

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: \$3.64 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
614.365.9000
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Available Suites



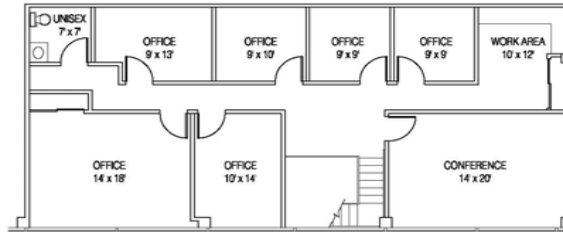
Suite	RSF	Comments
210	6,652	4,946 SF 1st flr, 1,706 SF mezzanine. 40% of 1st floor is warehouse with 1 dock
214	3,683	90% office. 2,640 SF 1st flr, 1,223 SF mezzanine. 1 dock
234	6,605	70% office, 1 drive-in ramp. Can be combined with Suite 236 for total 9,348 SF
236	2,743	Can be combined with Suite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

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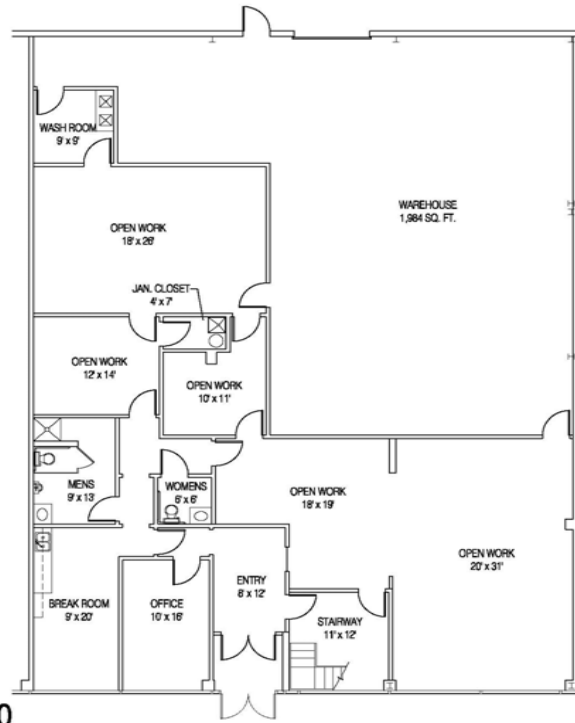
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FLOOR PLAN



SECOND FLOOR



suite 210

Dublin Spectrum
6,652 SQ. FT.

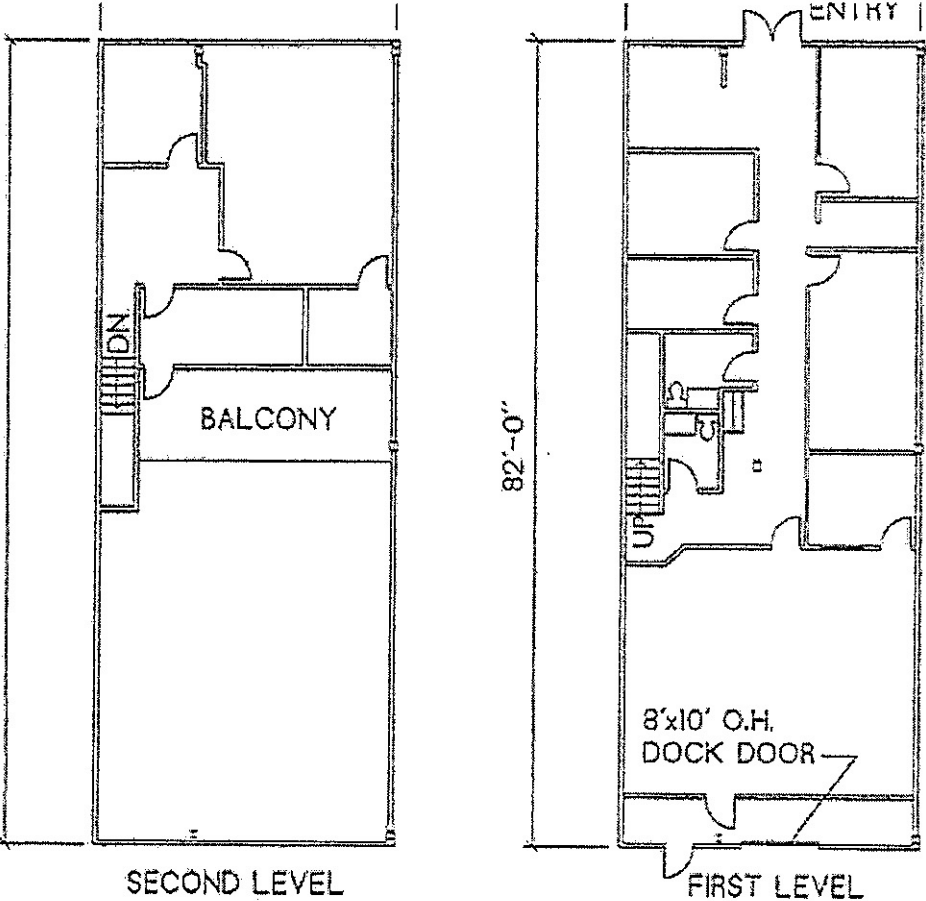
NOT TO SCALE

FIRST FLOOR



FLOOR PLAN

Suite 214 - 3,683 Square Feet



FLOOR PLAN

Suites 234 & 236

