

FLEX SPACE FOR LEASE

MULTIPLE SPACES AVAILABLE



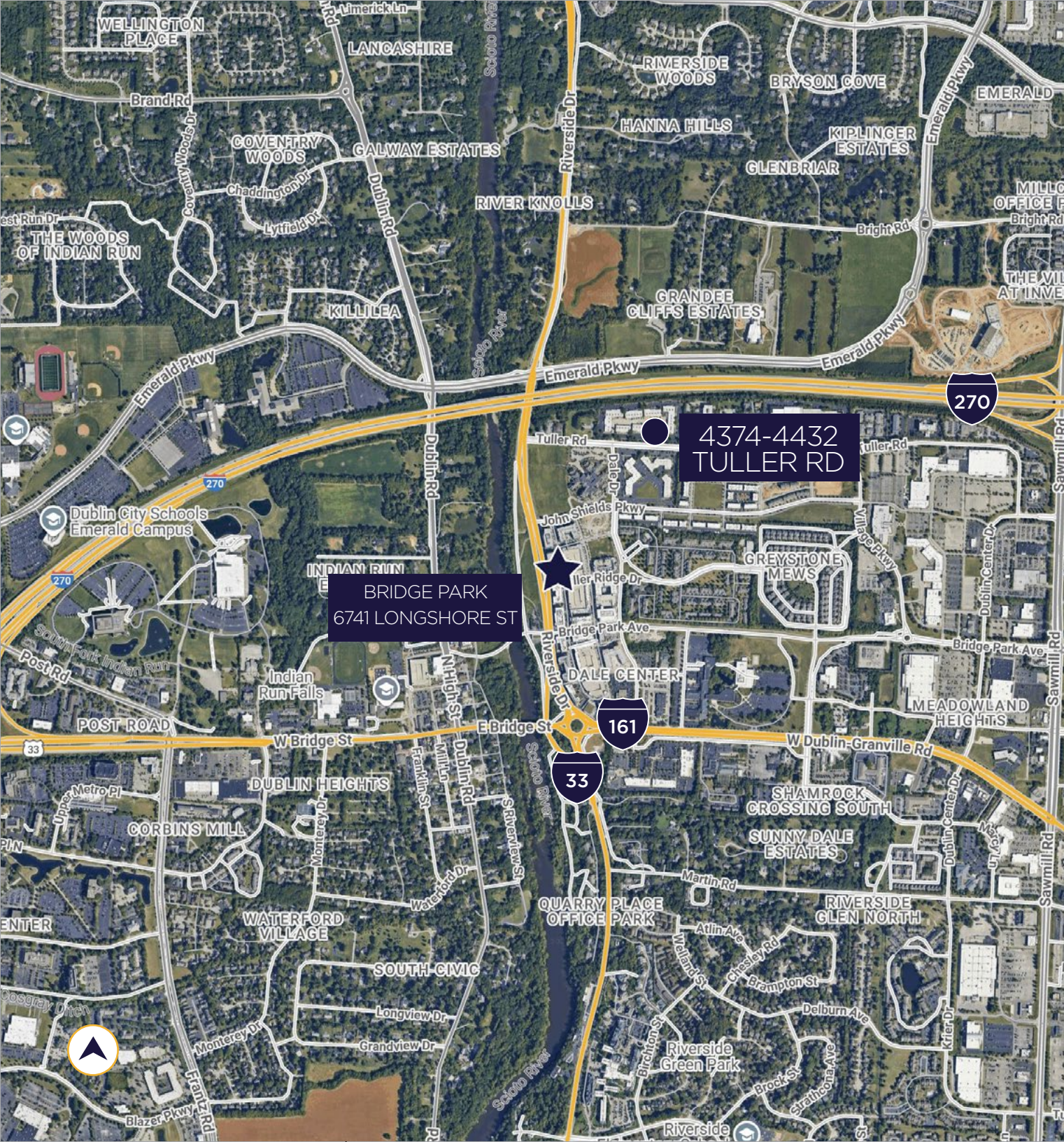
TULLER RIDGE CORPORATE CENTER
4312-4432 TULLER RD, DUBLIN, OH 43017

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 amenities. 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 amenities
- Easy access to I-270, US-33, and Sawmill Rd.
- Exterior signage opportunities
- Professional property management on site





