

# FLEX SPACE FOR LEASE

## MULTIPLE SPACES AVAILABLE



TULLER RIDGE CORPORATE CENTER  
**4312-4432 TULLER RD, DUBLIN, OH 43017**

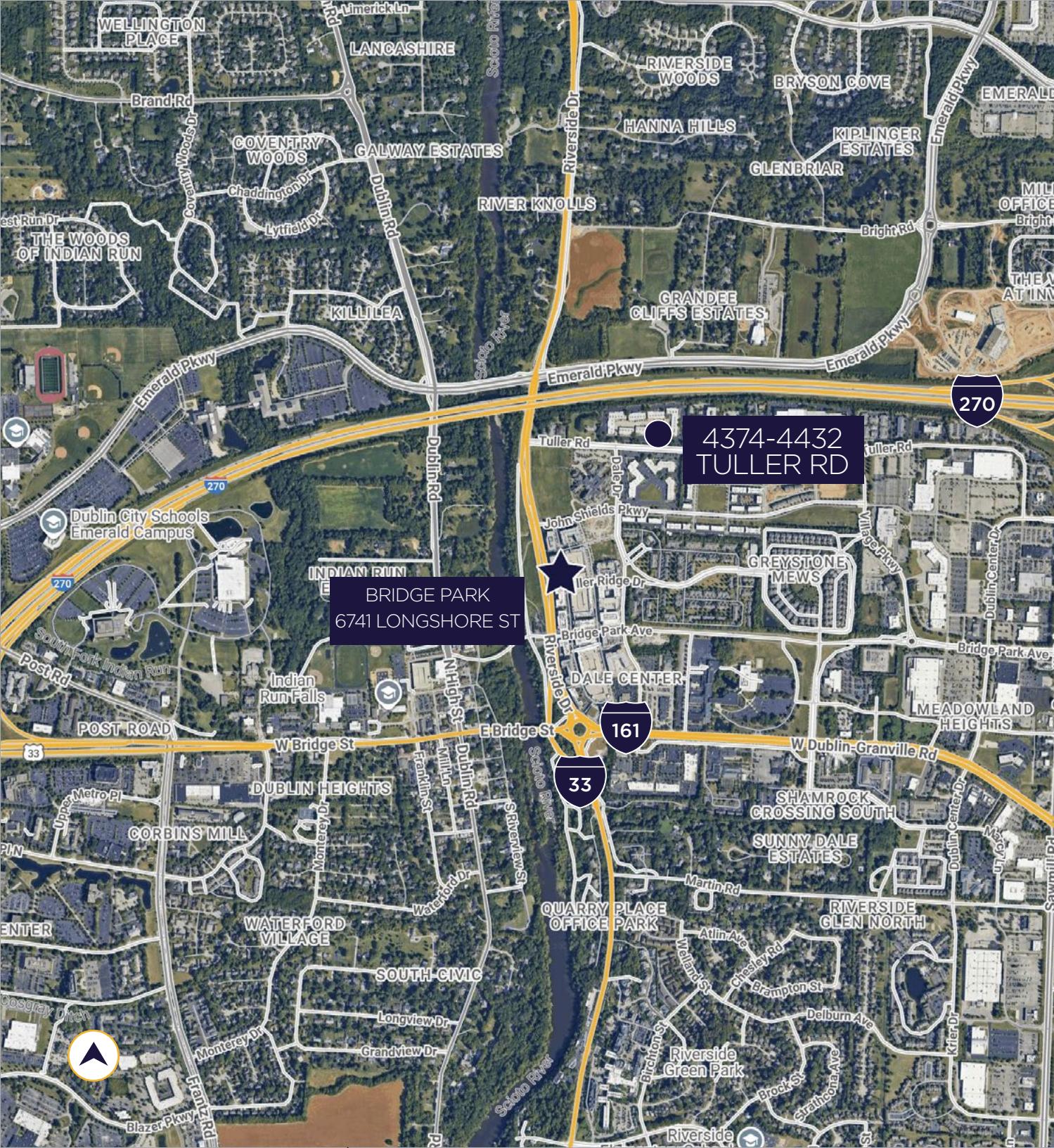


# PROPERTY HIGHLIGHTS

The Tuller Ridge Corporate Center offers hard-to-find quality office/warehouse space in the Dublin submarket with close proximity to many name-brand restaurants, hotels, and other nearby ammenities. Under new professional ownership, the park has multiple suite plans to accommodate a wide variety of uses.

