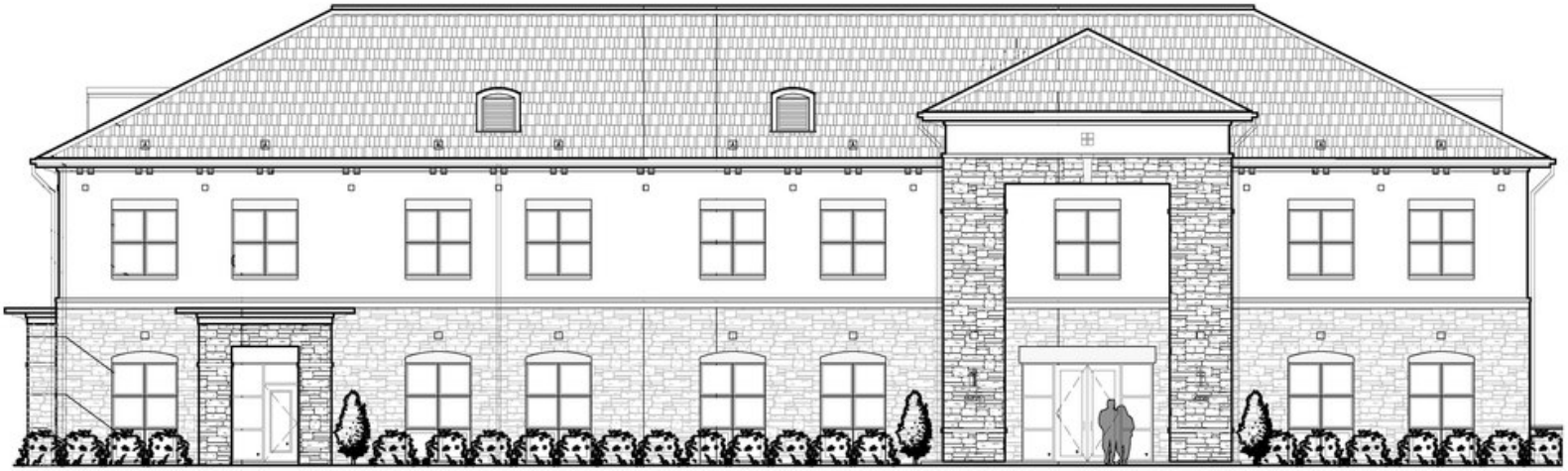




## 6325 Emerald Parkway

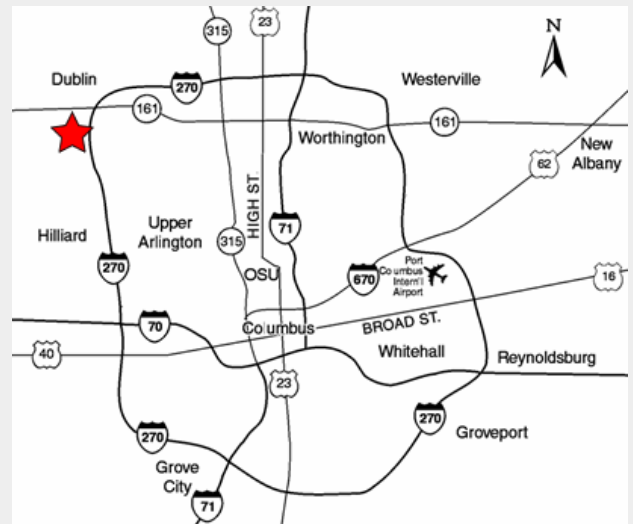
6325 Emerald Parkway, Dublin, Ohio 43016

### Property Features

- Camden Professional Center
- Two-Story Office Condominium Under Construction
- Ready for Second-Quarter 2019 Occupancy
- Variation of Suite Sizes Available
- Premium Finishes, Stone & Glass Building
- Generous Tenant Improvement Allowance Offered
- Monument Signage Available
- 5.0:1,000 Parking Ratio
- Utilities Separately Metered
- OPEX: \$5.48/SF
- Minutes from I-270, SR-161, & the Tuttle Mall

