



Colliers

For Lease

5080 Tuttle Crossing Blvd,
Dublin, OH 43017

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A photograph of a modern office lobby. The space features a long, low-profile sofa with cushions in green, blue, orange, and light beige. Large floor-to-ceiling windows on the left side offer a view of the outdoors, including trees and a building. The ceiling is composed of a series of parallel, slanted metal beams that create a rhythmic pattern. Sunlight streams in through the windows, casting long, diagonal shadows across the light-colored tiled floor. In the background, a glass-walled office area is visible, with a reception desk and a sign that reads "Versis-ent". A large potted plant with green and white variegated leaves sits in the foreground on the right. A small sign on the wall to the right of the plant indicates "150 PERSEUS".

Property Overview

5080 Tuttle Crossing Boulevard is a four-story, multi-tenant building built in 1992 consisting of 102,399 square feet, owned by Real Capital Solutions.

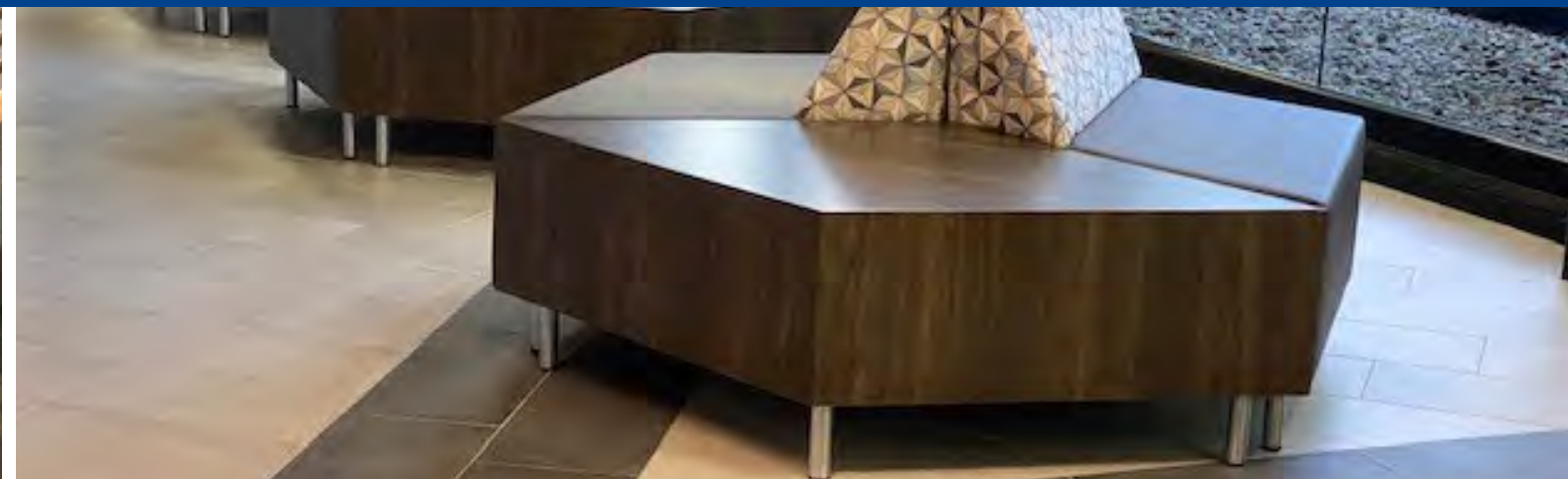
Located in the Tuttle Crossing Office Park, easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels.

Great location for corporate identity.



