



OFFICE FOR LEASE

1201 DUBLIN RD

COLUMBUS, OH

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Property Overview

Positioned in the highly desirable Grandview submarket, **1201 Dublin Road** offers a unique office environment overlooking a scenic lake, with immediate access to the amenities of Grandview Crossing and Grandview Avenue. The building features a strong tenant presence, with Versa occupying the first and second floors, while the third and fourth floors are currently available for lease. As a co-working operator, Versa provides a valuable amenity to other tenants, offering access to a variety of meeting and training rooms without ever needing to leave the building.

Availability

	3rd Floor	4th Floor
Space Size:	3,931 SF	3,931 SF
Lease Rate:	\$16.50/SF NNN	\$16.50/SF NNN
OpEx*:	\$12.43/SF	\$12.43/SF

Option to combine third & fourth floor for a total of 7,862 SF

** Utilities & janitorial included*



Building Highlights



46,000 SF Building



Excellent visibility
on Dublin Rd.



Scenic lake views



Newly remodeled creative
office building



Convenient freeway
access



Lease up to 7,862 SF

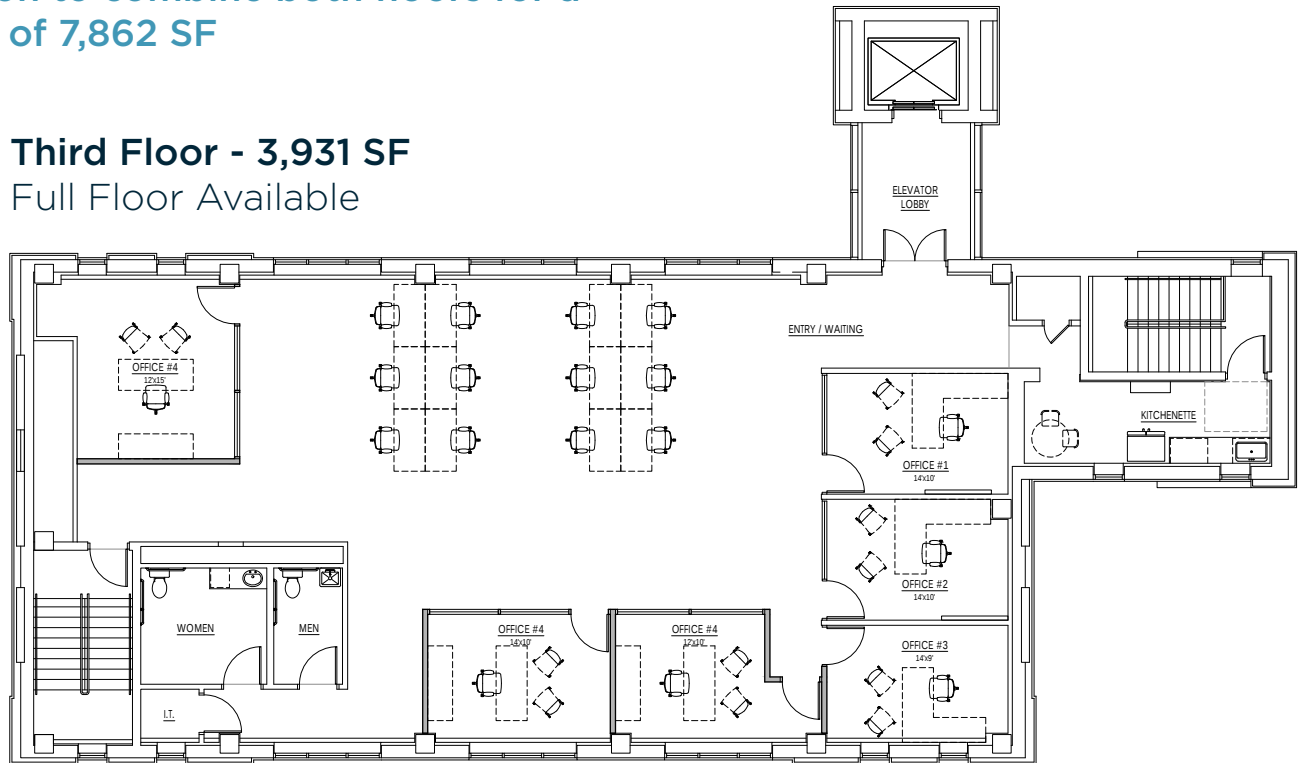


Floor Plans

Option to combine both floors for a total of 7,862 SF

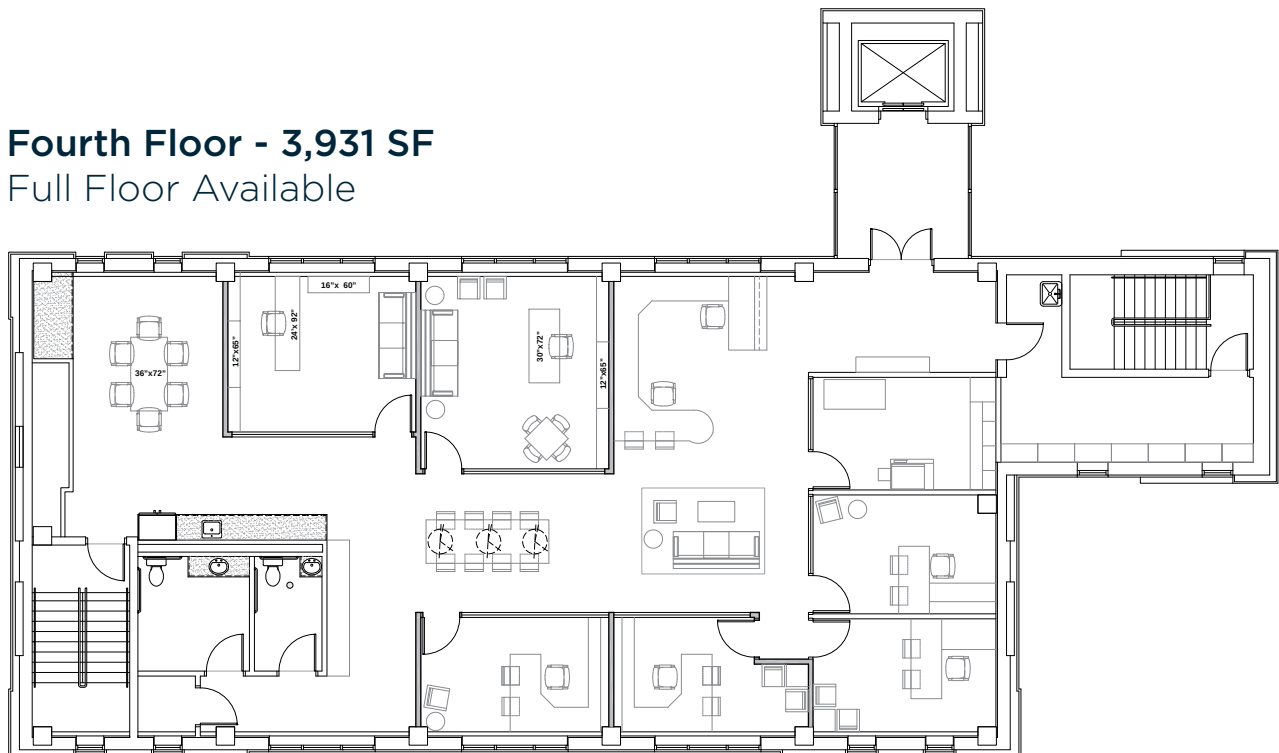
Third Floor - 3,931 SF

Full Floor Available



Fourth Floor - 3,931 SF

Full Floor Available





Scenic lake views!





[Click here](#) or scan
QR Code to view a
360-degree tour of
the **3rd Floor**.



