



TUTTLE CROSSING

Property:

- ±68,752 Sq. Ft. two-story office building
- Suite 265: ±1,362 Sq. Ft. available on second floor
- Brick and glass exterior
- Elegant two-story entrance, granite flooring, cherry hardwood paneling, elevator, with common lobby
- 4/1,000 Sq. Ft. parking ratio

Location:

- Just north of Tuttle Crossing Blvd.
- Nearby offices, retail, restaurants, and other amenities
- Convenient access to I-270
- ±20 minutes to Downtown Columbus



Jacob A. Boll

T 614.799.2100 x215

C 614.307.9933

jakeboll@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±68,752 Sq. Ft. two-story office building
- Suite 265: ±1,362 Sq. Ft. available on second floor
- Join Aldi, HR Butler, and First American Title
- Common ±5,238 Sq. Ft. training/event room for tenants use

Rental Rate:

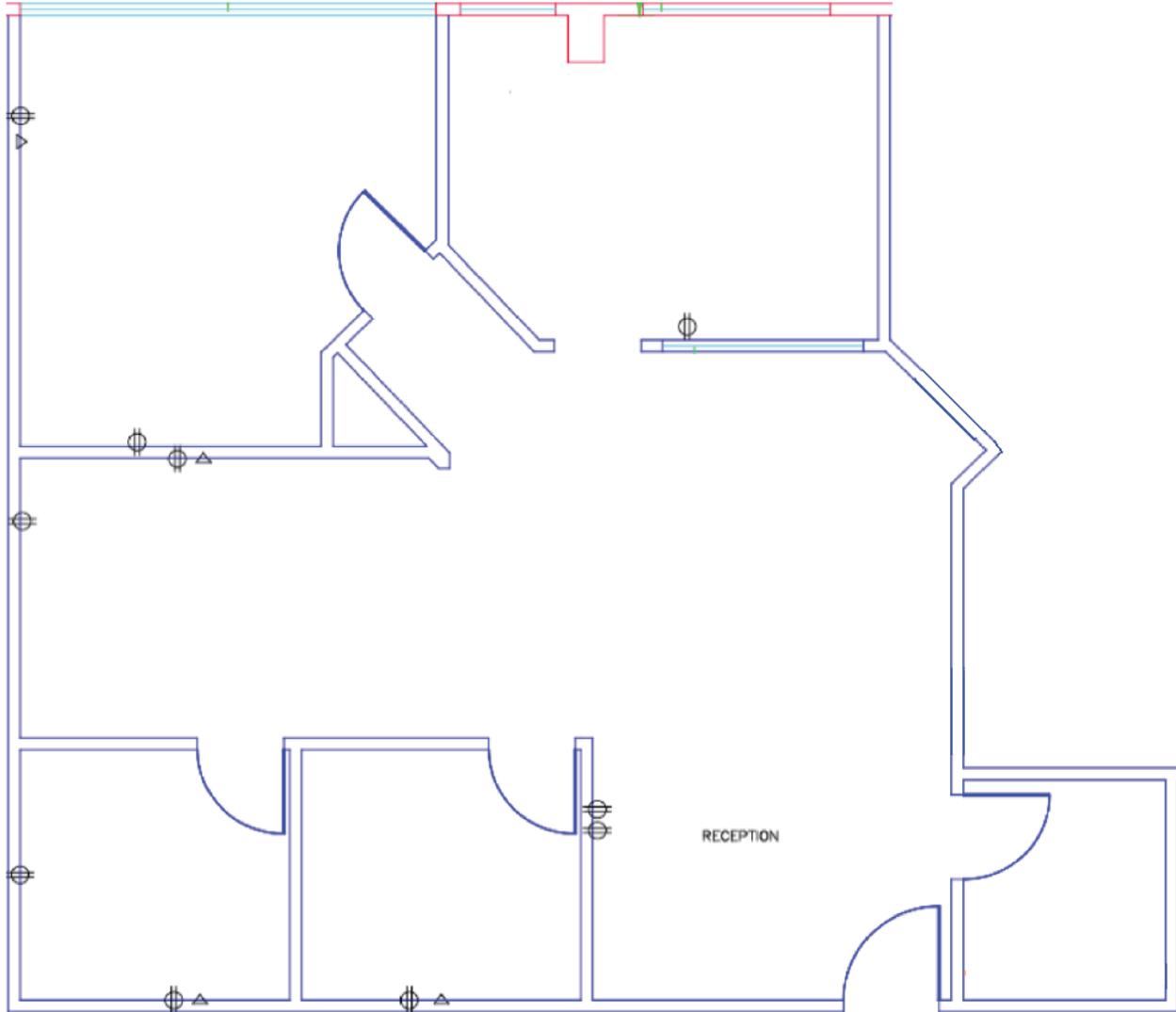
- \$12.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$10.57/Sq. Ft.
- Utilities, Trash, and Janitorial included