Features & Amenities

- Surrounded by numerous amenities
- Updated common areas
- 14% common area factor
- 4.23/1,000 SF parking ratio
- Estimated operating expenses are \$9.77 PSF
- 24-hour key card access
- Brick and banded glass exterior
- Monument signage available
- Dublinlink Transport available to the building (for more info go to dublinlinktransport.com)





Nearby amenities



Food

- BJ's Brewhouse
- Chipotle
- Starbucks
- Lonhorn Steakhouse
- Bob Evens
- Subway
- Steak & Shake



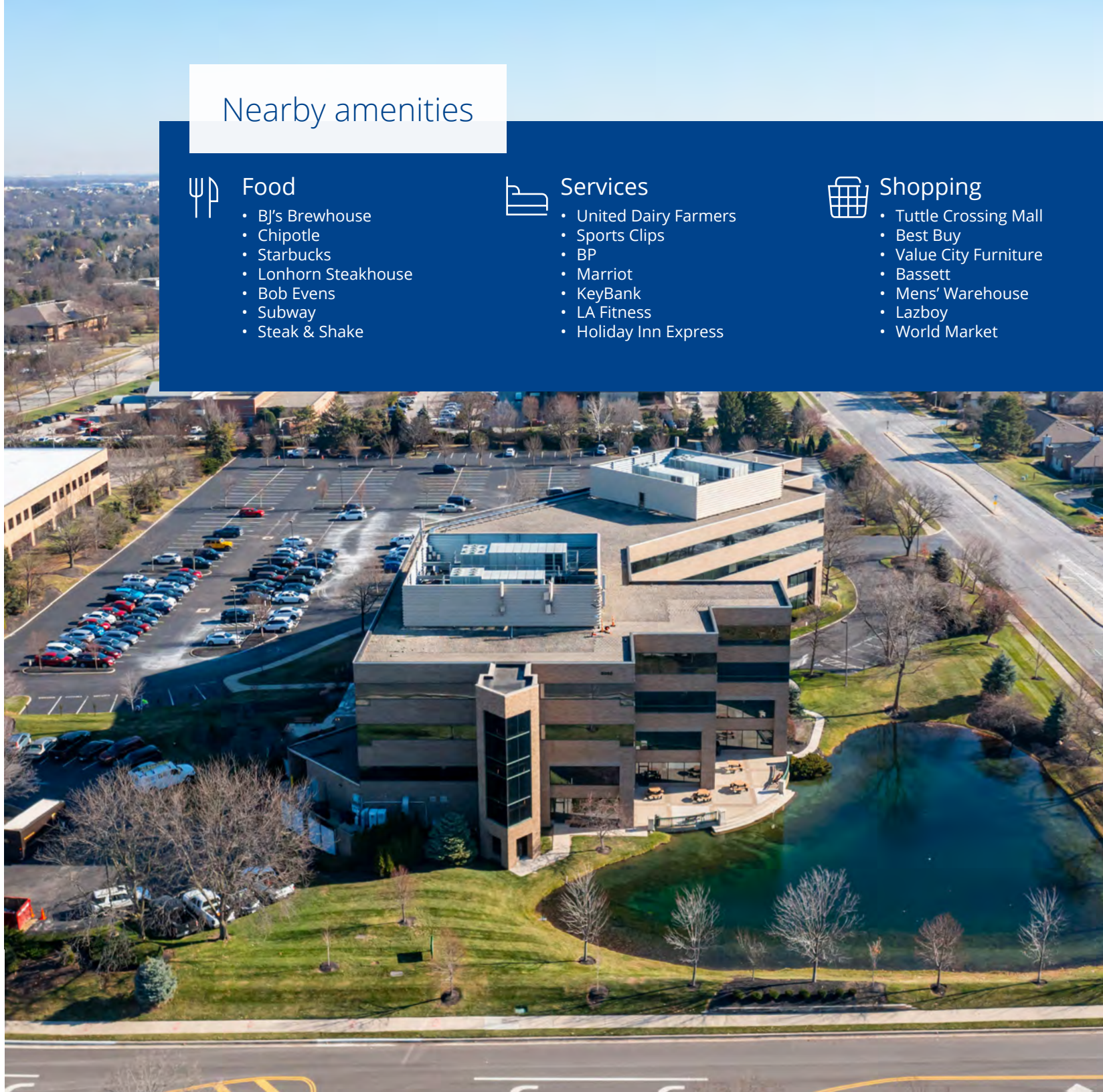
Services

- United Dairy Farmers
- Sports Clips
- BP
- Marriot
- KeyBank
- LA Fitness
- Holiday Inn Express



Shopping

- Tuttle Crossing Mall
- Best Buy
- Value City Furniture
- Bassett
- Mens' Warehouse
- Lazboy
- World Market



Rentable Areas (APPOX)

Suite 130	5,530 RSF*	Previous Data Center space.
Suite 200	9,541 RSF	Nice mix of open space and private offices.
Suite 220	2,913 RSF	Great space in new condition.
Suite 335	1,650 RSF	Three offices and open area.
Suite 400	11,897 RSF	Lobby exposure, lots of light.



