

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



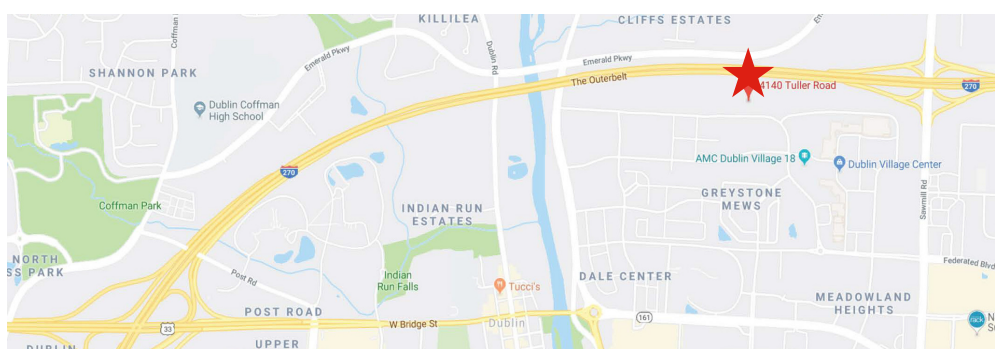
Office and Flex Space in convenient Dublin location

Lease Rate:

\$8.45 - \$10.45 PSF NNN

2021 Estimated op exps \$3.95 PSF

- 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
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AlterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease

Available Suites:

Suite #	RSF	Description
131	6,502	2 restrooms, 1 drive in door
206	7,521	Two restrooms, kitchen/breakroom, conference room, office space and warehouse. 1 dock, 1 drive in door.
212	6,642	Approximately 1,600 SF warehouse, the remainder is office space. Two restrooms, LED lighting throughout, 1 drive in.
230*	6,403	Approximately 2,000 SF office (+/-30%), remainder is open area/warehouse. 2 restrooms, 1 dock, 1 drive in.
234/236*	9,348	70% office with open areas; 2 restrooms. 1 dock entrance with double doors.