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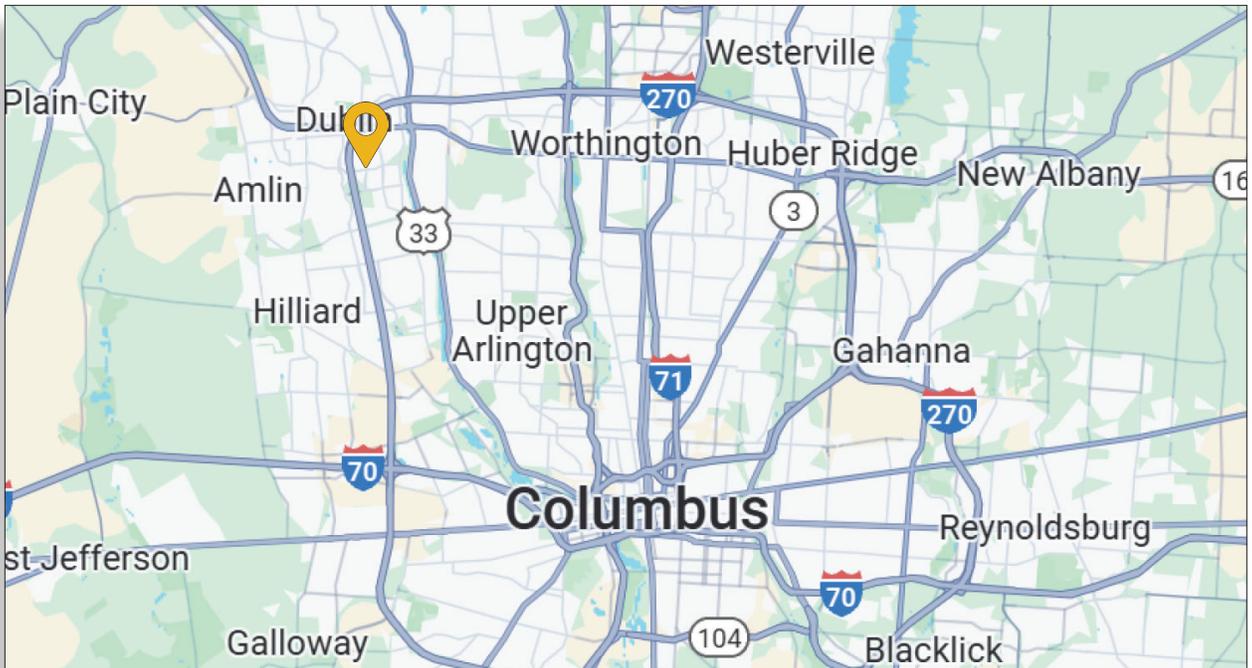
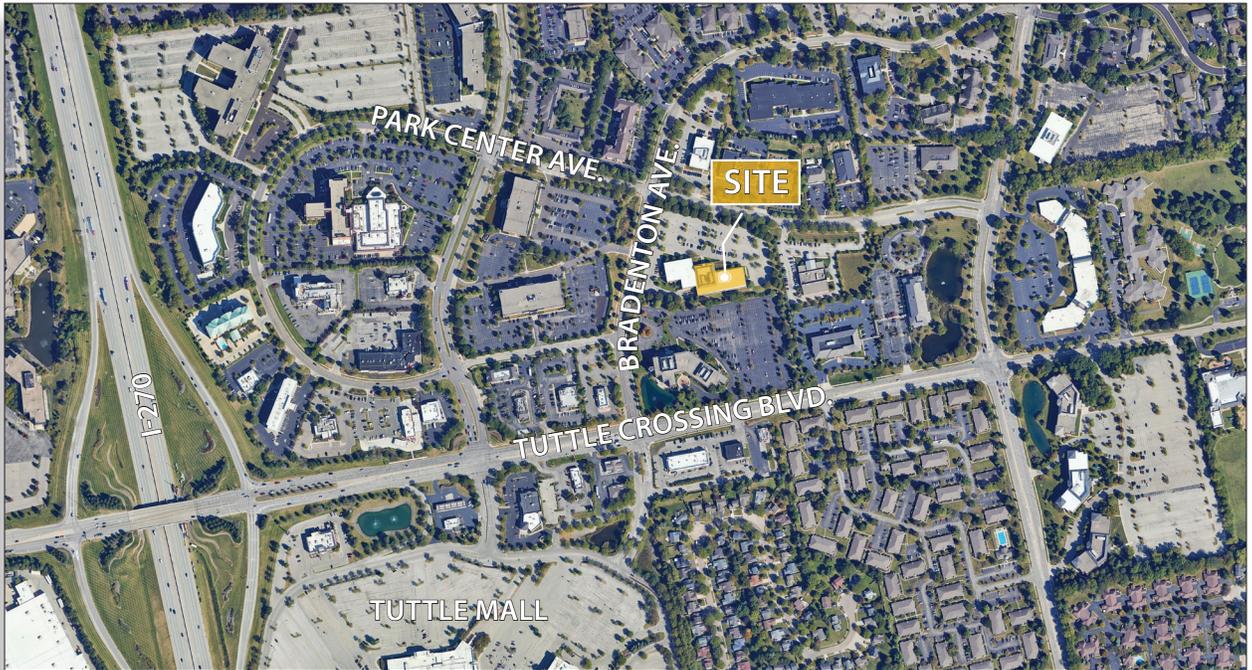




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