**Lease Rate: \$17.50 - 20.00 SF/Yr (NNN)**

**[www.CamdenProfessional.com](http://www.CamdenProfessional.com)**



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6325 Emerald Parkway

# Available Space

**Lease Rate:** \$17.50 - 20.00 SF/YR (NNN)

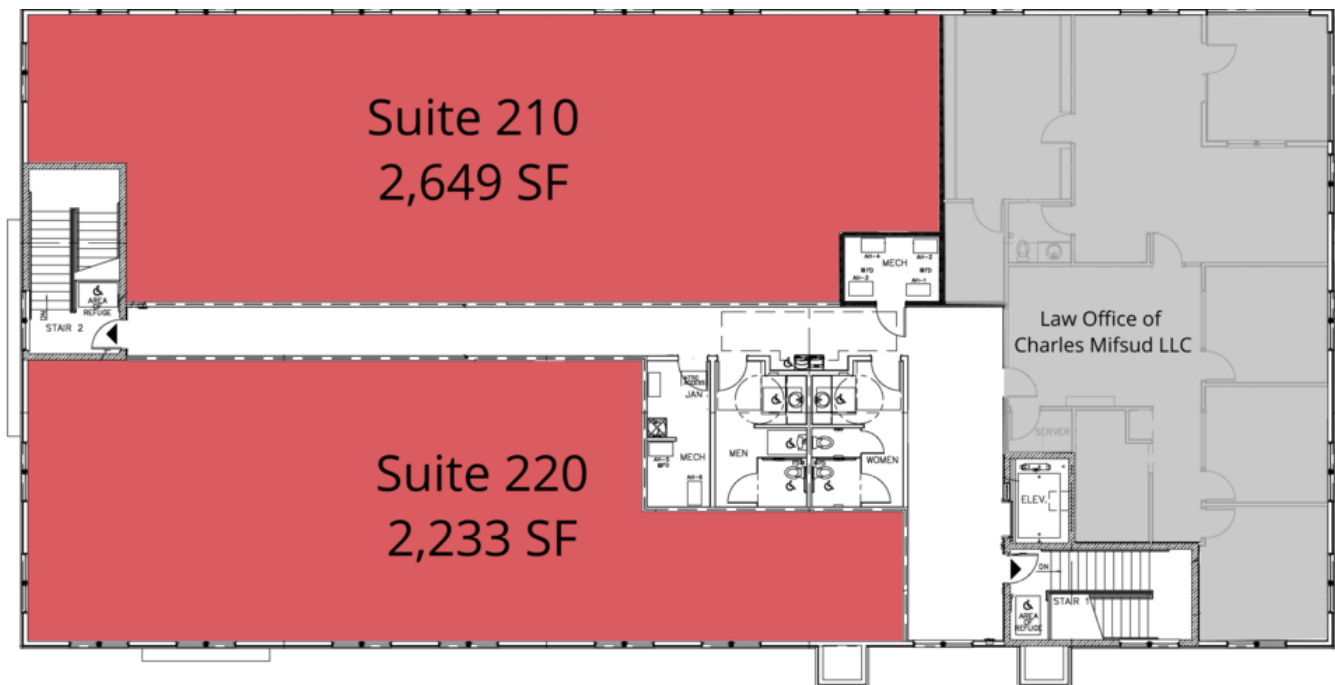
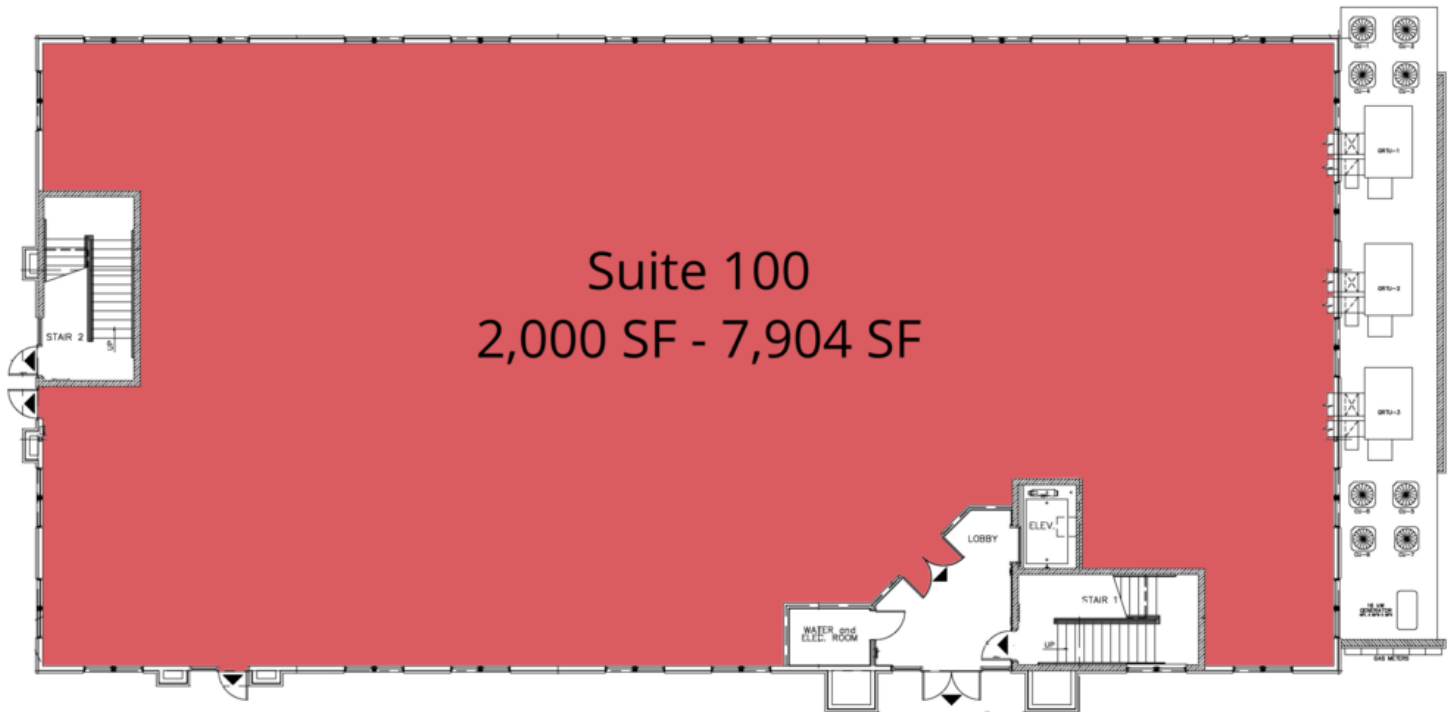
**Total Space** 2,000 - 12,786 SF

