

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
204	3,244	End unit with 100% office. 2,819 SF on the 1st floor and 425 SF on the mezzanine. 2 restrooms
210	6,652	4,946 SF 1st flr, 1,706 SF mezzanine. 40% of 1st floor is warehouse with 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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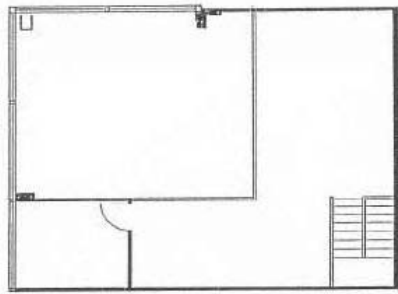
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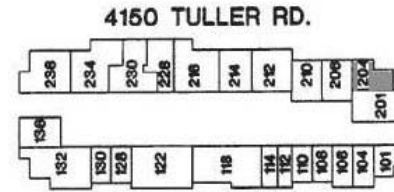
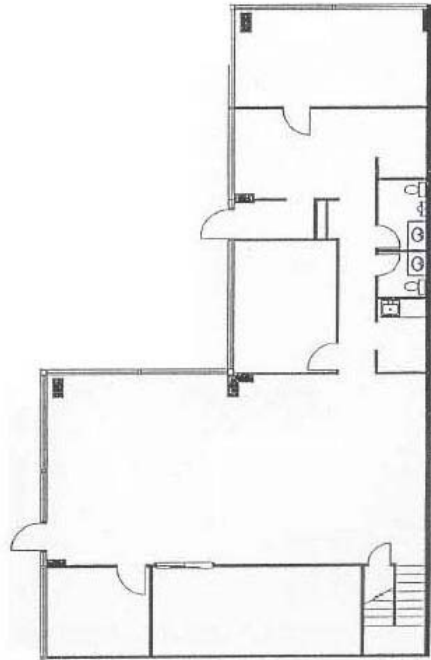
FLOOR PLAN

Suite 204 - 3,244 Square Feet

Mezzanine Level



Main Level



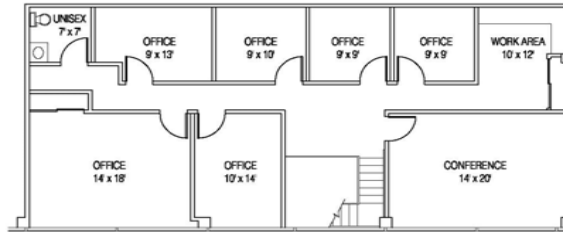
4140 TULLER RD.

KEY PLAN 

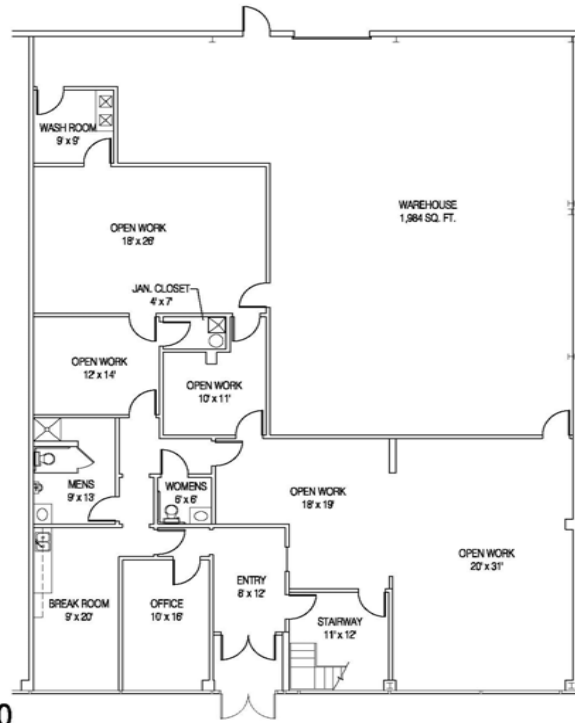
MAIN LEVEL 2,819 S.F.

MEZZANINE ±425 S.F.

FLOOR PLAN



SECOND FLOOR



suite 210

Dublin Spectrum
6,652 SQ. FT.

NOT TO SCALE

FIRST FLOOR



FLOOR PLAN

Suites 234 & 236

