COLUMBUS, OH 43215

1380 DUBLIN ROAD

UP TO 15,000 SF

OFFICE/MEDICAL FOR LEASE

COMPETITIVE RATES W/TI ALLOWANCE, AMPLE PARKING + PRIME LOCATION!



ROTH REAL ESTATE GROUP

OFFICE/MEDICAL SPACE FOR LEASE

HIGH-TRAFFIC FLEX MEDICAL/OFFICE SPACE WITH 23K DAILY IMPRESSIONS

1380 DUBLIN ROAD

PROPERTY OVERVIEW

PROPERTY INFO

PARCEL OVERVIEW
GOOGLE MAP
AERIAL PHOTO
CREXI
DIGITAL FLIPBOOK

NEIGHBORHOOD

VILLAGE WEBSITE
NICHE.COM
NEIGHBORHOOD SCOUT

CITY + COUNTY

FRANKLIN COUNTY
CITY OF COLUMBUS
COUNTY AUDITOR
COLUMBUS ZONING

VIEW
FLIPBOOK

LEASING INFO:
ANDY PATTON
614.371.5754
ANDY@ROTHREGROUP.COM

1 1 2 2 2

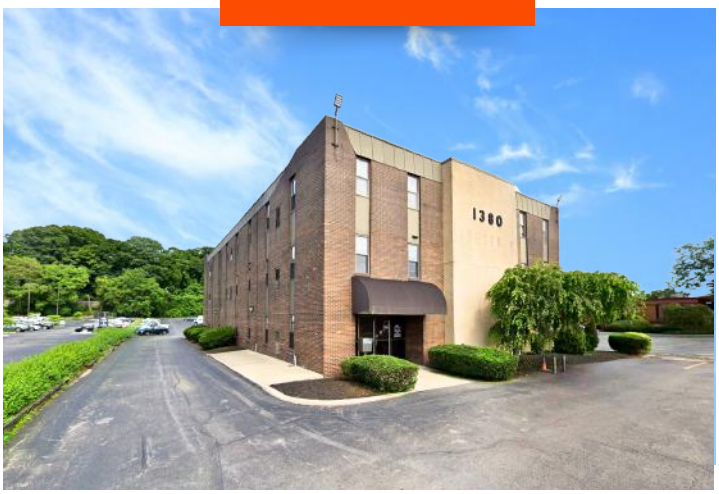
Positioned along the bustling Dublin Road corridor, 1380 Dublin Rd. presents a rare leasing opportunity for businesses seeking premier office or medical space in Columbus. With 23,000+ vehicles passing daily, this three-story commercial building offers a high-visibility, high-accessibility location with immediate proximity to major highways, downtown Columbus, and key business districts.

Featuring up to 15,000 square feet of leasable space, this property is perfect for medical offices looking for a dynamic work environment. Ample parking, modernized interiors, and flexible lease terms make this an ideal space for businesses looking to establish or expand in a thriving commercial hub.

AN UNPARALLELED BUSINESS OPPORTUNITY IN A HIGH-VISIBILITY LOCATION



1380 DUBLIN ROAD



PROPERTY DETAILS

ADDRESS
1380 Dublin Rd,
Columbus, OH 43215

AVAILABLE SPACE
Up to 15,000 SF (2nd & 3rd floors)

ZONING
Office/Medical

LOT SIZE
1.37 Acres

YEAR BUILT
1972, Fully Renovated in 2006

PARCEL ID
010-104617

LEASE RATE
$12.00 PSF MG (Utilities Included)

COMMON AREA MAINTENANCE (CAM)
$5.67 PSF

TI ALLOWANCE
Available

LEASE TERM
Negotiable

PARKING
122 Spaces (5.51 per 1,000 SF)

PROPERTY FEATURES

- **MULTIPLE LEASING OPTIONS**
  Two available floors (7,504 SF each)with additional 6,000 SF basement storage
- **COMPETITIVE LEASE RATE**
  Utilities included in base rent with affordable CAM charges
- **PROFESSIONAL LANDSCAPING & MANICURED GROUNDS**
  A welcoming environment for employees and clients
- **STREET SIGNAGE**
  Visibility opportunities ensure maximum brand recognition
- **RECENTLY UPDATED**
  New energy-efficient windows (2019) and modern office interiors
- **FLEXIBLE LEASING TERMS W/TI**
  TI Dollars Available for build-out customization
- **122 PARKING SPACES**
  Well above industry standards for office and medical space
- **24/7 BUILDING ACCESS**
  Ideal for healthcare providers and medical offices with extended hours

