

FOR LEASE OR SALE



6377

EMERALD PKWY

68,700 SF | DUBLIN, OHIO

CBRE



**PROMINENT LOCATION IN
DUBLIN, OHIO WITH EASY
HIGHWAY ACCESS**



**68,700 RSF AVAILABLE
BOUTIQUE SIZE**



**THREE-STORY
STANDALONE BUILDING**



**GREAT VISIBILITY AND
SIGNAGE OPPORTUNITY**



FURNITURE IN PLACE

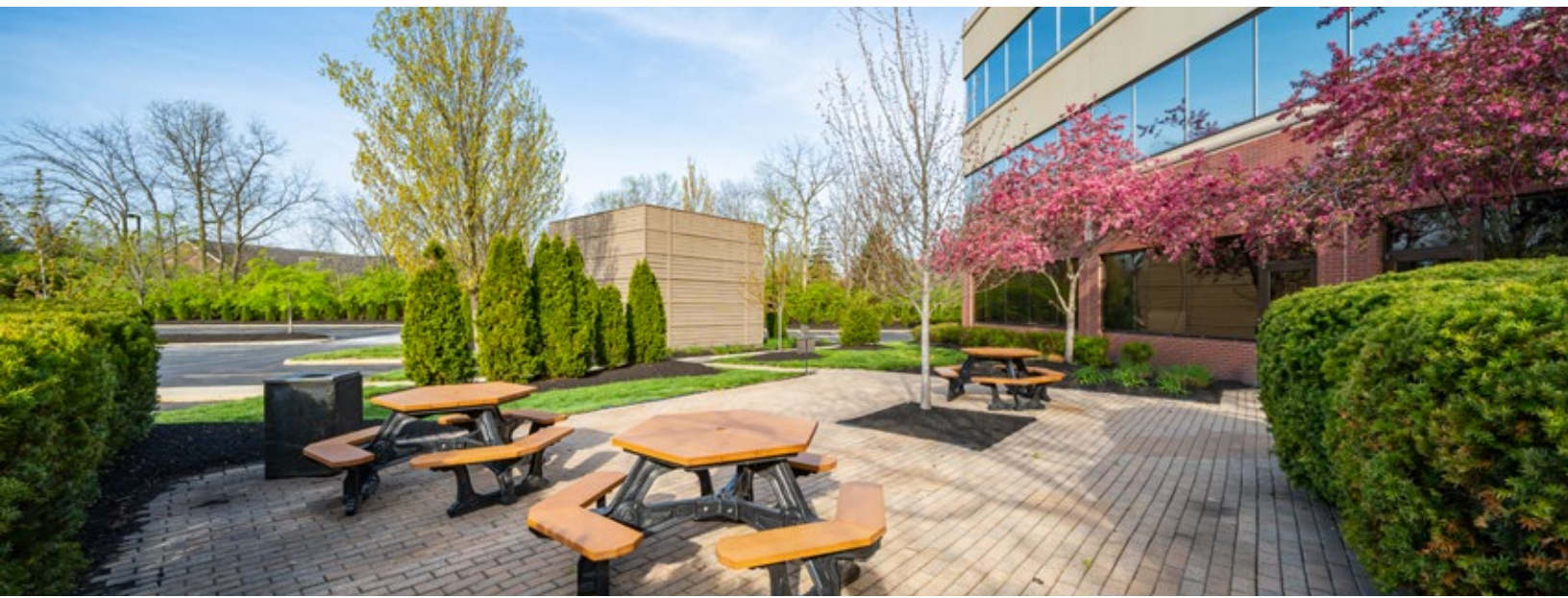


**EXCELLENT PARKING RATIO:
6.0/1,000 SF**

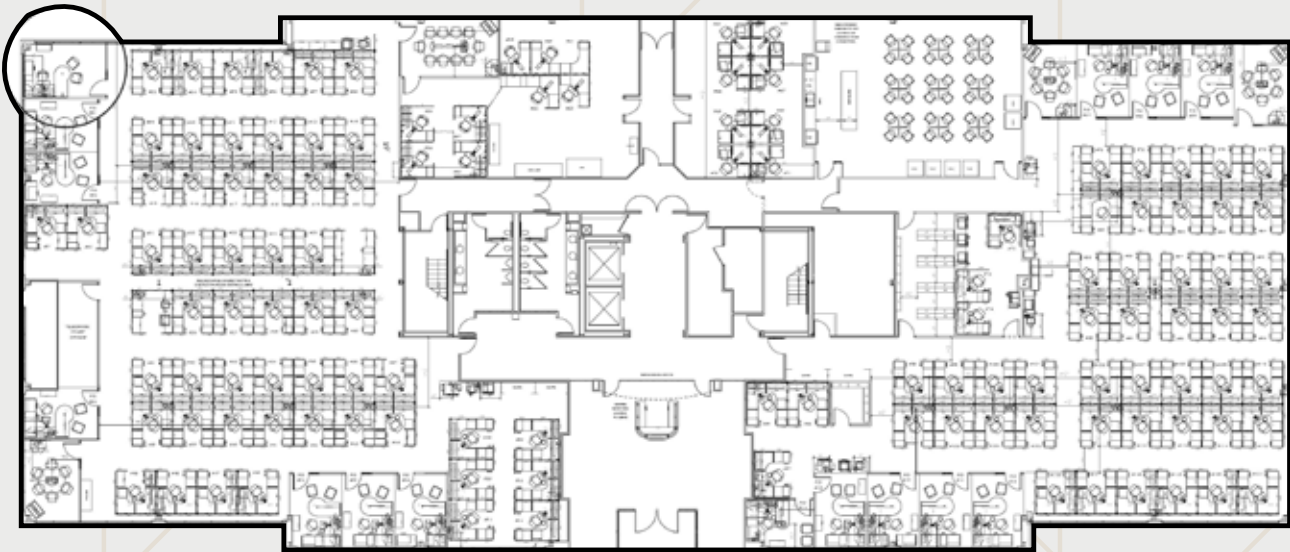


**UNIQUE
BOUTIQUE SIZE
STANDALONE
OPPORTUNITY**





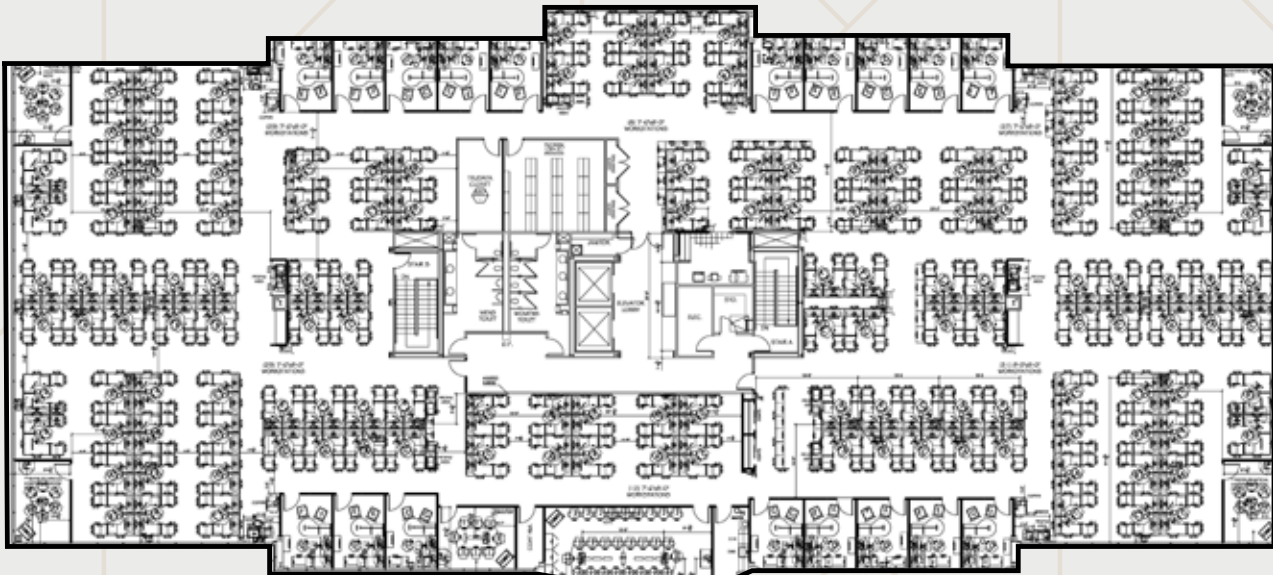
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





