

4140-4150 Tuller Road
Dublin, OH 43017

For Lease



Office and Flex Space in convenient Dublin location

Lease Rate:

\$10.25 - \$11.95 PSF Net

2024 Estimated op exp: \$4.35 PSF

Available Space:

Suite 201: 7,534 SF

Suite 230: 6,403 SF

- 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



Rick Smith
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Available Suites:

Suite #	RSF	Description
201	7,534	Office & warehouse space, 2 drive-ins
230	6,403	Office & warehouse space, 2 docks



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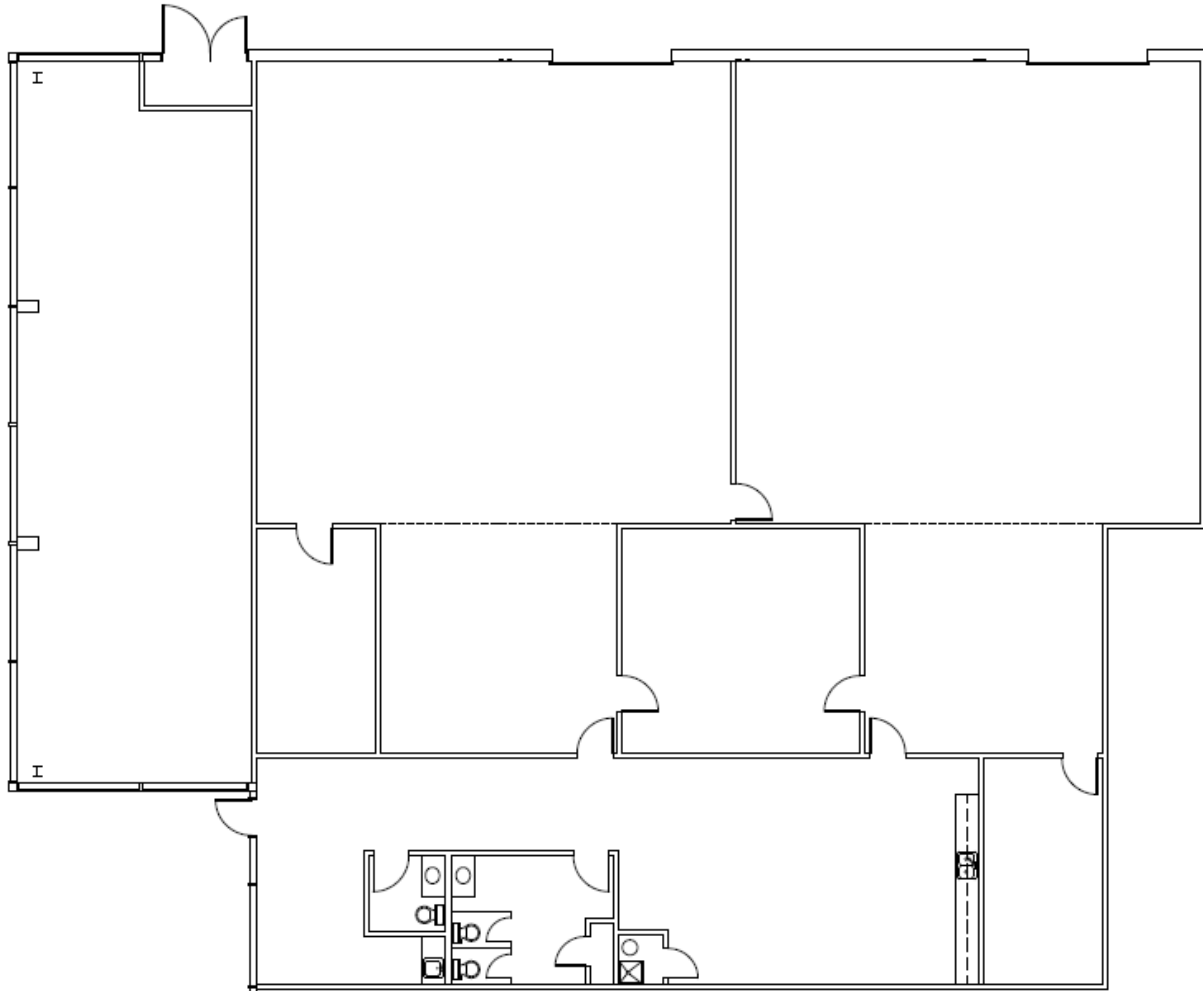
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Suite 201: 7,543 SF