LEASING INFO:
ANDY PATTON
614.371.5754
ANDY@ROTHREGROUP.COM

INVESTMENT OPPORTUNITY

At $12.00 PSF MG (utilities included) with a $5.67 PSF CAM rate, this property offers a highly competitive lease rate compared to the other areas of Columbus. With utilities included, tenants save significantly on overhead costs while maintaining a premium location.

AREA	LEASE RATE
DOWNTOWN COLUMBUS	$18-$25 PSF
GRANDVIEW + UPPER ARLINGTON	$16-$22 PSF
EASTON + POLARIS	$20-$30 PSF
1380 DUBLIN RD	$12 PSF MG (UTILITIES INCLUDED) WITH A $5.67 PSF CAM RATE

FINDING THE RIGHT LOCATION FOR YOUR BUSINESS IS MORE THAN JUST SQUARE FOOTAGE—IT'S ABOUT VISIBILITY, ACCESSIBILITY, AND THE ABILITY TO THRIVE IN A DYNAMIC COMMERCIAL ENVIRONMENT

- ✓ WORK-LIFE BALANCE & AMENITIES
- ✓ AFFLUENT & BUSINESS-FRIENDLY COMMUNITY
- ✓ FLEXIBLE LEASING TERMS
- ✓ TENANT IMPROVEMENT (TI) ALLOWANCE
- ✓ HIGHLY VISIBILITY
- ✓ PARKING CONVENIENCE
- ✓ THRIVING BUSINESS ECOSYSTEM & TALENT PIPELINE

1380 DUBLIN ROAD



LEASING INFO:
ANDY PATTON
614.371.5754
ANDY@ROTHREGROUP.COM

● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES

CREATE A CUSTOM WORKSPACE THAT MEETS YOUR OPERATIONAL NEEDS

RECENTLY UPDATED + WELL-MAINTAINED

- All windows replaced in 2019, enhancing natural light & energy efficiency
- Renovated in 2006, ensuring a modern work environment
- Professionally landscaped grounds, creating a polished, welcoming atmosphere

FLEXIBLE LEASING TERMS + TENANT IMPROVEMENT (TI) ALLOWANCE

Unlike rigid corporate office buildings, this space allows tenants to customize their layout with available TI dollars.

Medical build-outs?
No problem. Customize exam rooms, reception areas, and office suites.

Tech focused workspaces?
Absolutely. Open floor plans, private offices, and conference rooms are adaptable.

AMPLE PARKING – A RARITY IN COLUMBUS OFFICE SPACES

Many downtown office spaces struggle with parking limitations, but 1380 Dublin Rd offers **122 dedicated parking spaces—equivalent to 5.51 spaces per 1,000 SF leased,** well above industry averages.

No parking headaches for employees, clients, or patients.



LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM

1380 DUBLIN ROAD





LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM



2ND FLOOR



3RD FLOOR



TWO AVAILABLE FLOORS (7,504 SF EACH) WITH ADDITIONAL 6,000 SF BASEMENT STORAGE

BUSINESS AND EMPLOYEE BENEFITS

With its M2 commercial zoning, ample parking, and high visibility, this space is an ideal location for medical offices, outpatient clinics, and wellness centers. Its close proximity to The Ohio State University Wexner Medical Center (3 miles away) ensures access to top-tier medical professionals, partnerships, and referral networks.