**Lease Type:** NNN

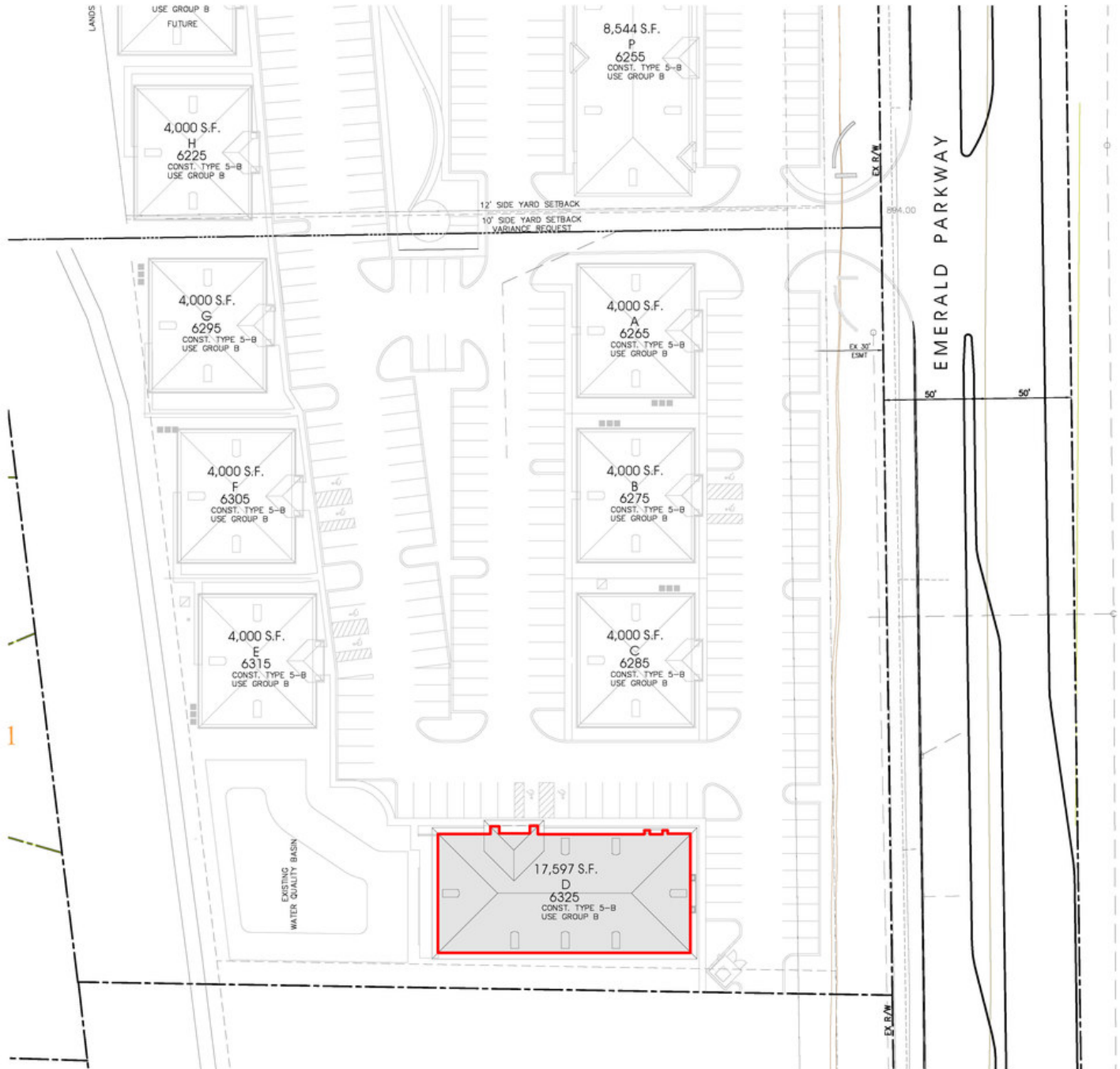
**Lease Term:** Negotiable

| Space             | Space Use      | Lease Rate            | Lease Type | Size (Sf) | Availability |
|-------------------|----------------|-----------------------|------------|-----------|--------------|
| Suite 100         | Office/Medical | \$17.50 - 20.00 SF/Yr | NNN        | 7,904     | 2Q2019       |
| Suite 210         | Office/Medical | \$17.50 - 20.00 SF/Yr | NNN        | 2,649     | 2Q2019       |
| Suite 220         | Office/Medical | \$17.50 - 20.00 SF/Yr | NNN        | 2,233     | 2Q2019       |
| Suite 210+220     | Office/Medical | \$17.50 - 20.00 SF/Yr | NNN        | 4,882     | 2Q2019       |
| Suite 100+210+220 | Office/Medical | \$17.50 - 20.00 SF/Yr | NNN        | 12,786    | 2Q2019       |