Basic Lease Rate

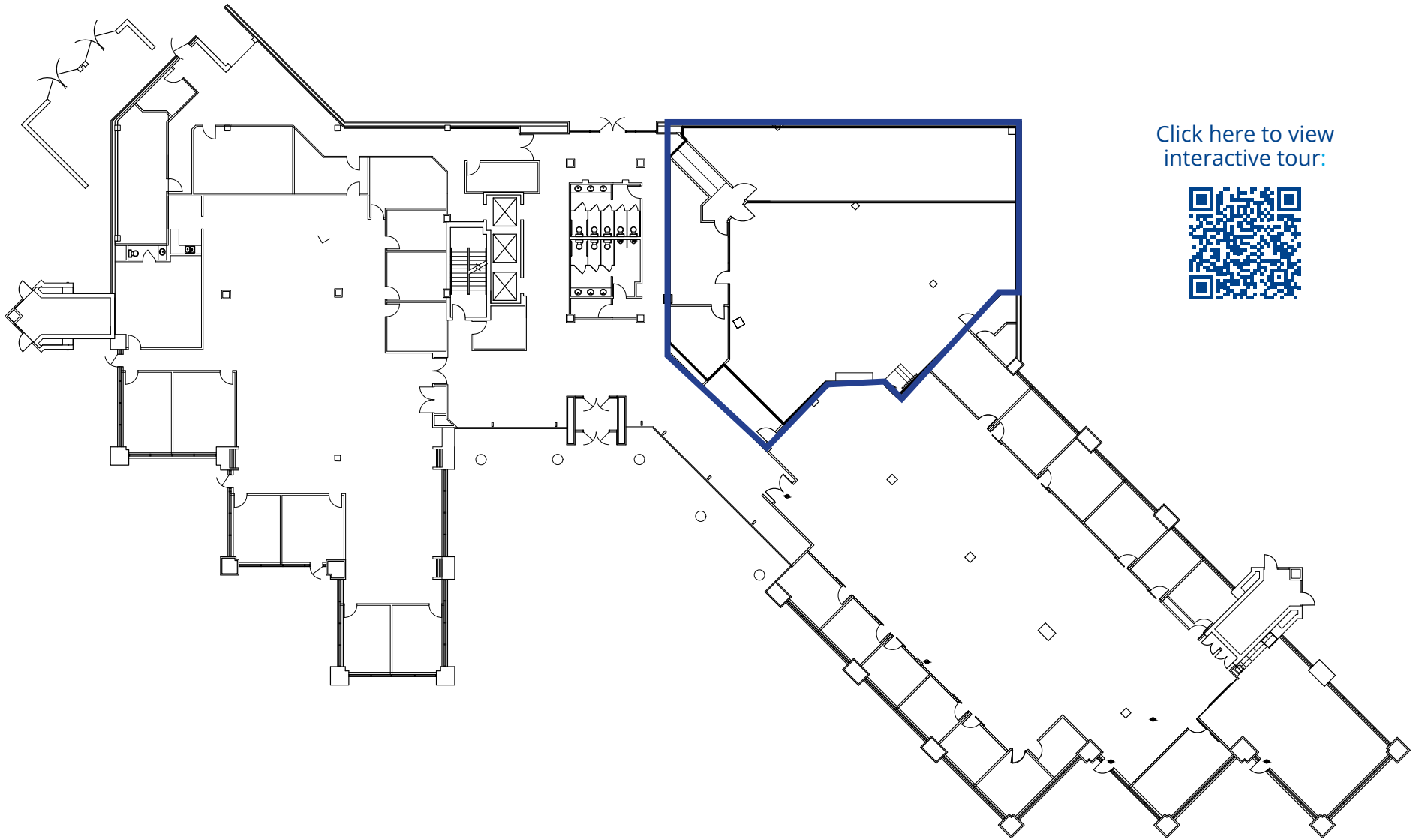
\$11.95 PSF. NNN

Operating Expenses

\$9.77 PSF (estimated)



