

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



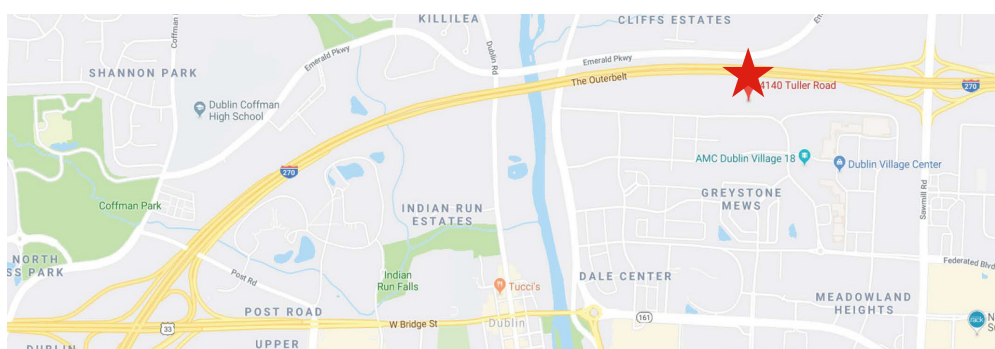
Office and Flex Space in convenient Dublin location

Lease Rate:

\$8.45 - \$10.45 PSF NNN

2021 Estimated op exps \$3.95 PSF

- Office and office/warehouse spaces
- Flexible floor plans
- Some suites available immediately
- Docks and drive in doors available
- 3.46/1,000 sf parking ratio Building signage
- Highly visible location in Dublin along I-270
- Off Sawmill Road with easy access to I-270 & SR 315



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AlterraRE.com

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Available Suites:

Suite #	RSF	Description
131	6,502	2 restrooms, 1 drive in door
230*	6,403	Approximately 2,000 SF office (+/-30%), remainder is open area/warehouse. 2 restrooms, 1 dock, 1 drive in.
234/236*	9,348	70% office with open areas; 2 restrooms. 1 dock entrance with double doors.

