

4015-4059 W Dublin-Granville Rd  
Dublin, OH 43017

For Lease



**STONERIDGE MEDICAL & OFFICE CENTER  
BUILT-OUT MEDICAL SPACE AVAILABLE NOW**

Lease Rates:  
\$12.95 PSF Net

Available Medical & Office Space:  
3,939 SF

2024 Estimated Operating  
Expenses: \$7.99 PSF  
(excludes utilities/janitorial)

- Well located in Dublin between Sawmill Rd and US 33; 1 mile to Sawmill Rd/I-270 interchange.
- Visible to 23,000 vehicles per day on Dublin-Granville Rd
- Adjacent to new \$300MM Dublin Bridge Park Development
- Minutes to Dublin Methodist Hospital
- Existing medical office and office space available.
- Many recent upgrades including new HVAC including ionization for clean air, LED lights and solar.

Amy E. Osborn  
614.378.8898  
aosborn@AlterraRE.com

Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

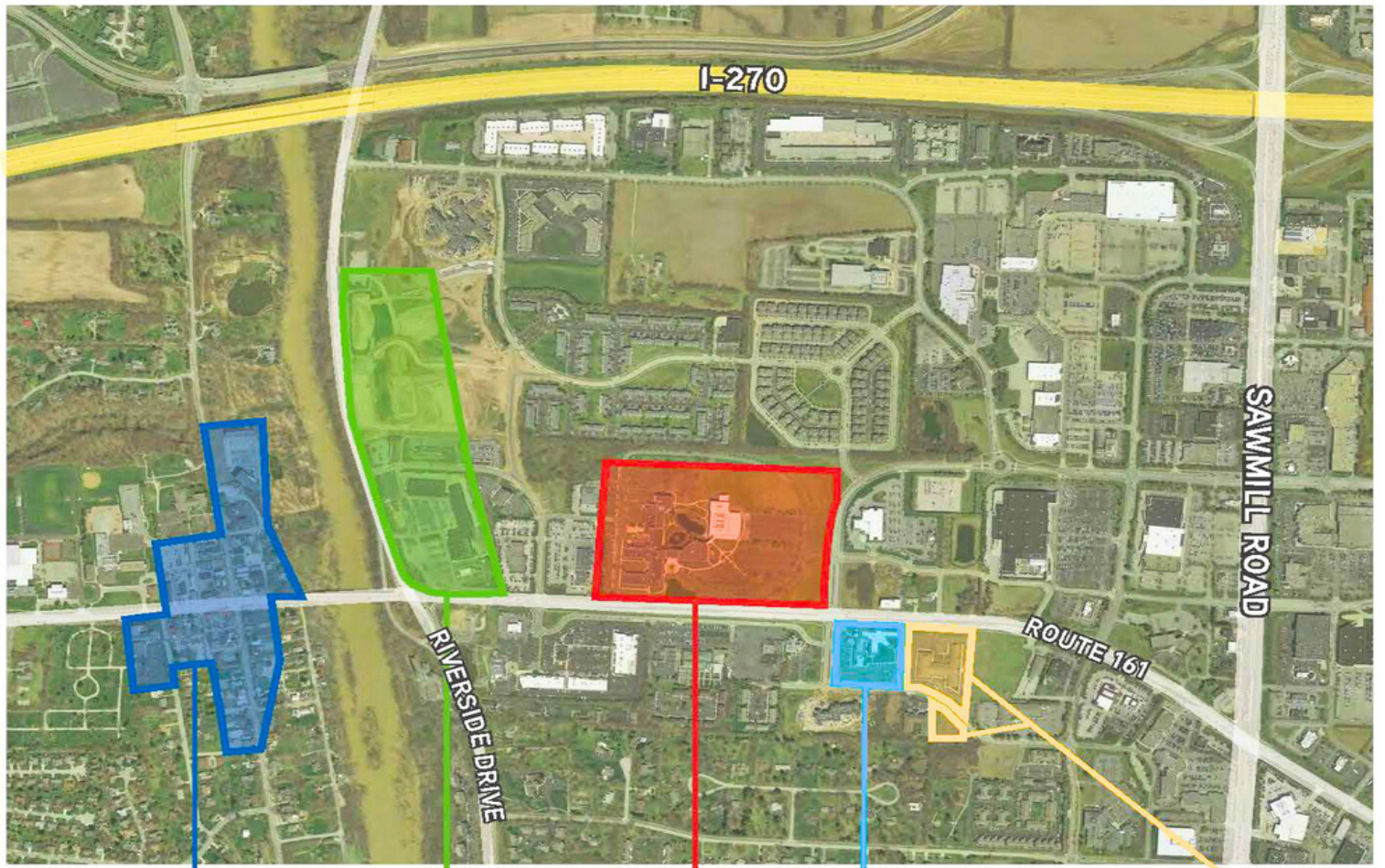




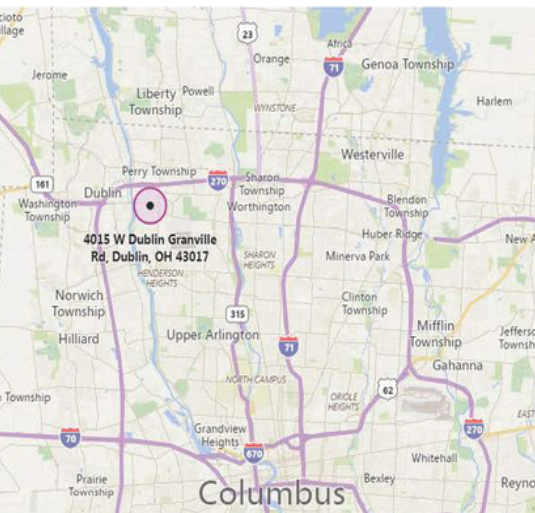
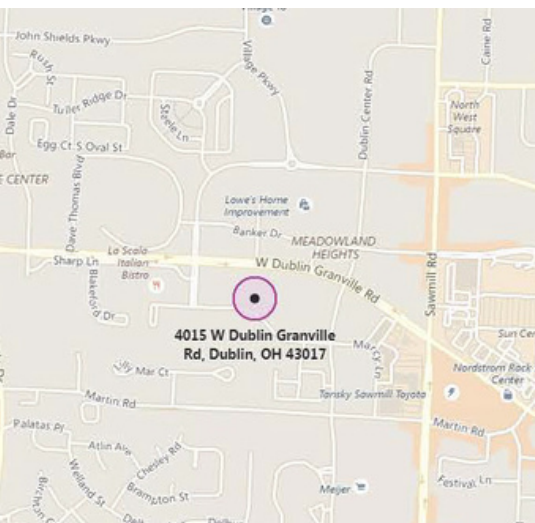








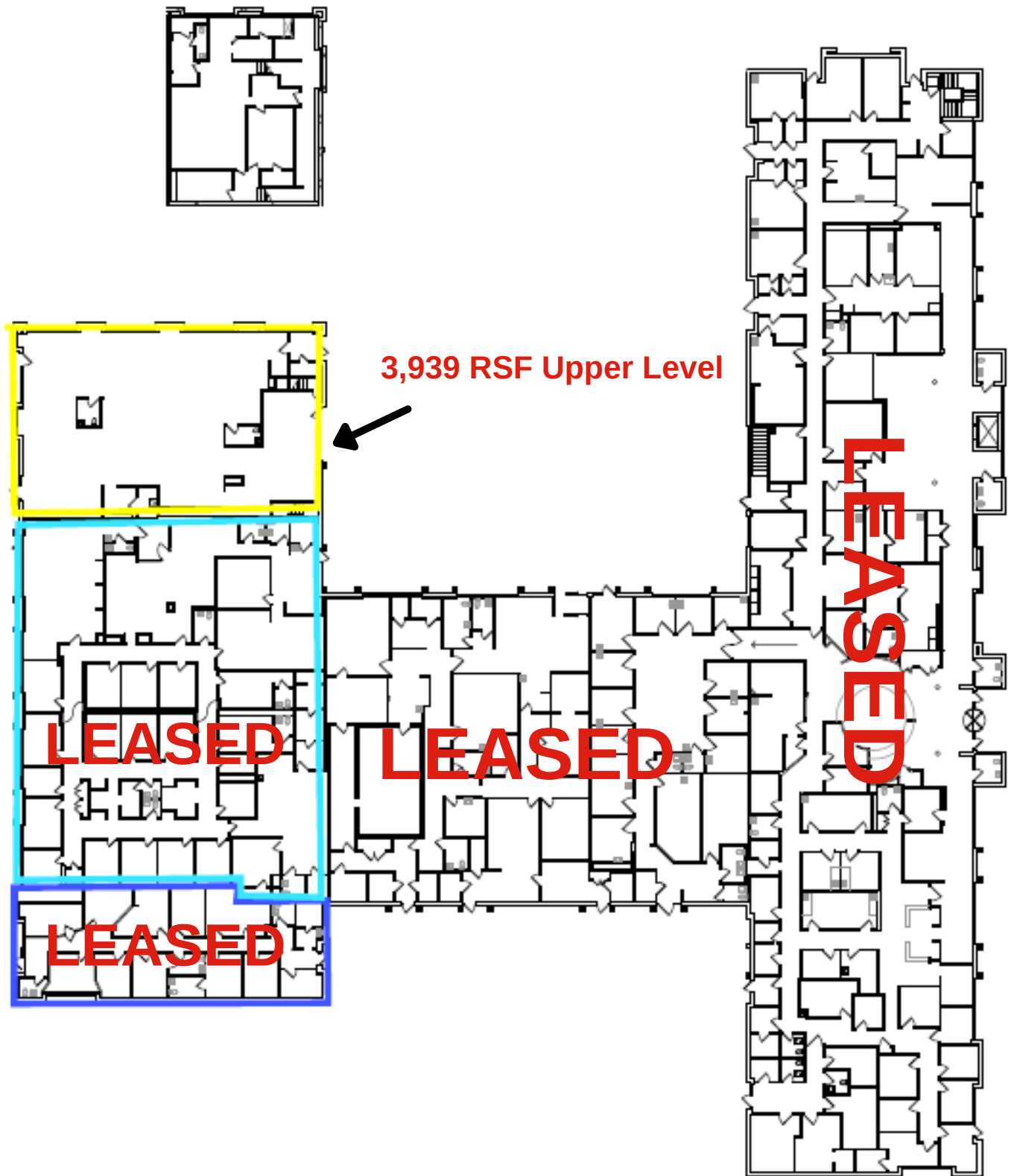
**DOWNTOWN DUBLIN**   **BRIDGE PARK DISTRICT**   **WENDY'S HEADQUARTER**   **SUNRISE ASSISTED LIVING**   **STONERIDGE CENTER**





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## AVAILABLE SPACE



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