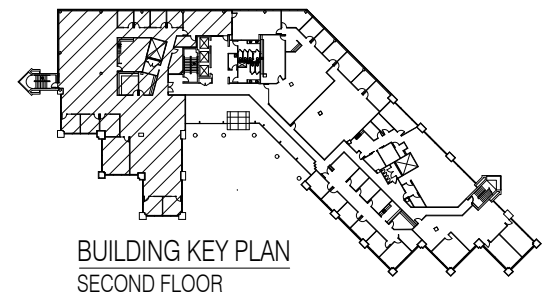
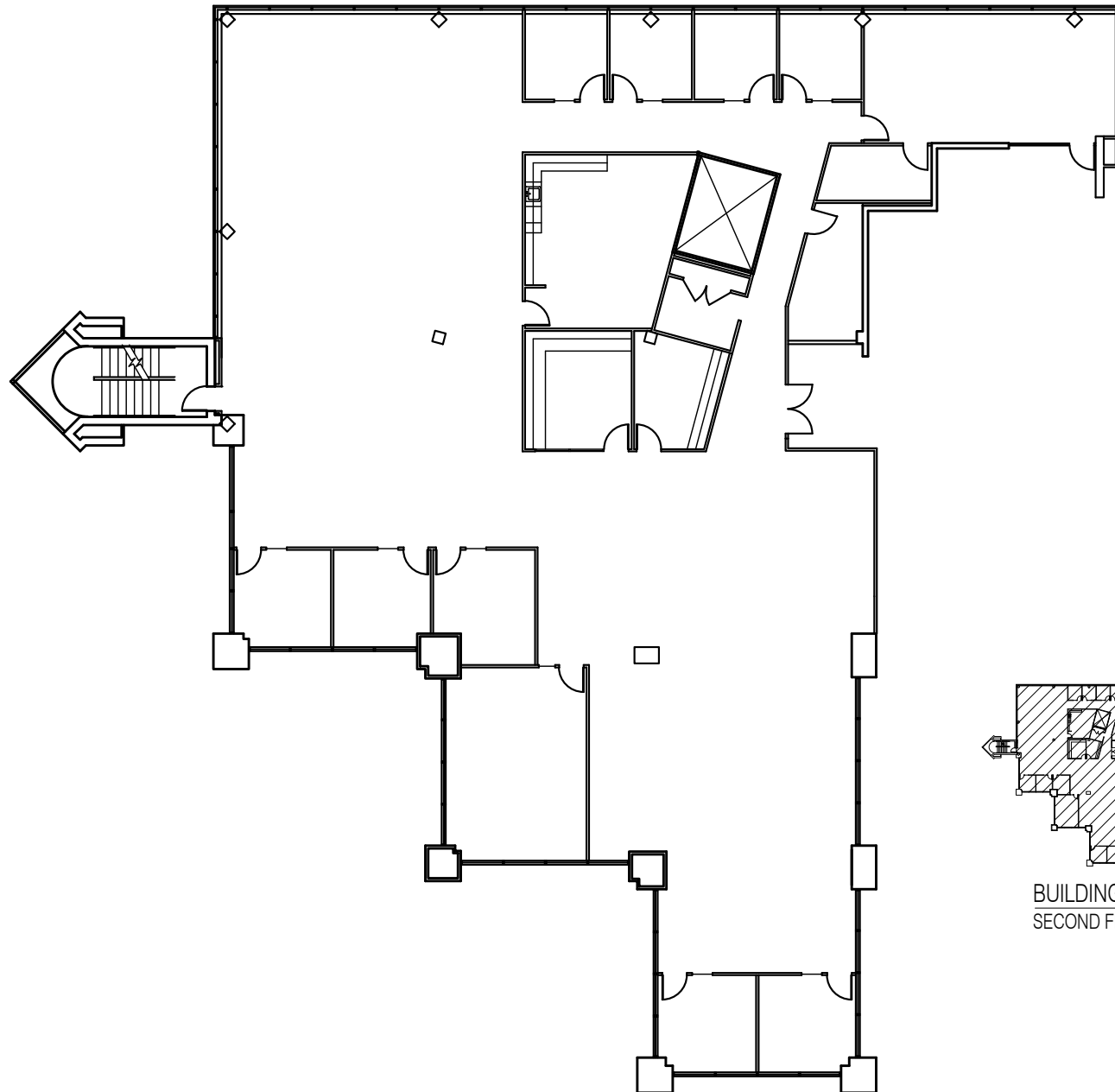
Suite 130 - 5,530 RSF