# Floor Plans

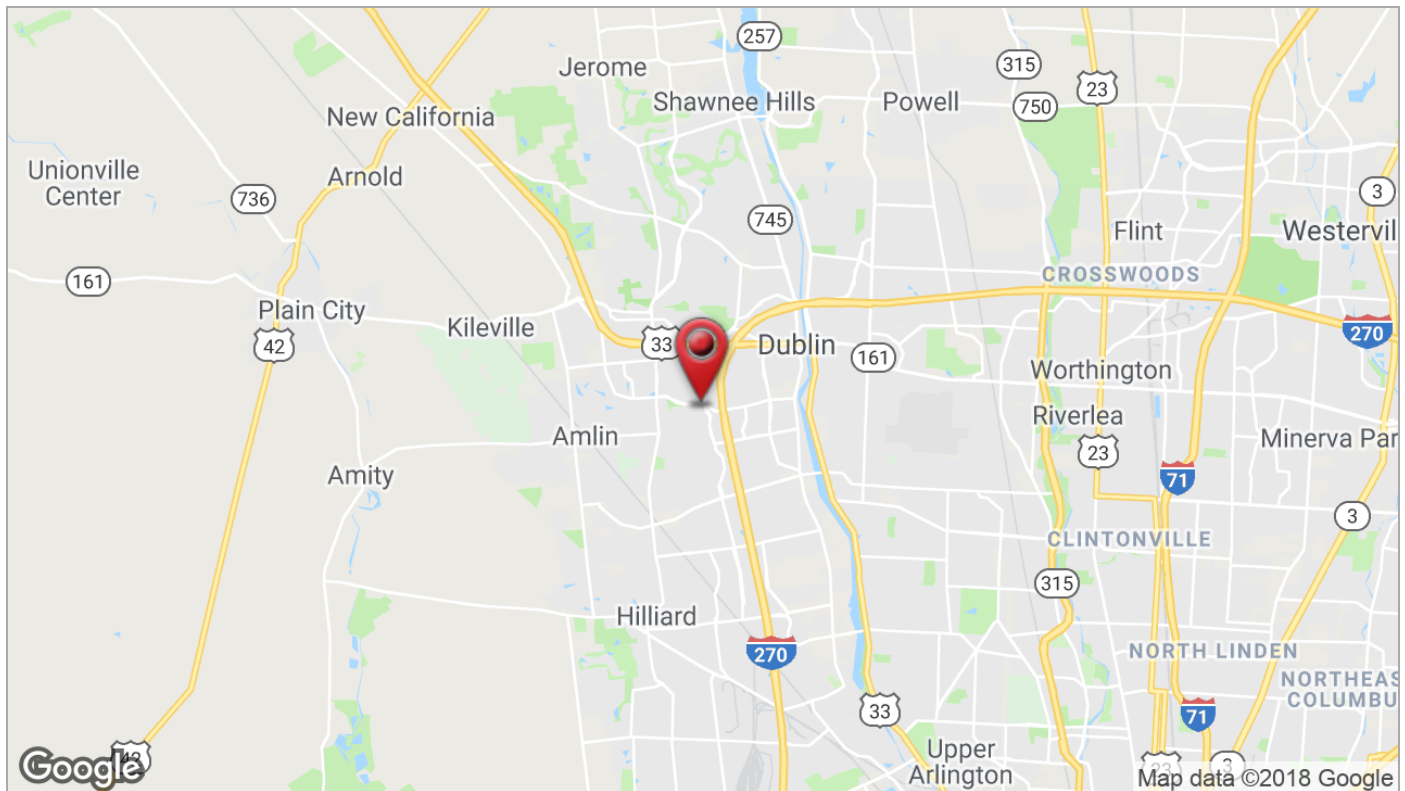
