

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)

- 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.



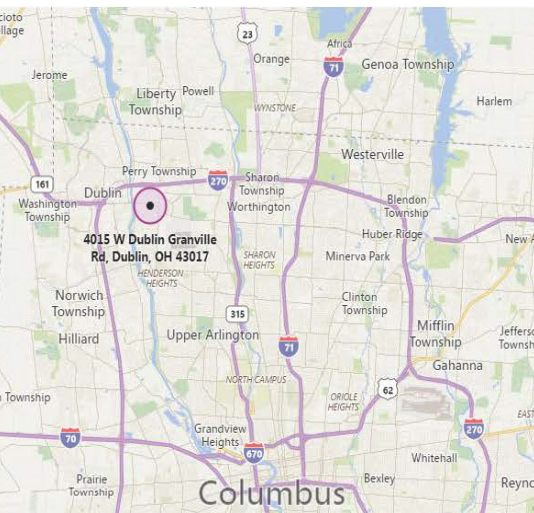
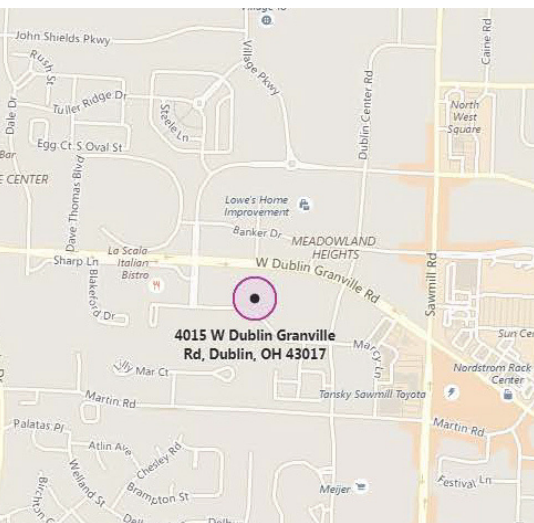
Amy E. Osborn
614.378.8898
aosborn@AlterraRE.com

