



Colliers

For Lease

5080 Tuttle Crossing Blvd,
Dublin, OH 43017

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A wide-angle photograph of a modern office lobby. On the left, a long, low-profile sofa with beige upholstery and vibrant green, blue, and orange cushions sits against a wall of floor-to-ceiling windows. The windows offer a view of a green landscape and a brick building. The ceiling is a complex, multi-tiered structure with white horizontal slats and recessed lighting. Sunlight filters through the windows, creating a pattern of light and shadow on the light-colored tiled floor. In the background, a glass-walled office entrance is visible, with a red 'EXIT' sign above the door. To the right, a large potted plant with variegated green leaves sits in a tall, orange-colored planter. A small sign on the wall indicates '150 PERSEUS'.

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.

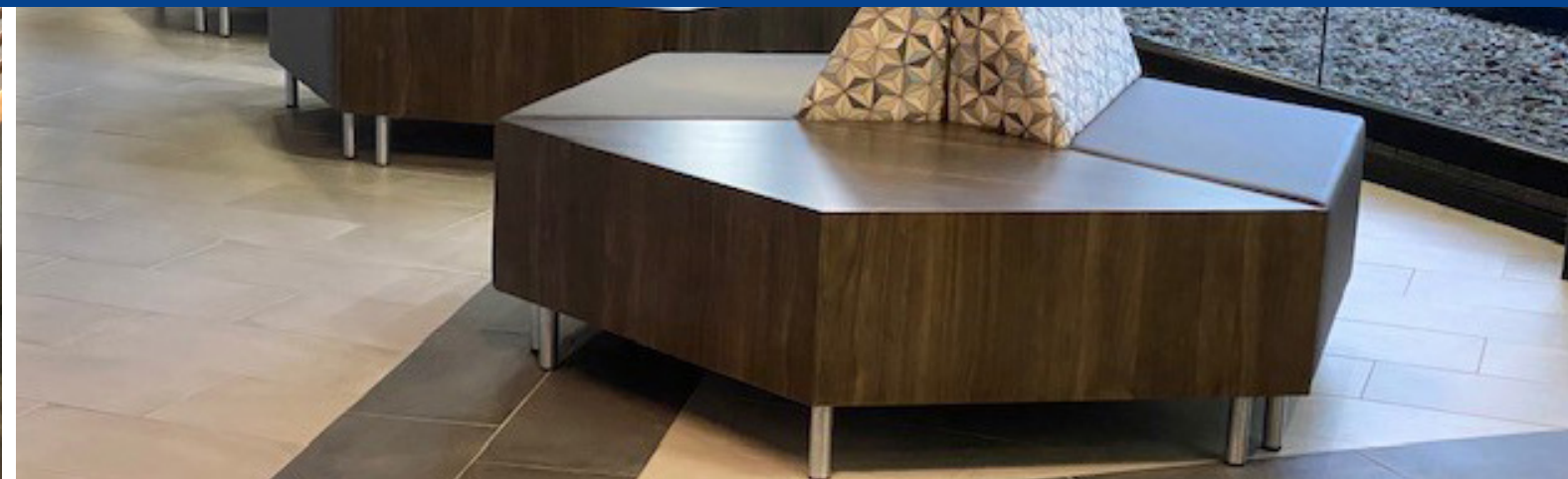
Located in the Tuttle Crossing Office Park, easily accessed by the Tuttle Crossing/I-270 Interchange. The building is in close proximity to Tuttle Mall as well as numerous restaurants, banks, gas stations and hotels.