* Can be combined for 16,282 SF



brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease

Sample Suite Images



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease

Sample Suite Images



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease

Suite 212 images - 6,642 SF

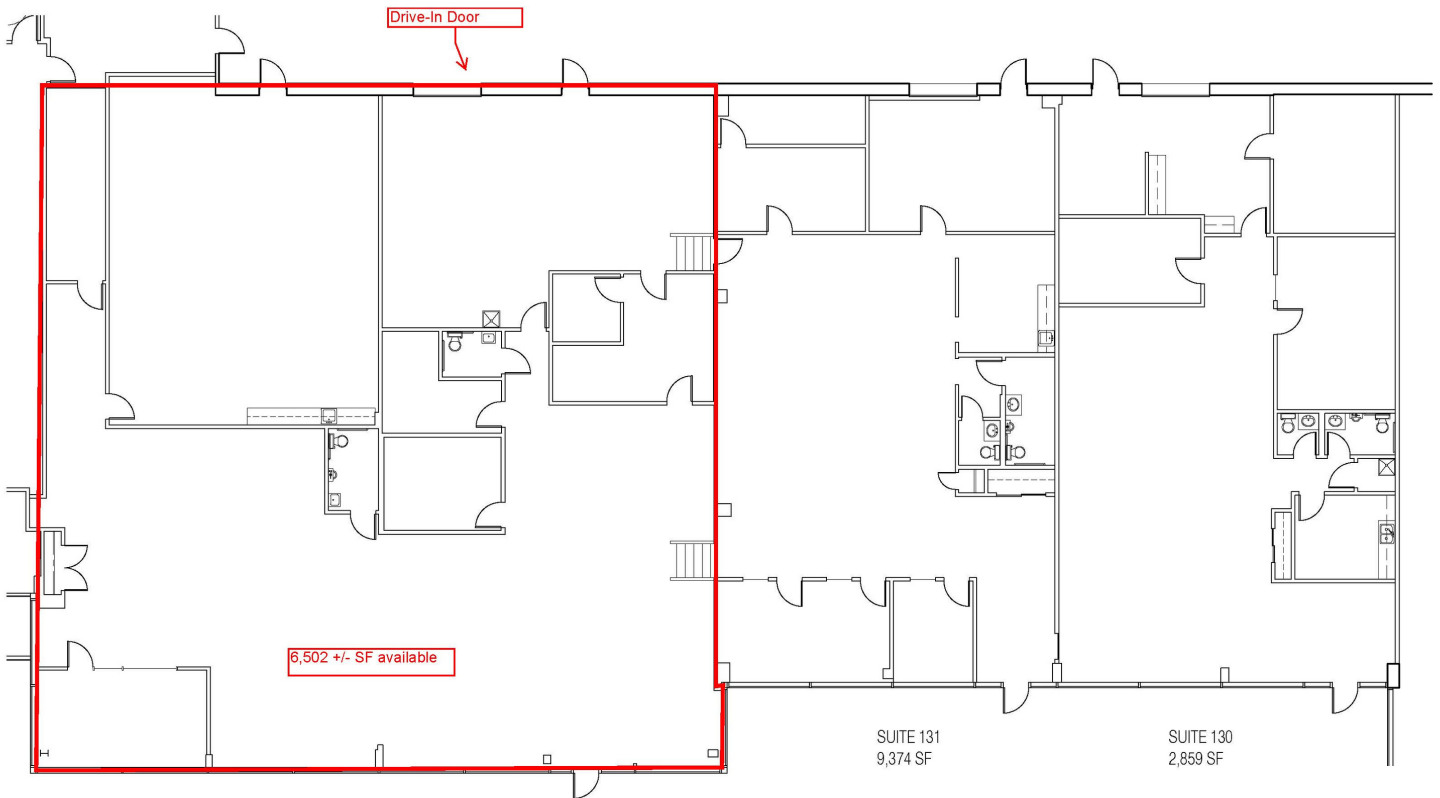


Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road Dublin, OH 43017

For Lease



carney
ranker
ARCHITECTS Ltd

5880 Wilcox Place
Suite J
Dublin, OH 43015
Ph: 614.732-1000
Fax: 614.732-1001
mail@carneyranker.com

Floor Plan

3/32"=1'-0"