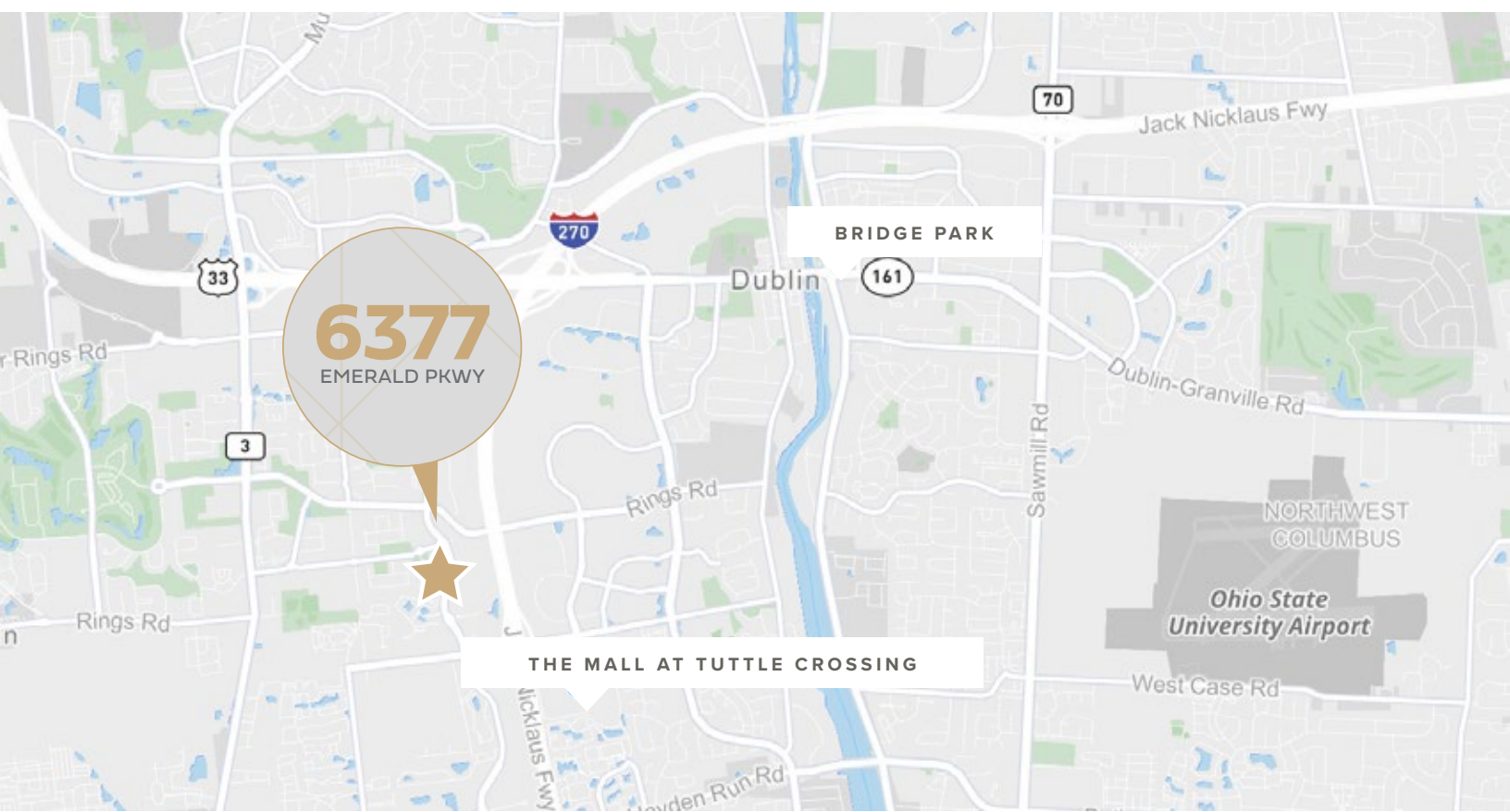
EXCELLENT LOCATION

EASY HIGHWAY ACCESS AND ABUNDANT AMENITIES NEARBY

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 HOTELS  RESTAURANTS

THE MALL AT TUTTLE CROSSING



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BRIDGE PARK

THE MALL AT TUTTLE CROSSING



THE CITY OF DUBLIN HAS AN IMMENSE IMPACT ON THE COLUMBUS MSA WITH A HIGHLY DIVERSIFIED CORPORATE BASE OF MORE THAN 4,300 COMPANIES FROM FORTUNE 1000 HEADQUARTERS TO EMERGING DATA CENTERS, HIGHER EDUCATION AND INTL. BUSINESSES.

IMMEDIATE ACCESS TO
I-270

CONVENIENT HIGHWAY ACCESS TO
I-33, OH-161, I-71

4 MIN TO
THE MALL AT TUTTLE CROSSING

LESS THAN 10 MIN TO
BRIDGE PARK & HISTORIC DUBLIN

LESS THAN 20 MIN TO
**DOWNTOWN COLUMBUS
& CMH AIRPORT**



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