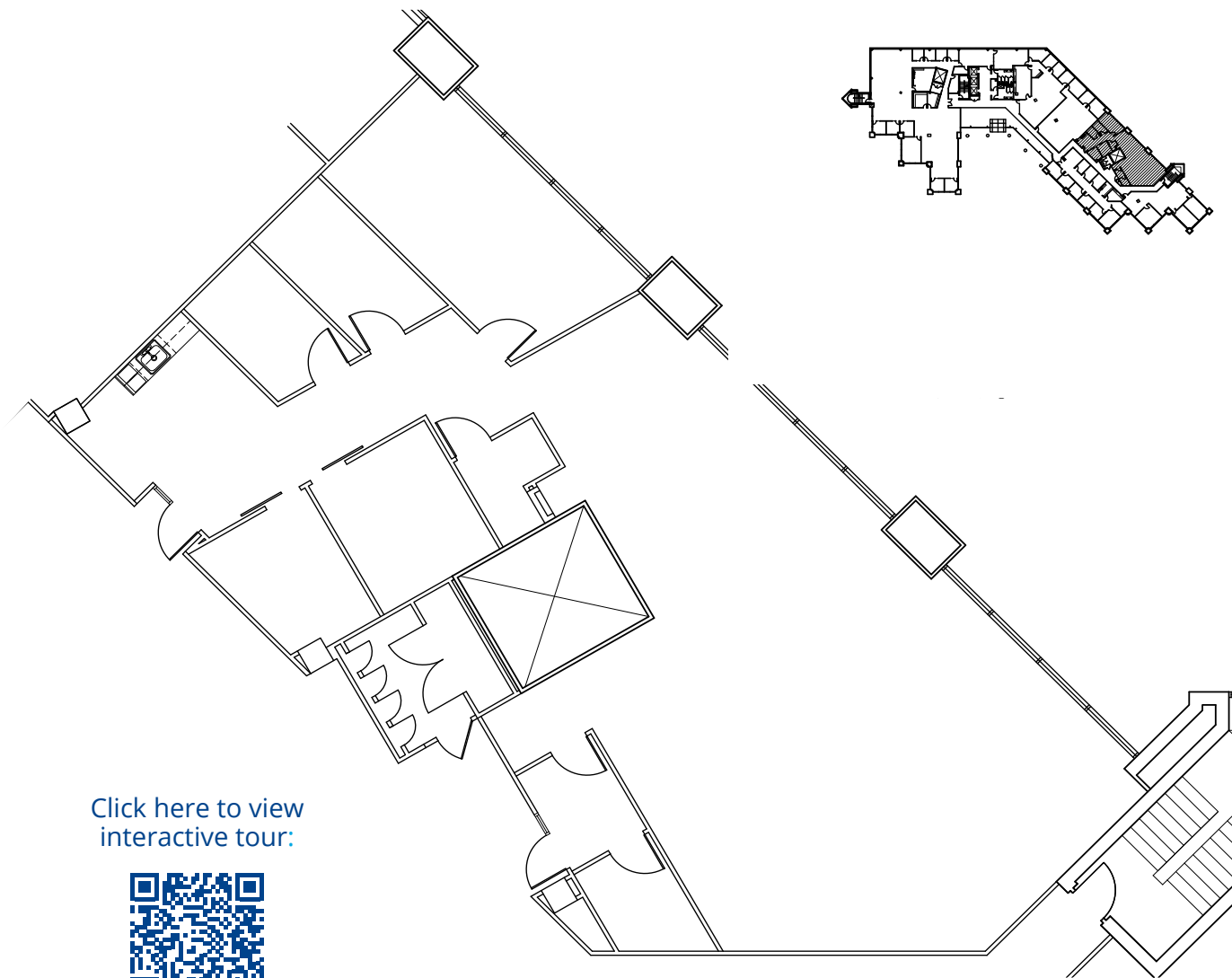
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Suite 200 - 9,541 RSF