1380 DUBLIN ROAD

- **PRIMARY CARE & SPECIALTY CLINICS**
- **DENTAL OFFICES & ORTHODONTIC PRACTICES**
- **CHIROPRACTIC & PHYSICAL THERAPY CENTERS**
- **MENTAL HEALTH & COUNSELING SERVICES**

PROXIMITY TO TOP-TIER MEDICAL PROFESSIONALS

Close to Ohio State University which has access to a diverse talent pool, research institutions, and healthcare industry connections for potential collaborations

AFFLUENT & BUSINESS-FRIENDLY COMMUNITY

- Nearby coworking spaces and professional services support business growth
- Surrounded by Grandview Heights and Upper Arlington, two of Columbus' most desirable neighborhoods
- Strong residential base and an engaged local business community

WORK-LIFE BALANCE & AMENITIES

- Proximity to Grandview's top-tier dining, coffee shops, and retail
- Access to parks, Quarry trails, and fitness centers for a balanced work environment

COLUMBUS' QUARRY TRAILS DEVELOPMENT WAS AWARDED "PROJECT OF THE YEAR" IN 2024
STONEMONT FINANCIAL

LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM

LOCATION ADVANTAGE

1380 DUBLIN ROAD

HIGH-VISIBILITY OFFICE & MEDICAL SUITES – 5 MINUTES TO FREEWAYS, 15 MINUTES TO CMH!

Finding the right location for your business is more than just square footage—it's about visibility, accessibility, and the ability to thrive in a dynamic commercial environment. 1380 Dublin Rd offers the ideal setting for businesses that want a prime Columbus address with the flexibility to create a custom workspace that meets their operational needs.



Airport Access: 15-minute drive (11 miles) to John Glenn Columbus International Airport

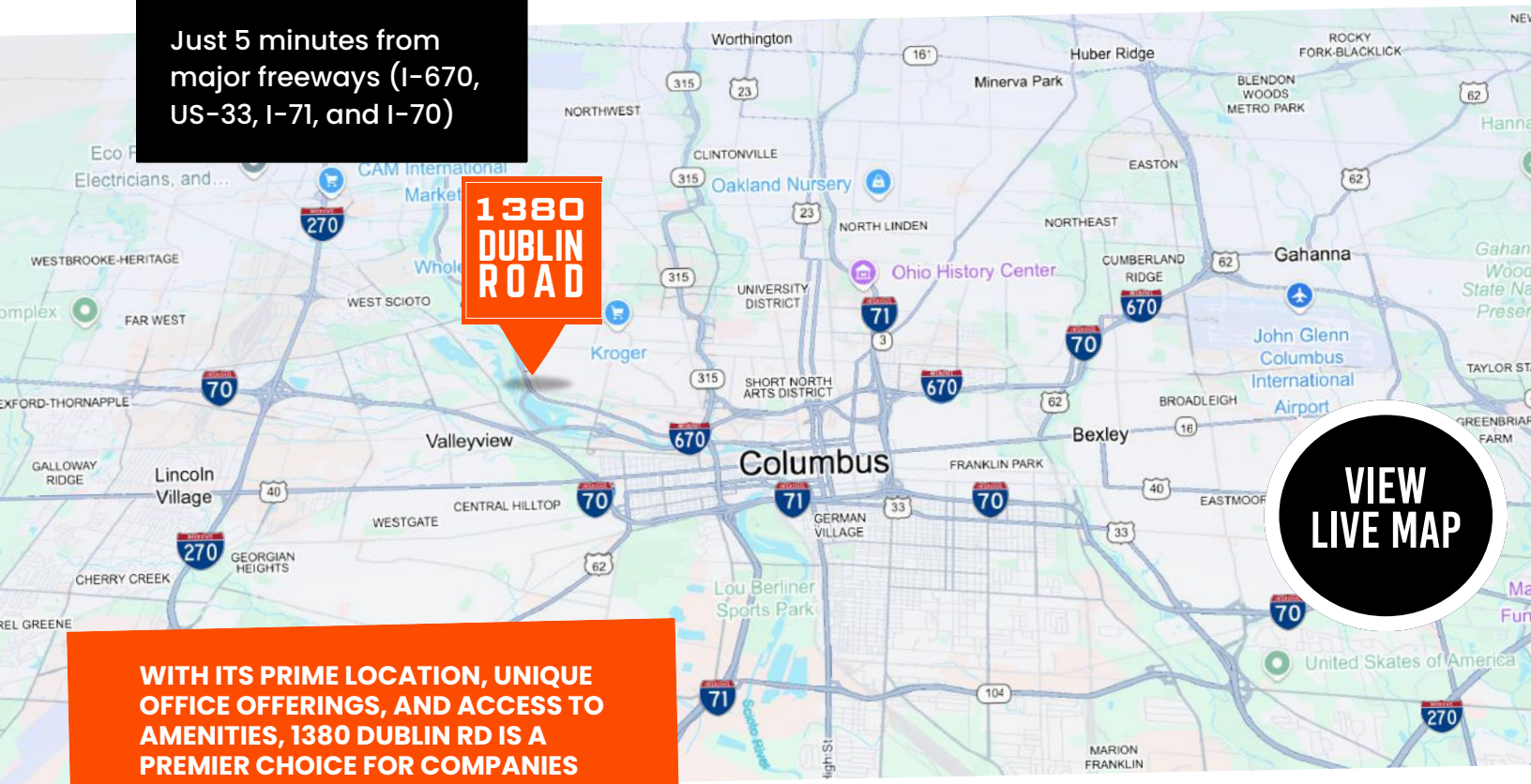
Business Hubs: Near Grandview Yard Business District, Downtown Columbus and Ohio State University