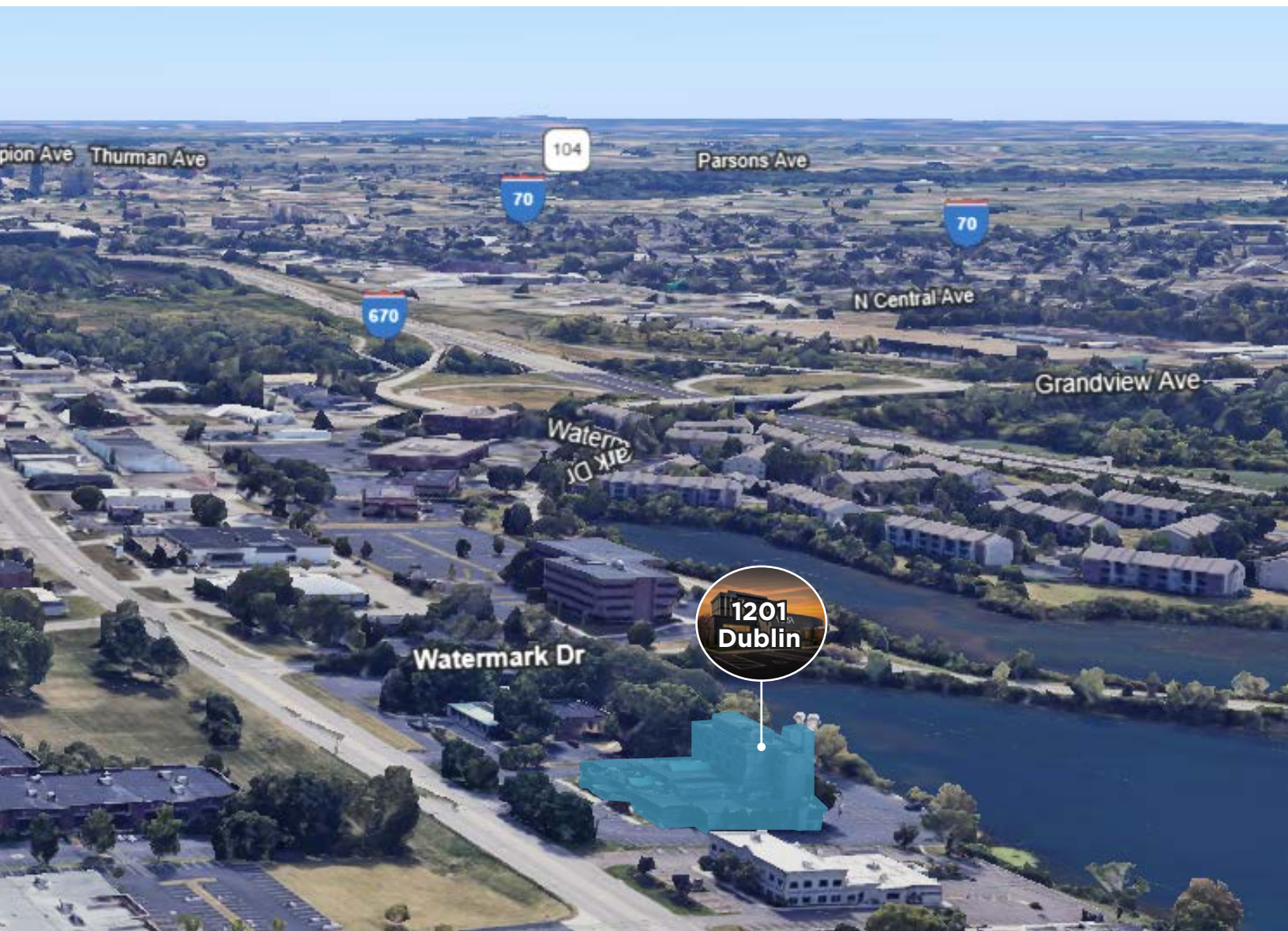
[Click here](#) or scan
QR Code to view a
360-degree tour of
the **4th Floor**.

Location Overview



Location Overview

Grandview is highly sought by both businesses and families; it's been that way since its incorporation as a village in 1906. It is a stable, storied community that blends immediate downtown and freeway access with the charm of a small, intimate, and progressive neighborhood. The community boasts strong commercial occupancy rates, a growing diversity of housing options, award-winning restaurants, boutique retail, and strong schools, all combining to make this a location ripe for investment.