Brad Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

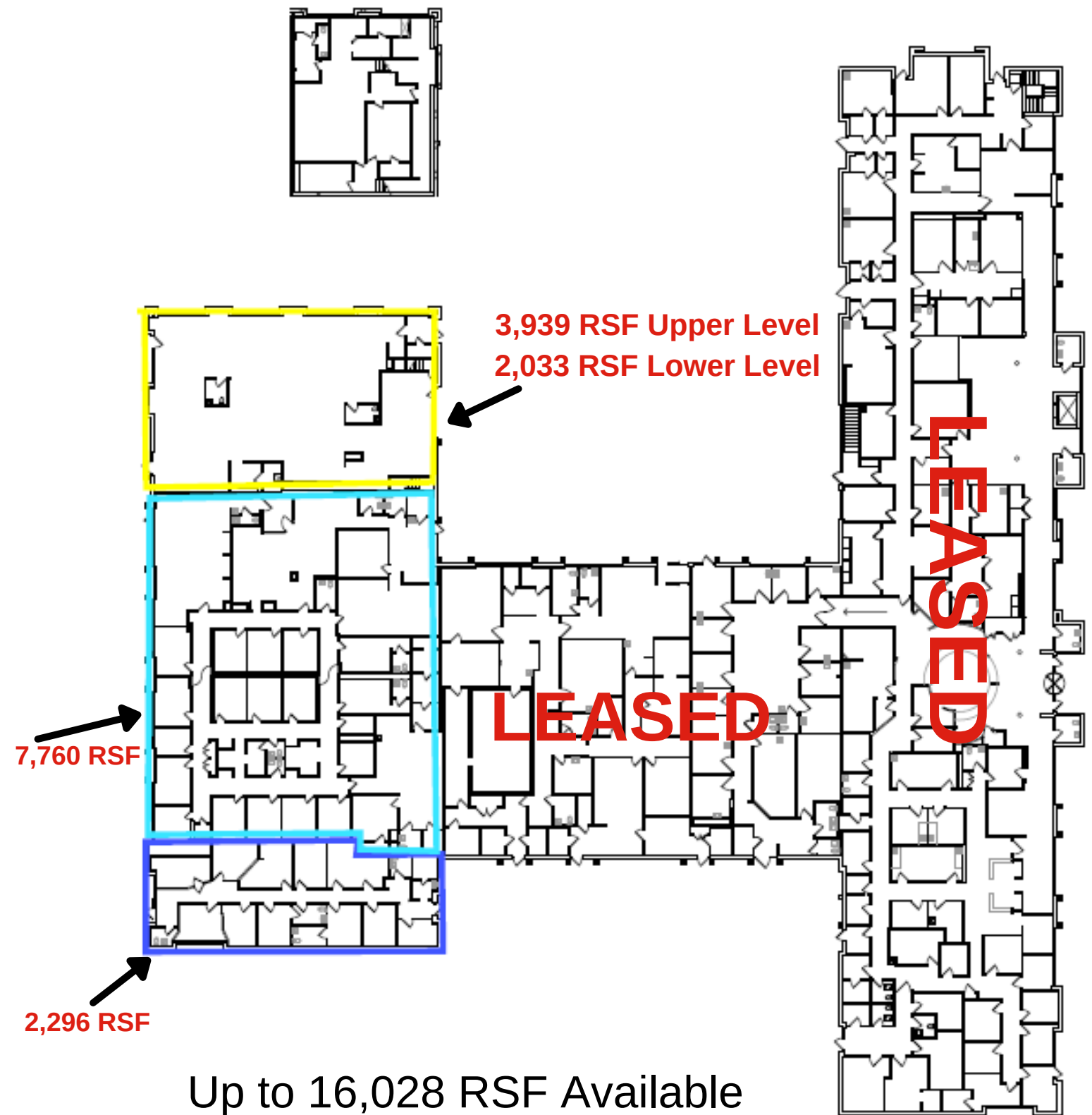






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AVAILABLE SPACE



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Stoneridge

1st Floor

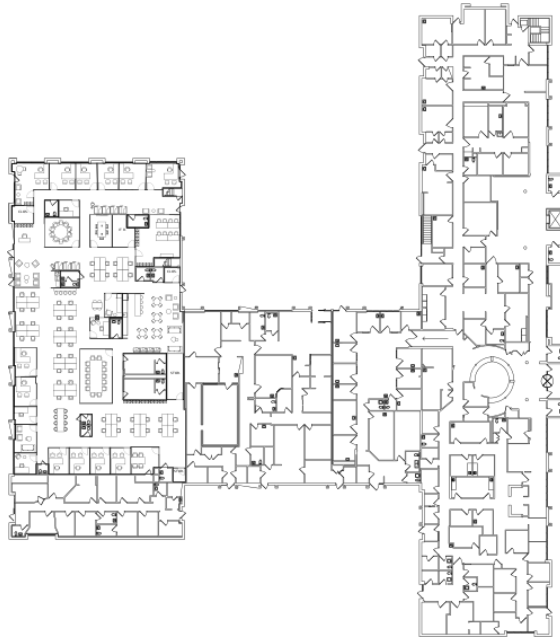
4015 E Dublin Granville Rd, Columbus, OH 43231, USA

