



Colliers

# For Lease

5080 Tuttle Crossing Blvd,  
Dublin, OH 43017

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A photograph of a modern office lobby. On the left, a long, low-profile sofa with beige upholstery and colorful cushions (green, blue, orange) sits against a wall of floor-to-ceiling windows. The windows offer a view of a brick building and a parking lot with a sign that says "TUTTLE CROSSING". The ceiling is a complex, multi-level structure with white and grey panels and recessed lighting. 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 says "Persis-ent". A large potted plant with green and white variegated leaves sits in a tall, orange planter on the right side of the frame.

## 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.

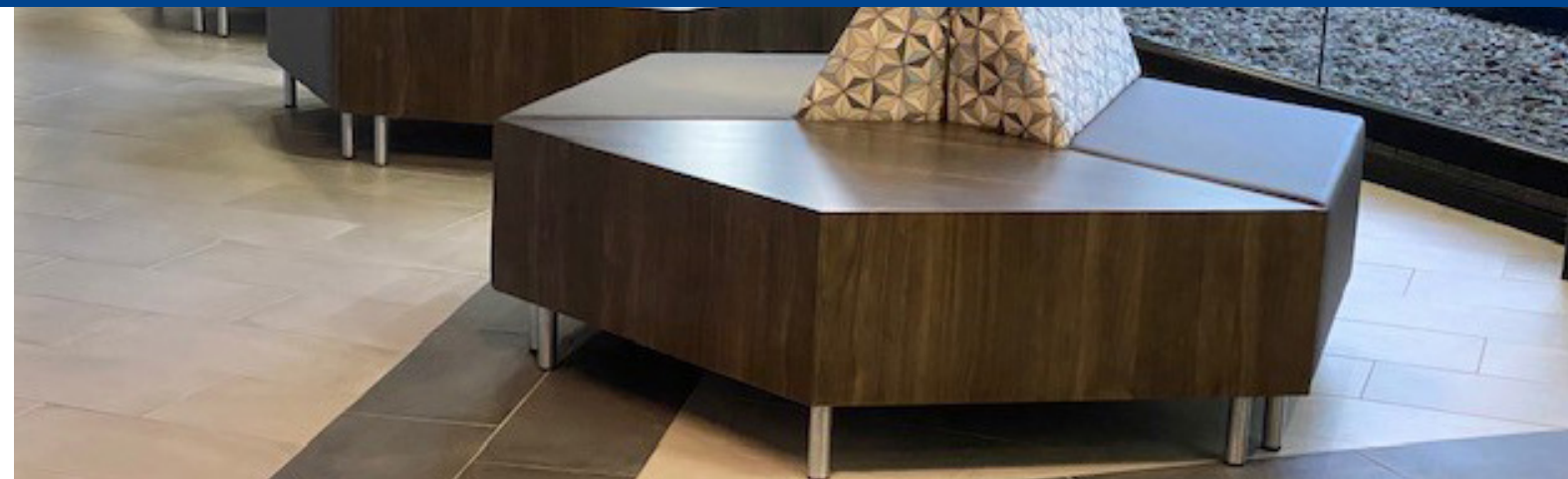
Located in the Tuttle Crossing Office Park, easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels.

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](http://dublinlinktransport.com))