Asbuilts For:
Suites 130-131

4140 Tuller Road

Dublin, Ohio

15147.020

Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

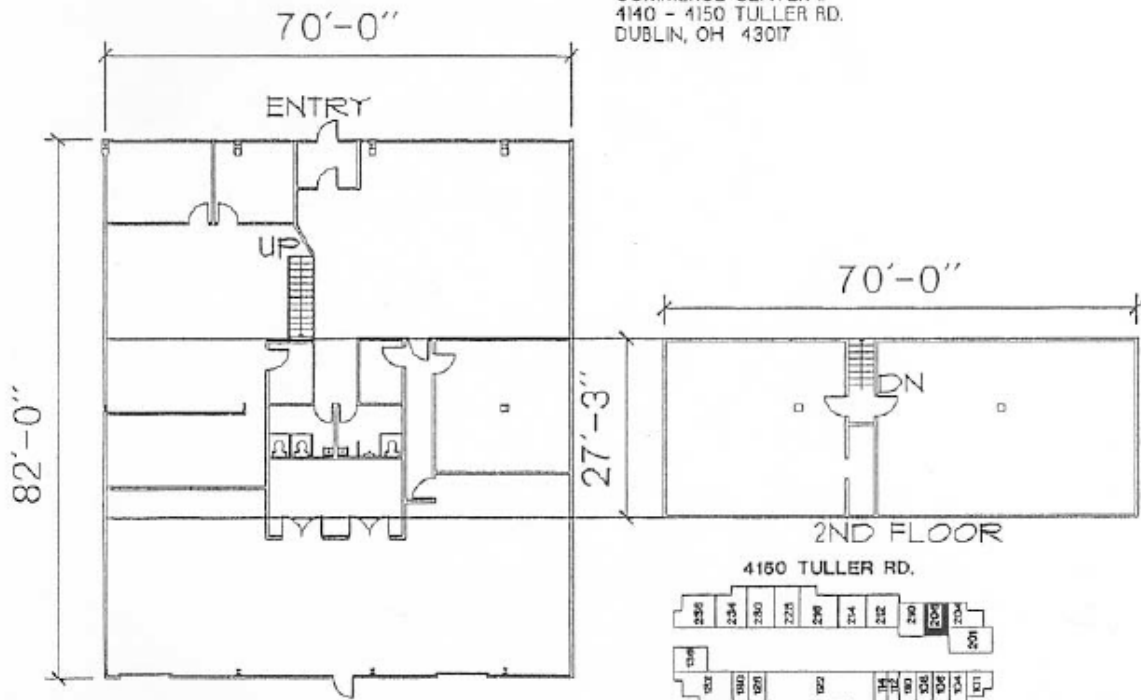
4140-4150 Tuller Road
Dublin, OH 43017

For Lease

FLOOR PLAN

Suite 206 - 7,521 Square Feet

SUITE 206
SPECTRUM