- Owned and operated by Flex Real Estate
- Ideal Dublin location
- Close proximity to Bridge Park and quality ammenities
- Easy access to I-270, US-33, and Sawmill Rd.
- Exterior signage opportunities
- Professional property management on site





# 2 MINUTES TO BRIDGE PARK

## TO BRIDGE PARK

# 3 MINUTES TO I-270

TO I-270

# 5 MINUTES TO US-33

TO US-33

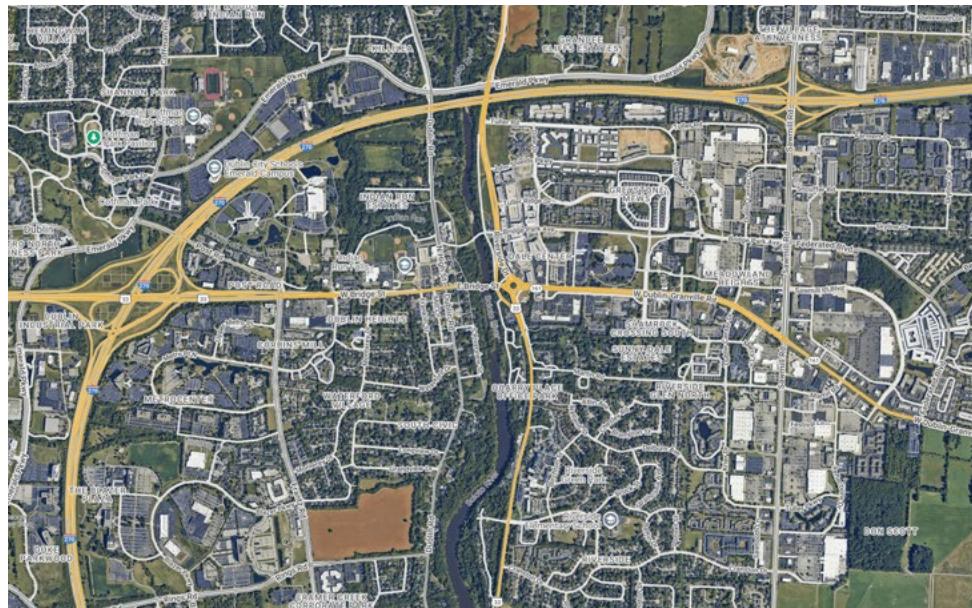
# 3 MINUTES TO SAWMILL RD

TO SAWMILL RD.

# DUBLIN OHIO

Tuller Ridge Corporate Center | 4312-4432 Tuller Rd

Located in the desirable city of Dublin, OH, which has an **average household income of \$124,912** in a three-mile radius. The property is **adjacent to Bridge Park, a \$600M** mixed-use development, which includes 600K SF of office space, 230K SF of retail space, 1,022 residential units, and 295 hotel rooms. Dublin has also announced \$120M worth of improvements to their West Innovation District, the Historic District and the Dublin Metro Center.