## Nearby amenities



### Food

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



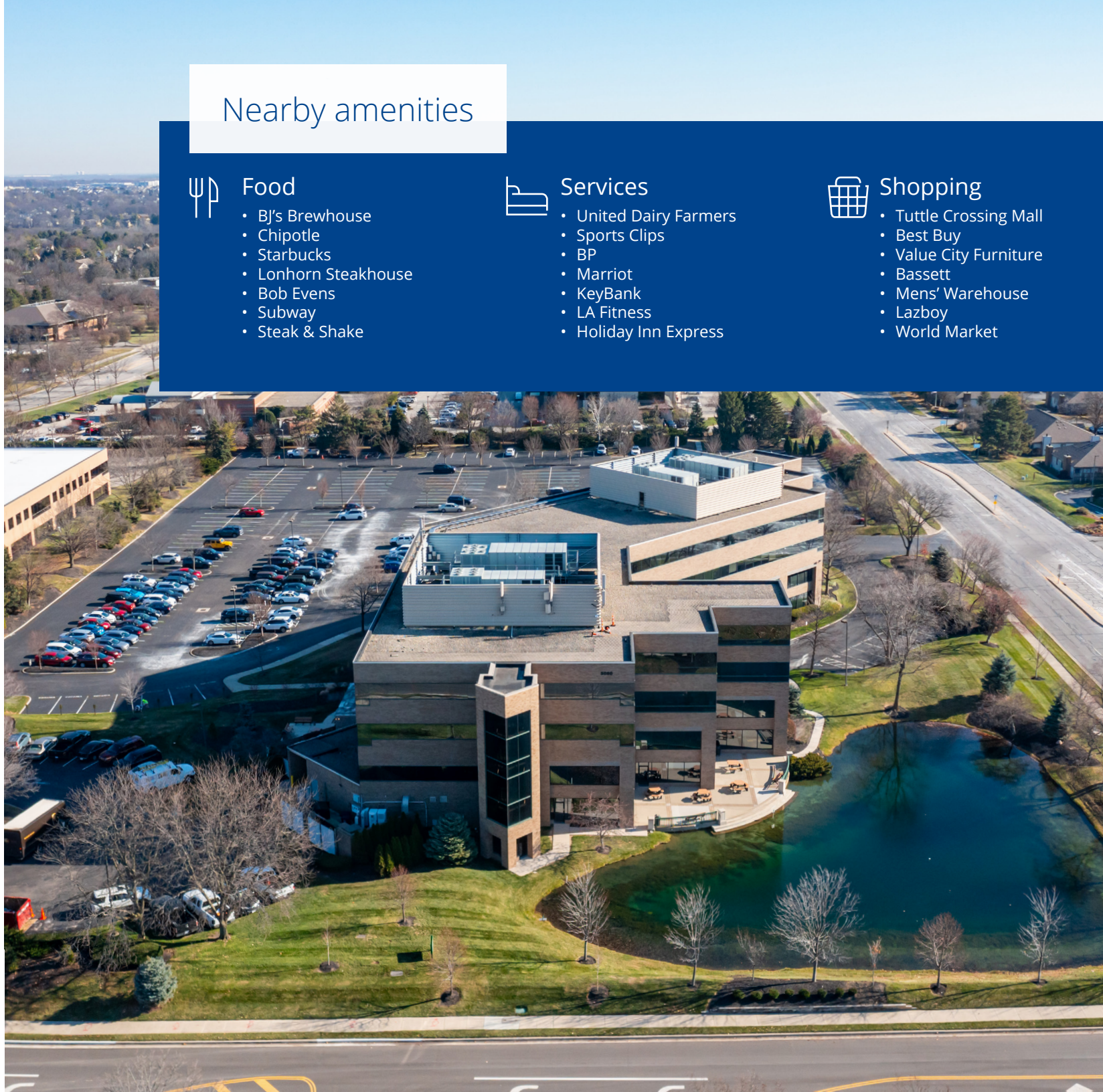
### Services

- 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 220 | 2,913 RSF  | Great space in new condition.  |
| Suite 300 | 6,956 RSF  | Mostly open corner suite.      |
| Suite 335 | 1,650 RSF  | Three offices and open area.   |
| Suite 400 | 11,897 RSF | Lobby exposure, lots of light. |



