

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



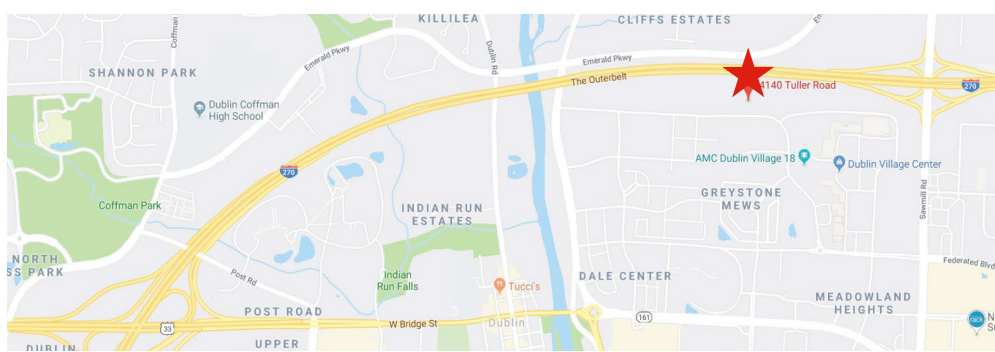
Office and Flex Space in convenient Dublin location

Lease Rate:

\$8.45 - \$10.45 psf NNN

2021 Estimated op exps \$3.95psf

- 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



Brad Kitchen
614.545.2155
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Alterra Real Estate
614.365.9000
www.AlterraRE.com

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Available Suites:

| Suite # | RSF | Description |
|----------|-------|--|
| 230* | 6,403 | Approximately 2,000 SF office (+/-30%), remainder is open area/warehouse. 2 restrooms, 1 dock, 1 drive in. |
| 234/236* | 9,879 | 70% office with open areas; 2 restrooms. 1 dock entrance with double doors. |

* Can be combined for 16,282 SF



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Suite 106 images - 4000 SF



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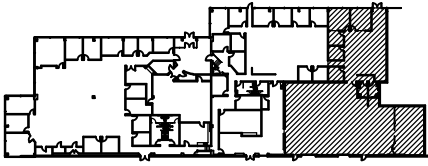
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Suite 106 images - 4000 SF



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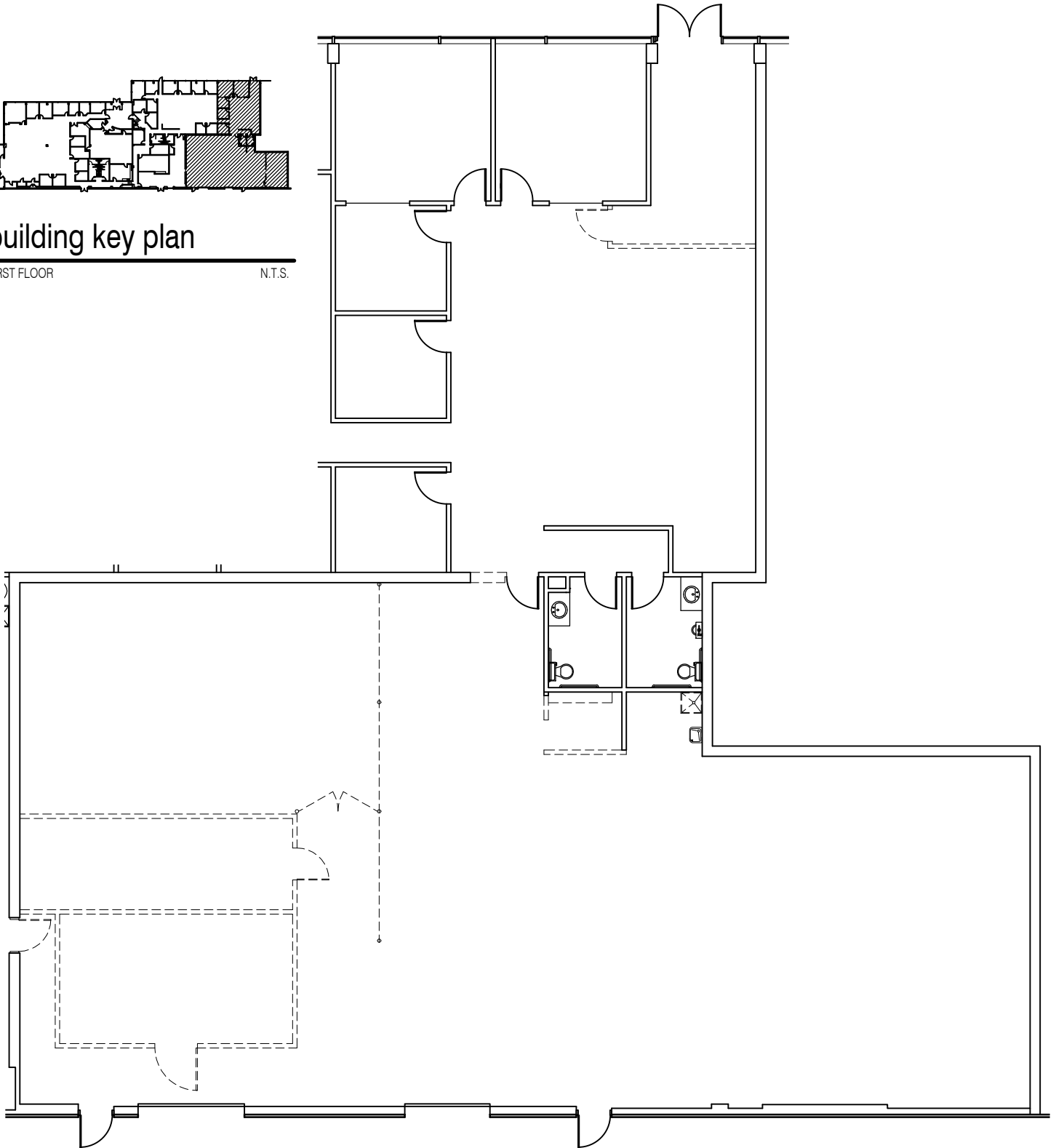
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building key plan

FIRST FLOOR

N.T.S.



N.T.S.

FLOOR PLAN

Suites 234 & 236