Amenities: Surrounded by Grandview Heights and Upper Arlington, two of Columbus' most desirable neighborhoods

Proximity to Columbus: 3.5 miles, 8-12 minutes drive, depending on traffic

PROXIMITY TO HIGHWAYS

Just 5 minutes from major freeways (I-670, US-33, I-71, and I-70)



WITH ITS PRIME LOCATION, UNIQUE OFFICE OFFERINGS, AND ACCESS TO AMENITIES, 1380 DUBLIN RD IS A PREMIER CHOICE FOR COMPANIES SEEKING AN EXCEPTIONAL WORKSPACE IN COLUMBUS

LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM

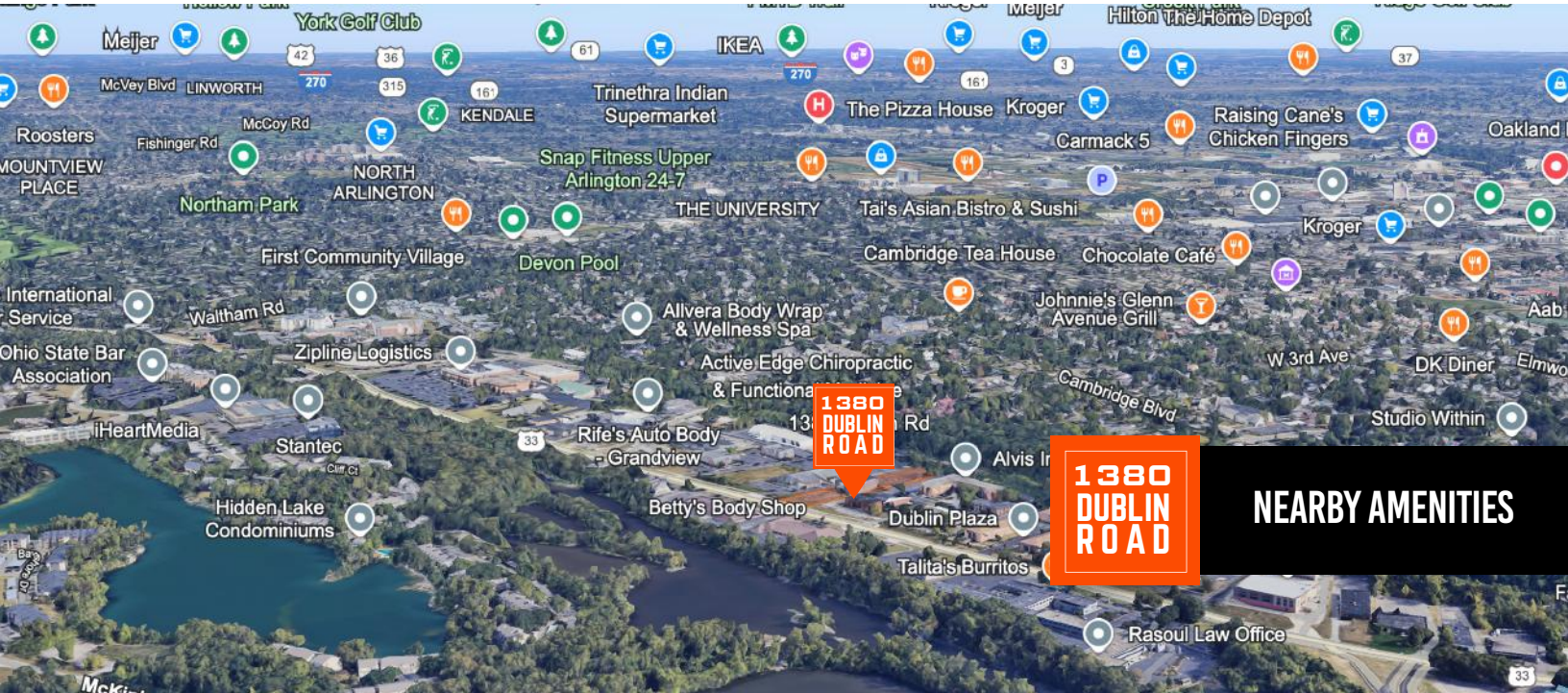


LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM

1380 DUBLIN ROAD

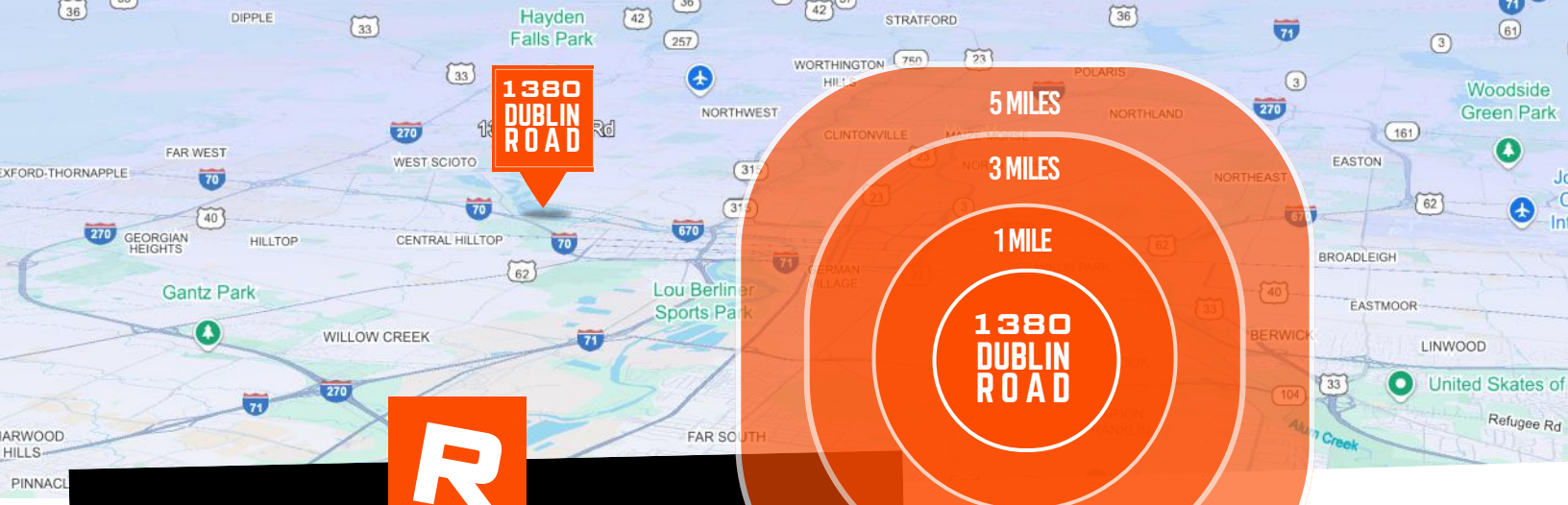
AERIAL VIEWS





