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: 2,296 SF to 16,028 SF

2022 Estimated Operating Expenses: \$7.49 PSF (excludes utilities/janitorial)



Amy E. Osborn 614.378.8898 aosborn@AlterraRE.com

- 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.



Brad Kitchen, SIOR 614.545.2155 bkitchen@AlterraRE.com



Alterra Real Estate 614.365.9000 www.AlterraRE.com







DOWNTOWN DUBLIN B

BRIDGE PARK DISTRICT

WENDY'S HEADQUARTER

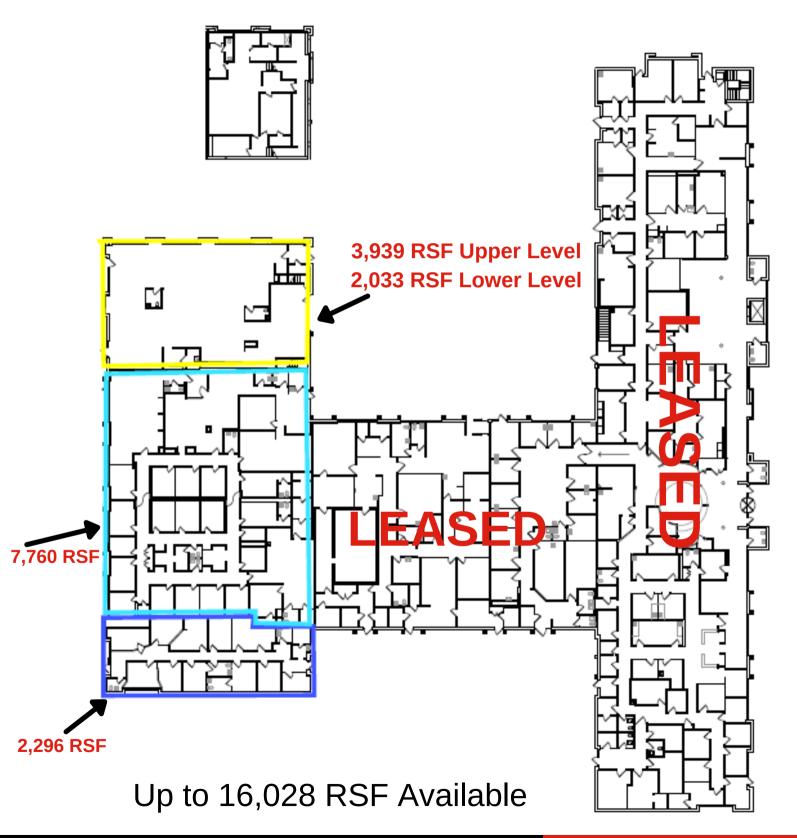
SUNRISE ASSISTED LIVING STONERIDGE CENTER







STONERIDGE MEDICAL & OFFICE CENTER AVAILABLE SPACE



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Stoneridge

1st Floor

4015 E Dublin Granville Rd, Columbus, OH 43231, USA

For more information please visit our website qbiq.ai





3D virtual tour

Alternative A



Click or scan to watch



https://qbiq.ai/v/d3ae1b









11,699 RSF $\hat{\mathcal{C}}$ 61 Seats 44 Open Space 16 Offices 3 Conf Room 191.79 Density sqf/person Daylight ♦ 30% Privacy 26% Efficiency 73% + Average

0 10 20 30

Design #809080 - For Evaluation Purposes Only







11,699 RSF $\hat{\mathcal{C}}$ 79 Seats 78 Open Space 0 Offices 6 Conf Room 148.09 Density sqf/person Daylight ♦ 36% Privacy 0% 6 Efficiency (72% + Average

0 10 20 30

Design #809132 - For Evaluation Purposes Only







 $\hat{\mathcal{C}}$ 56 Seats 44 Open Space 11 Offices 7 Conf Room 208.91 Density sqf/person Daylight • 22% Privacy 20% Efficiency (69%

0 10 20 30

+ Average

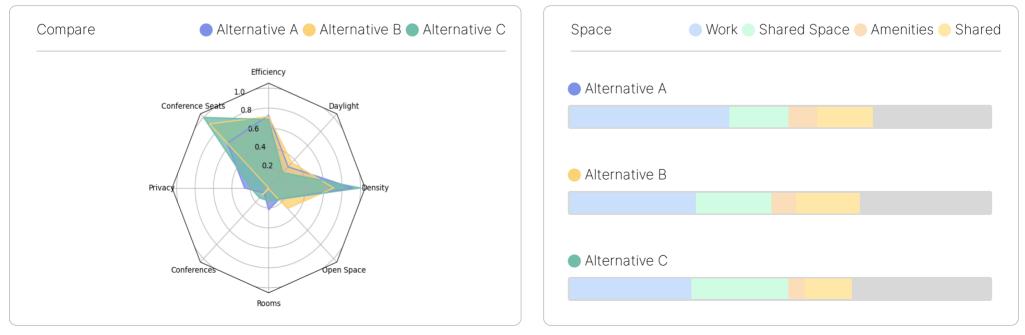
11,699 RSF

Design #809139 - For Evaluation Purposes Only





	Alternative A	Alternative B	Alternative C
Seats	61	79	56
Open Space	44	78	44
Offices	16	0	11
Conf Room	3	6	7
Density sqf/person	191.79	148.09	208.91
Daylight	30%	36%	22%
Privacy	26%	0%	20%



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