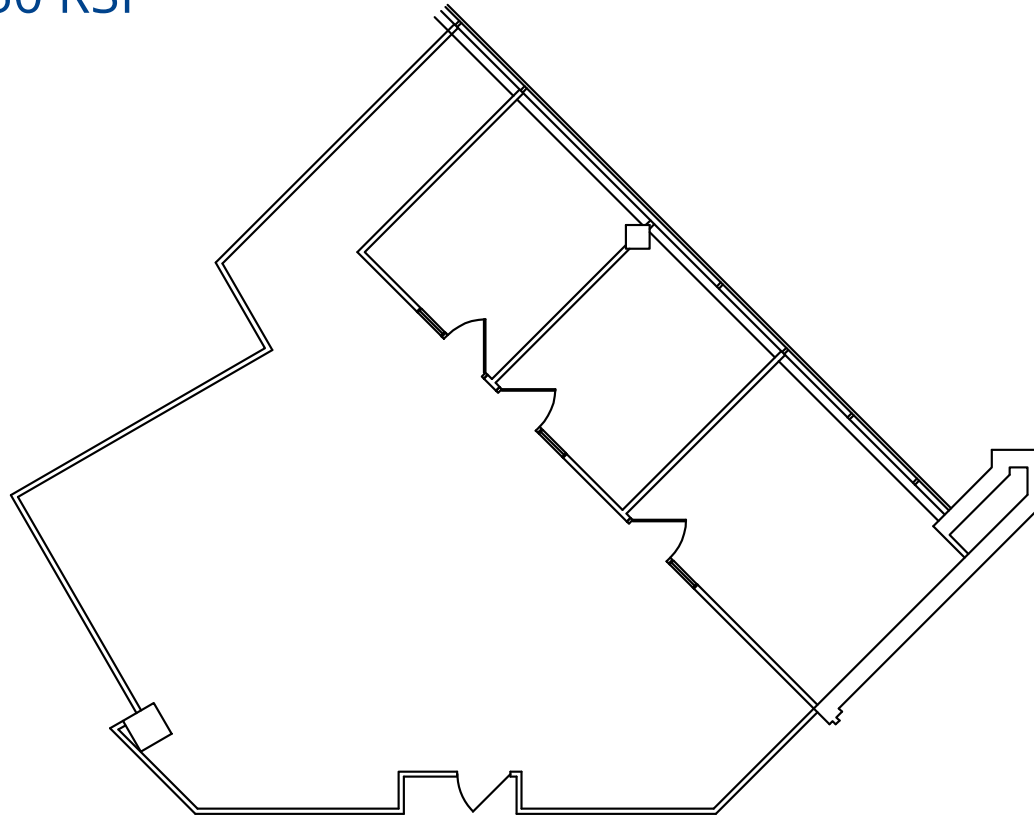
Suite 220 - 2,913 RSF



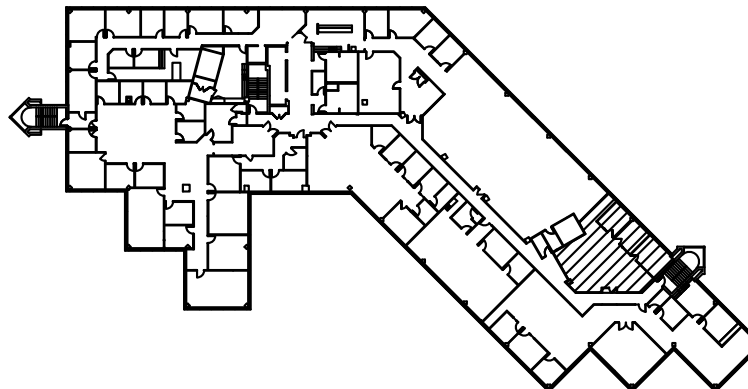
