

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



Office and flex space perfectly suited for your business

Lease Rates:

\$7.95 - \$9.95 psf NNN

Operating Expenses:

\$3.41 psf

- 2 single story, multi-tenant buildings
- Office and office/warehouse spaces
- Flexible floor plans
- 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



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Alterra Real Estate
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Dublin, OH 43017

Available Suites



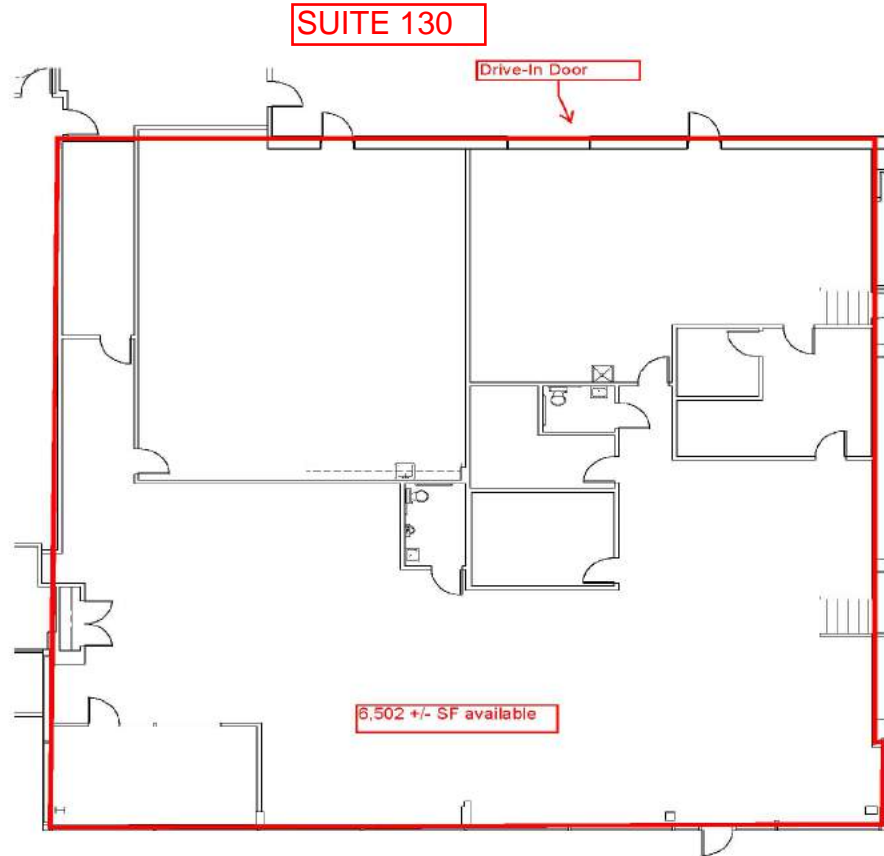
Suite	RSF	Comments
130	6,502	50% office/showroom, 50% warehouse. 1 drive-in door
210	6,652	4,946 SF 1st flr, 1,706 SF mezzanine. 40% of 1st floor is warehouse with 1 dock
214	3,683	90% office. 2,640 SF 1st flr, 1,223 SF mezzanine. 1 dock
234	6,605	70% office., 1 drive-in ramp. Can be combined with Suite 236 for total of 9, 348 SF
236	2,743	Can be combined with Suite 234 for total of 9, 348 SF

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FLOOR PLAN



**CD carney
Rranker**
ARCHITECTS Ltd

690 W. 10th Place
Suite
Dublin, OH 43019
Tel. 614.796.1000
Fax 614.722.1150
mail@carneyr.com

Floor Plan

3/8" = 1'-0"

