allowing flexibility for a variety of occupancies and operational needs.

WWW.5151BLAZER.COM

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PROPERTY OVERVIEW

Located in the heart of Dublin’s Blazer Parkway office corridor, 5151 Blazer Parkway offers exceptional visibility and accessibility just minutes from I-270, US-33, and SR-161, providing convenient connectivity throughout the Columbus metropolitan area.

The property is surrounded by an extensive mix of restaurants, hotels, retail destinations, everyday amenities in the Tuttle Road area and 10 mintues from Bridge Park, making it an attractive location for employers and employees alike. Nearby national and regional corporations reinforce the area’s reputation as one of Central Ohio’s premier business districts.

The property’s position within Dublin’s established office market, combined with strong surrounding demographics, excellent transportation access, and the City’s continued investment in business growth, creates an outstanding opportunity for an owner-user or redeveloper.

Sale Price	Call Agent for More Information
Building Size	152,703 SF
Year Built	1975
Stories	One (1)
Acres	25.43
Occupancy	0% Multi-Tenant
Current Zoning	OLR (Office, Laboratory and Research District)*
Parking Ratio	8.0/1,000 SF
County	Franklin (273-000424)

*See page 10 for additional zoning information

- Telecommunications

Dublink Broadband Fiber Network
- Electric

American Electric Power (AEP)
- Natural Gas

Columbia Gas
- Water/Sewer

Columbus Water & Power



FLOOR PLAN

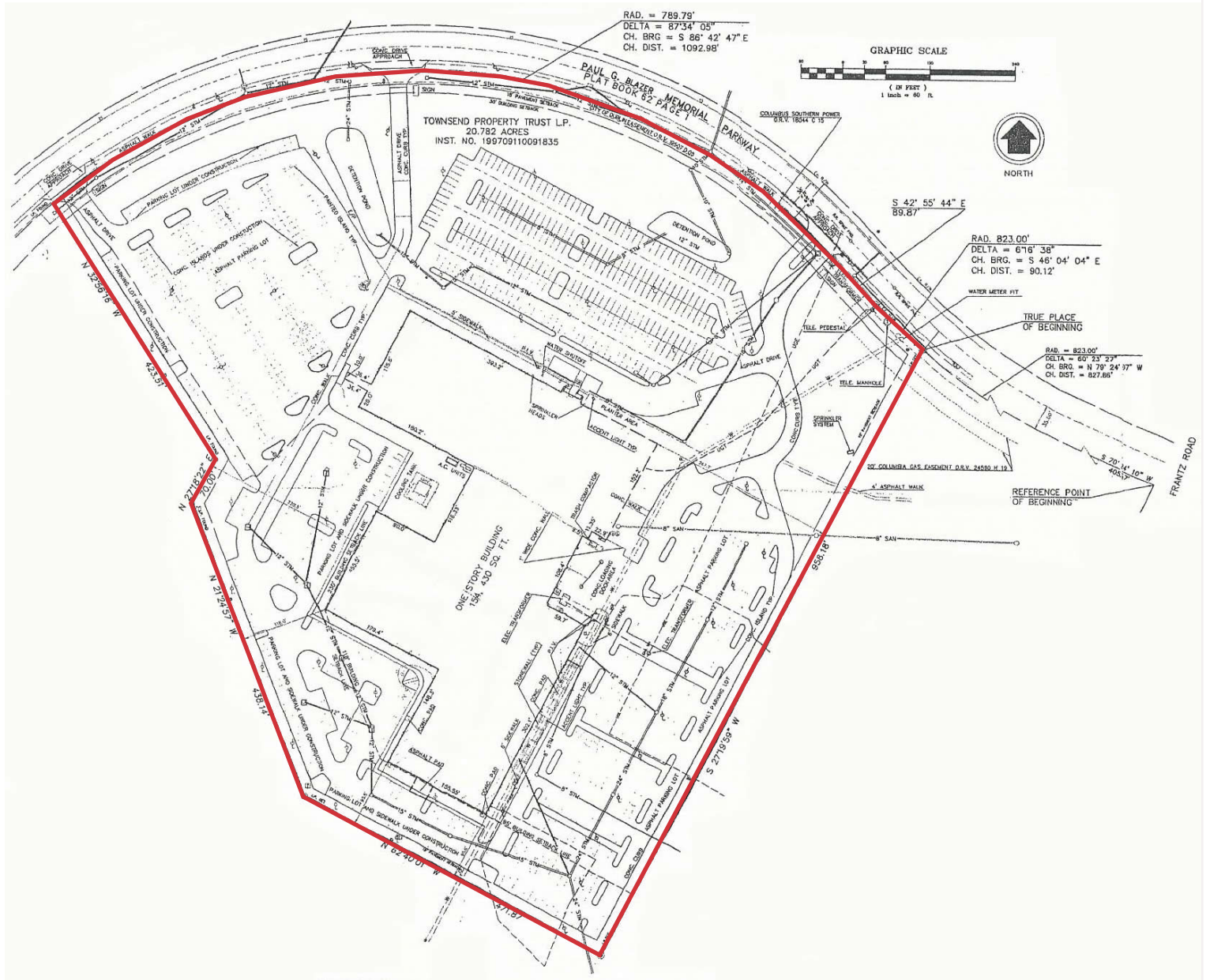


Disclaimer: This floor plan has been created by combining two separate floor plans to illustrate the building as a whole. It is intended for conceptual and marketing purposes only and may not be to scale. While believed to be accurate, prospective buyers should independently verify all dimensions, layouts, and building details.

AERIAL MAP



SITE PLAN



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PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



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SUBMARKET OVERVIEW