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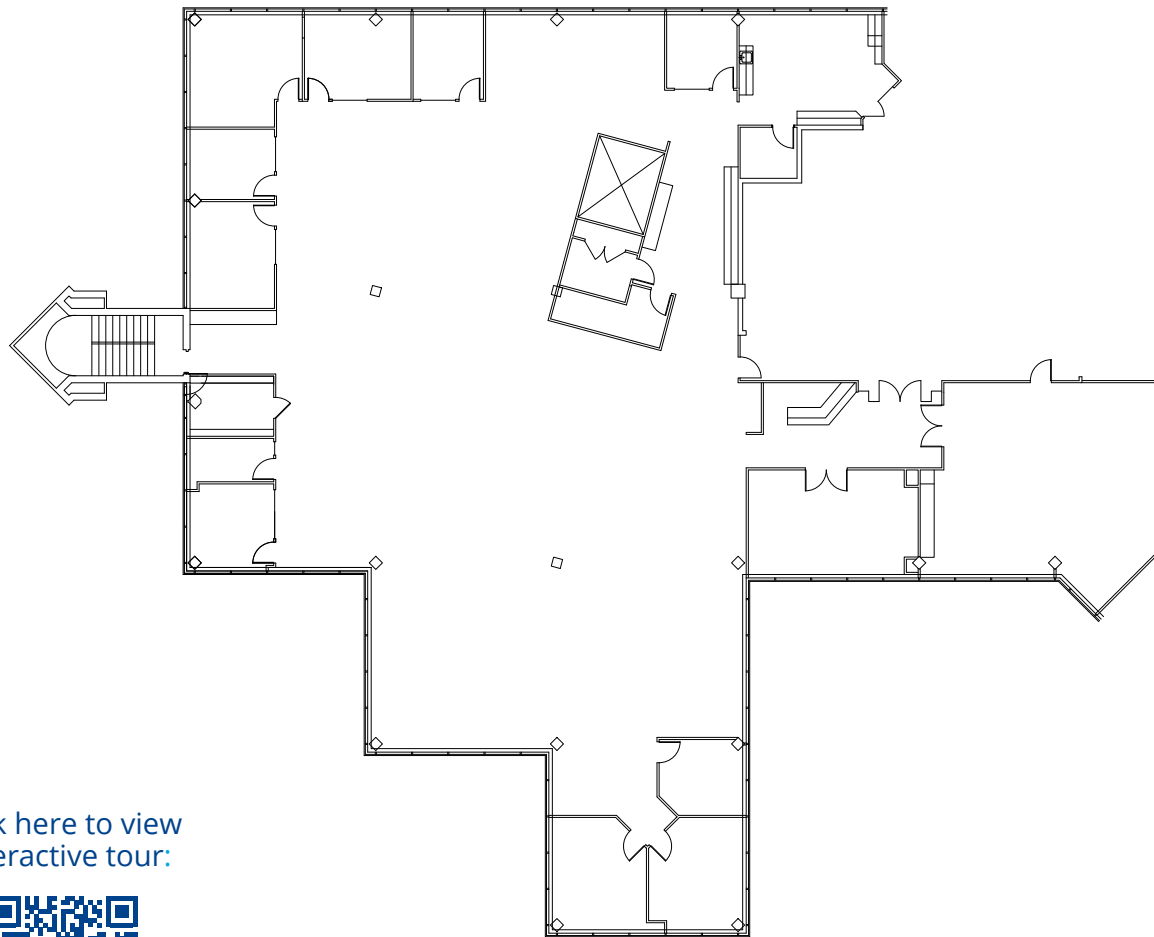
Suite 335 - 1,650 RSF