COMMERCE CENTER II
4140 - 4150 TULLER RD.
DUBLIN, OH 43017



FLOOR PLAN 7,521 S.F.
SCALE: 1" = 20'-0" JANUARY 27, 1999

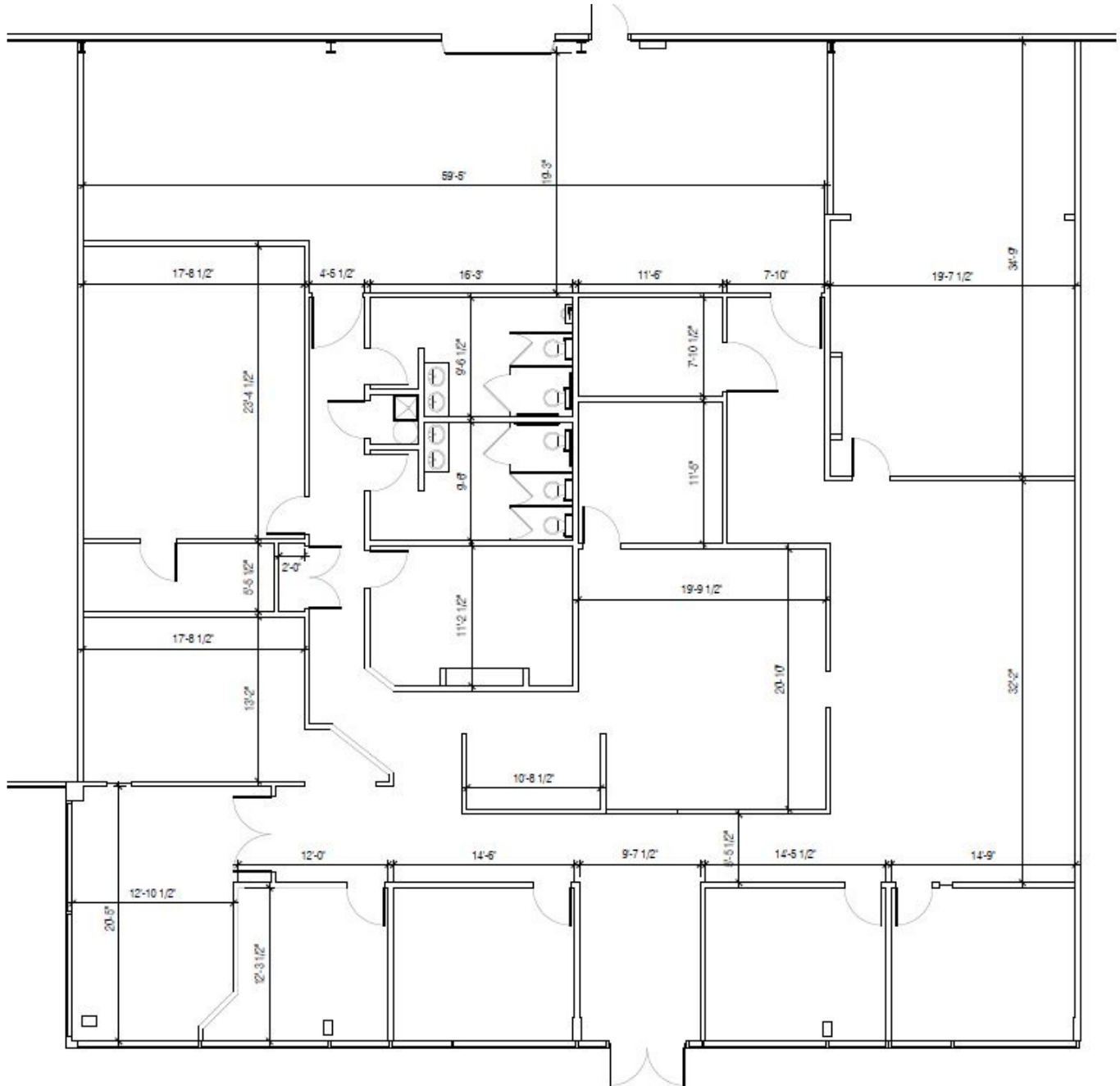


Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



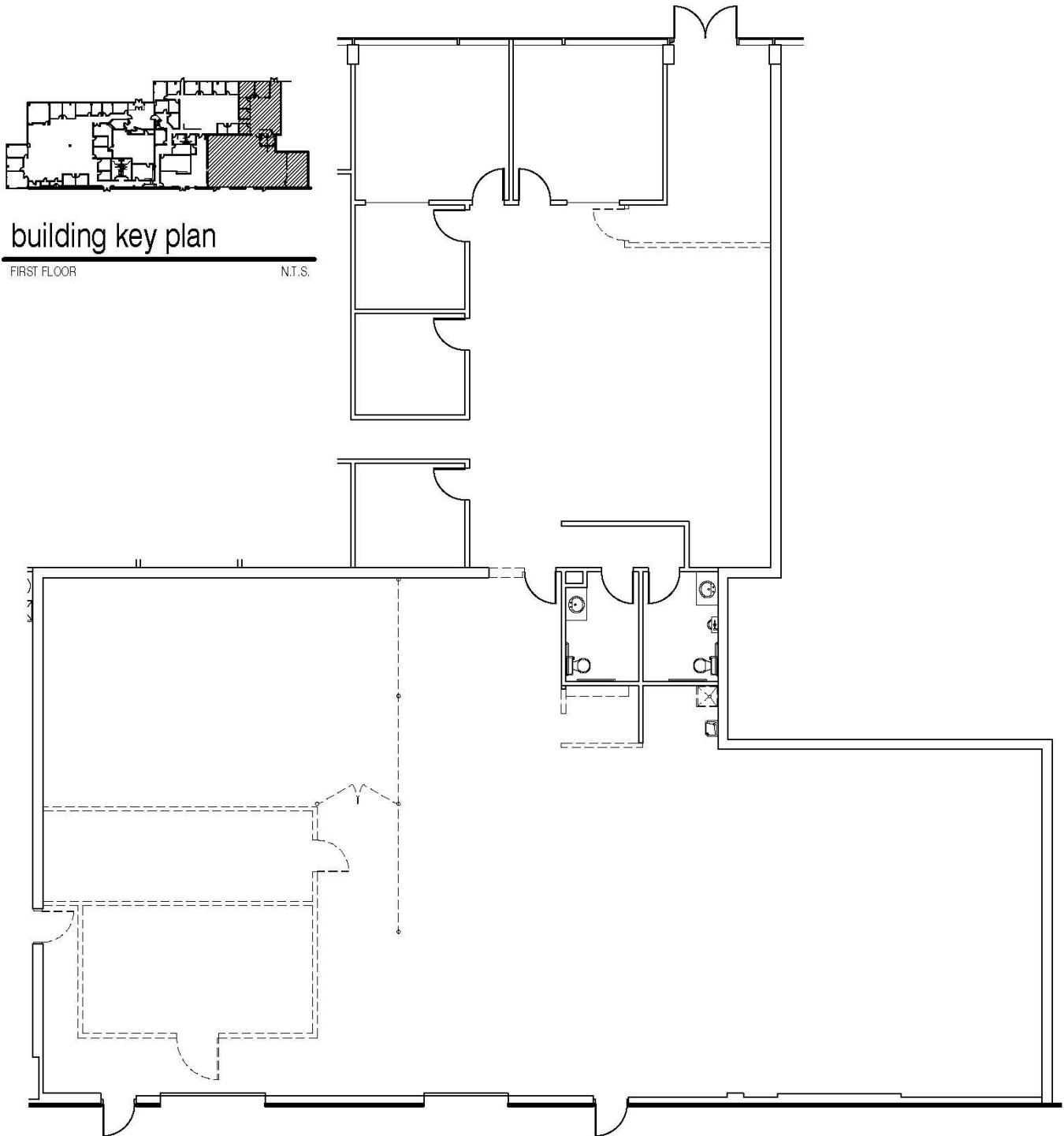
Suite 212 - 6,642 SF

Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



Suite 230

N.T.S.

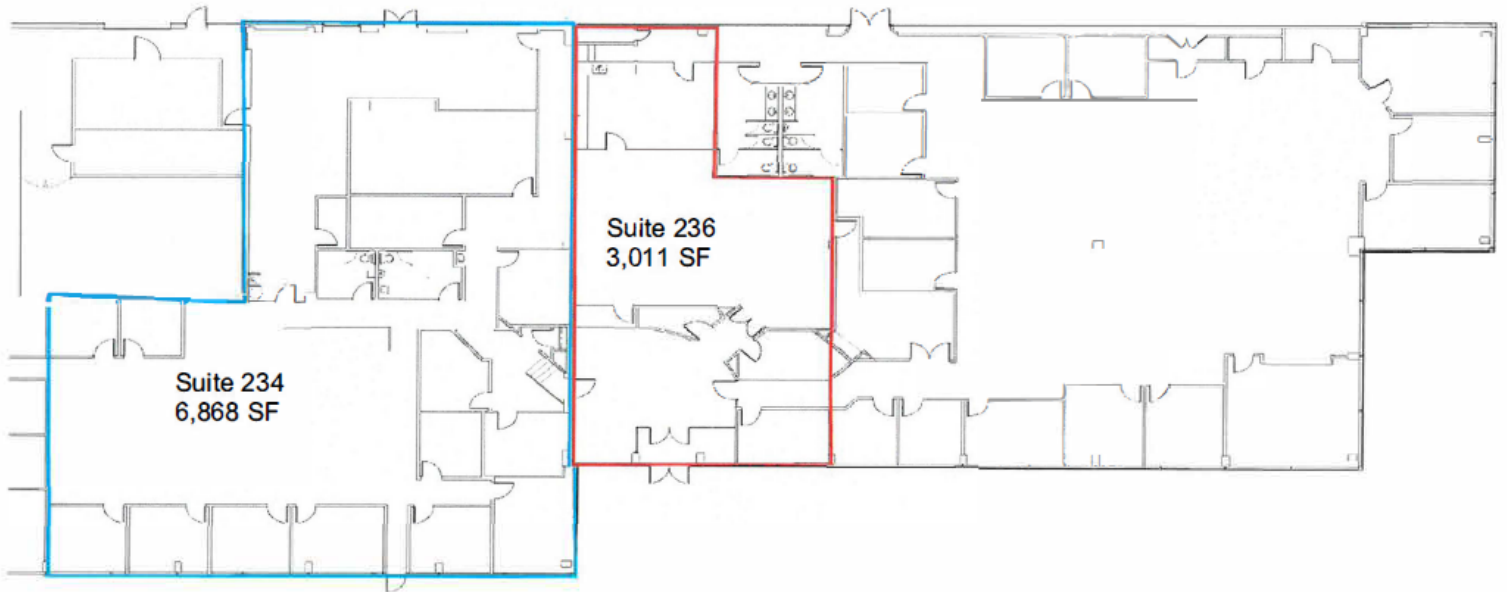
Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

4140-4150 Tuller Road
Dublin, OH 43017

For Lease

Suites 234 & 236



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com