

4140-4150 Tuller Road  
Dublin, OH 43017

For Lease



## Office and Flex Space in convenient Dublin location

Lease Rate:

\$7.95 - \$9.95 psf NNN

2019 Estimated op exps \$3.75 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



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## Available Suites:

| Suite # | RSF   | Description  |
|---------|-------|--|
| 101     | 3,234 | Warehouse area with 8'x10' drive in door. Office area with 2 restrooms. End corner unit.   |
| 106     | 4,000 | <b>LEASED</b><br>1,500 SF epoxy coated floor (2016) in garage w/ vehicle lift (installed in 2015, but can be removed), 1 dock w/ steel exterior ramp, LED lighting throughout office, 2 restrooms, Network wiring cables above the ceiling and 2 post rack in the server room, Fiber optic cable running from AT&T D mark location to the server room. |
| 210     | 6,652 | 4,946 SF on the 1st floor, 1,706 SF on the mezzanine.<br>40% of 1st floor is warehouse with 1 dock.  |
| 230*    | 6,403 | Approximately 2,000 SF office (+/-30%), remainder is open area/warehouse. 2 restrooms, 1 dock, 1 drive in.   |
| 234*    | 9,348 | 70% office with open areas; 2 restrooms. 1 dock entrance with double doors.  |

\* Can be combined for 15,751 SF

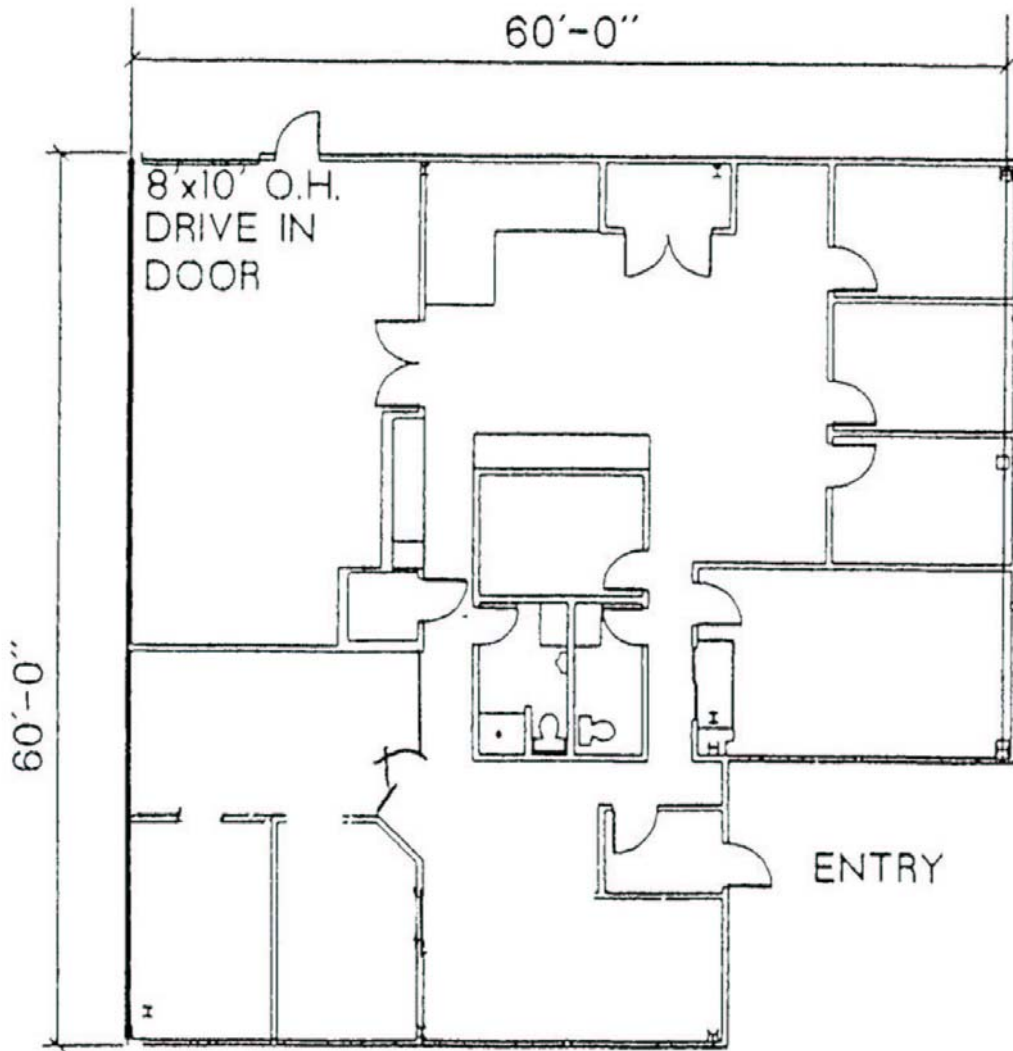


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# FLOOR PLAN

Suites 101 - 3,234 Square Feet



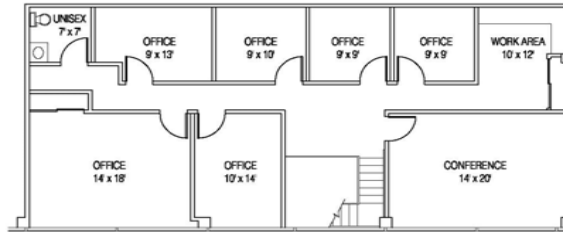
**FLOOR PLAN**

**3,234 S.F.**

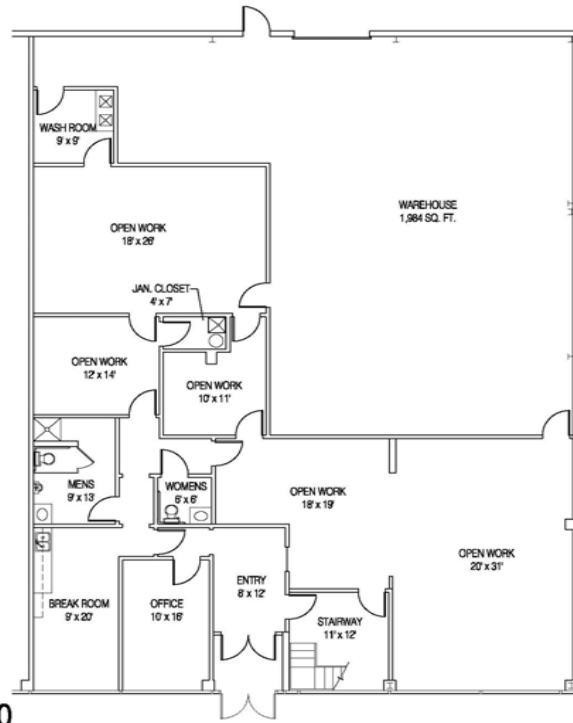
SCALE: 1/16" = 1'-0"



# FLOOR PLAN



SECOND FLOOR



suite 210

FIRST FLOOR

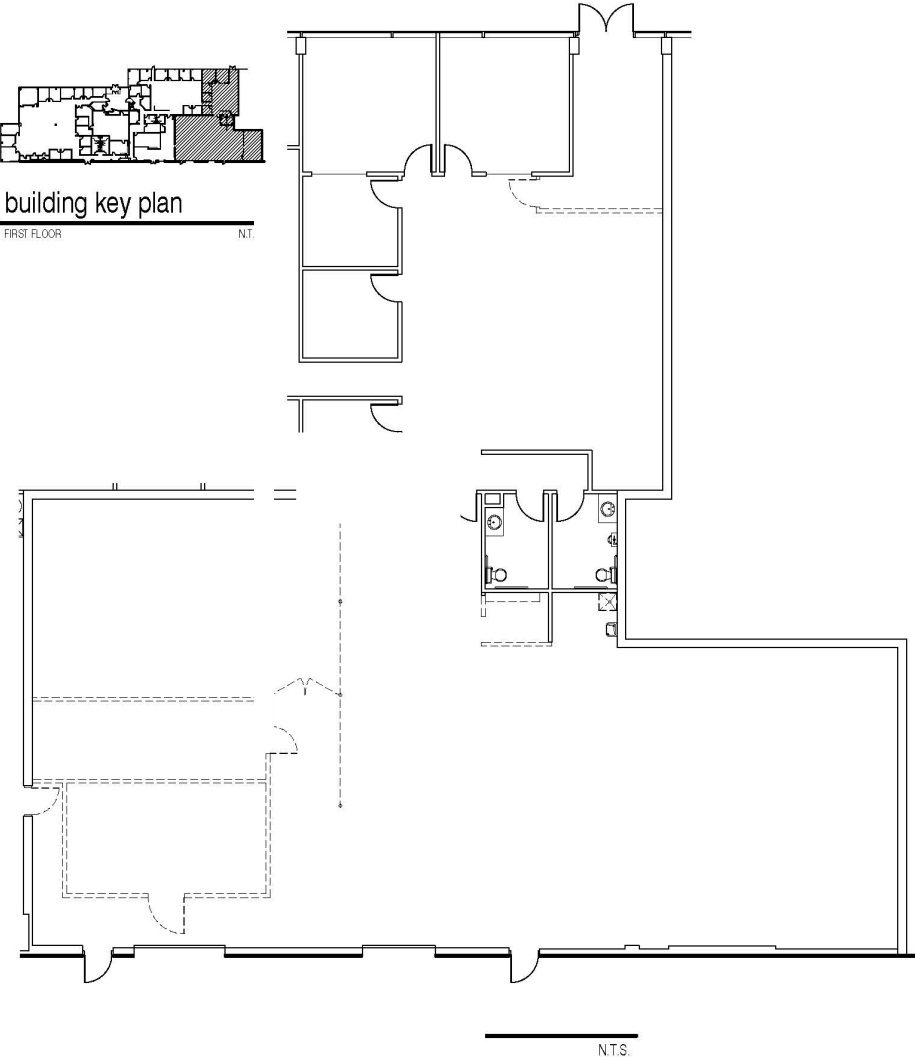
Dublin Spectrum  
6,652 SQ. FT.

NOT TO SCALE



# FLOOR PLAN

Suite 230 - 6,403 SF



# FLOOR PLAN

Suite 234 - 9,348 SF