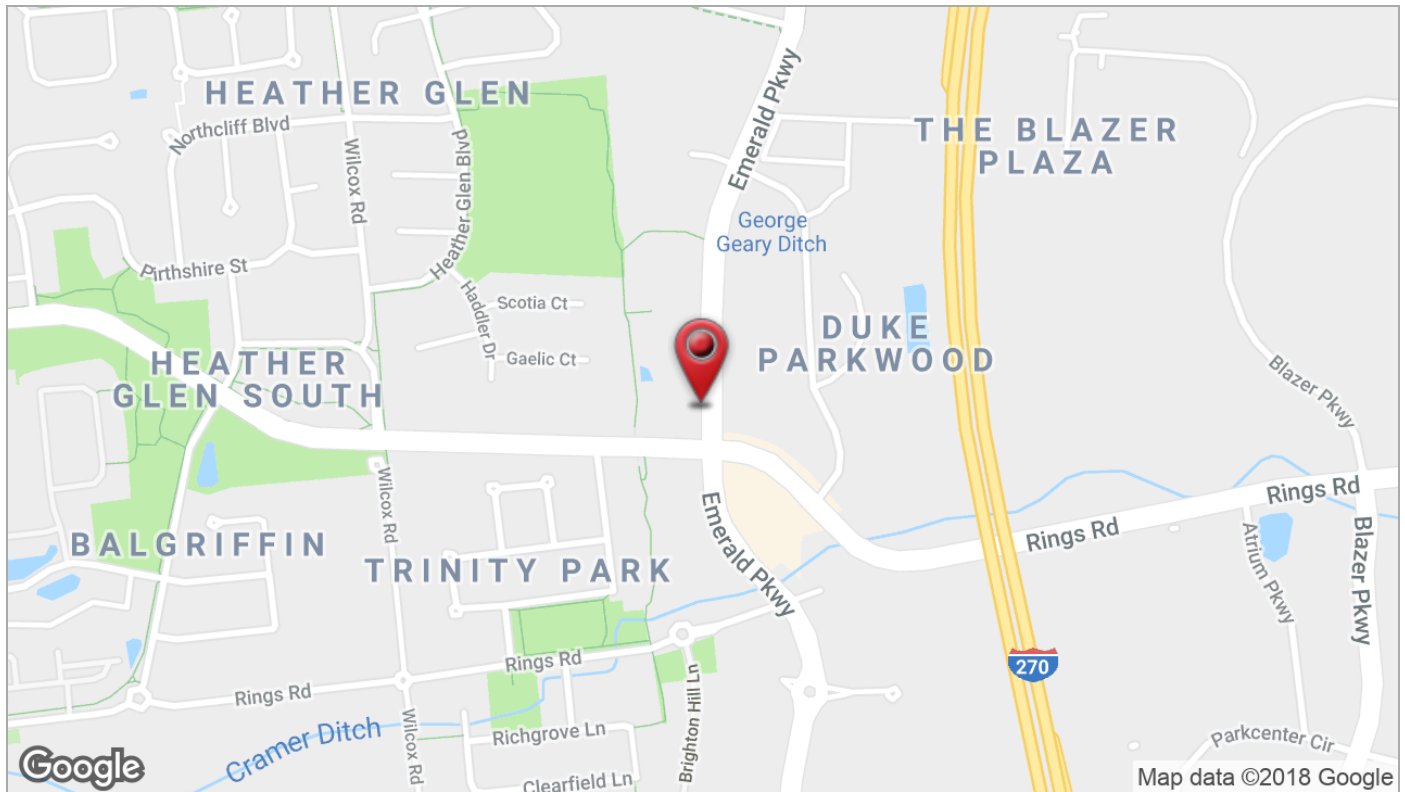