## Basic Lease Rate

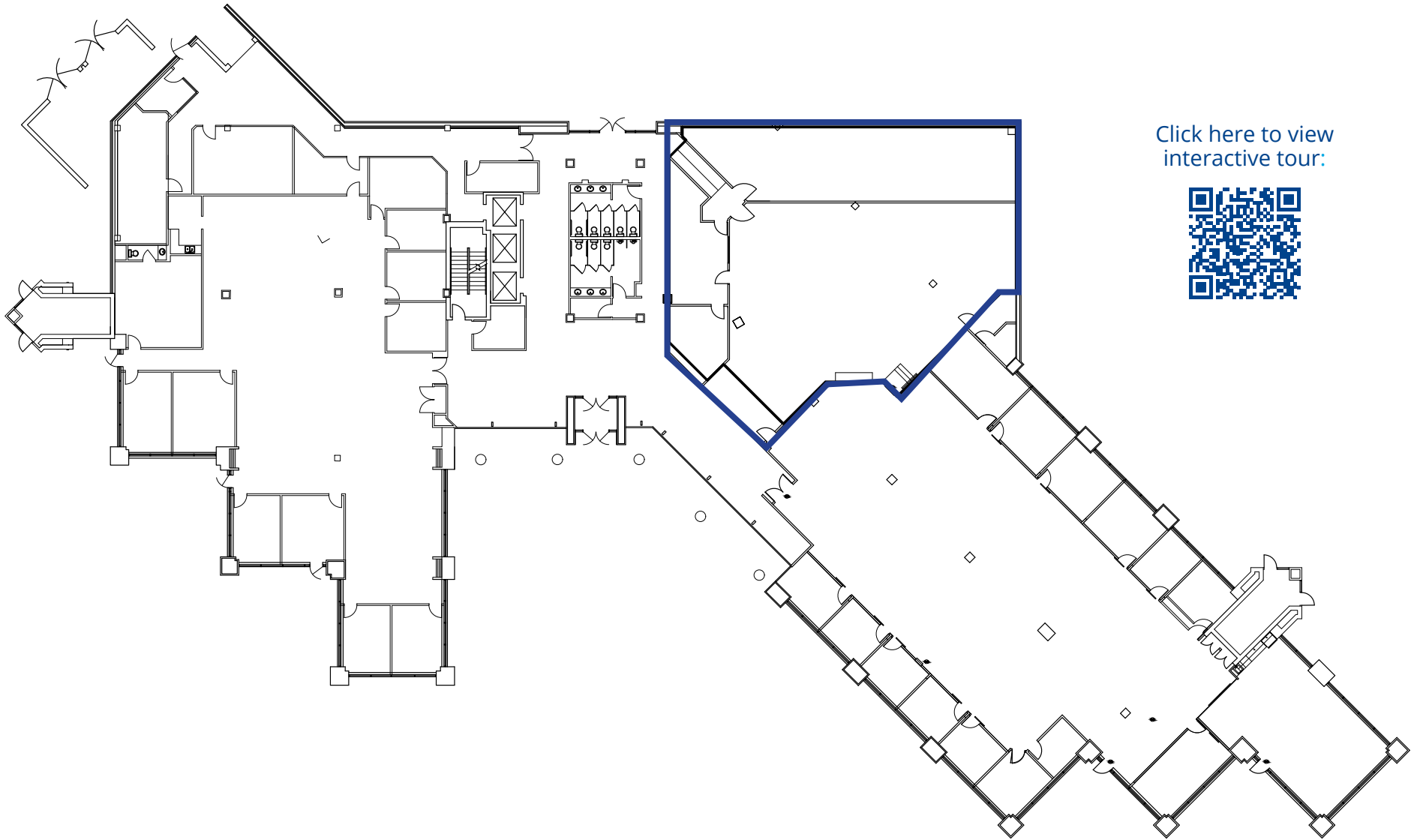
\$11.95 PSF. NNN

## Operating Expenses

\$9.77 PSF (estimated)