0.5 mi to Grandview Center

2.5 mi to The Arena District

3.2 mi to The Ohio Statehouse

3.5 mi to Short North

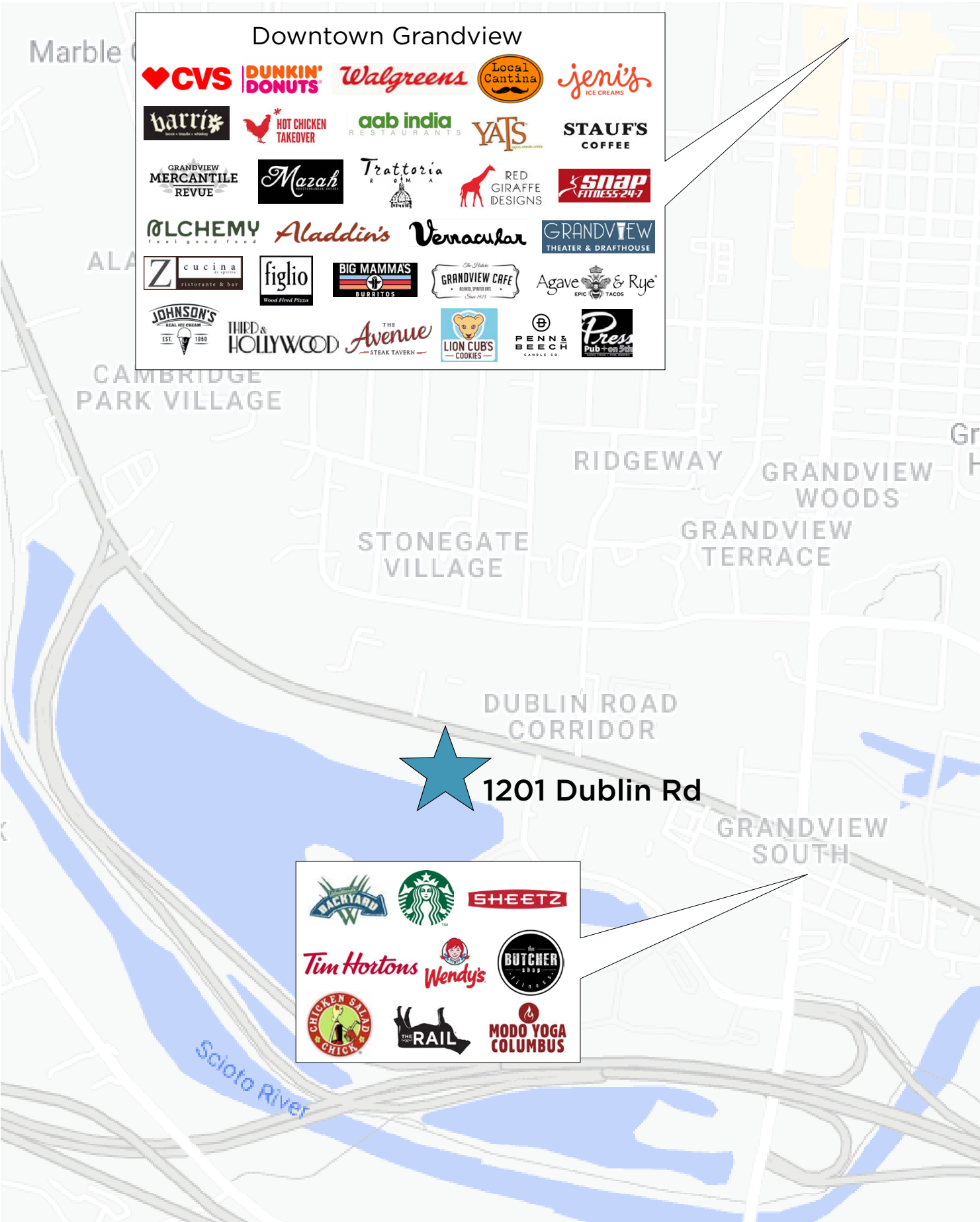
3.5 mi to The Ohio State University

4.5 mi to The German Village

