



OFFICE FOR SALE
1201 DUBLIN RD
COLUMBUS, OH

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Building Highlights

Allied Real Estate Advisors is proud to present an opportunity to purchase a 46,000 SF creative office space. Located in the thriving submarket of Grandview, **1201 Dublin Rd** overlooks a scenic lake and is in close proximity to Grandview Crossing and Grandview Avenue amenities.



46,000 SF Building



Excellent visibility
on Dublin Rd.



Scenic lake views



Newly remodelled creative
office building



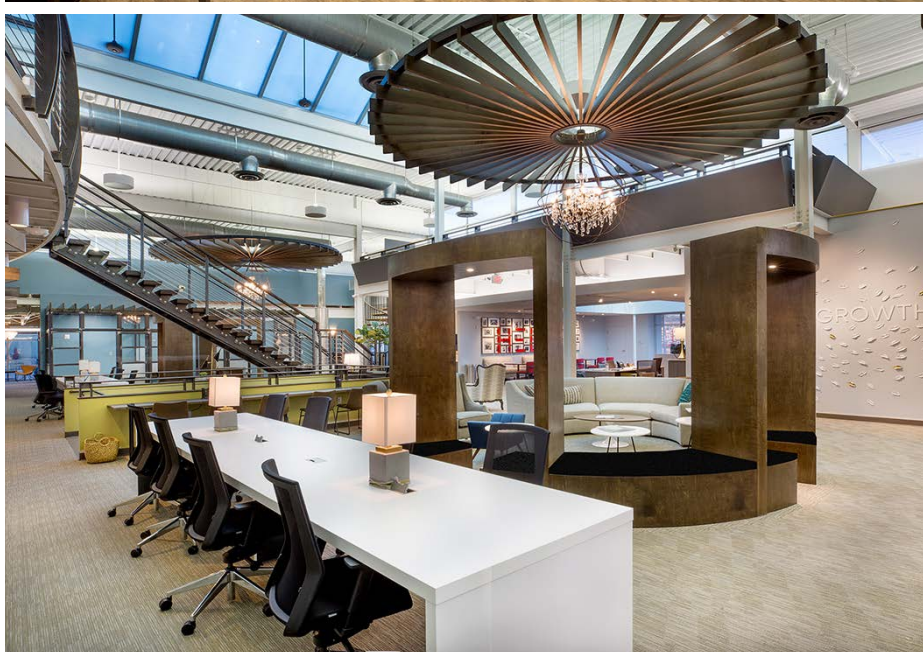
Convenient freeway
access



Furniture available,
creating a plug and
play opportunity







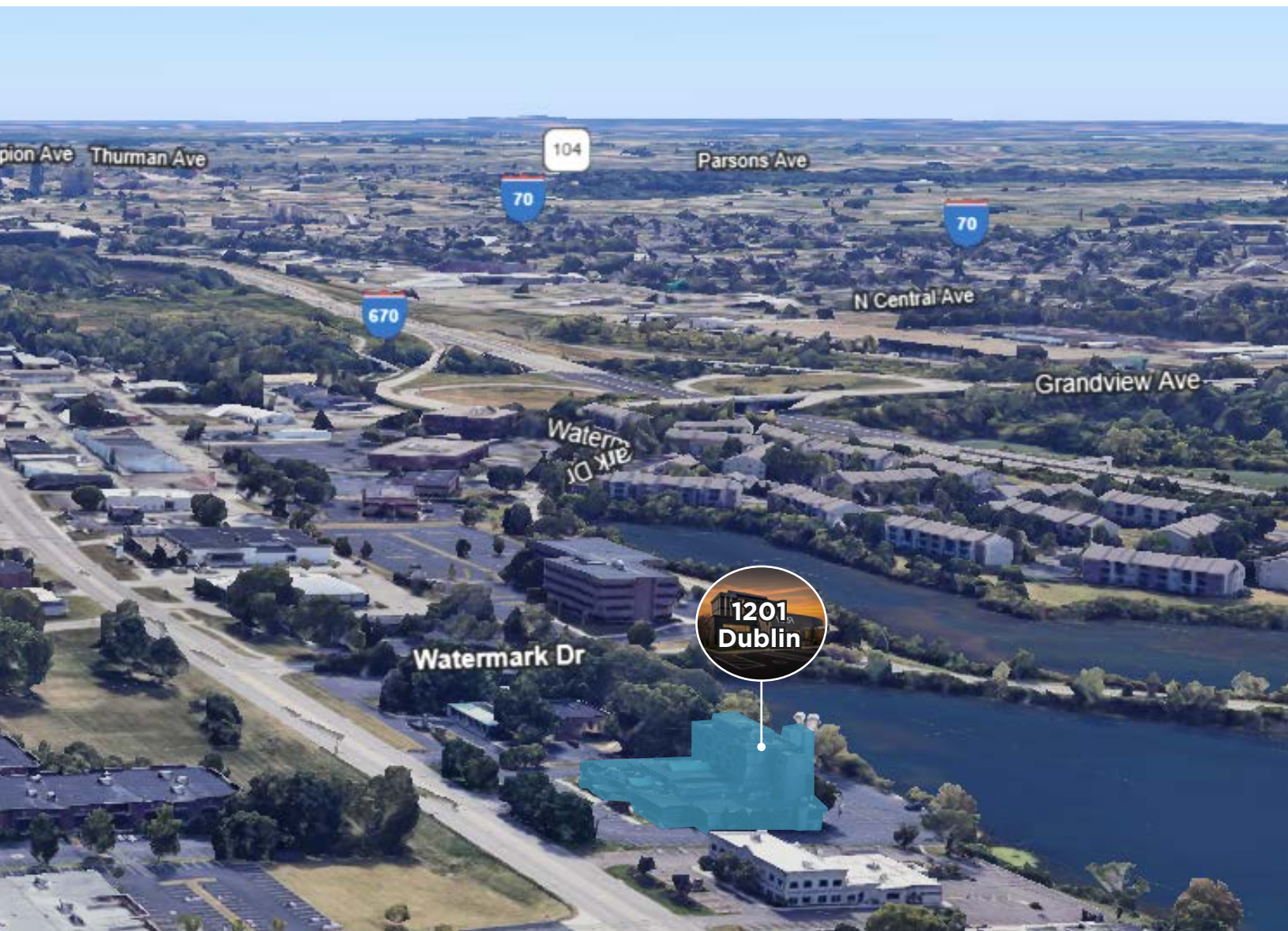
[Click here](#) or scan QR Code to
view a 360-degree tour.