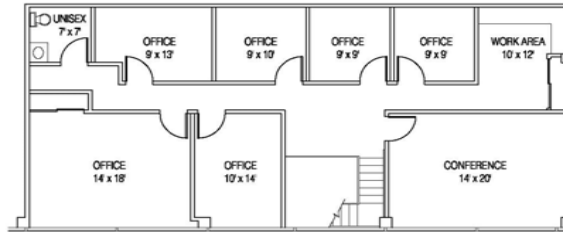
4140 Tuller Road

Dublin, Ohio

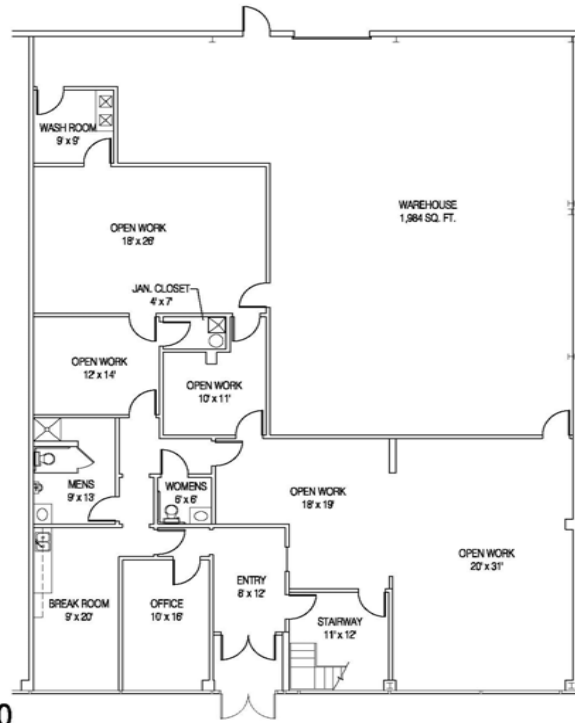
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FLOOR PLAN



SECOND FLOOR



suite 210

Dublin Spectrum
6,652 SQ. FT.

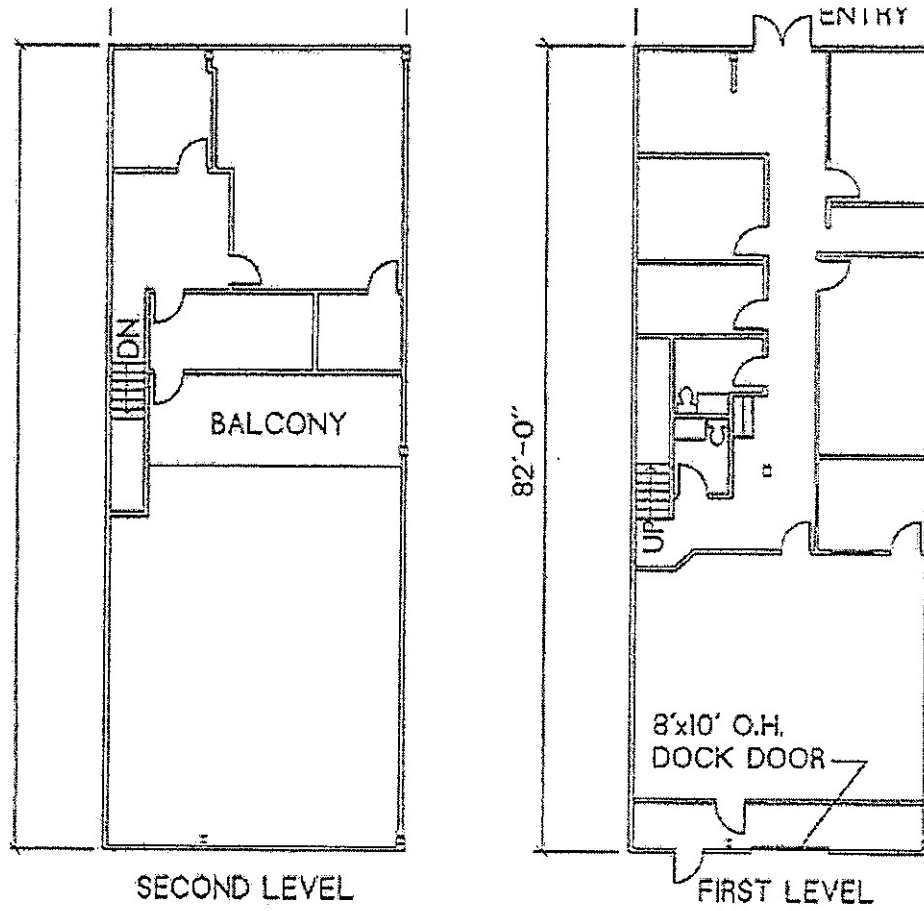
NOT TO SCALE

FIRST FLOOR



FLOOR PLAN

Suite 214 - 3,683 Square Feet



ALTERRA

Alterra Real Estate Advisors

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FLOOR PLAN

Suites 234 & 236