2 MINUTES
TO BRIDGE PARK

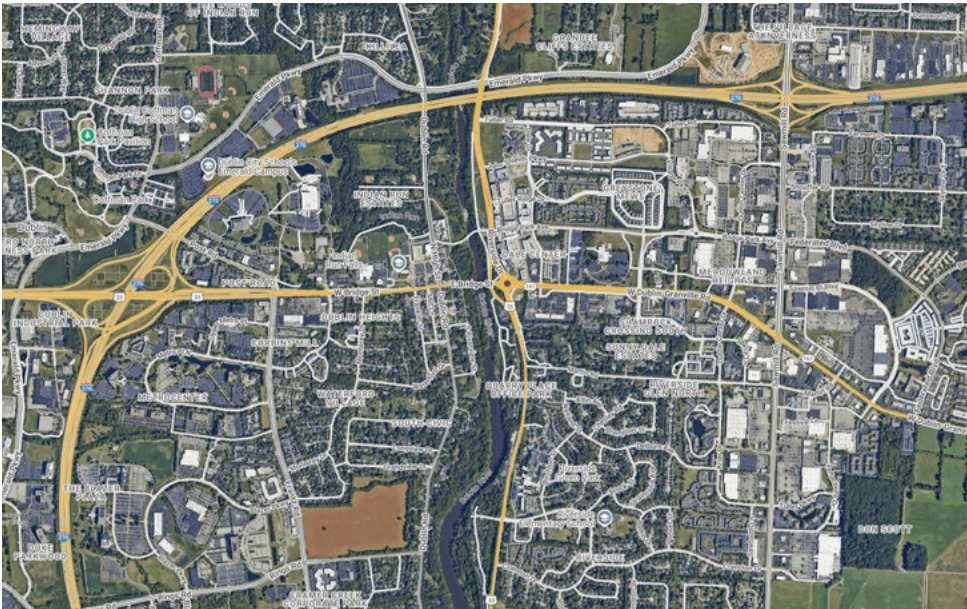
3 MINUTES
TO I-270

5 MINUTES
TO US-33

3 MINUTES
TO SAWMILL RD.

DUBLIN OHIO

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.



Tuller Ridge Corporate Center | 4312-4432 Tuller Rd



Flex Industrial Submarket

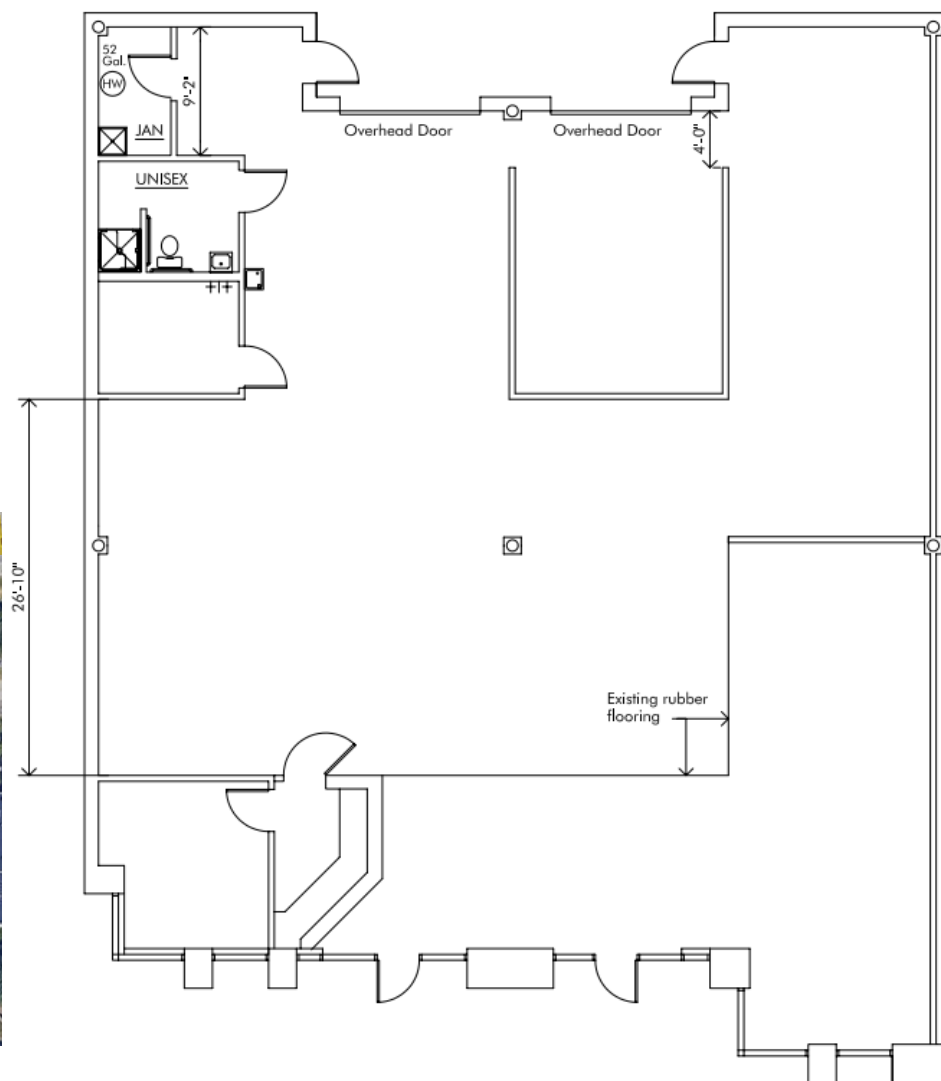
Vacancy Rate:	1.6%
Market Inventory:	4.4M SF
Population:	50,583
Average Household Income:	\$125K