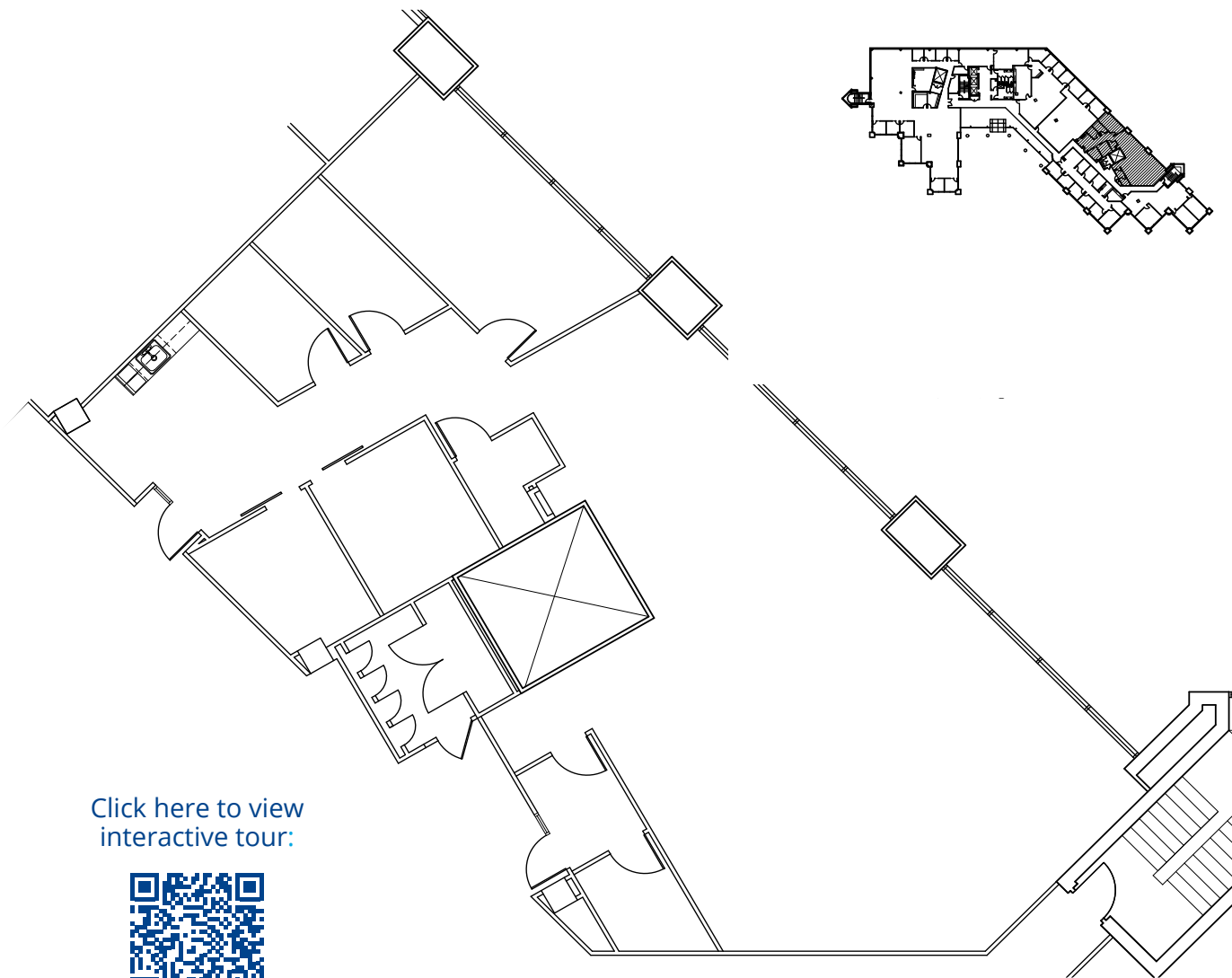
# Suite 130 - 5,530 RSF



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interactive tour:



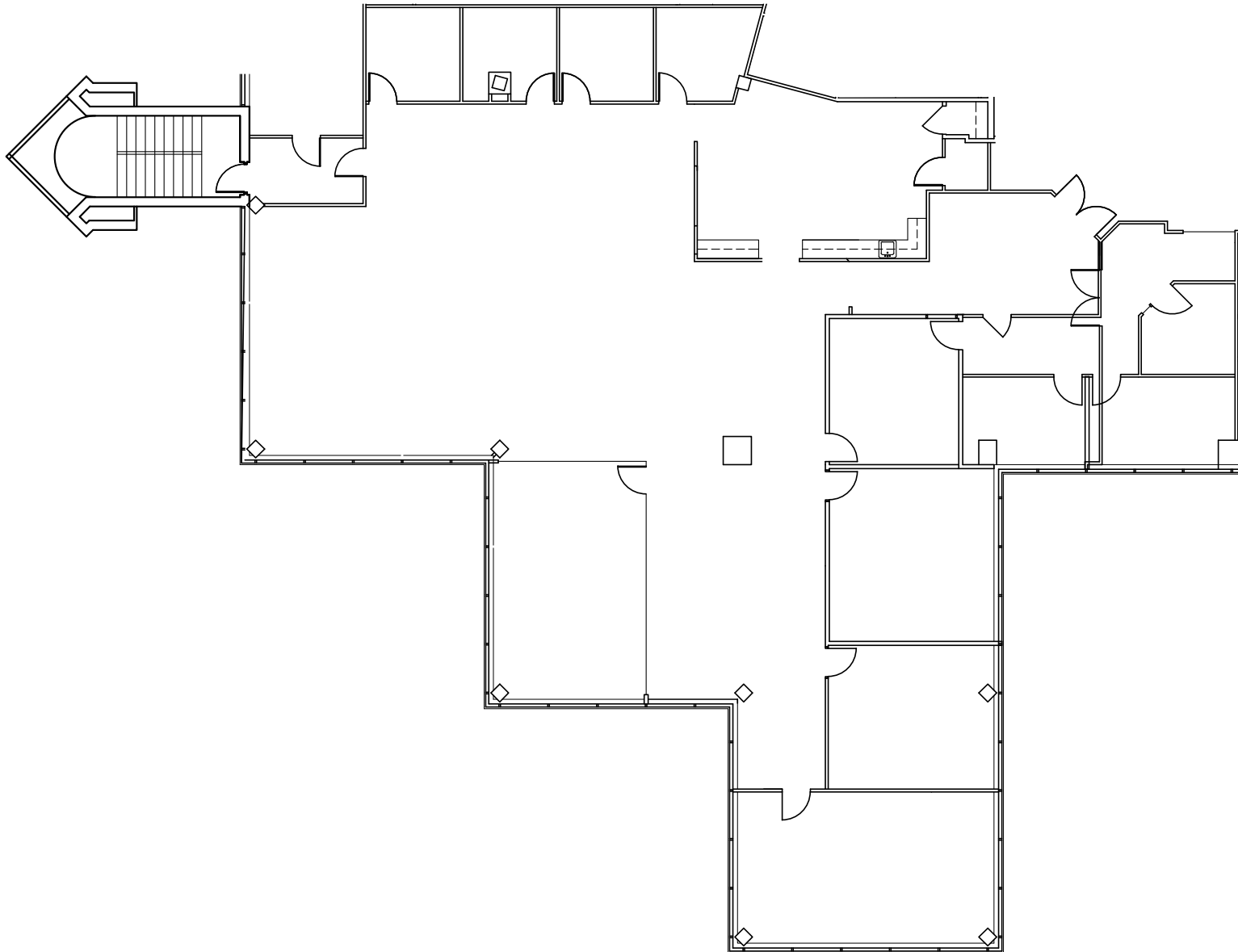
## Suite 220 - 2,913 RSF



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interactive tour:](#)

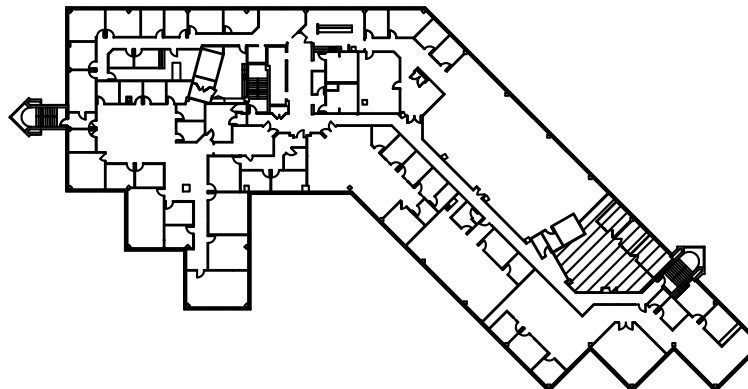
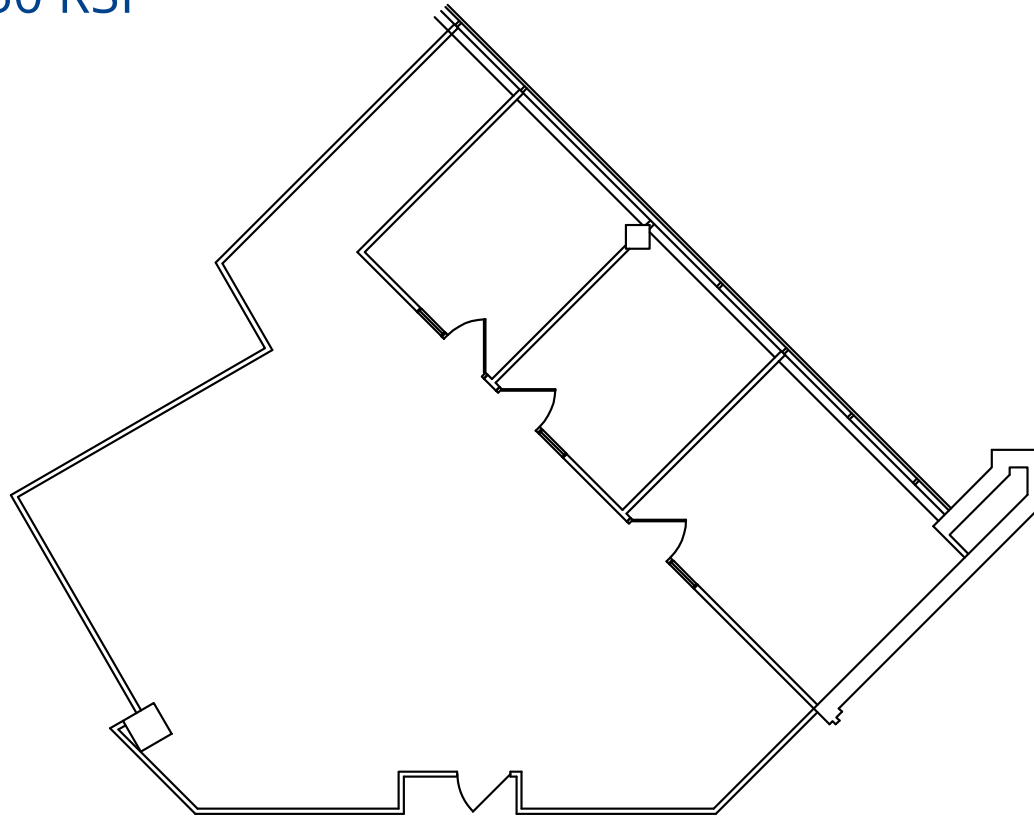