# Site Plan



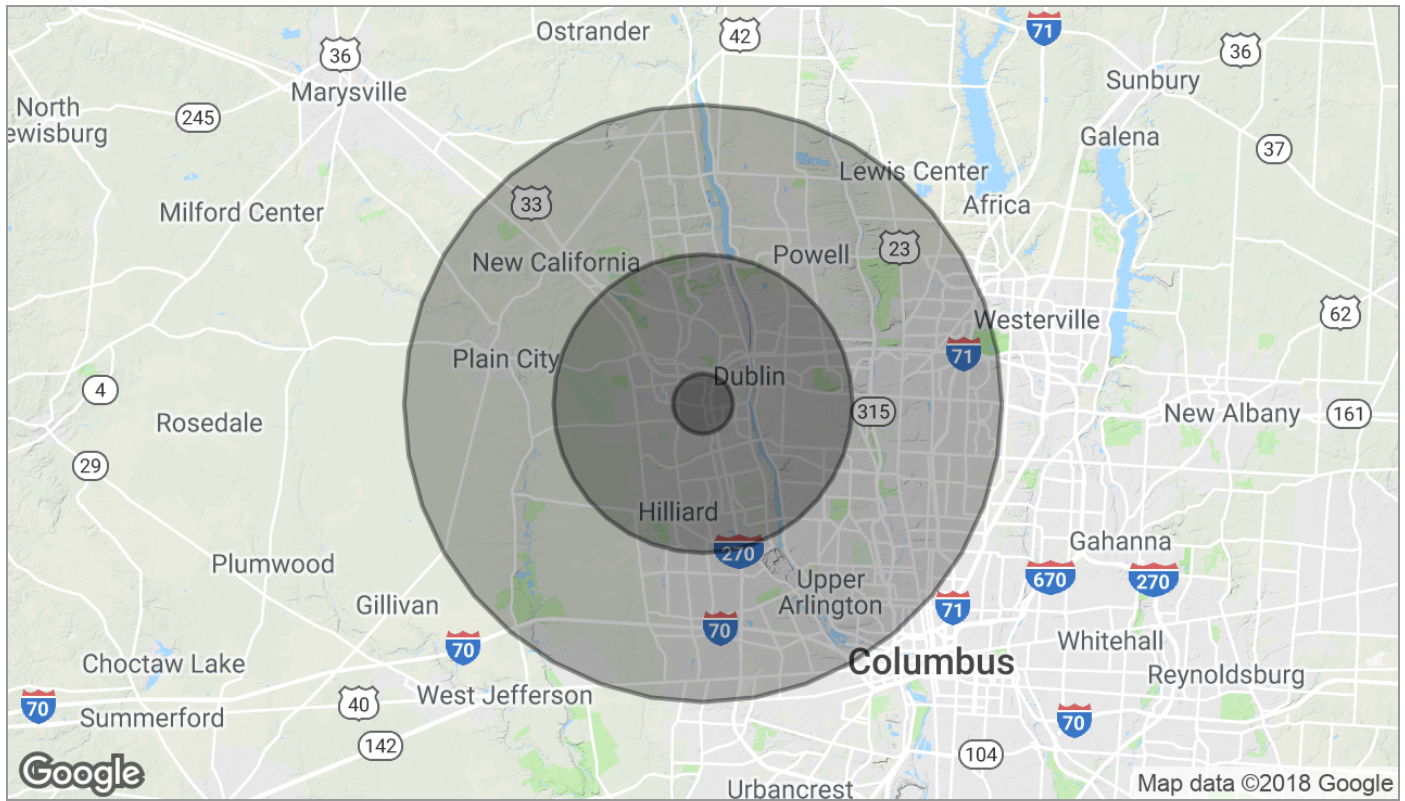
6325 Emerald Parkway

# Location Map





# Demographics Map



| Population          | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 3,676     | 155,133   | 485,318   |
| MEDIAN AGE          | 33.7      | 35.5      | 36.0      |
| MEDIAN AGE (MALE)   | 33.8      | 34.5      | 35.2      |
| MEDIAN AGE (FEMALE) | 33.5      | 36.3      | 36.9      |
| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
| TOTAL HOUSEHOLDS    | 1,630     | 61,298    | 197,399   |
| # OF PERSONS PER HH | 2.3       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$93,035  | \$97,751  | \$90,794  |
| AVERAGE HOUSE VALUE | \$265,675 | \$281,792 | \$280,908 |
| Race                | 1 Mile    | 5 Miles   | 10 Miles  |
| % WHITE             | 76.5%     | 83.9%     | 85.2%     |
| % BLACK             | 4.6%      | 3.4%      | 4.3%      |
| % ASIAN             | 15.8%     | 9.9%      | 7.0%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.2%      | 0.2%      | 0.2%      |
| % OTHER             | 0.8%      | 0.9%      | 1.4%      |
| Ethnicity           | 1 Mile    | 5 Miles   | 10 Miles  |
| % HISPANIC          | 2.6%      | 3.1%      | 4.2%      |

\* Demographic data derived from 2010 US Census