Dublin is one of Columbus’ largest and most established suburbs. It’s known within Central Ohio for excellent schools, miles of recreational paths, parks, gorgeous neighborhoods, dynamic community life, and a lively historic downtown district. Nationally, it’s renowned as home to the Dublin Irish Festival, the largest three-day Irish cultural celebration in the world. The city shows its commitment to the future with The Dublin Link bridge, the longest single tower “S” shaped suspension bridge in the world, and the ever-expanding Bridge Park district, an urban, walkable corridor with entertainment, dining, shopping, office space, and housing options. Dublin is home to Jack Nicklaus’ Muirfield Village Golf Club and its annual Memorial Tournament.

Dublin is situated across Franklin, Delaware, and Union counties, is directly accessible by US-33/SR-161 and I-270, and is approximately a 20 minute drive to downtown Columbus. The total area of the city is 24.80 square miles with a population of approximately 49,922 people, according to the most recent 2020 census. The area is home to more than 3,000 companies including a number of Fortune 100, 500, and 1,000 companies, such as, Cardinal Health, OhioHealth, and Wendy’s.

For more information visit: www.dublinohiousa.gov



Demographics

1 Mile		3 Mile		5 Mile	
Population	3,311	Population	86,948	Population	205,508
Avg. HH Income	\$111,583	Avg. HH Income	\$112,713	Avg. HH Income	\$123,269
Median Age	38.0	Median Age	35.9	Median Age	38.0
Monthly Expenditure	\$9,551	Monthly Expenditure	\$8,848	Monthly Expenditure	\$9,297

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ZONING OVERVIEW

Blazer Research District

A mix of office, laboratory and research facilities.

This business neighborhood offers easy access to restaurants, hotels and retail, and includes multiple locations with freeway visibility. The offices in this neighborhood include corporate headquarters, high-tech research labs, class-A office space, and multi-tenant options, as well as settings ready for custom builds.

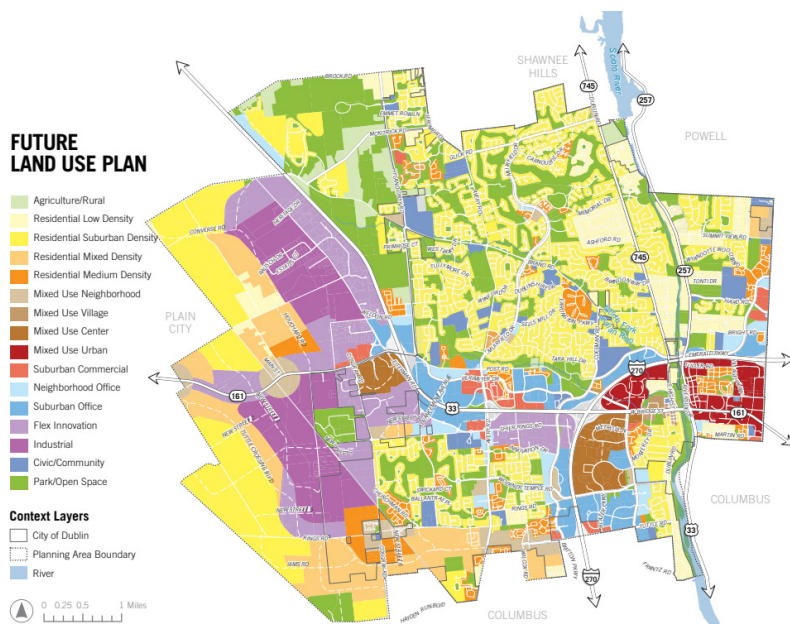


Current Zoning

The district includes areas zoned OLR (Office, Laboratory, & Research), SO (Suburban Office & Institutional), R-1 (Restricted Suburban), MUR-4 (Mixed Use Regional Llewellyn Farms Office District), PUD – Millennium Office Complex, PUD – The Corners, PUD – Atrium II, PUD – Vista Community Church, PUD – Llewellyn Farms, PUD – Dominion Homes, and PCD – I-20/ Tuttle Road. Permitted uses in these zoning districts include administrative and executive offices, commercial development, and limited residential development. Height Restrictions: 1 – 3 stories, varies by site.

