



Rj BOLL Realty
Corporate Real Estate Services

5115 Parkcenter Ave.

Dublin, OH 43017

OFFICE FOR LEASE



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

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Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100



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DETAILS



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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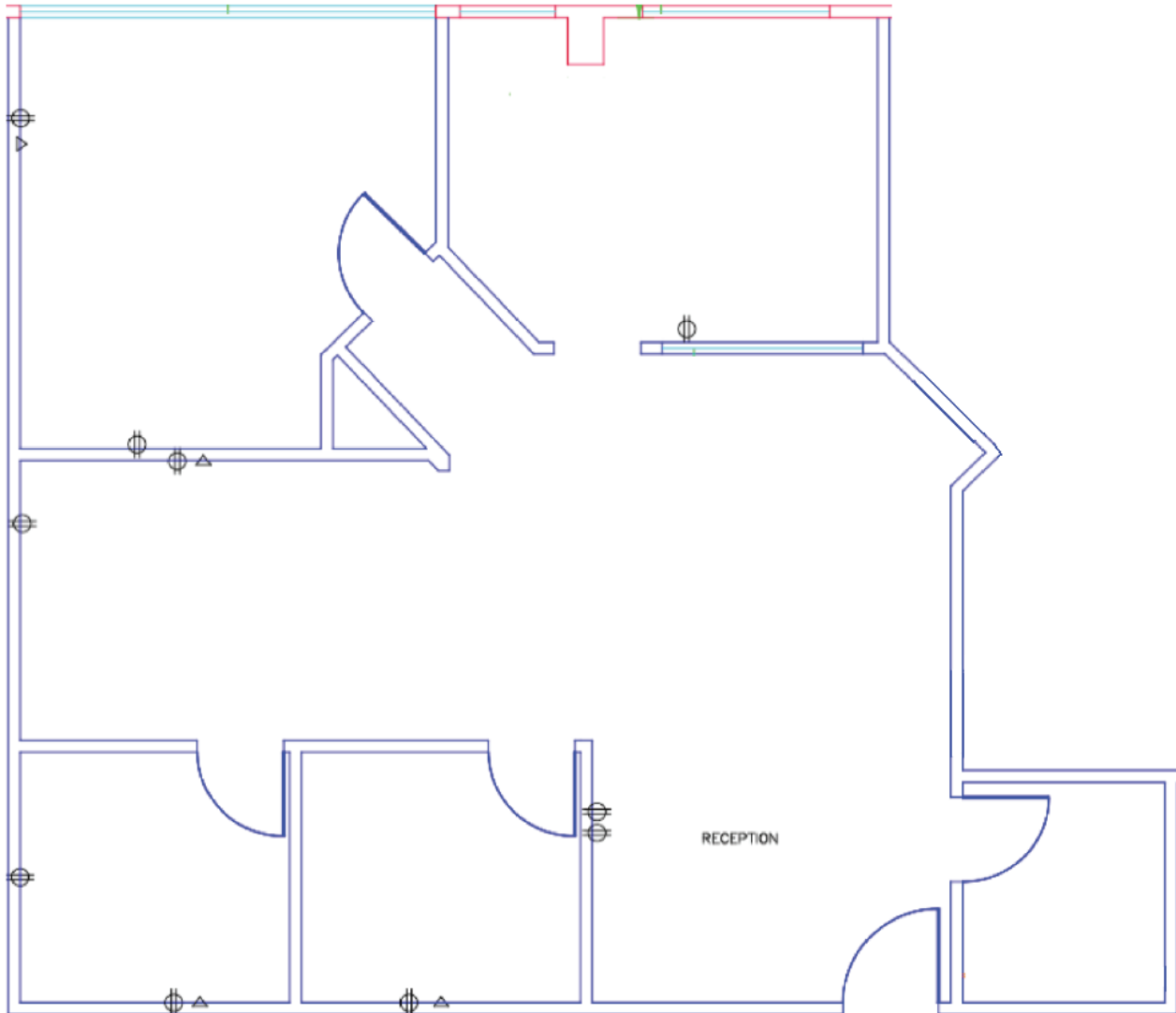