* Can be combined for 16,282 SF



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Suite 106 images - 4000 SF



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Suite 106 images - 4000 SF

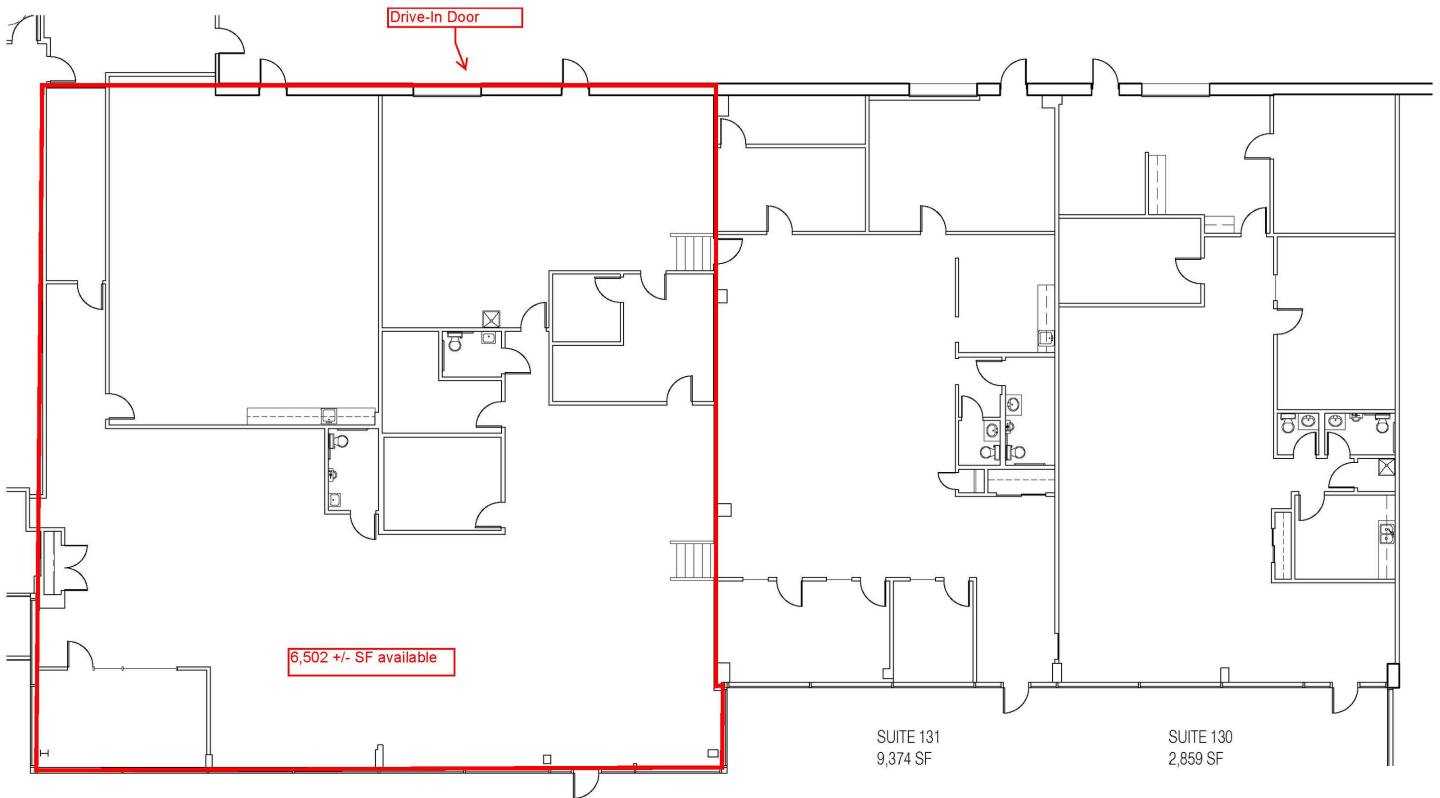


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carney
ranker
ARCHITECTS Ltd

5880 Wilcox Place
Suite J
Dublin, OH 43015
Ph: 614.732-1000
Fax: 614.732-1001
mail@carneyranker.com

Floor Plan

3/32"=1'-0"

