

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



Office and Flex Space in convenient Dublin location

Lease Rate:
\$7.95 - \$9.95 psf NNN

2018 operating expenses \$3.64 psf

- Office and office/warehouse spaces
- Flexible floor plans
- Some suites available immediately
- 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	Description
106	4,000	1,500 SF epoxy coated (5/16) warehouse/garage, 1 dock, steel exterior ramp, vehicle lift (installed 11/25 but can be removed), LED lighting throughout office, 2 restrooms. Network wiring cables above the ceiling and 2 post rack in the server room, fiber optic cable running from AT&T D mark location to the server room.
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 on the 1st floor, 1,706 SF on the mezzanine. 40% of 1st floor is warehouse with 1 dock.
234	6,605	70% office, 1 dock entrance with double doors. Can be combined with Suite 236 for total 9,348 SF.
236	2,743	70% office, 1 dock entrance with double doors. Can be combined with Suite 236 for total 9,348 SF.



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Suite 106 images - 4000 SF



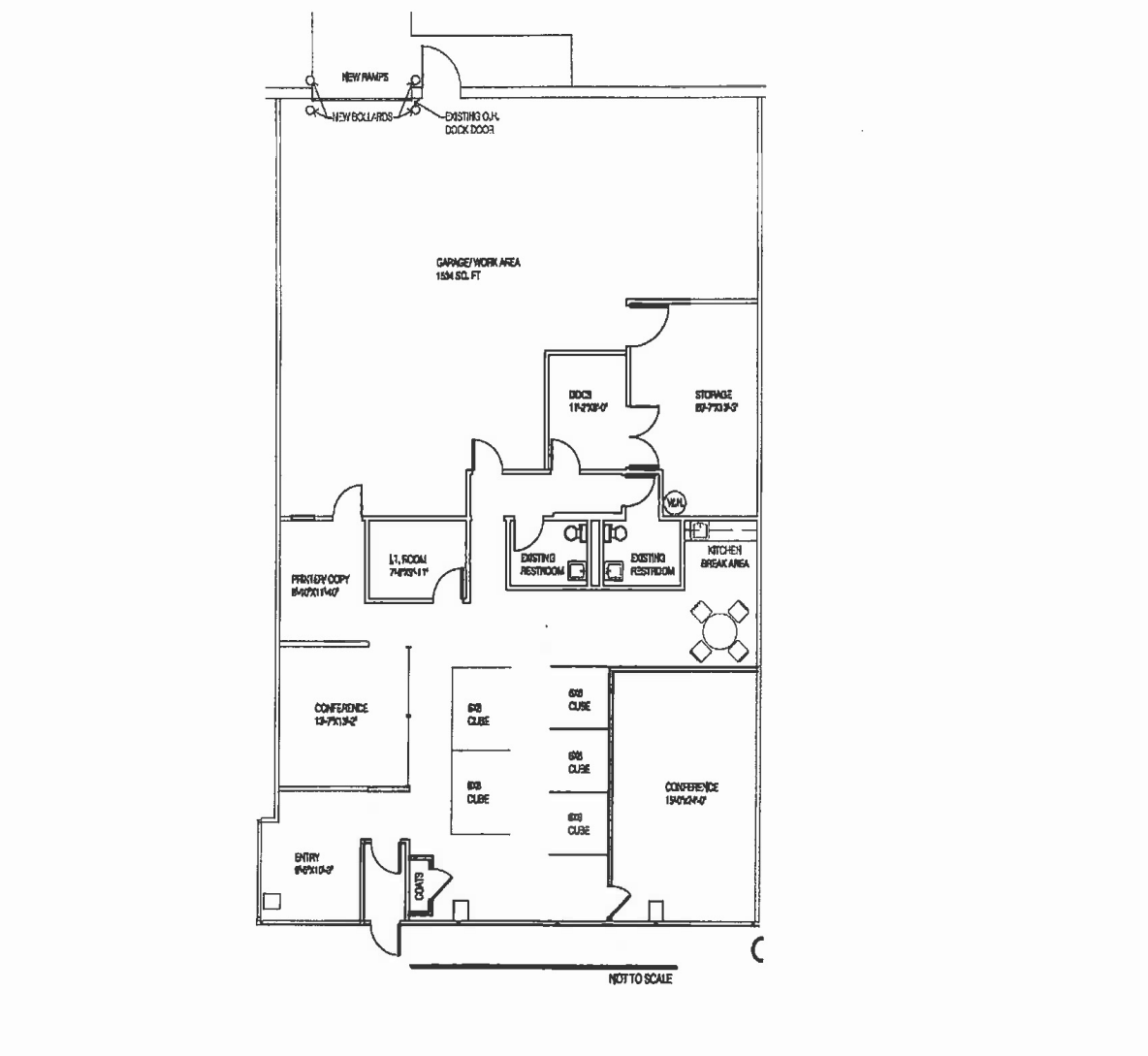
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FLOOR PLAN