1380 DUBLIN ROAD

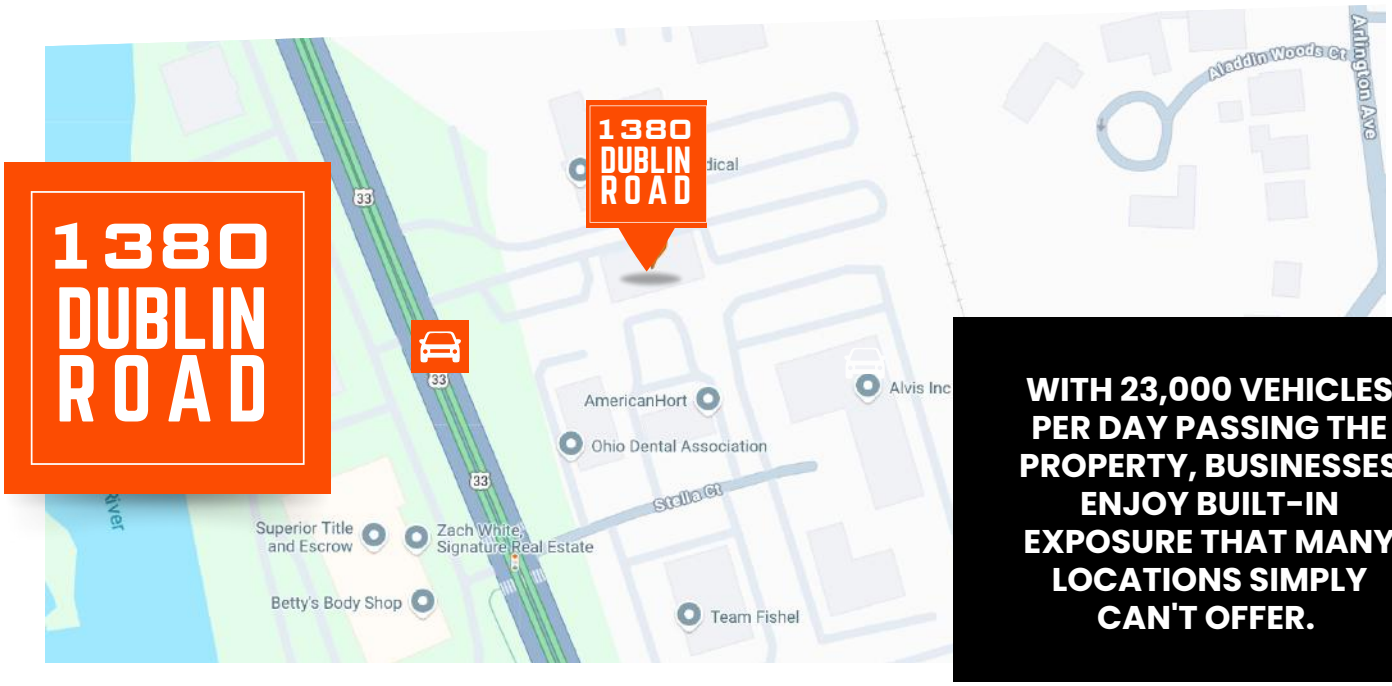
NEARBY AMENITIES



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8.5K	55.2K	165.4K
AVERAGE AGE	34	36	37
AVERAGE HH INCOME	$92.5K	$84.7K	$78.6K
AVERAGE HOUSE VALUE	$340K	$320K	$300K

Demographic data derived from datausa.io

TRAFFIC
HIGH VISIBILITY + EXPOSURE



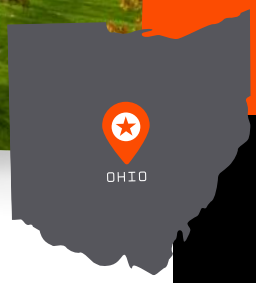
WITH 23,000 VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN'T OFFER.

1380 N DUBLIN ROAD'S CENTRAL LOCATION IN OHIO MAKES IT ACCESSIBLE TO A LARGE REGIONAL MARKET, INCLUDING NEARBY CITIES AND SUBURBS

LEASING INFO:
ANDY PATTON
614.371.5754
ANDY@ROTHREGROUP.COM

WITH A 1.4% ANNUAL GROWTH RATE, COLUMBUS IS THE FASTEST GROWING MAJOR METRO IN THE MIDWEST AND THE 7TH LARGEST ECONOMY IN THE UNITED STATES





COLUMBUS

902K
TOTAL POPULATION

$213K
AVG HOME VALUE

$68K
AVG HH INCOME

28
MEDIAN AGE

100
OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

ECONOMIC GROWTH + MARKET STABILITY

- No single industry represents more than 18% of employment, reducing economic volatility
- Columbus has a highly diversified economy, ensuring stability across multiple industries
- **1.0 million SF of positive net absorption in 2024,** demonstrating strong business demand

Office vacancy rate in Columbus remained stable at 13.2% in Q4 2024, reflecting a steady demand for quality office space.