## Flex Industrial Submarket

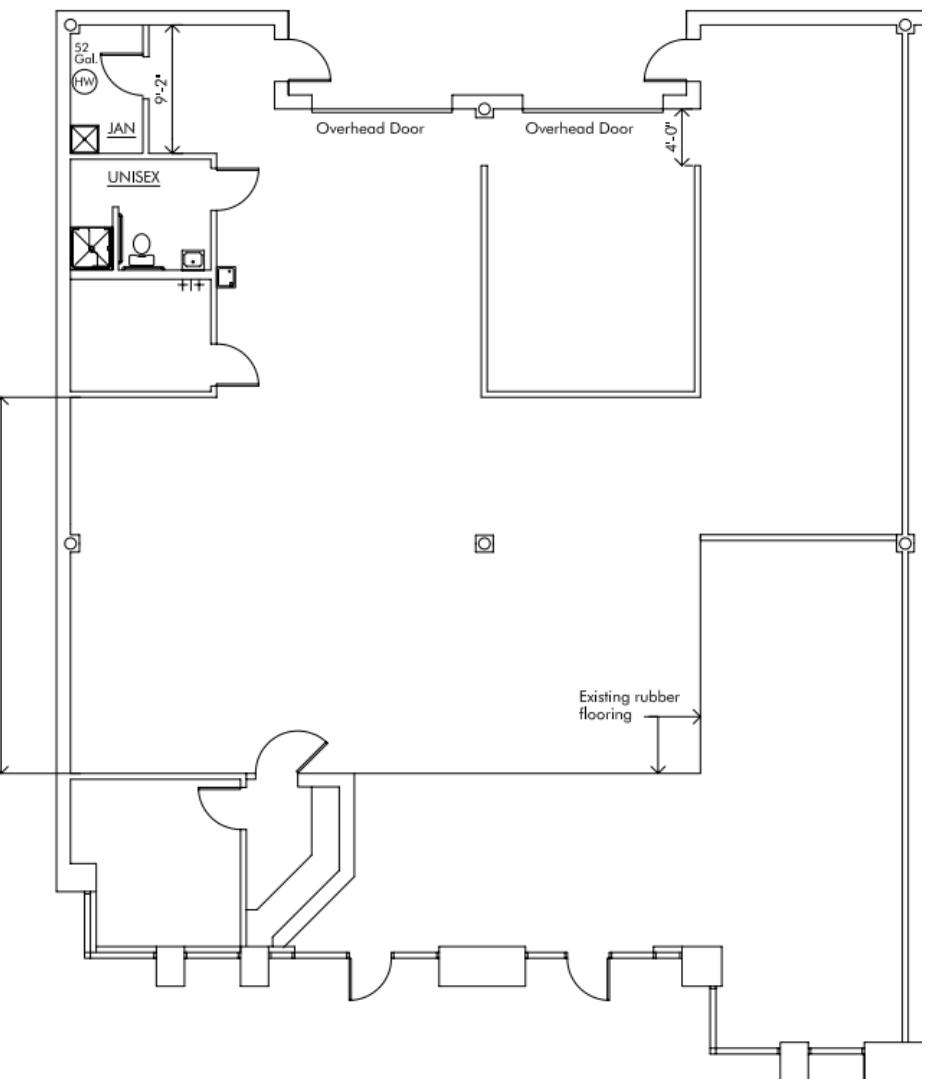
Vacancy Rate:	1.6%
Market Inventory:	4.4M SF
Population:	50,583
Average Household Income:	\$125K

## SUBMARKET DETAILS

# AVAILABILITIES & FLOOR PLANS

## 1 4406 Tuller Rd.

Lease Rate:	\$11.95/SF NNN
Available:	+/- 4,200 SF
Timing:	Available now
Loading:	(2) 10' X 10' drive-In door