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
- Dublin Transport available to the building (for more info go to dublintransport.com)





Nearby amenities



Food

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



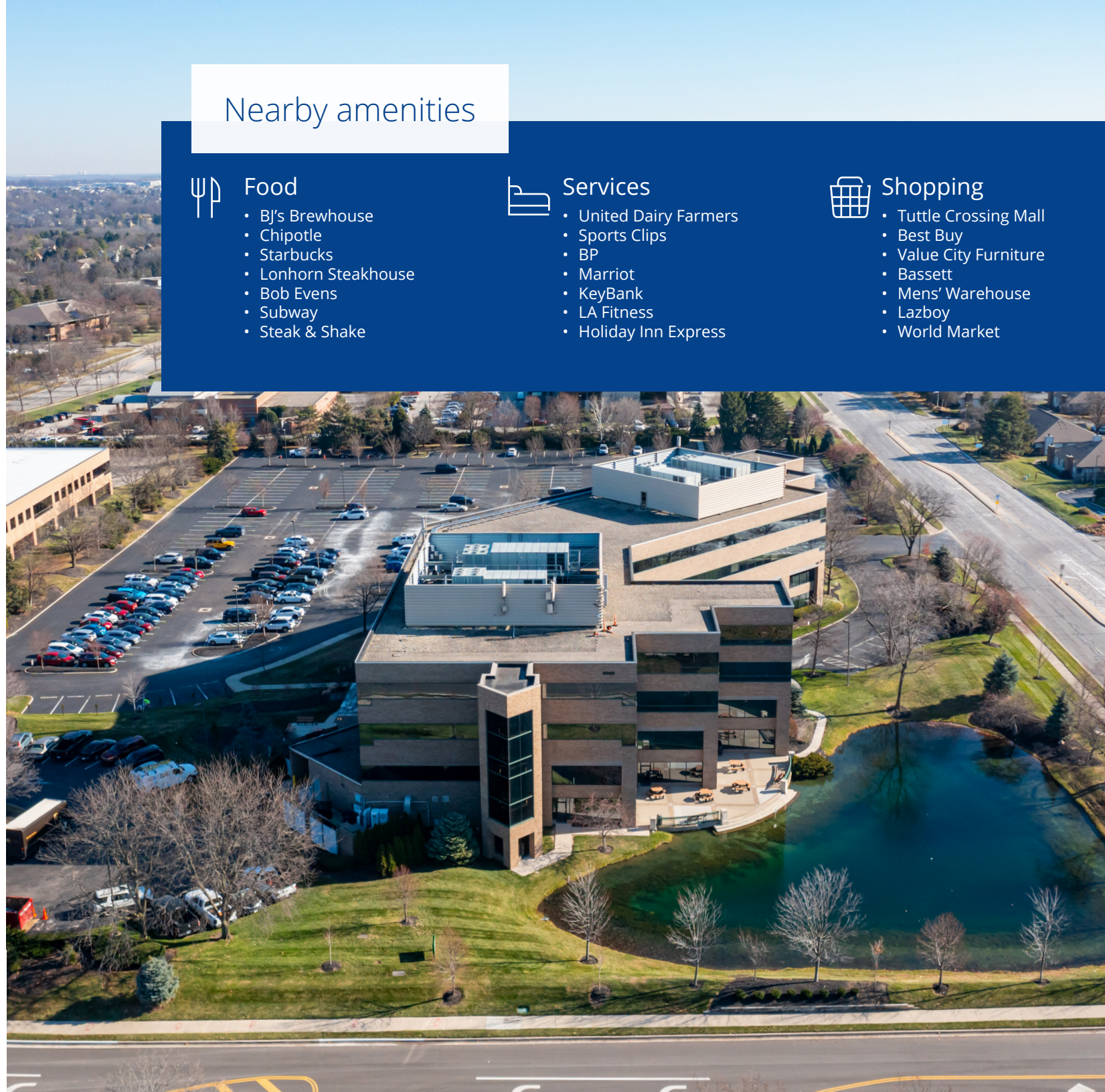
Services

- 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 100	11,207 RSF*	Exposed ceiling offices have glass fronts.
Suite 130	5,530 RSF*	Previous Data Center space.
Suite 220	2,913 RSF	Great space in new condition.
Suite 335	1,650 RSF	Three offices and open area.
Suite 350	3,959 RSF	Very nice suite with furniture.
Suite 400	11,897 RSF	Lobby exposure, lots of light.