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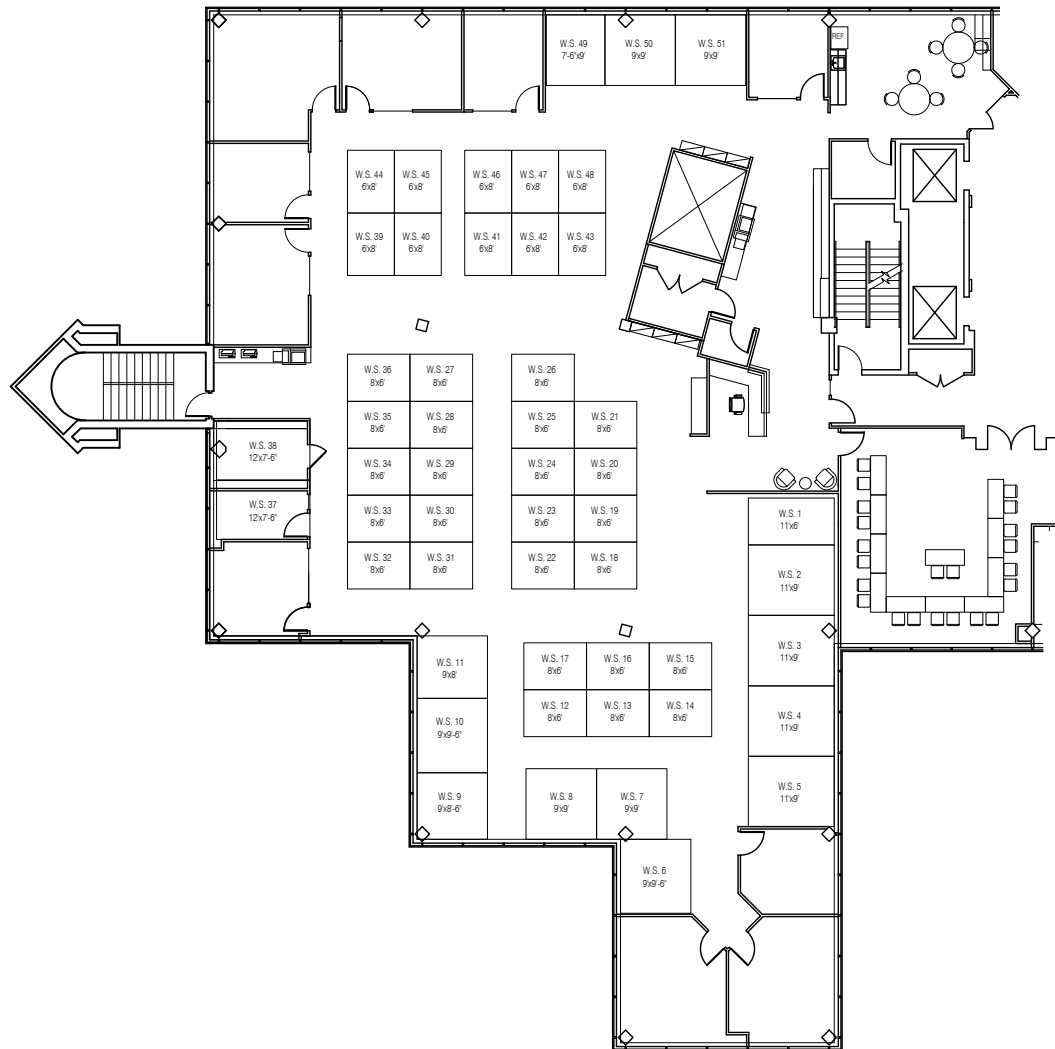
Suite 400 - 11,897 RSF (furniture available)



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Suite 400 - 11,897 RSF (furniture available)





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