# AVAILABILITIES & FLOOR PLANS

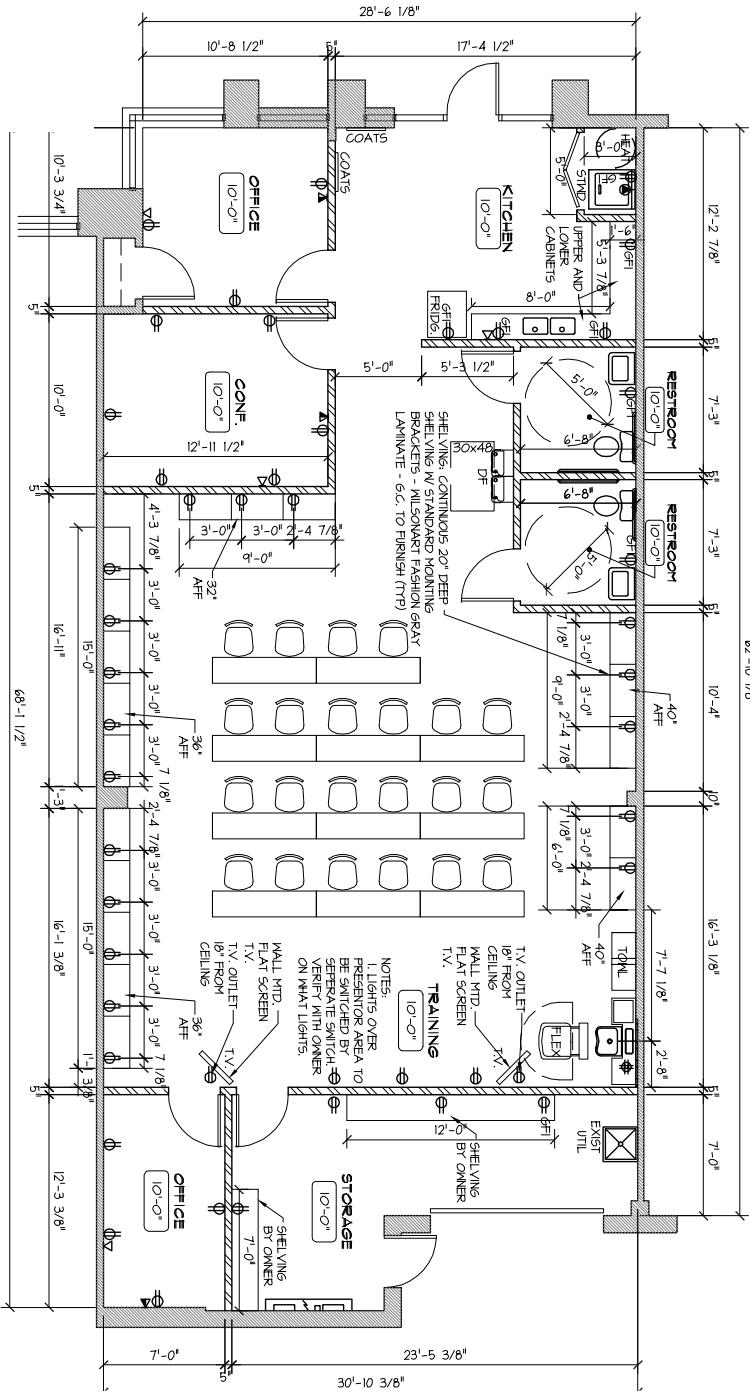
## 2 4418 Tuller Rd.

