

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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# Available Suites



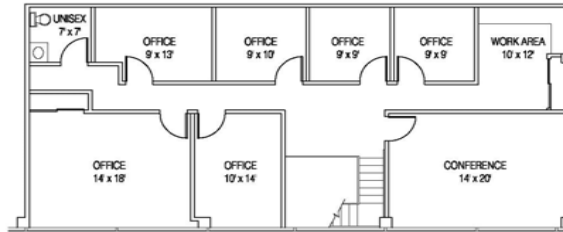
Suite	RSF	Comments
210	6,652	4,946 SF 1st flr, 1,706 SF mezzanine. 40% of 1st floor is warehouse with 1 dock
228	5,545	Office and warehouse
234	6,605	70% office, 1 drive-in ramp. Can be combined with Suite 236 for total 9,348 SF
236	2,743	Can be combined with Suite 234 for total 9,348 SF

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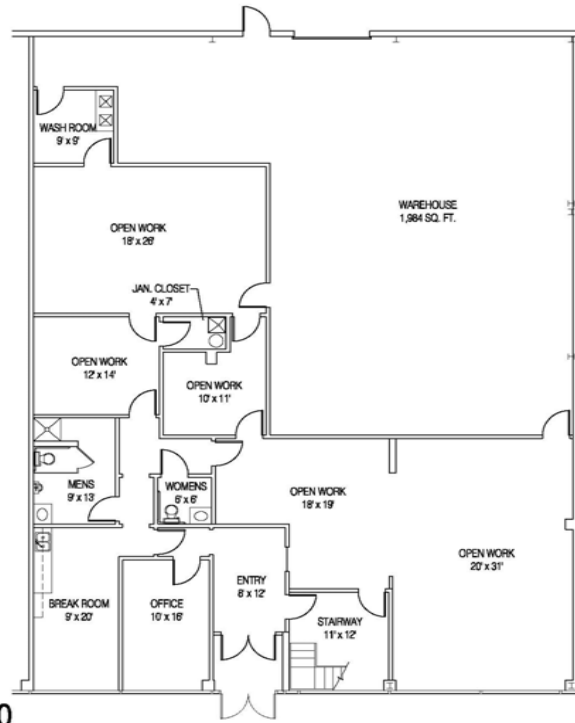
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# FLOOR PLAN



SECOND FLOOR



suite 210

FIRST FLOOR

Dublin Spectrum  
6,652 SQ. FT.

NOT TO SCALE



# FLOOR PLAN

Suites 234 & 236