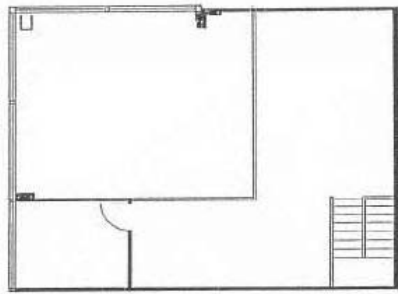
Suite 106 - 4,000 SF



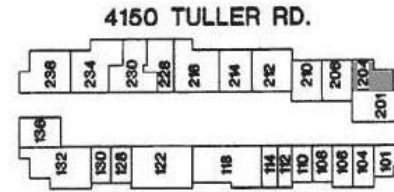
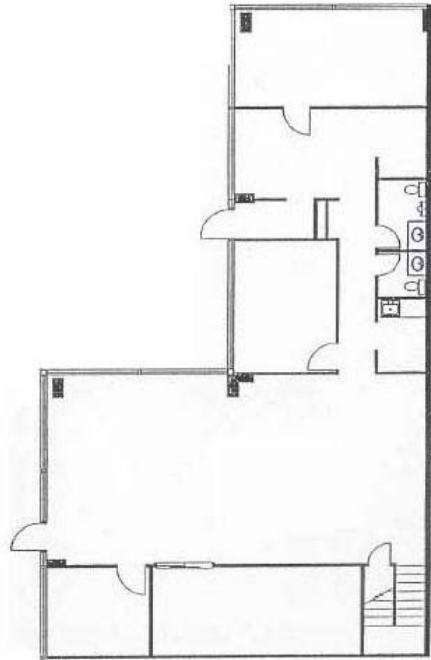
FLOOR PLAN

Suite 204 - 3,244 Square Feet

Mezzanine Level



Main Level



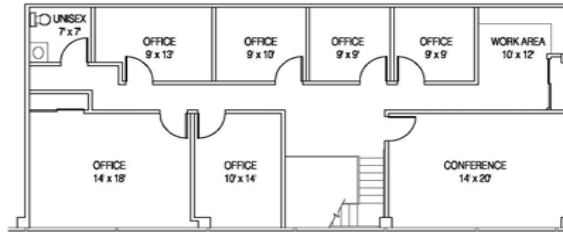
4140 TULLER RD.

KEY PLAN 

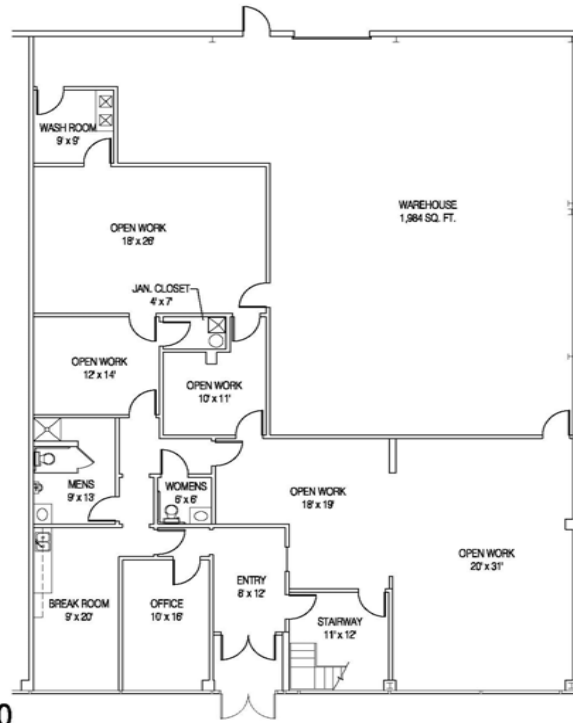
MAIN LEVEL 2,819 S.F.

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