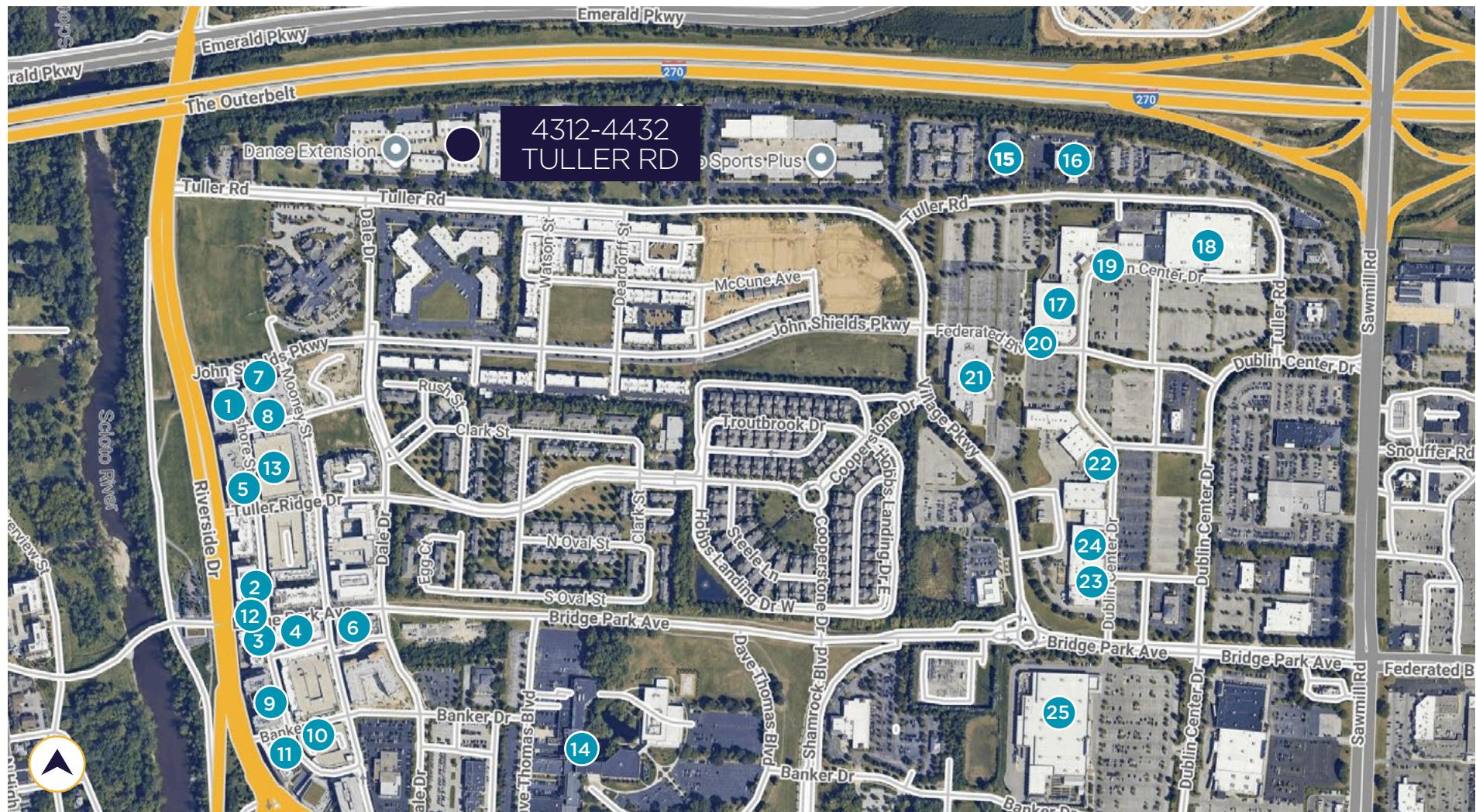
Lease Rate: \$11.95/SF NNN

Available: +/- 2,436 SF

Timing: Available now

Loading: 10' X 10' drive-In door





1. Kitchen Social	10. The Roosevelt	19. The Uniform Store
2. Cap City Diner	11. Vaso	20. Revelry Tavern
3. Valentinas	12. Song Lan	21. AMC Dublin Village 18
4. Rebol	13. North Market	22. Martino's Sports Bar & Grill
5. Sandbox VR	14. The Wendy's Company	23. F45 Training
6. Springhill Suites	15. Quality Inn	24. Discount Fashion Warehouse
7. YogaSix	16. Hampton Inn	25. Lowe's
8. Lagree House	17. RH Outlet	
9. Pins Mechanical	18. Big Sandy Superstore	

# AREA **AMENITIES**

# CONTACT INFORMATION

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