SUBMARKET DETAILS

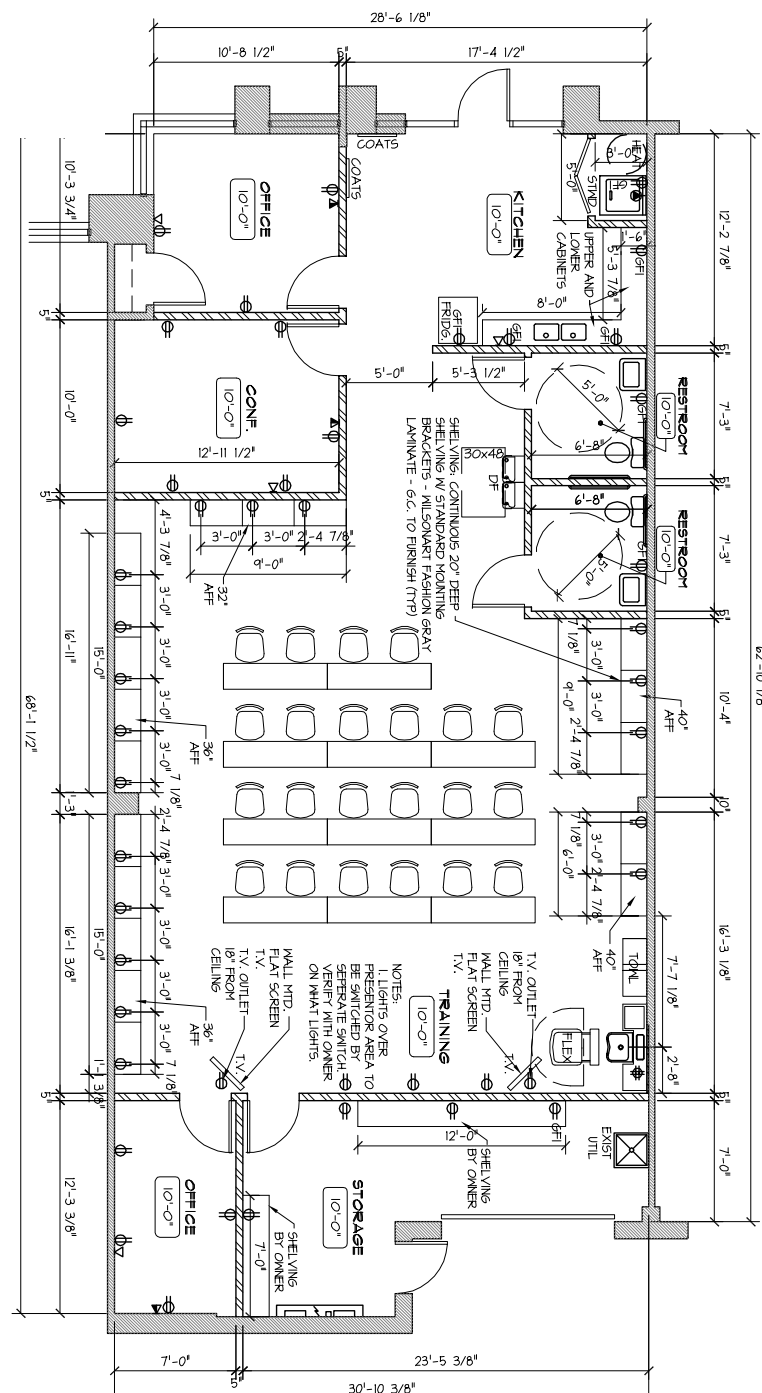
AVAILABILITIES & FLOOR PLANS

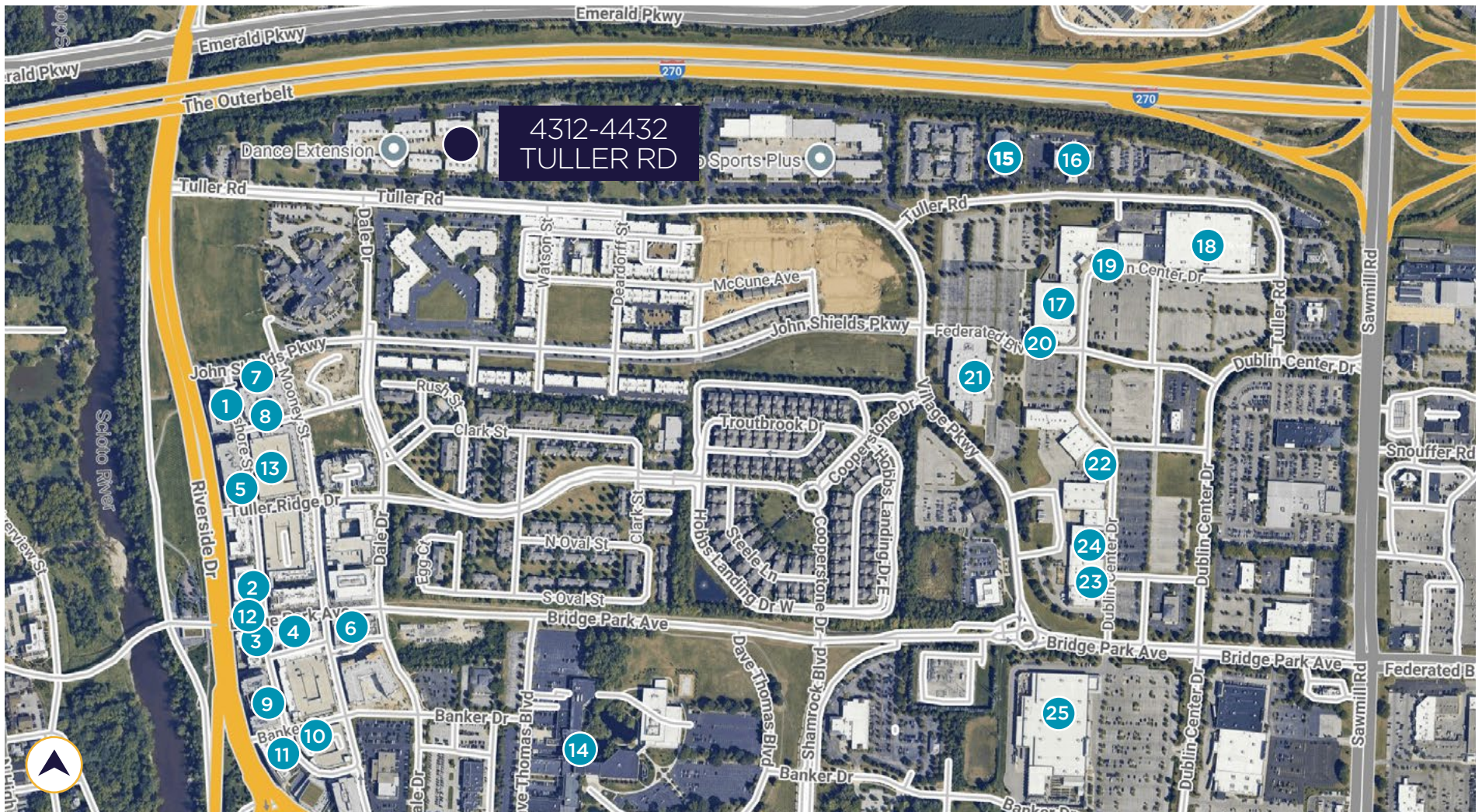
1 4406 Tuller Rd.

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



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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