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

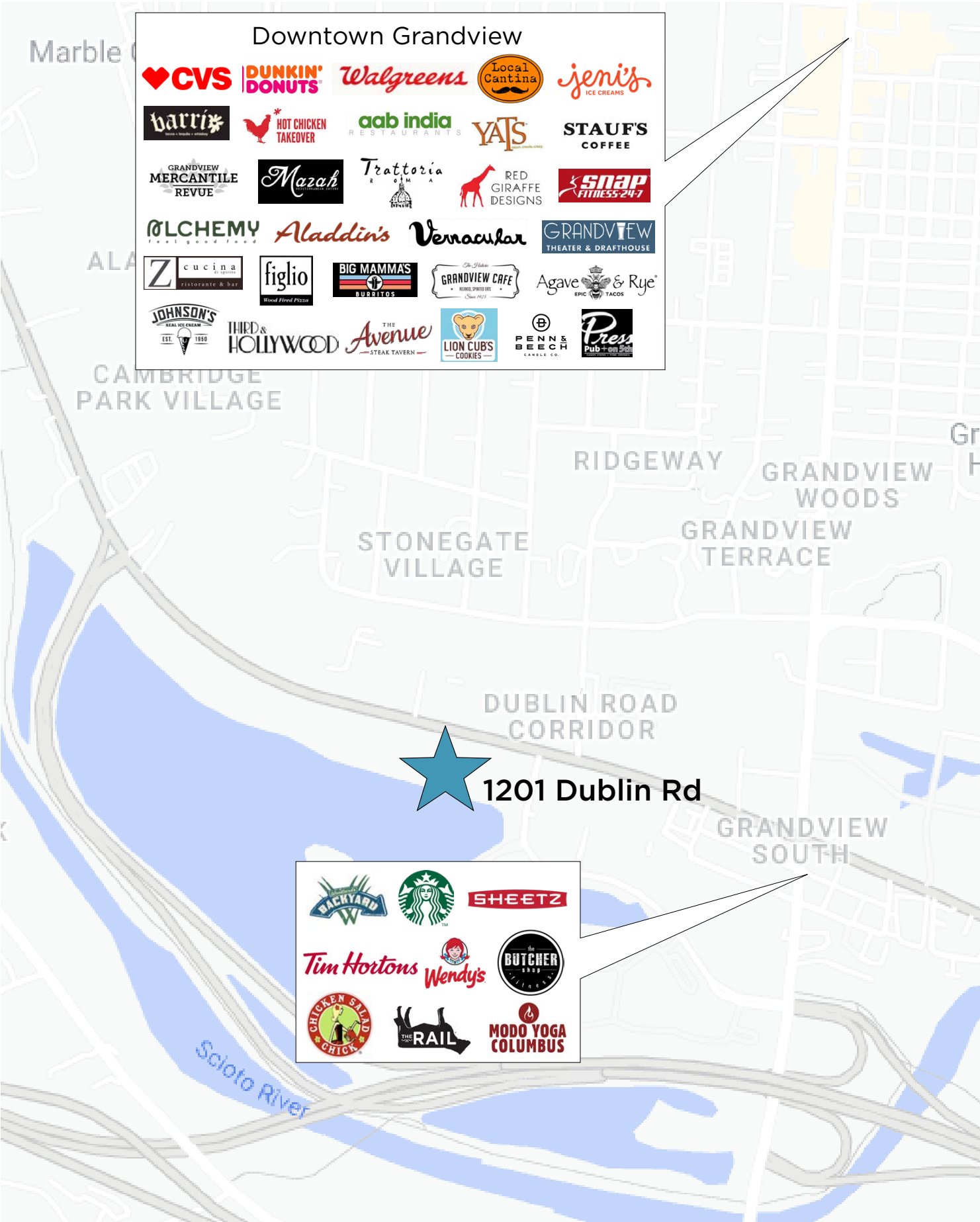
3.5 mi to The Ohio State University

4.5 mi to The German Village

10 mi to John Glenn Columbus International Airport

13 mi to Easton Town Center

Nearby Amenities

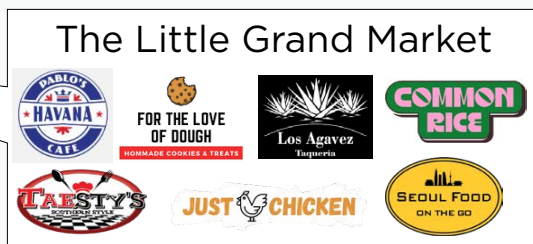
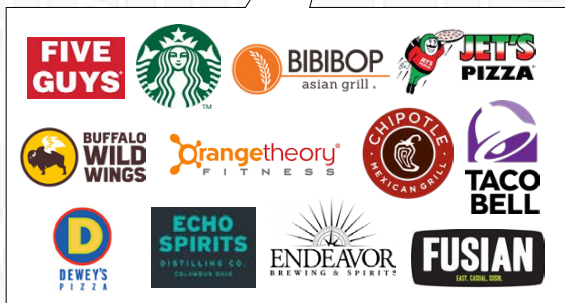


