

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



Amy E. Osborn  
614.378.8898  
aosborn@AlterraRE.com

Jeff R. Rudicil  
614.545.2157  
jr@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AalterraRE.com

4140-4150 Tuller Road  
Dublin, OH 43017

# Available Suites



---

Suite	RSF	Comments
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 9,348 SF
236	2,743	Can be combined with Suite 234 for total 9,348 SF

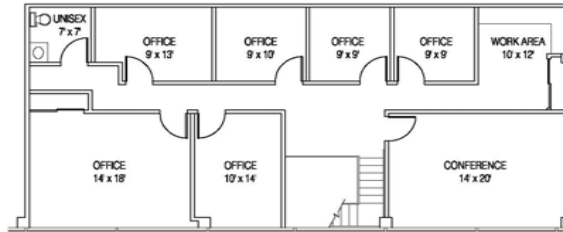
---

Amy E. Osborn  
614.378.8898  
aosborn@AlterraRE.com

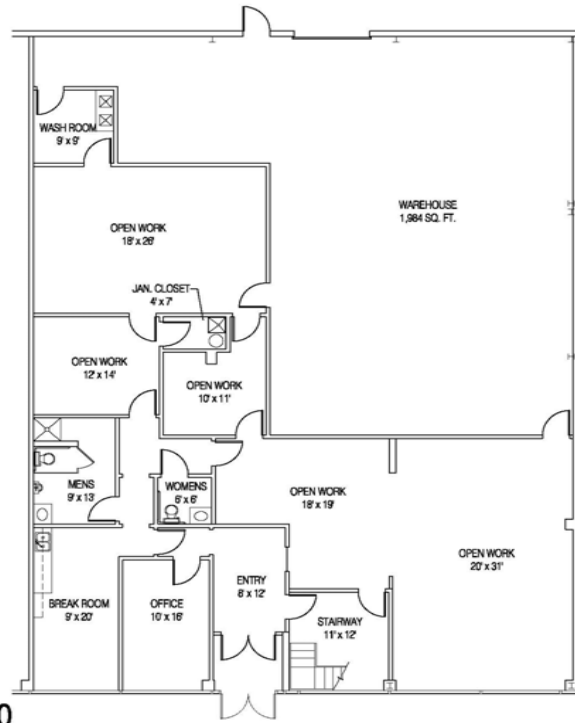
Jeff R. Rudicil  
614.545.2157  
jr@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

# FLOOR PLAN



SECOND FLOOR



suite 210

Dublin Spectrum  
6,652 SQ. FT.

NOT TO SCALE

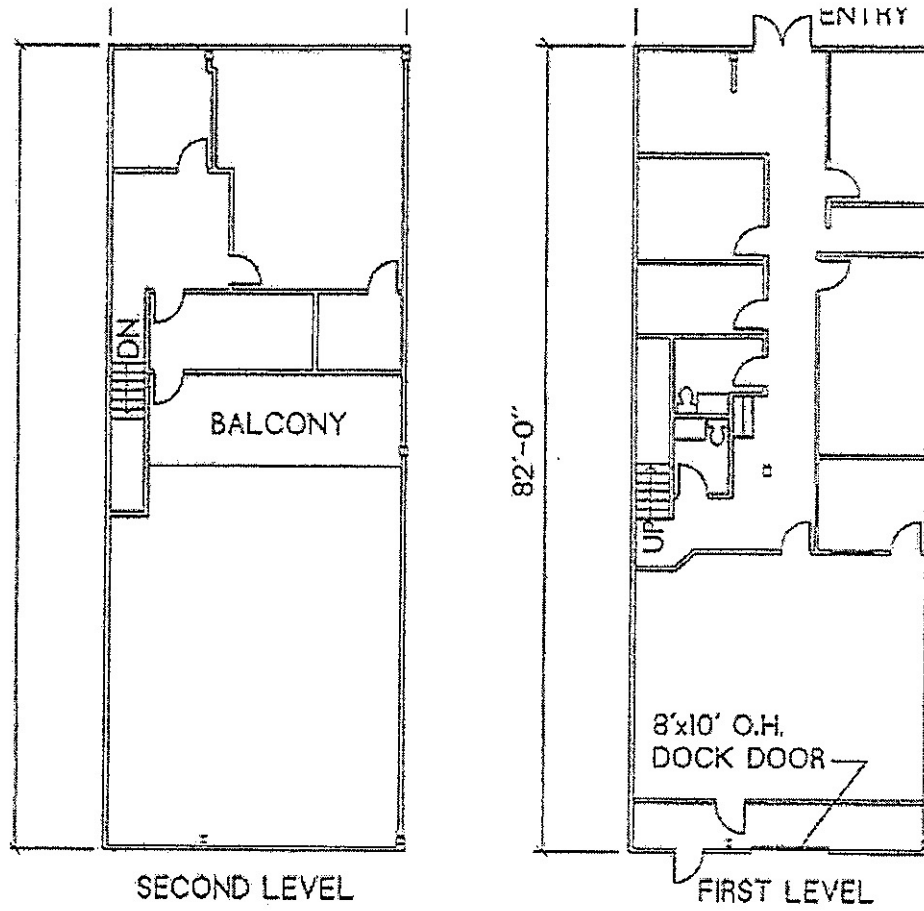
FIRST FLOOR





# FLOOR PLAN

Suite 214 - 3,683 Square Feet



**ALTERRA**

Alterra Real Estate Advisors

540 Officenter Place, Ste. 260 • Columbus, OH 43230  
614.365.9000 • 614.280-0244 Fax • [www.AlterraRE.com](http://www.AlterraRE.com)

# FLOOR PLAN

Suites 234 & 236