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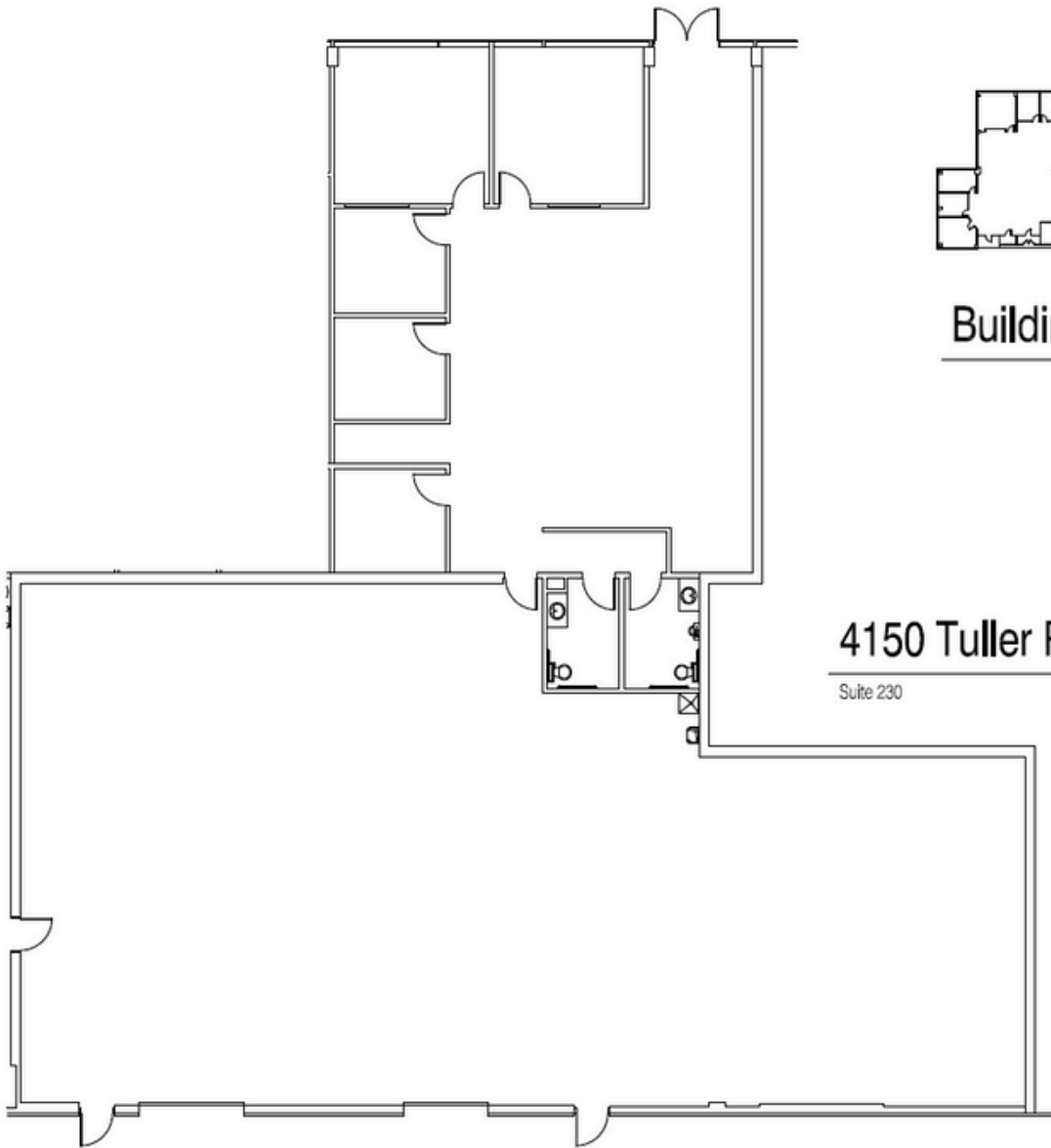
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Suite 230: 6,403 SF



Building Key Plan

N.T.S.

4150 Tuller Road

Suite 230

N.T.S.



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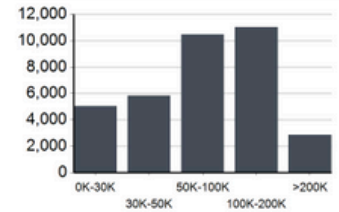
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Location Facts & Demographics

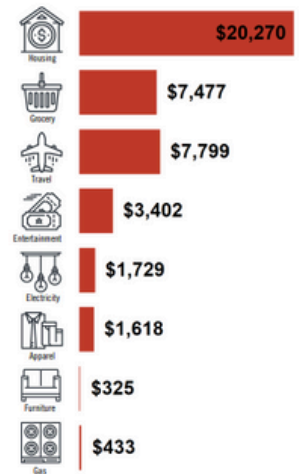
Demographics are determined by a 10 minute drive from 4150 Tuller Rd., Dublin, OH 43017



INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE

Dublin, OH

POPULATION

79,568

AVG. HHSIZE

2.51

MEDIAN HH INCOME

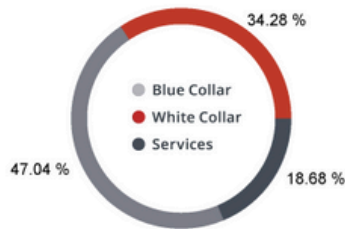
\$91,776

HOME OWNERSHIP

Renters: **12,836**

Owners: **19,342**

EMPLOYMENT



54.99%
Employed

1.13%
Unemployed

EDUCATION

High School Grad: **13.45%**

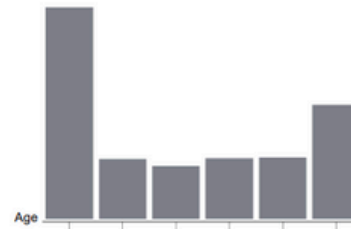
Some College: **19.30%**

Associates: **6.10%**

Bachelors: **65.17%**

GENDER & AGE

49.54% **50.46%**



RACE & ETHNICITY

White: **72.55%**

Asian: **16.40%**

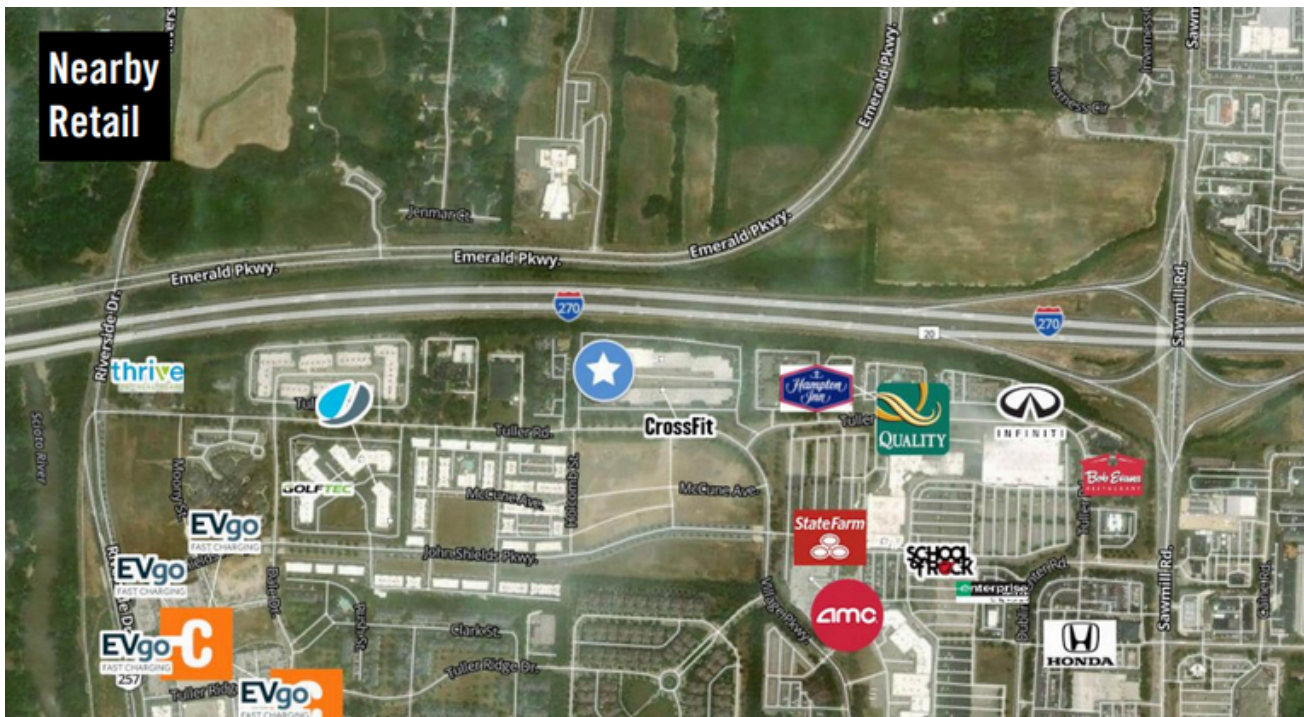
Native American: **0.00%**

Pacific Islanders: **0.01%**

African-American: **3.16%**

Hispanic: **4.11%**

Two or More Races: **3.77%**



Nearby Retail



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