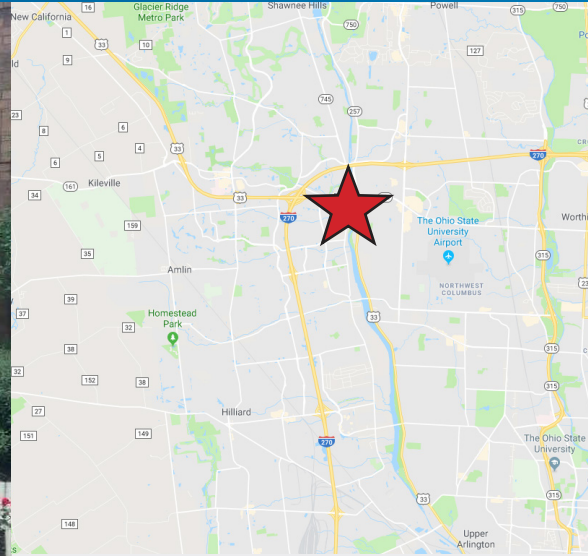


FOR LEASE > FLEX SPACE

# TULLER RIDGE COMMERCE PARK



4333-4393 TULLER RD, DUBLIN, OHIO 43017



## Tuller Ridge Commerce Park > Flex Space

Tuller Ridge Commerce Park consists of three, multi-tenant, flex buildings totaling 72,395 SF on 8.40 acres in Columbus' well established Dublin suburb. The property is situated at the corner of Tuller Road and Tuller Ridge Drive which provides convenient access to I-270, US-33, and Sawmill Road. There are numerous amenities in the area including dining, lodging, fitness and the new Bridge Park mixed-use project that is within walking distance. The buildings offer versatile layouts for a wide range of tenants seeking office and warehouse space.

Building Type:	Premium office/warehouse space
Available Space:	2,155-2,490 SF available
Lease Rate:	\$9.00/SF NNN
Operating Expenses:	\$4.11/SF (estimated for 2018)

Tuller Ridge Commerce  
Park is owned by:



## Contact Us

JONATHAN SCHUEN  
614.437.4495  
COLUMBUS, OH  
[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

JOEL YAKOVAC, SIOR  
614.410.5654  
COLUMBUS, OH  
[joel.yakovac@colliers.com](mailto:joel.yakovac@colliers.com)

MICHAEL LINDER, SIOR  
614.410.5628  
COLUMBUS, OH  
[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

SHANE WOLOSHAN, SIOR  
614.410.5624  
COLUMBUS, OH  
[shane.woloshan@colliers.com](mailto:shane.woloshan@colliers.com)

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**COLLIERS INTERNATIONAL  
GREATER COLUMBUS REGION**

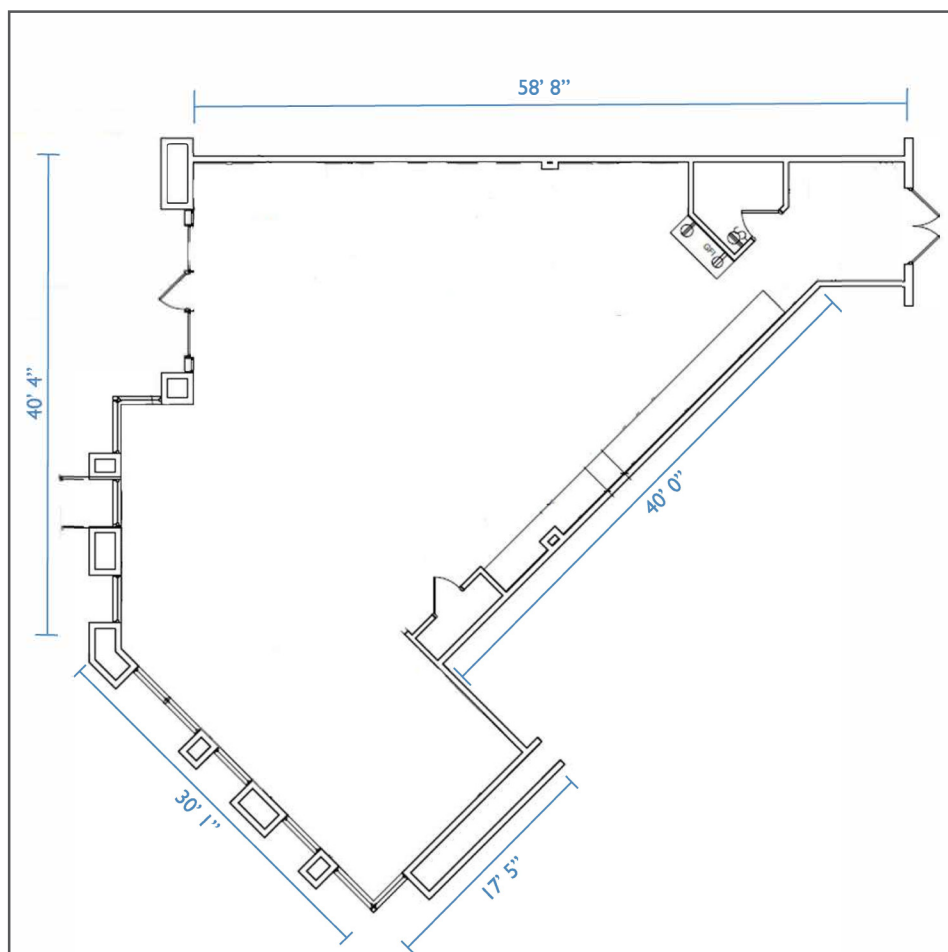
Two Miranova Place, Suite, 900  
Columbus, OH 43215  
[www.colliers.com](http://www.colliers.com)