10 mi to John Glenn Columbus International Airport

13 mi to Easton Town Center

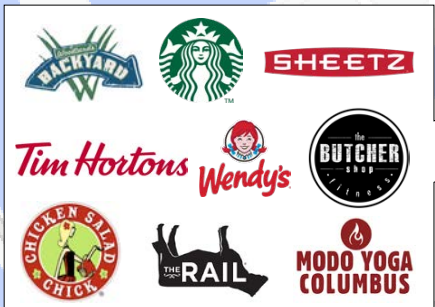
Nearby Amenities

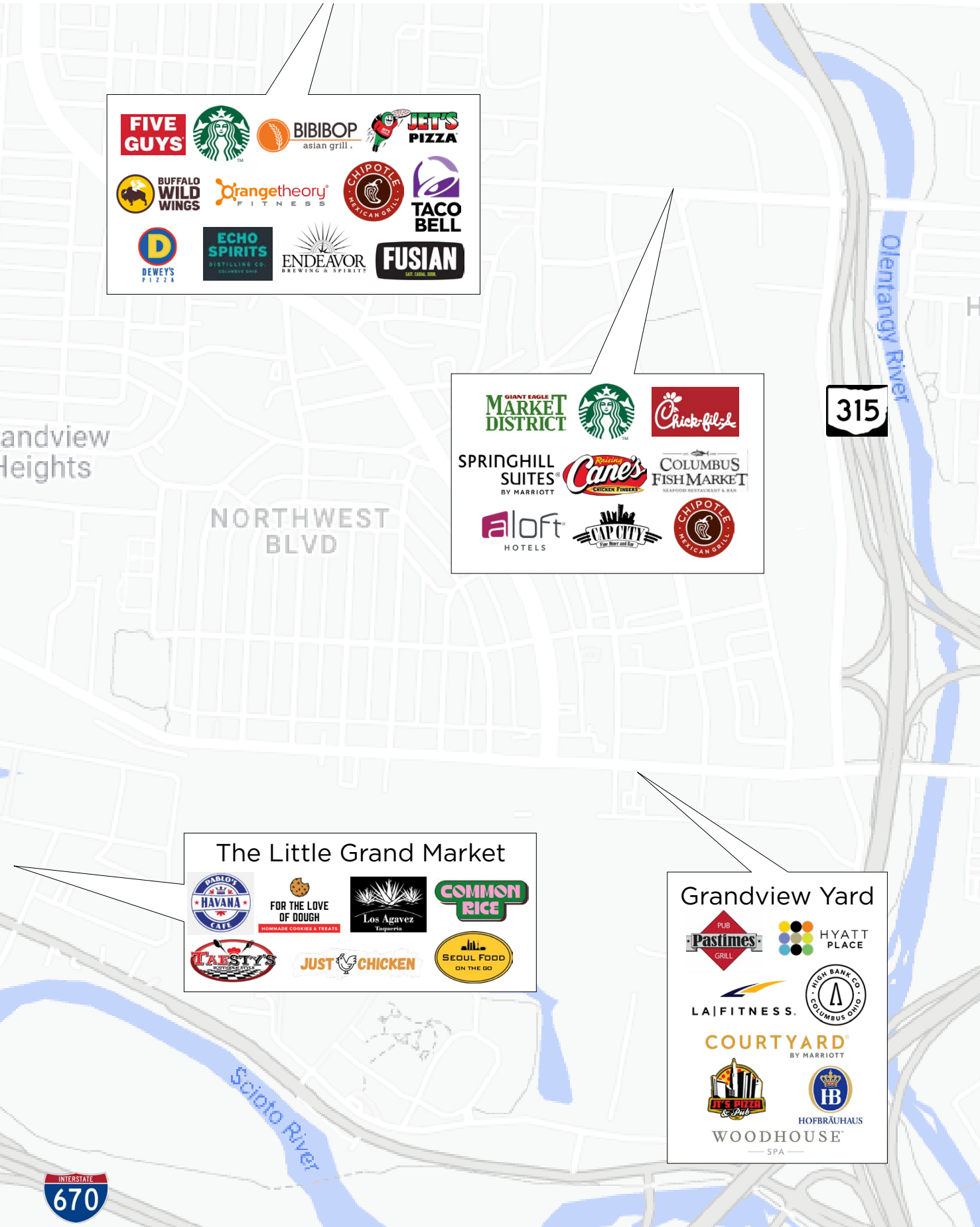
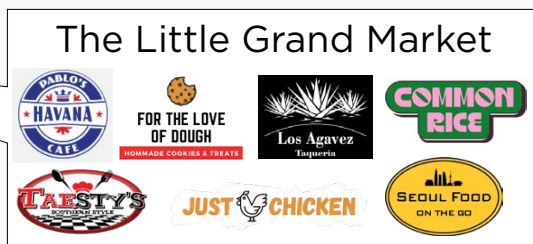
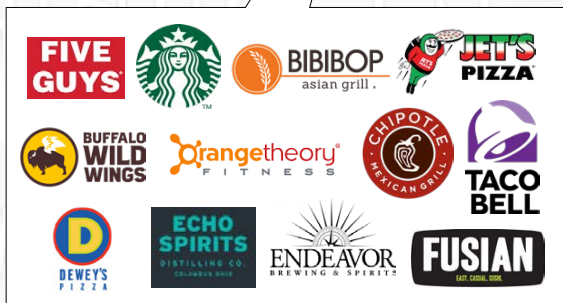