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FLOOR PLAN – STE. 265



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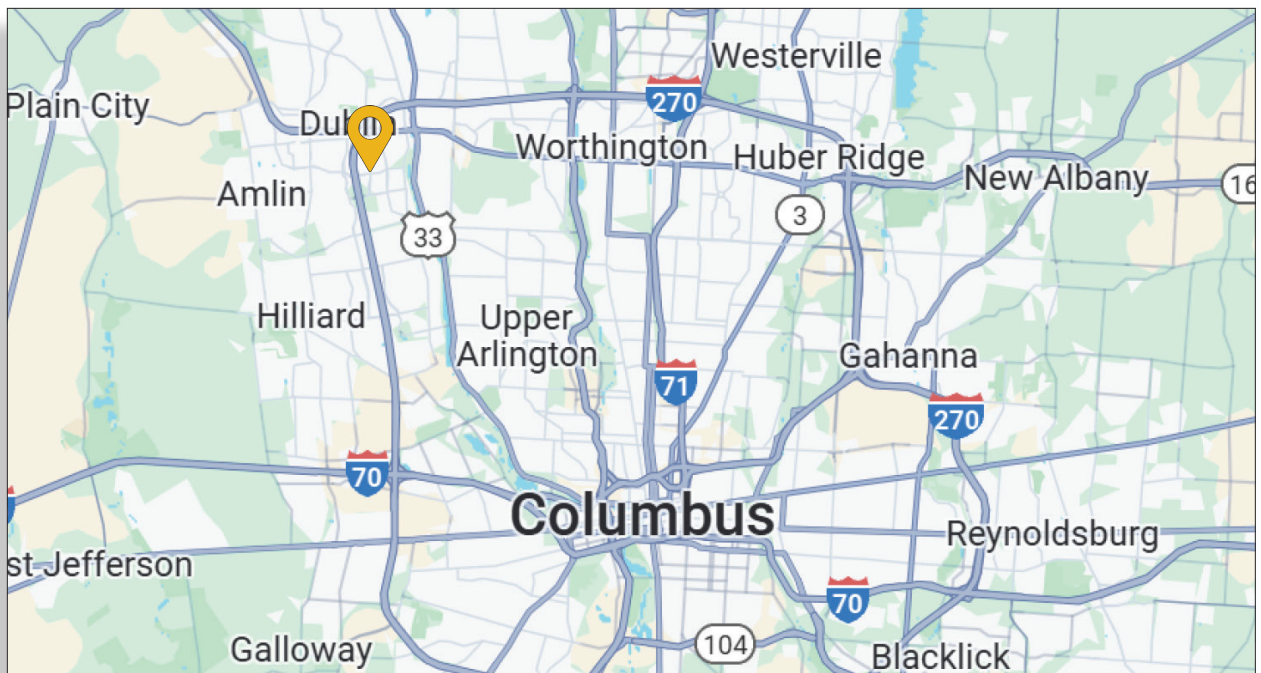
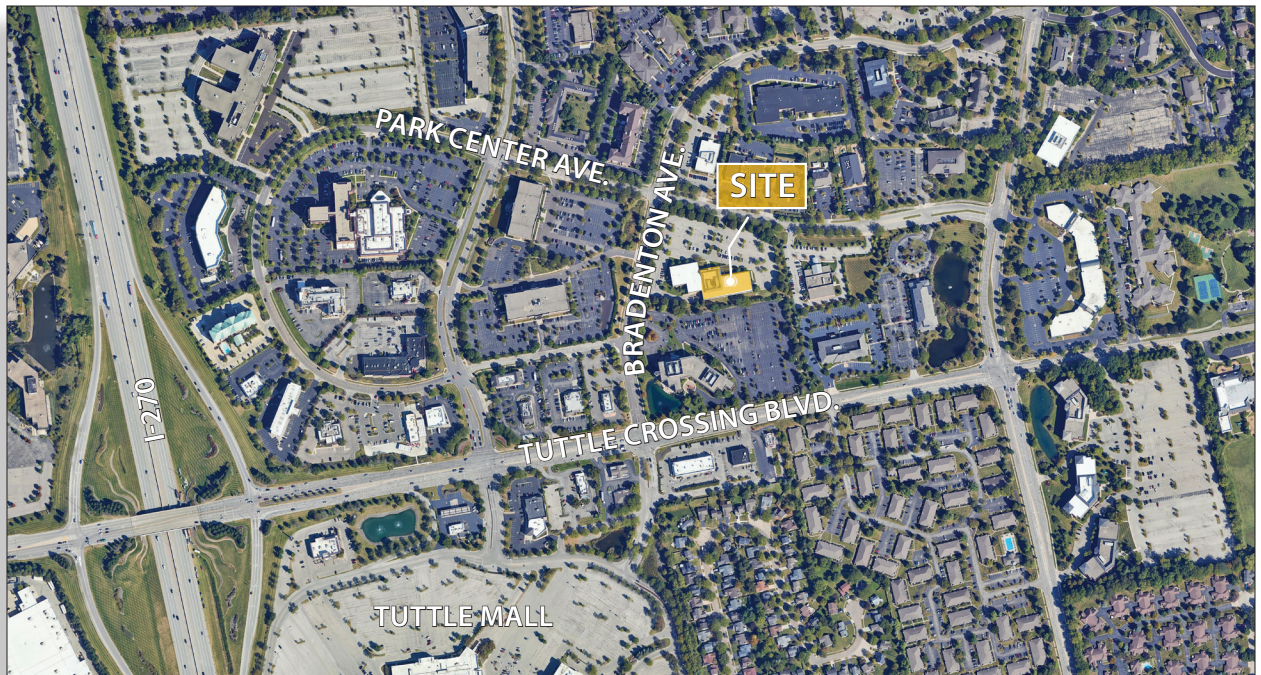
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