## Building Amenities

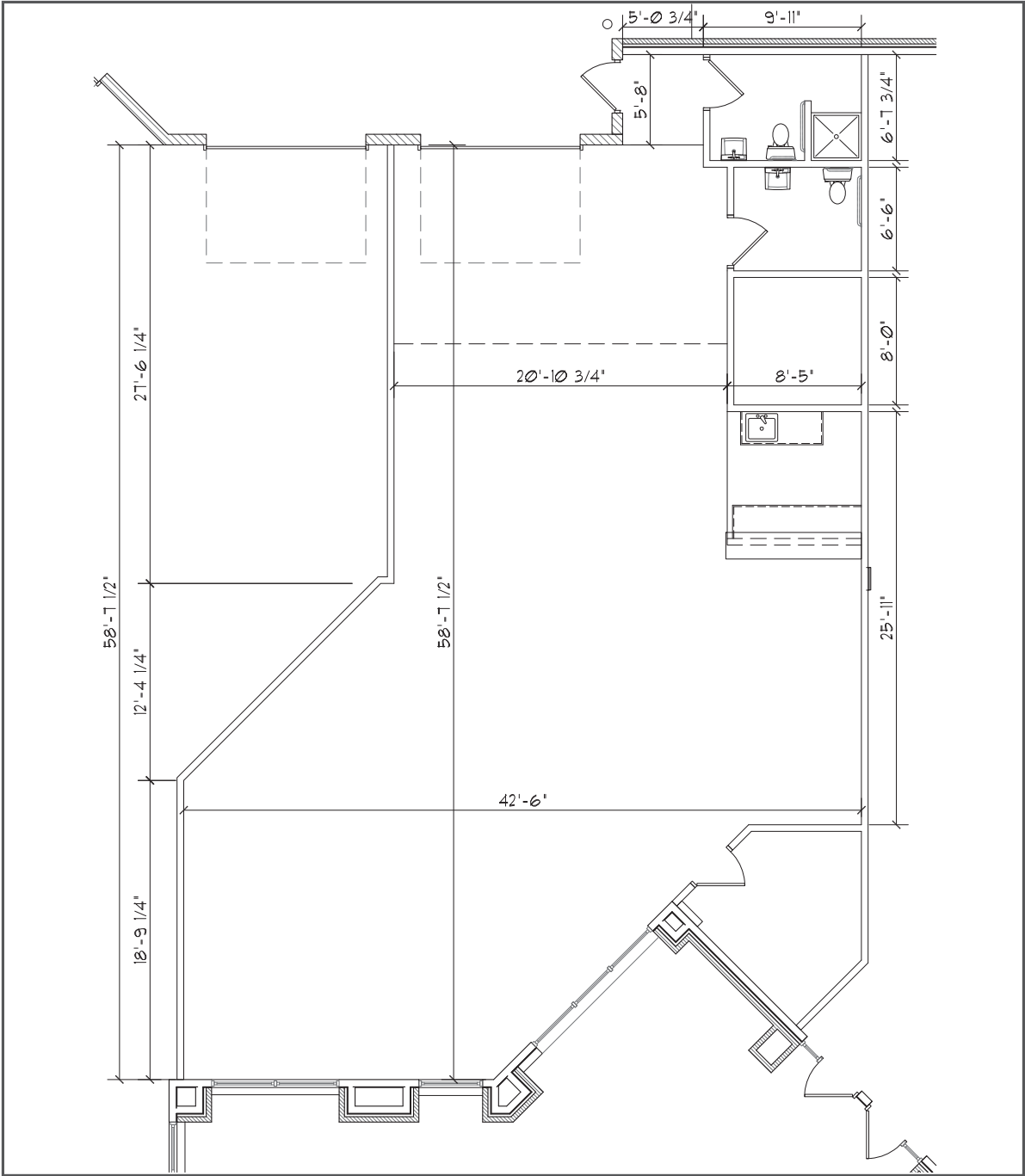
- › Each unit has at least 1 drive-in door
- › Wet sprinkler system
- › 14' clear height
- › 29' x 29' column spacing
- › Ample parking
- › Building mounted signage available
- › Year built: 1990

Suite	SF	Office SF	Warehouse SF	Lease Rate	Docks/ Drive-ins	Availability
4333 - B Tuller Rd	2,490 SF	2,490 SF	0 SF	\$9.00/SF NNN	0/1	NOW
4353 - F Tuller Rd	2,155 SF	-	-	\$9.00/SF NNN	0/1	NOW

### 4333 TULLER RD - SUITE B



4353 TULLER RD - SUITE F



Site Plan







## Bridge Park Amenities:

- AC Hotel by Marriott
- 1,000 person conference center
- 76,000 SF grocery store
- Pins Mechanical Restaurant
  - RAM Brewery
- The Avenue Restaurant
- Mesh Fitness
- Cap City Diner
- 3 Palms Pizzeria
- Local Cantina
  - Fukuryu

Tuller Ridge Commerce  
Park is owned by:



JONATHAN SCHUEN  
614.437.4495  
COLUMBUS, OH  
jonathan.schuen@colliers.com

JOEL YAKOVAC, SIOR  
614.410.5654  
COLUMBUS, OH  
joel.yakovac@colliers.com

MICHAEL LINDER, SIOR  
614.410.5628  
COLUMBUS, OH  
michael.linder@colliers.com

SHANE WOLOSHAN, SIOR  
614.410.5624  
COLUMBUS, OH  
shane.woloshan@colliers.com