Downtown Grandview



1201 Dublin Rd



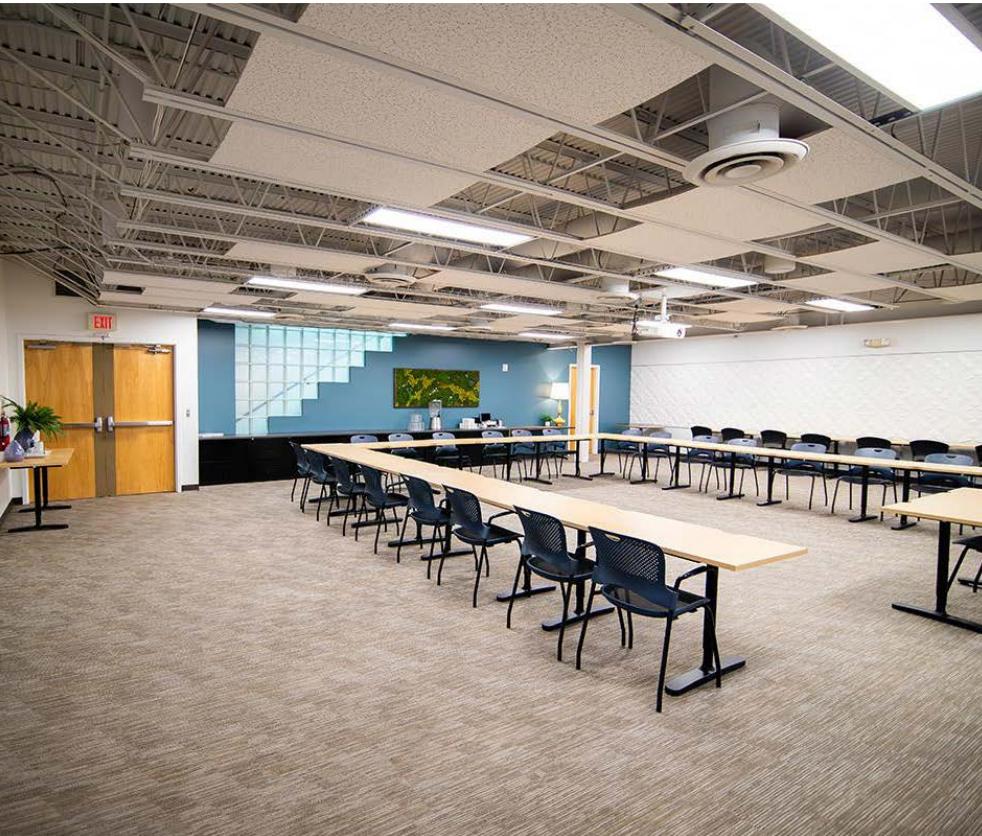


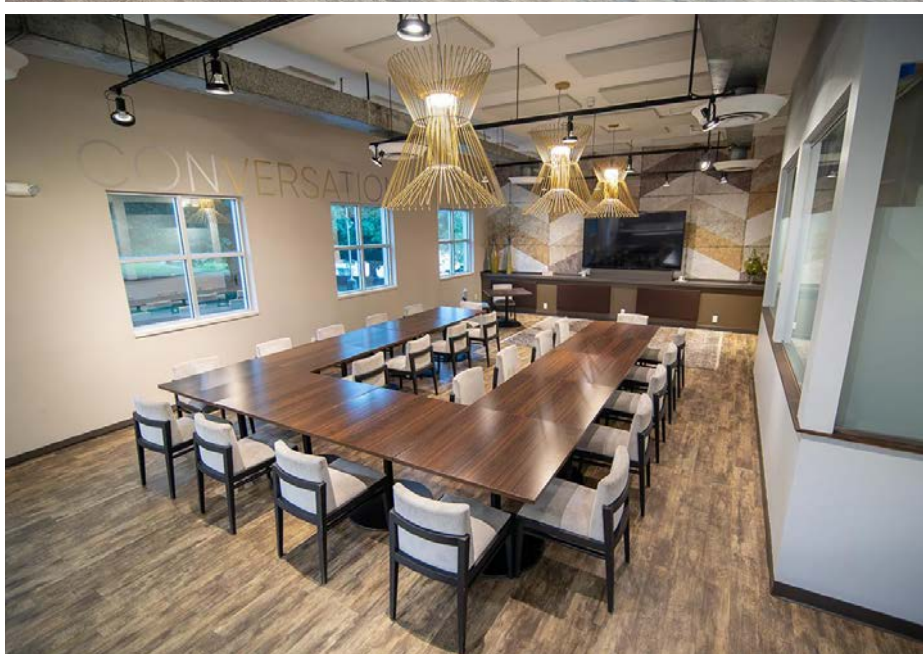




Building Tenant - Versa

Current first and second floor tenant, Versa, is a co-working space that could provide tenant(s) with access to a variety of meeting and training rooms without ever needing to leave the building.







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Ownership Disclosure: Agents have an ownership interest in the property.

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