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


61
Seats

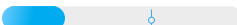
44
Open Space

16
Offices

3
Conf Room

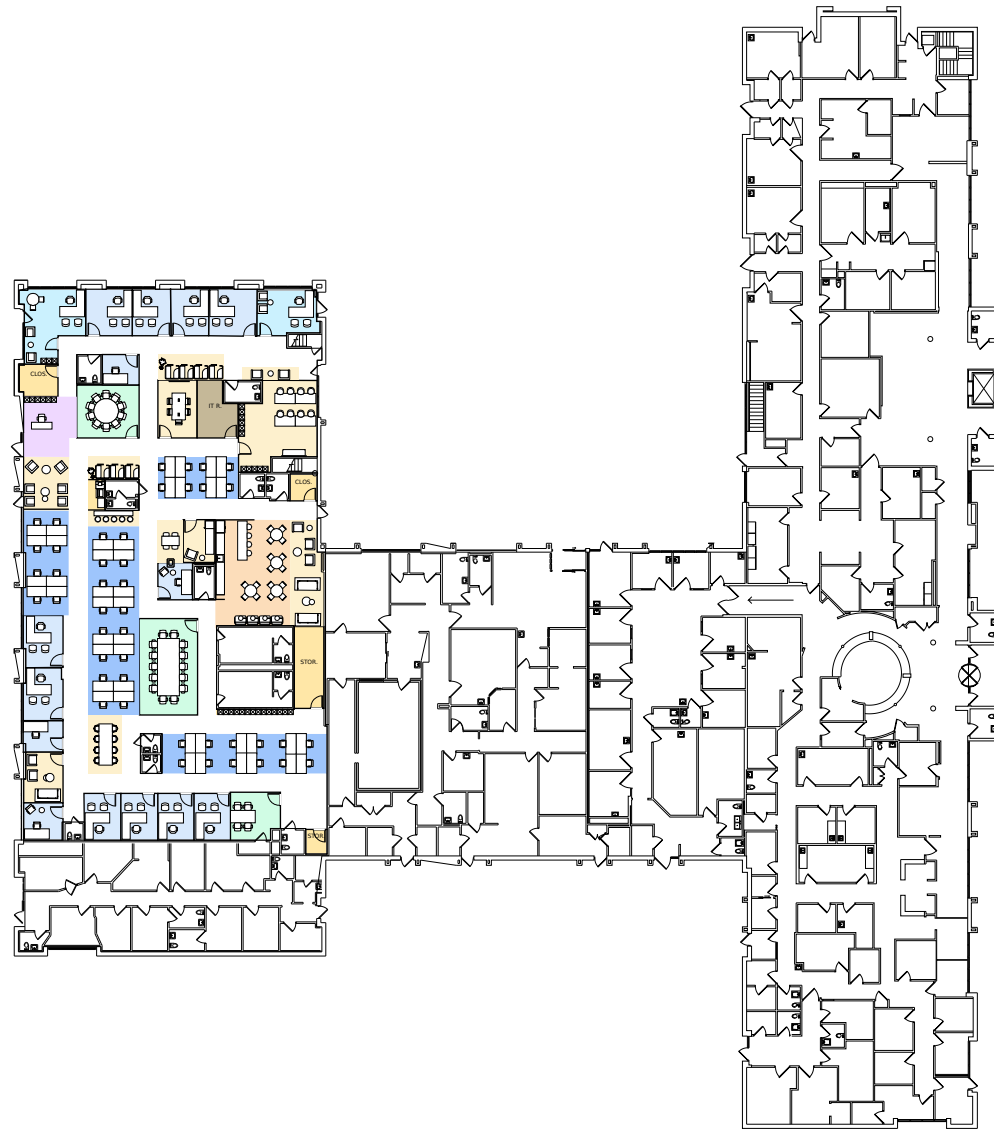
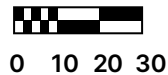
191.79
Density sqf/person

Daylight  30%

Privacy  26%

Efficiency  73%

 Average



-  Office
-  Executive Office
-  Open Space
-  Reception
-  Conf Room
-  Amenities
-  Pantry
-  IT Room
-  Comfort Zone