Road Access to the Site

The primary access to the Blazer Research Business District is from the Tuttle Crossing I-270 Interchange, located .25 miles from Blazer Parkway. Arterials Blazer Parkway and Park Center Circle provide additional access to the sites.



Links: [Envision Dublin Community Plan Website](#)

[Land Use and Development Chapter of the Envision Dublin Community Plan \(PDF\)](#)

[City of Dublin Economic Development](#)

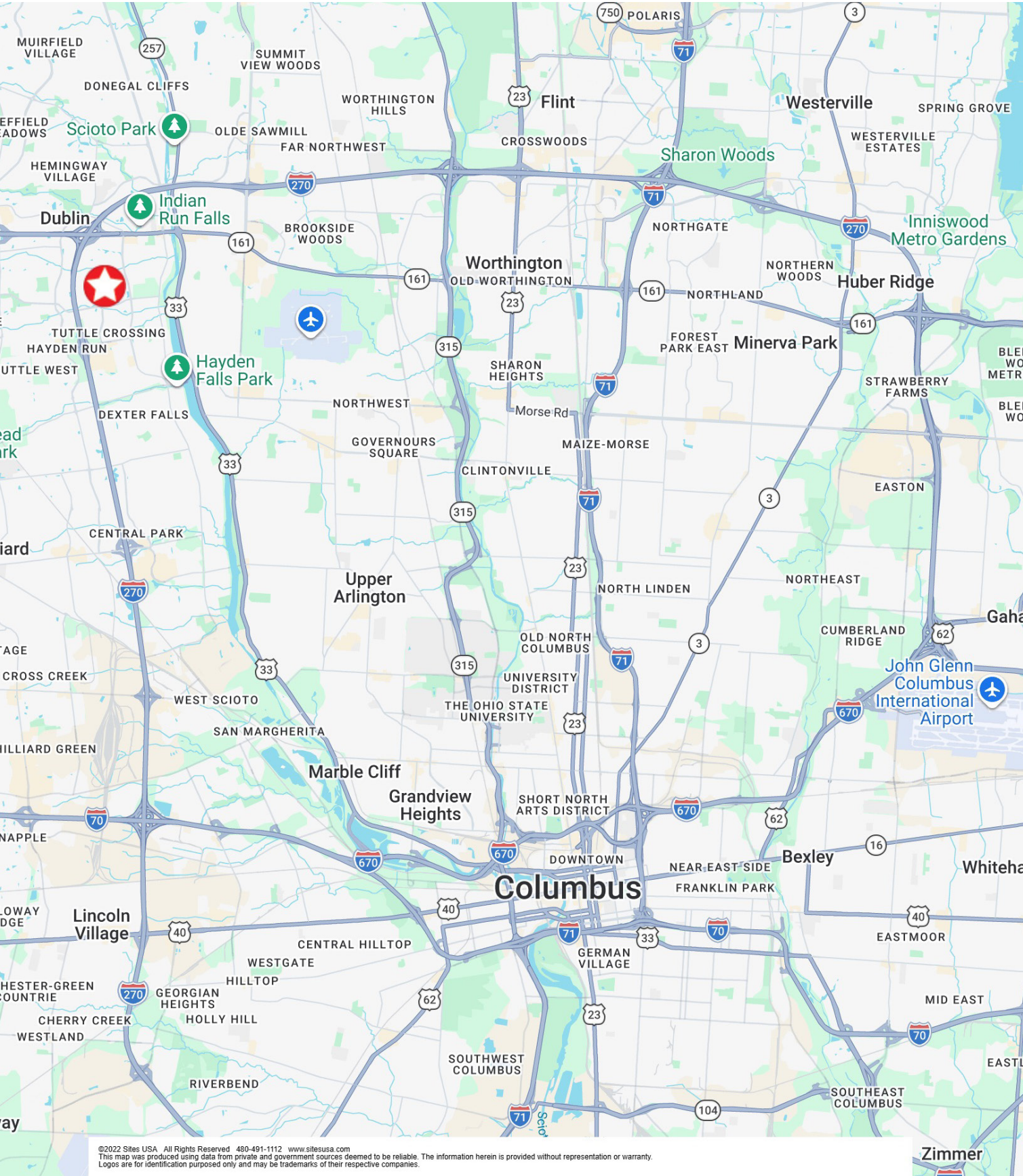
Future Land Use: Mixed Use Center

Land Use Intent: Vibrant mixed-use district organized around open space with live-work opportunities, supporting services, and amenities positioned in key locations around high-volume thoroughfares and ground-floor activation.

