

5025 Bradenton Avenue
Dublin, OH 43017

For Lease



SINGLE STORY OFFICE PROPERTY WITH DRIVE IN DOORS

Lease Rate: \$9.75 PSF Net

2021 estimated op exp/taxes \$6.56 PSF
Tenant pays suite utilities and janitorial

Available Space:

5,902 SF - 23,568 SF

- Attractive, single story office space with private entrances
- High ceilings, lots of windows providing natural light and ample parking. Furniture may be available
- Drive in doors and warehouse/storage in suites
- Monument signage for each suite entry, as well as building tenant marquee signage exposure fronting on Bradenton
- Convenient location near the Mall at Tuttle Crossing and other services, retail and restaurants. 2 miles to the new Bridge Park development

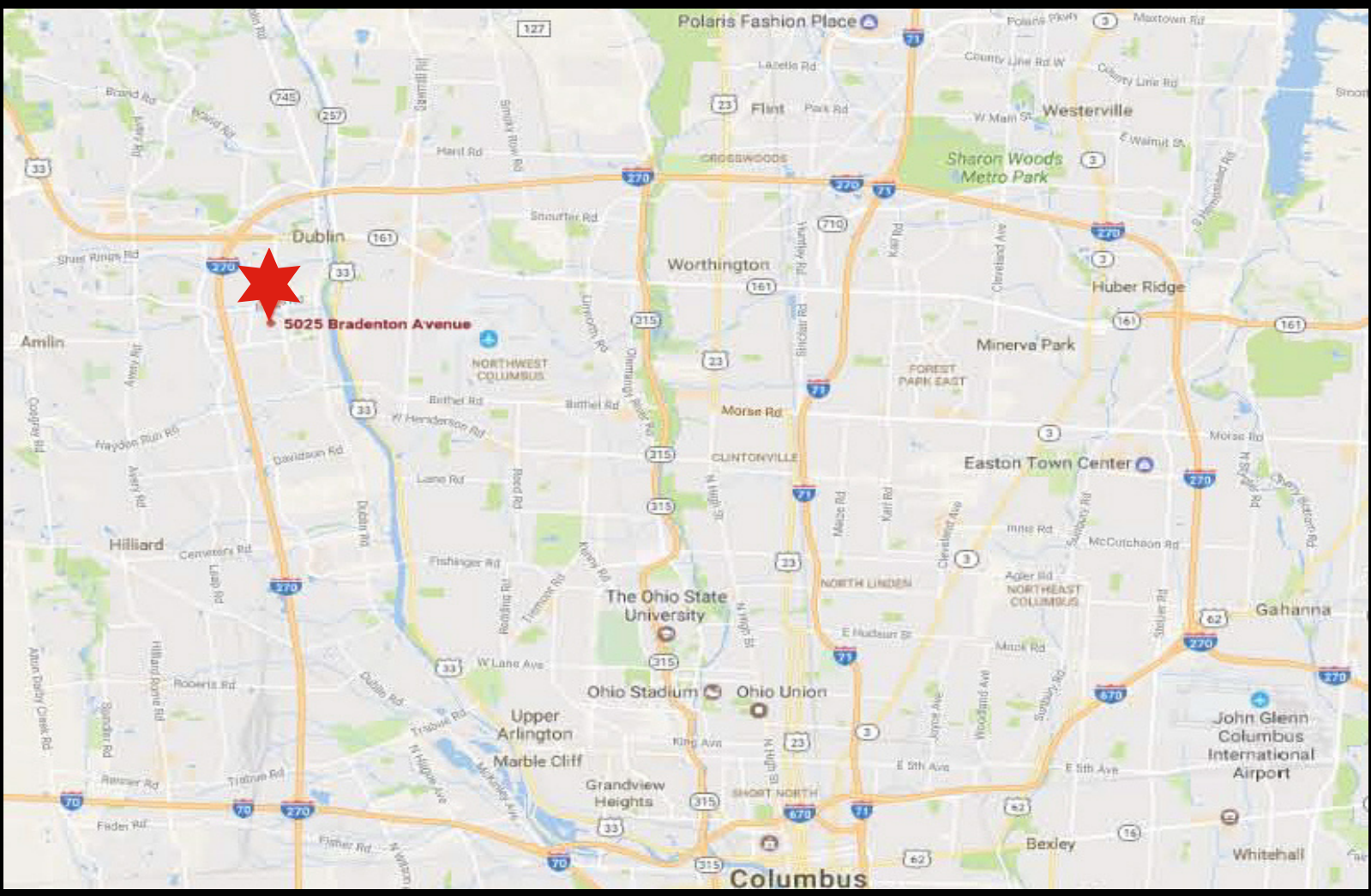


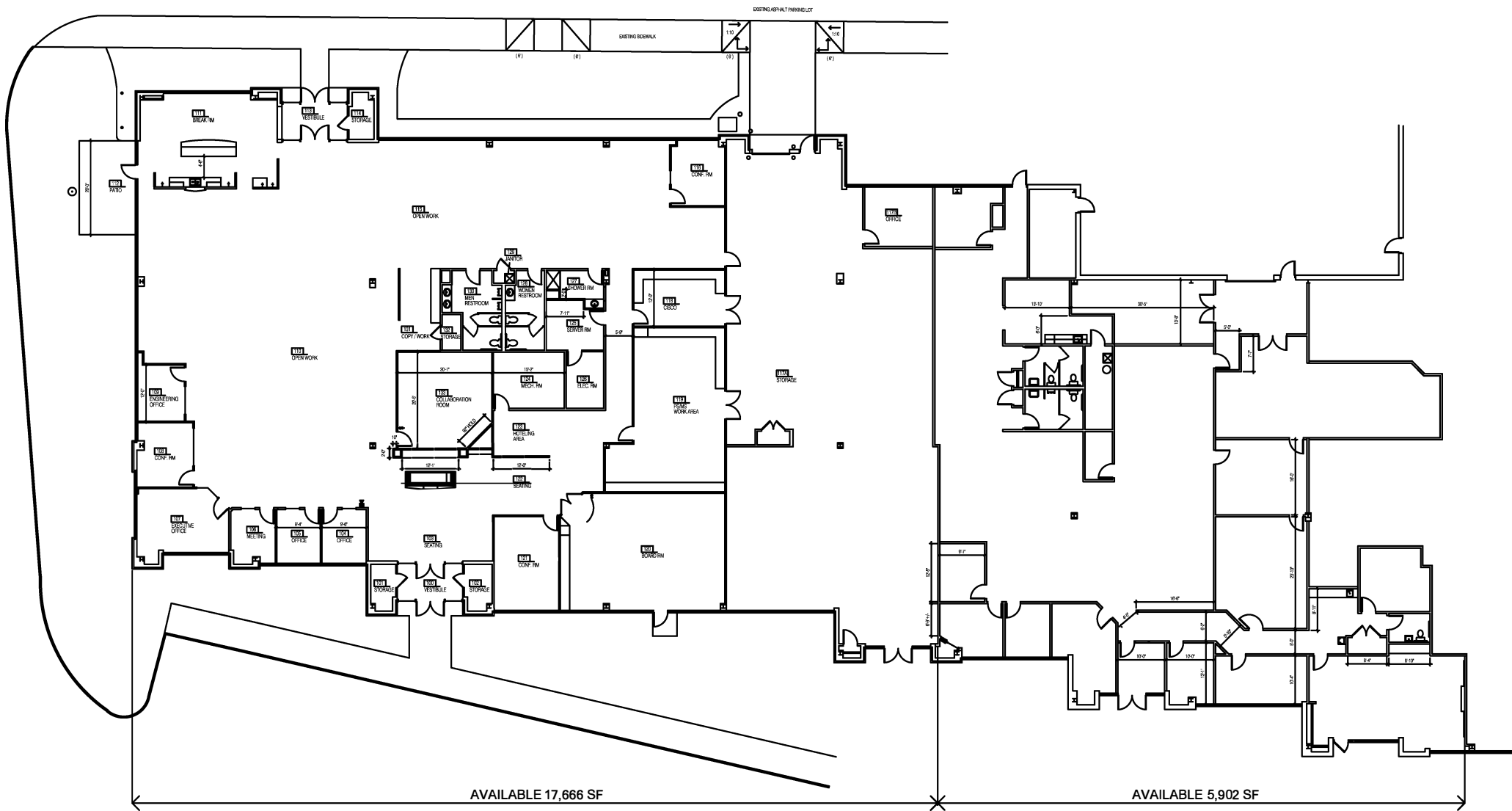
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In the 17,666 SF space:
 1 drive in door to warehouse
 Clear height is 14' in warehouse
 Warehouse is approx 4,500 SF

In the 5,902 SF space:
 1 drive in door to warehouse
 Warehouse is approx 1,000 SF
 Large kitchen/break room, open center floor with cubicles in place, few perimeter offices

Can be combined for up to 23,568 SF