11,699
RSF


79
Seats

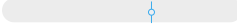
78
Open Space

0
Offices

6
Conf Room

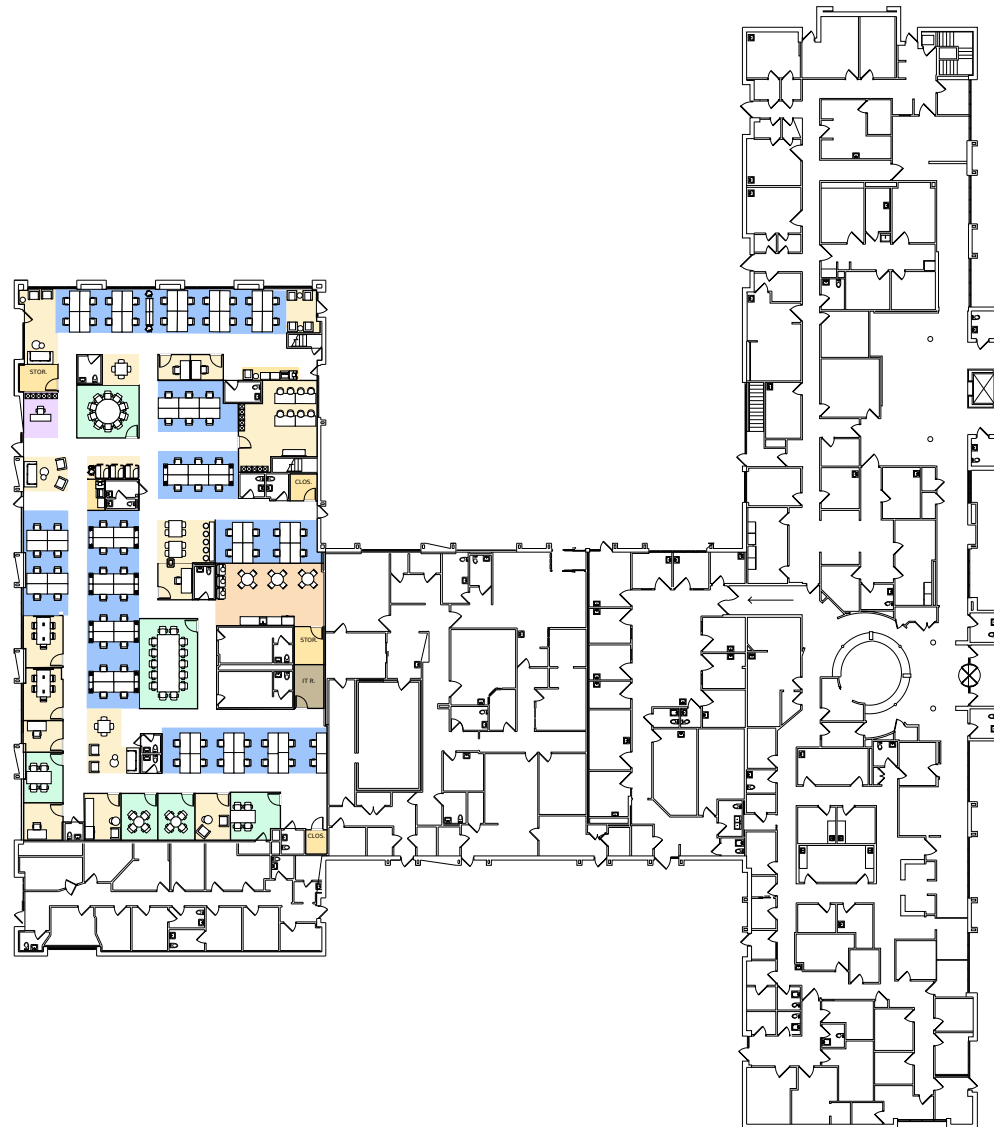
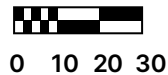
148.09
Density sqf/person









Daylight  36%

Privacy  0%


Efficiency  72%

 Average



-  Office
-  Open Space
-  Reception
-  Conf Room
-  Amenities
-  Pantry
-  IT Room
-  Comfort Zone