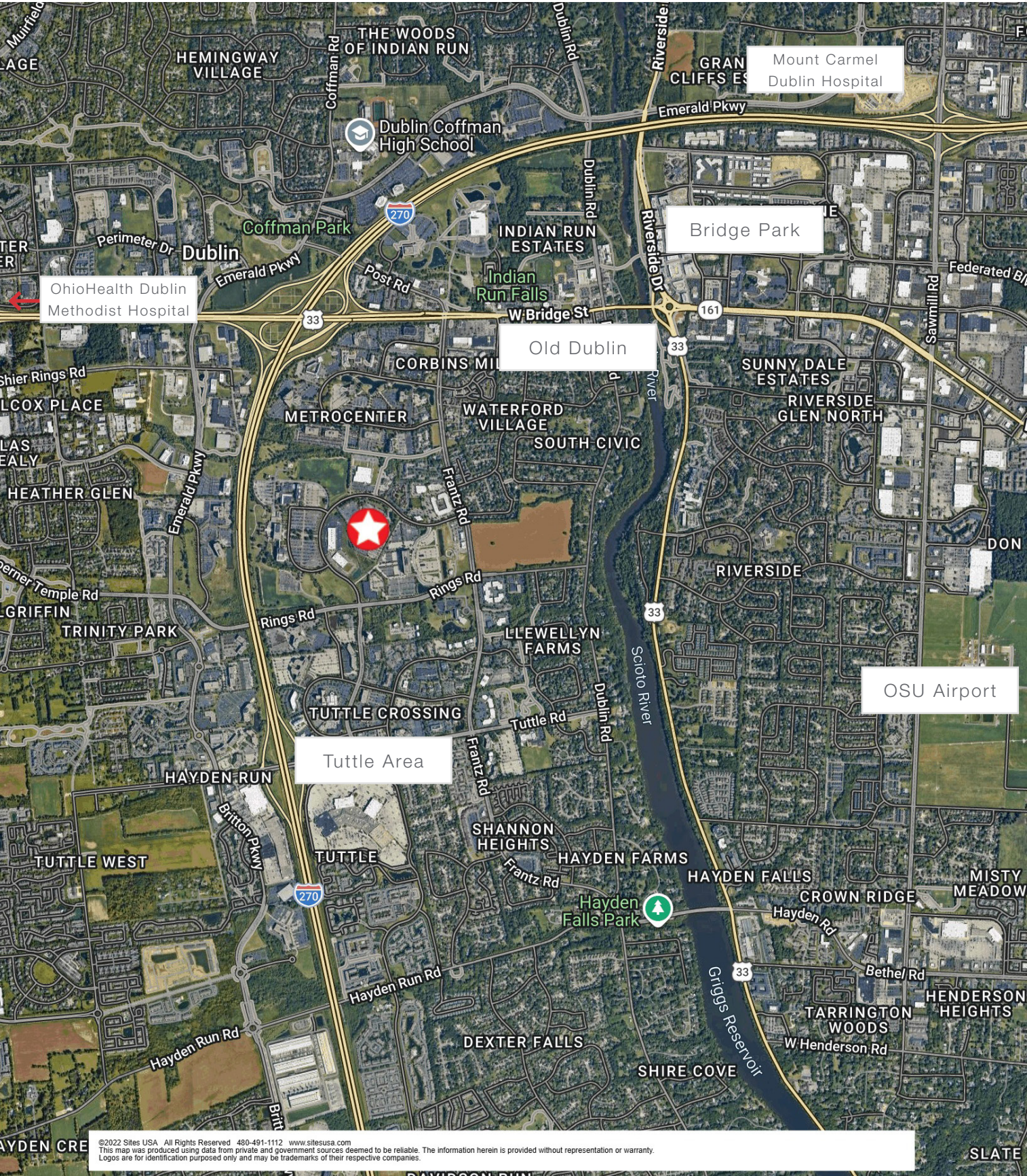
CHARACTERISTICS

Principal Uses	Office, hospitality, multi-family residential, laboratory, R&D
Supporting Uses	Civic, parks and open space, commercial, retail
Density	1.5 - 3 FAR
Building Form and Orientation	2-8 stories, low to mid-rise buildings with an emphasis on pedestrian accessibility and scale, vertical mixed-use in key locations, organized around green space, horizontal mix of uses
Open Space	Urban open space concepts, including plazas, greens, pocket parks and public squares; linear green spaces; neighborhood greens
Sustainability	Building-mounted solar, green roofs, LEED buildings, permeable pavement, rain gardens, bioswales, adaptive reuse, alternative building materials
Streetscape	Buildings close to the street, blend of patio and open space between buildings, mobility hubs, sidewalks, shared-use paths
Parking	Above or below ground structured parking, on-street parking at key locations, shared surface parking lots

REGIONAL MAP



LOCATION MAP



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