Downtown Grandview



1201 Dublin Rd





Grandview Heights

NORTHWEST BLVD

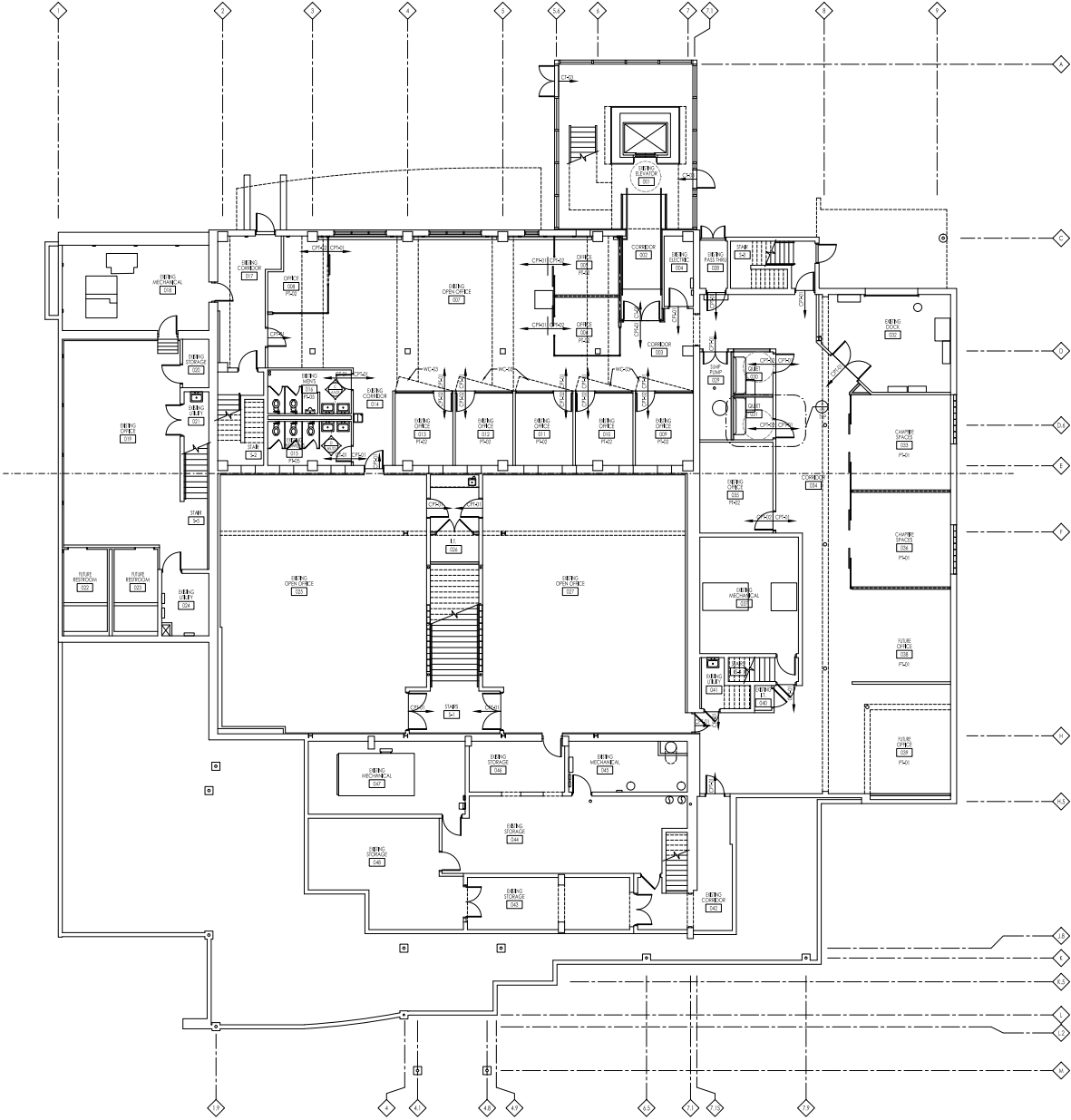
Oleentangy River



Scioto River

Floor Plans

Lower Level