Asbuilts For:
Suites 130-131

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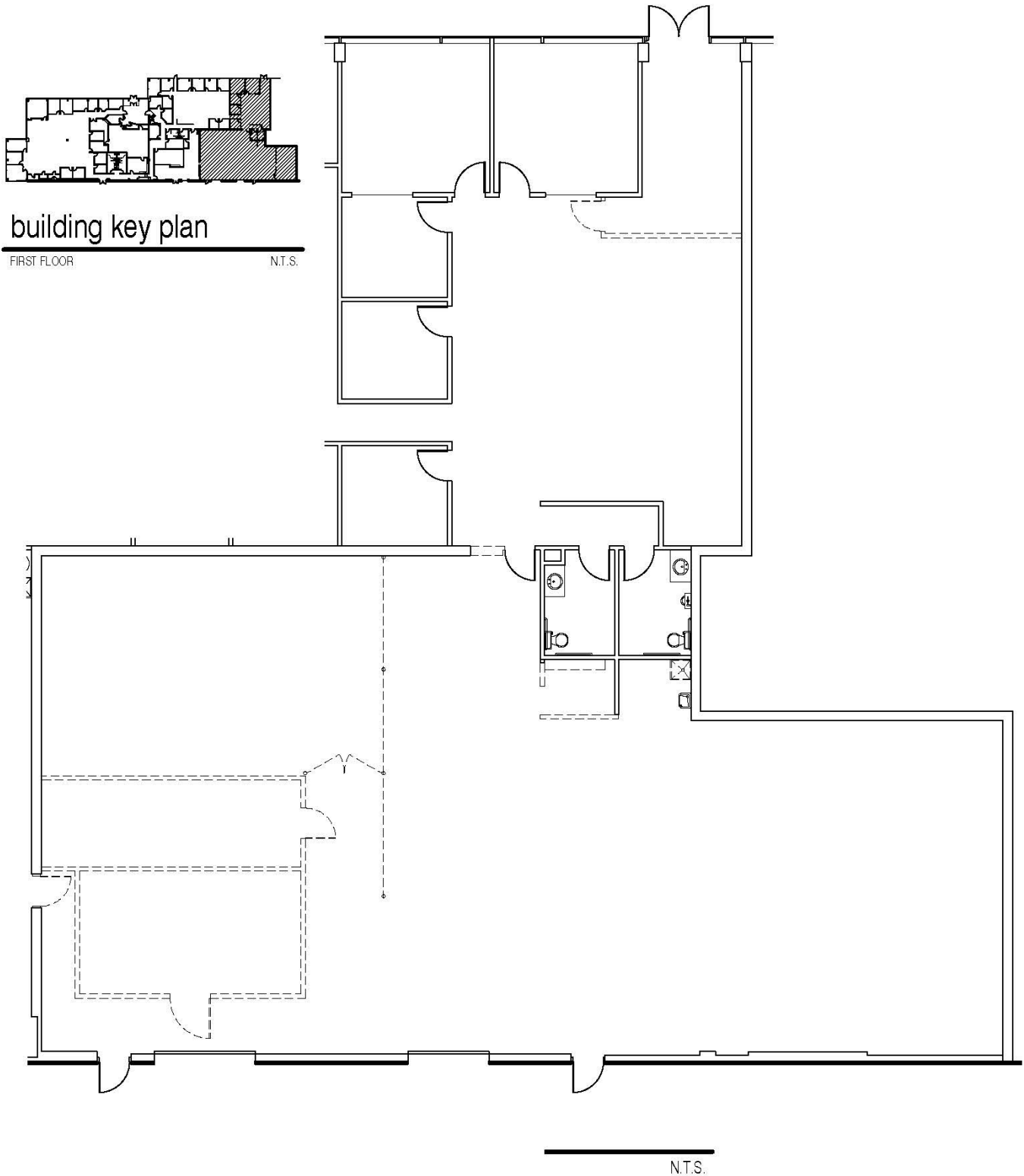
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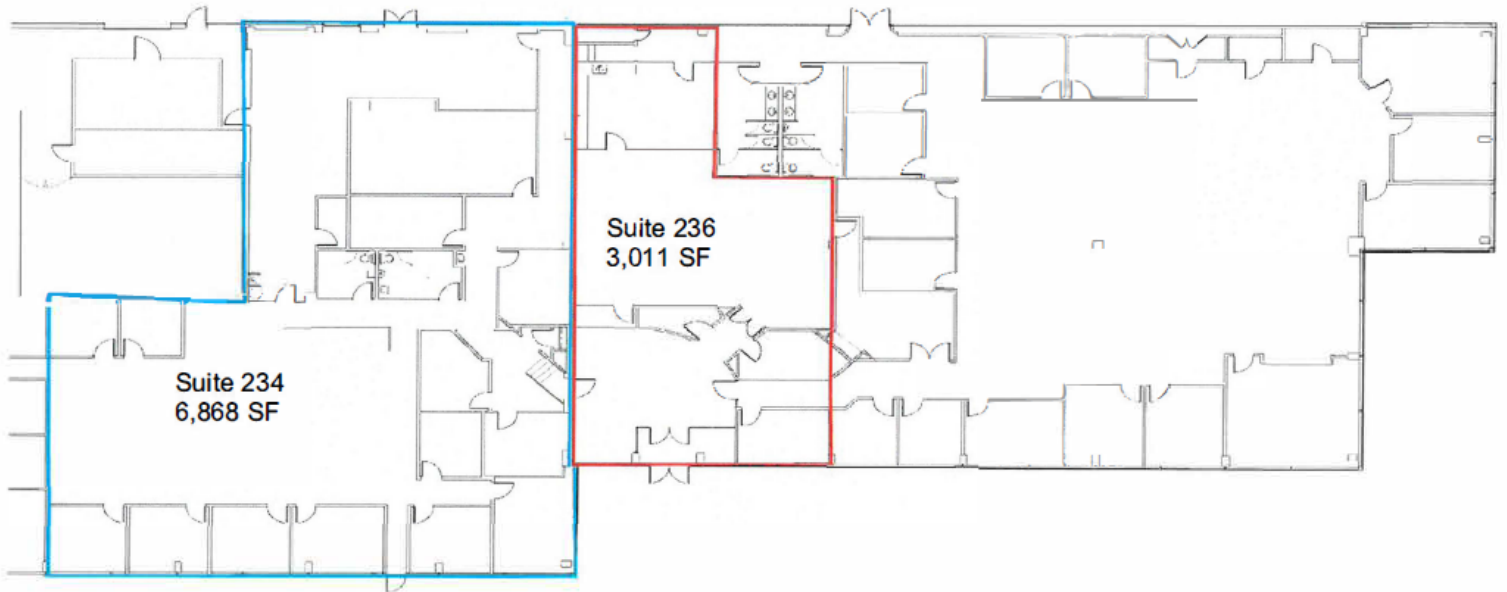
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Suites 234 & 236



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