## Suite 300 - 6,956 RSF

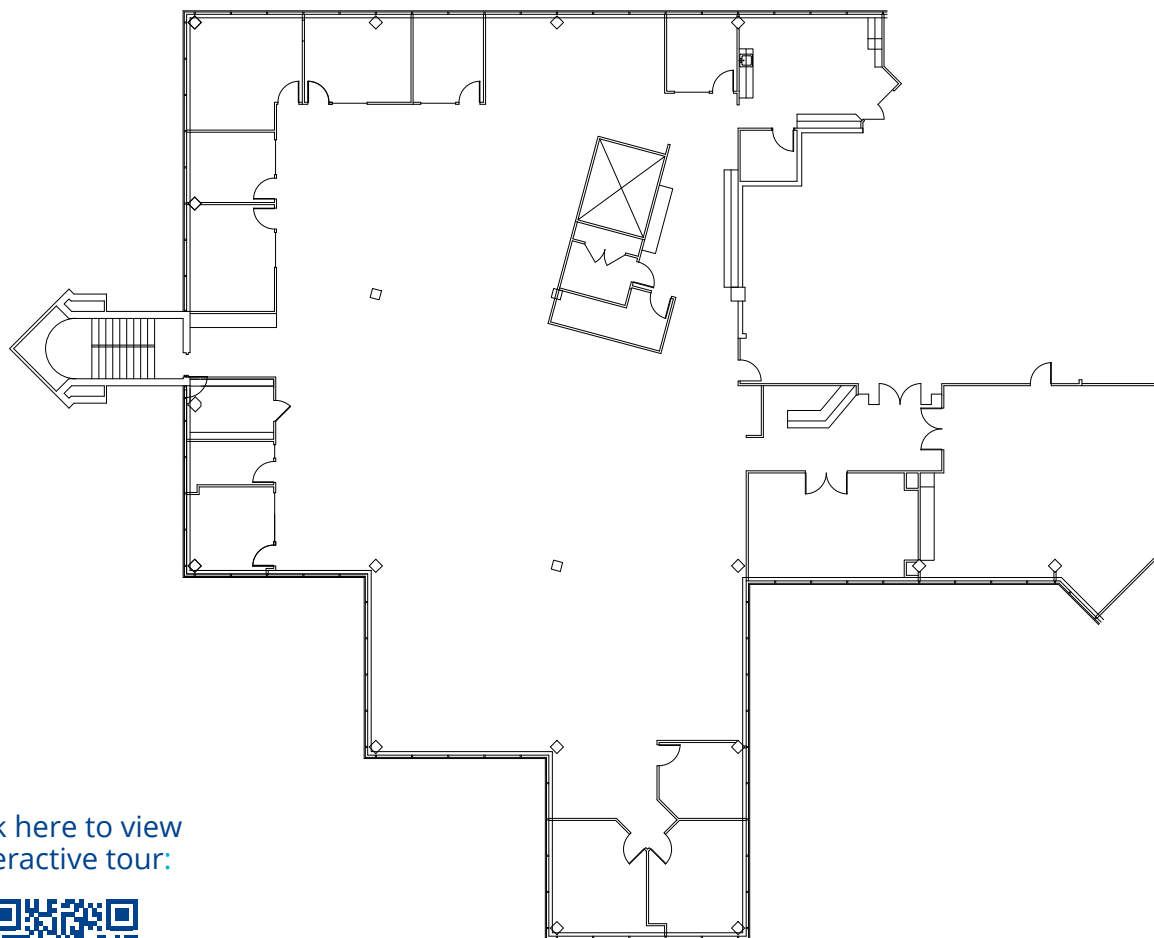


## Suite 335 - 1,650 RSF

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interactive tour:](#)