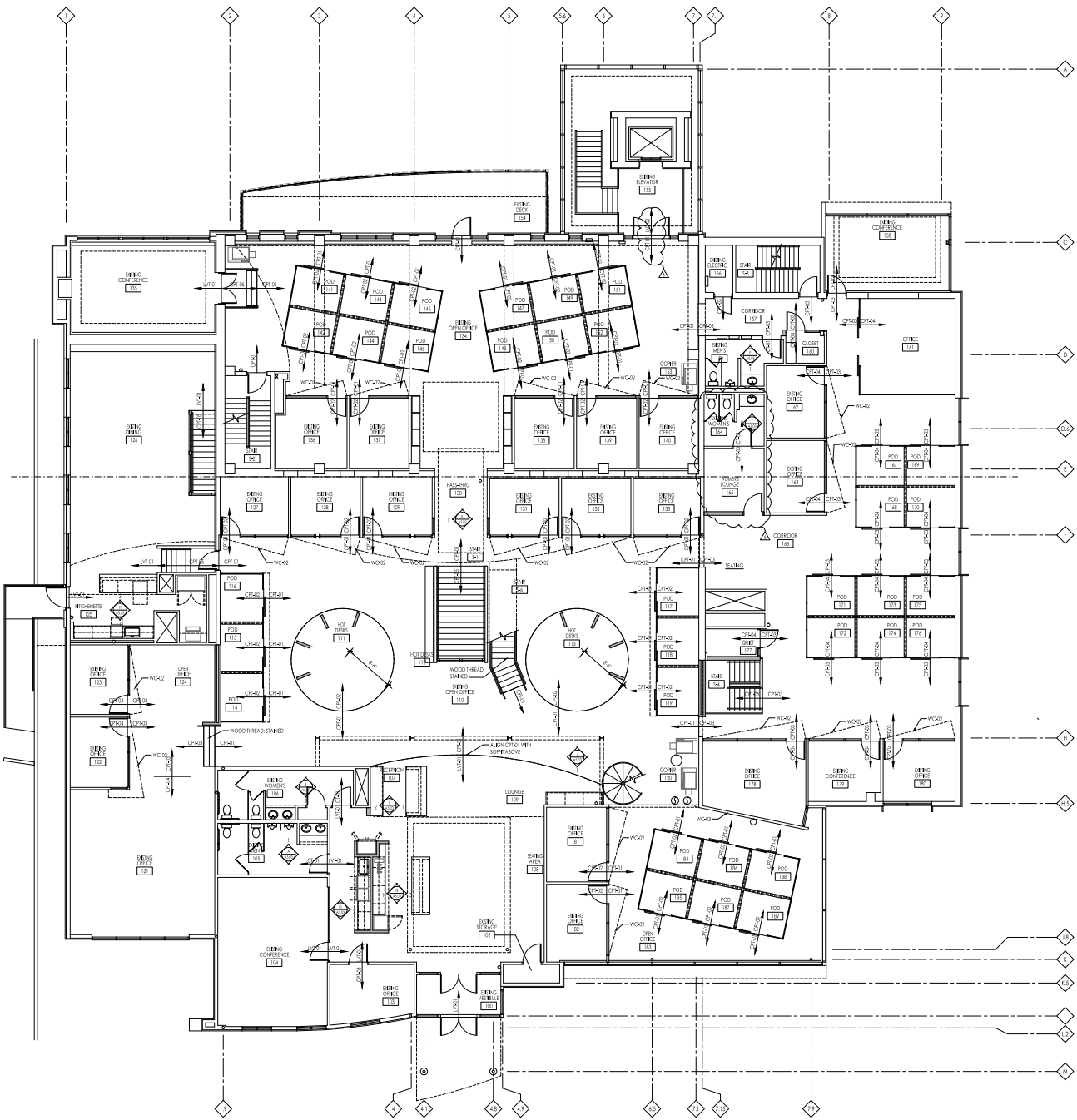


A Proposed Basement Plan



Floor Plans

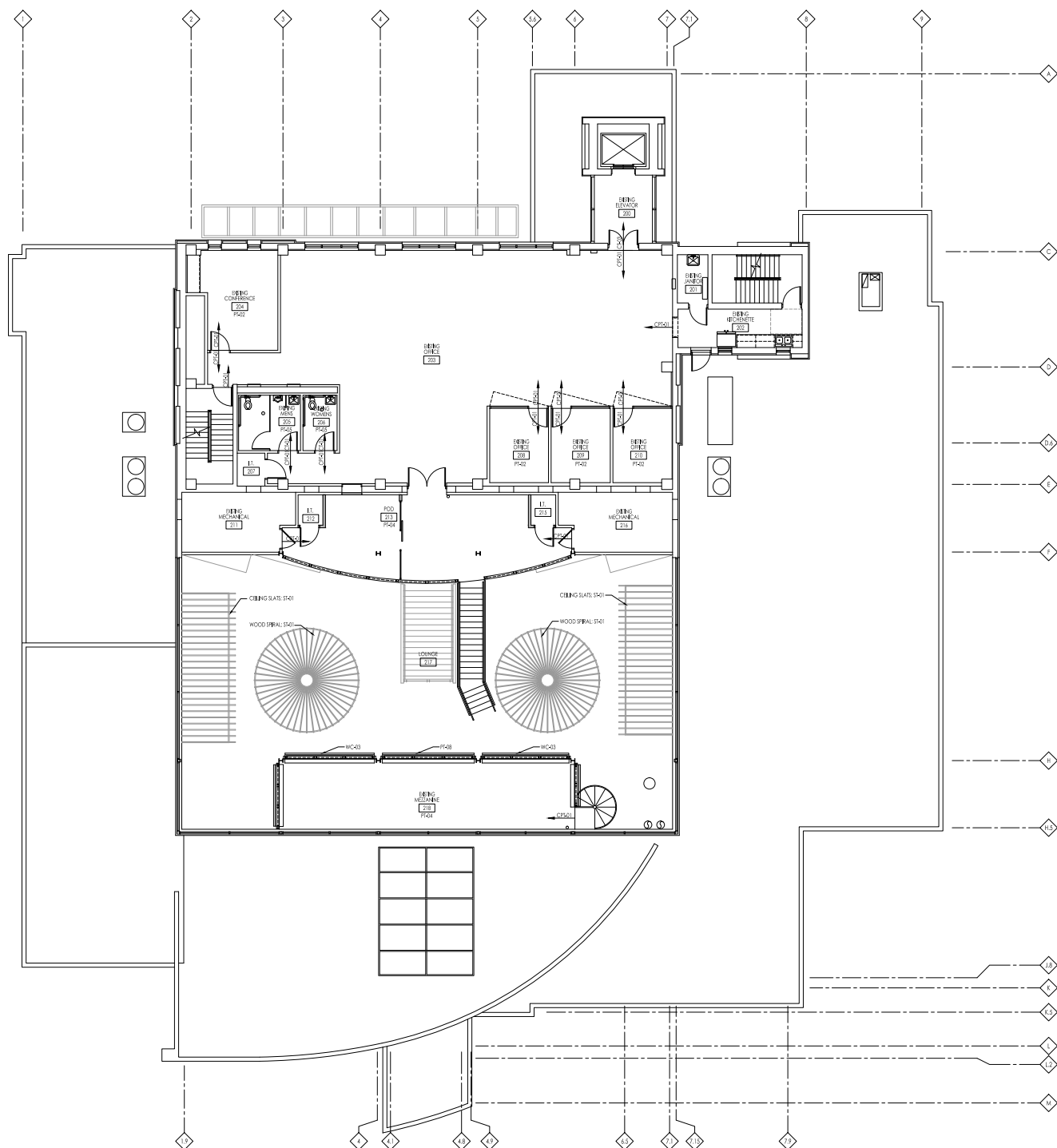
First Floor



A Proposed First Floor Plan
1/8" = 1'-0"

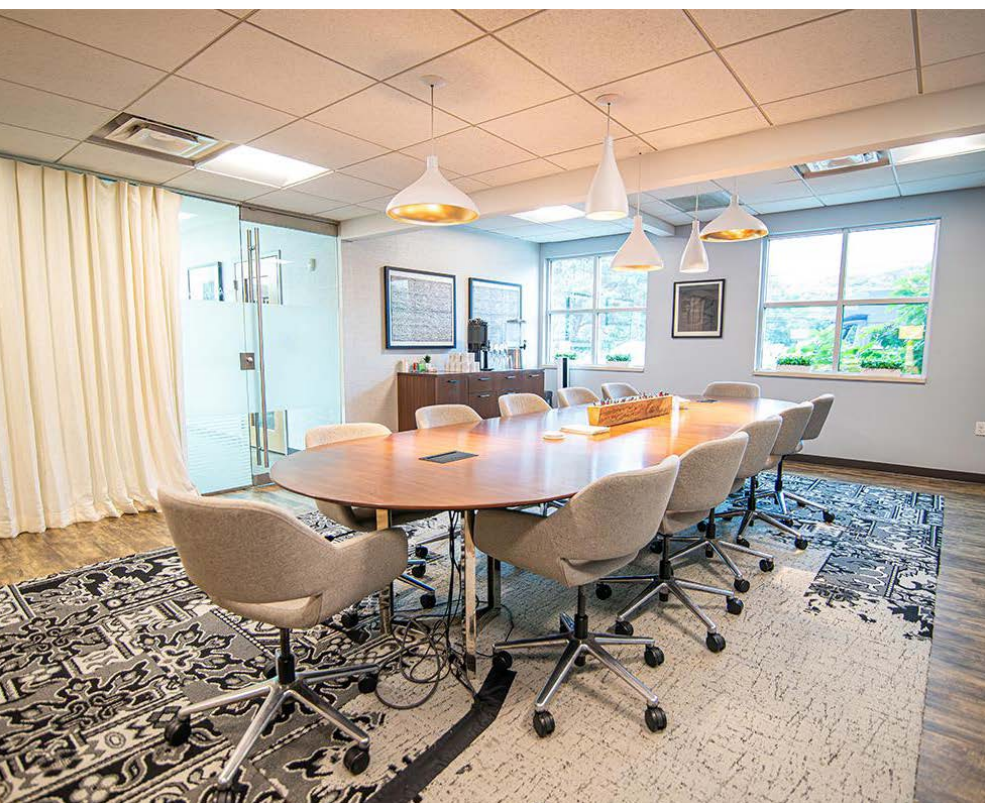
Floor Plans

Second Floor



A Proposed Second Floor Plan
1/8" = 1'-0"









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

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