OFFICE VACANCY RATE
→ **13.2%**

37K
COLLEGE + GRADUATE STUDENTS

28M
VISITORS FROM FOOTBALL ATTRACTIONS ANNUALLY

14K NEW RESIDENTS IN 2024

64K+ PROJECTED RESIDENTS IN THE NEXT 5 YEARS

2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

Columbus, Ohio, is a fast-growing business hub, offering an affordable, strategic, and innovative environment for companies looking to establish or expand their presence.With a strong economy, diverse talent pool, and high-quality office spaces, Columbus continues to attract businesses across various industries.

LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM



LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

1.32M
TOTAL POPULATION

$243K
AVERAGE HOME VALUE

$71K
AVERAGE HH INCOME

COLUMBUS METRO AREA

2.14M
TOTAL POPULATION

$252K
AVERAGE HOME VALUE

$77K
AVERAGE HH INCOME

OHIO RANKED #7 AMERICA'S TOP STATES FOR BUSINESS 2024
CNBC

RANKED AMONG THE TOP 10 CITIES FOR BUSINESS GROWTH
FORBES

NAMED ONE OF THE BEST CITIES FOR YOUNG PROFESSIONALS
FORBES

BEST DESTINATIONS FOR CULINARY TRAVEL 2024
ESSENCE

RANKED IN THE TOP 10 HOTTEST JOB MARKETS
WALL STREET JOURNAL

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM

We're not your average brokerage—we're dealmakers. We know Columbus' retail and office markets inside and out, and we cut through the noise to get results. But we're not just about the deal—we're about building lasting partnerships that create real value. We move fast, negotiate hard, and always put our clients first.

FOR BROKERS

- ✓ **QUICK RESPONSES**
  NO WAITING AROUND FOR ANSWERS
- ✓ **FAIR, TRANSPARENT DEALS**
  WIN-WIN IS THE GOAL
- ✓ **MARKET KNOWLEDGE**
  WE KNOW WHAT WORKS AND WHERE

BRING US YOUR TENANT, AND WE'LL MAKE THE PROCESS SEAMLESS.

FOR TENANTS

- ✓ **WE KNOW THE BEST LOCATIONS (INCLUDING OFF-MARKET DEALS)**
- ✓ **WE FIGHT FOR YOUR BEST LEASE TERMS TI, RENT, FLEXIBILITY—YOU NAME IT.**
- ✓ **WE MAKE THE PROCESS EASY SO YOU CAN FOCUS ON RUNNING YOUR BUSINESS**

WE DON'T JUST FIND YOU SPACE—WE FIND THE RIGHT SPACE.

THE ROTH DIFFERENCE

Experience the Roth Difference – where passion meets professionalism, and every deal is personal. Let's create something extraordinary together in the vibrant landscape of Columbus real estate.

SHAPING THE COLUMBUS SKYLINE ONE PROPERTY AT A TIME



AT ROTH, WE DON'T JUST OFFER SERVICES; WE REDEFINE THEM. OUR APPROACH IS AS UNIQUE AS YOUR PROPERTY. WITH A FULL SPECTRUM OF SOLUTIONS AND A PROVEN TEAM OF EXPERTS, WE MAKE THE COMPLEX SIMPLE AND THE ORDINARY EXTRAORDINARY

FOR LEASING INFO, CONTACT ANDY:

614.371.5754

MORE THAN TRANSACTIONS —REAL RELATIONSHIPS, REAL RESULTS. CALL US.

1380 DUBLIN ROAD



ROTH REAL ESTATE GROUP

ANDY PATTON

DD: 614.721.6753 | C: 614.371.5754
ANDY@ROTHREGROUP.COM
ROTHREGROUP.COM

395 LIBRARY PARK S.
COLUMBUS, OH 43215
ROTHREGROUP.COM

Follow @ ROTHREALESTATEGROUP

**The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.