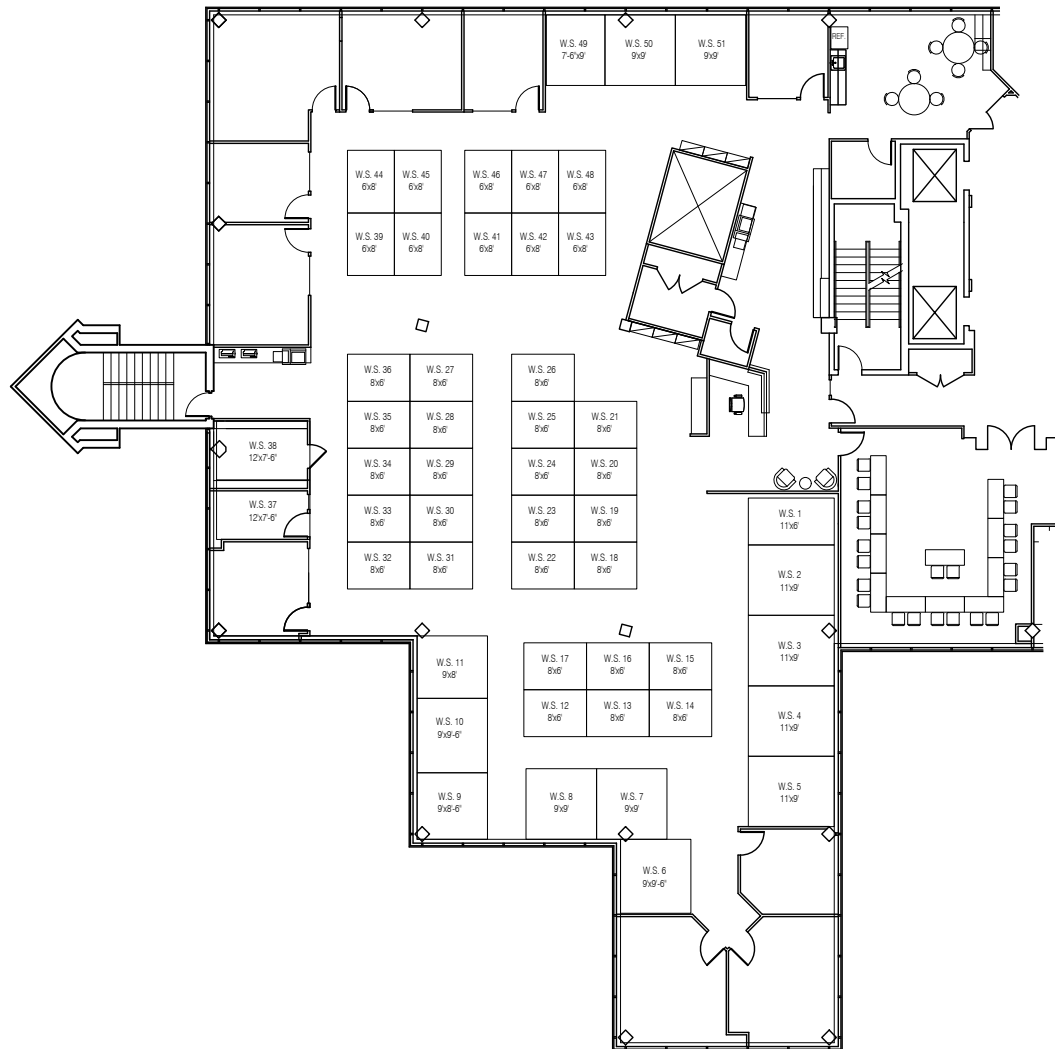
# Suite 400 - 11,897 RSF (furniture available)



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# Suite 400 - 11,897 RSF (furniture available)





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