11,699
RSF

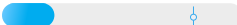

56
Seats

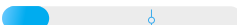
44
Open Space

11
Offices

7
Conf Room

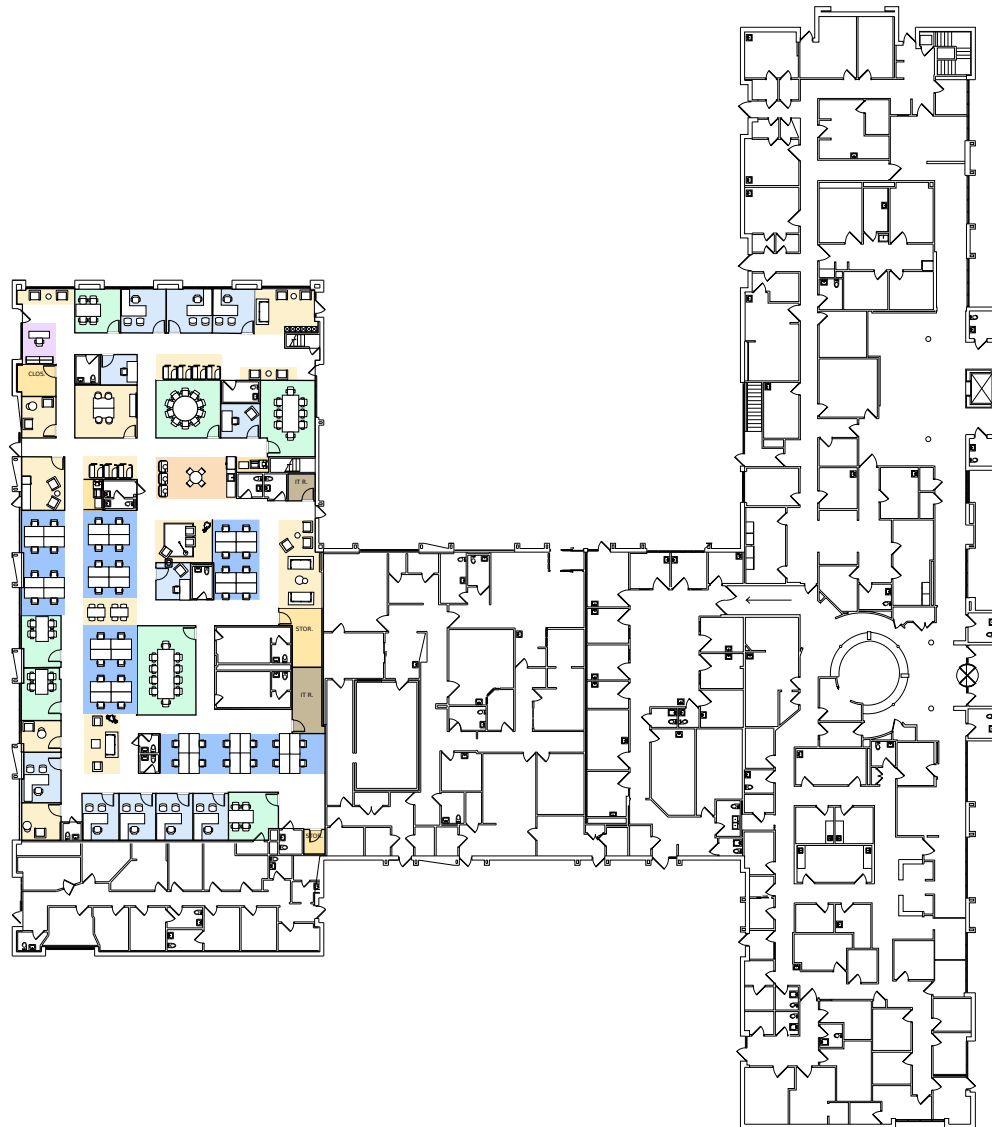
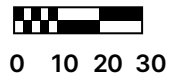
208.91
Density sqf/person








Daylight  22%

Privacy  20%

Efficiency  69%

 Average

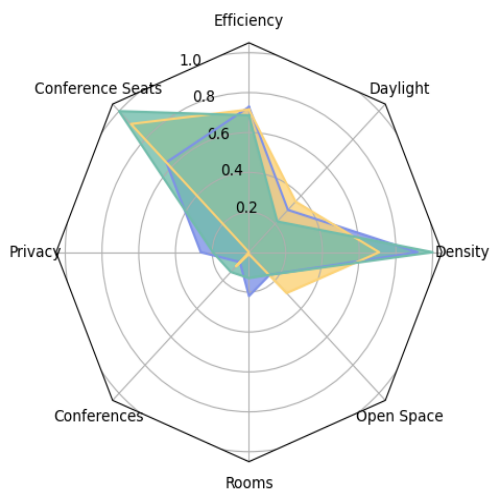


-  Office
-  Open Space
-  Reception
-  Conf Room
-  Amenities
-  Pantry
-  IT Room
-  Comfort Zone

| | ● 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% |

Compare

● Alternative A ● Alternative B ● Alternative C



Space

● Work ● Shared Space ● Amenities ● Shared