Basic Lease Rate

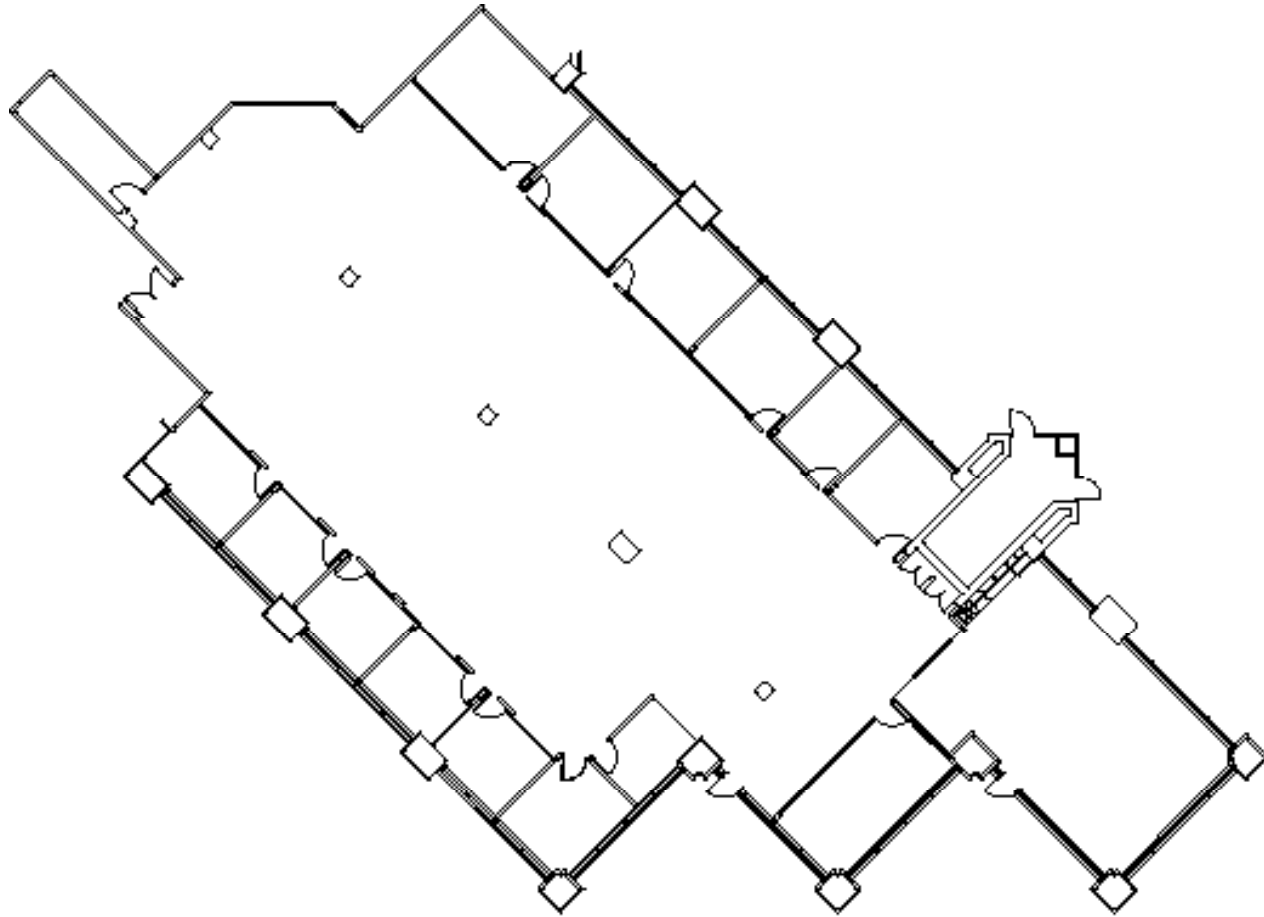
\$11.95 PSF. NNN

Operating Expenses

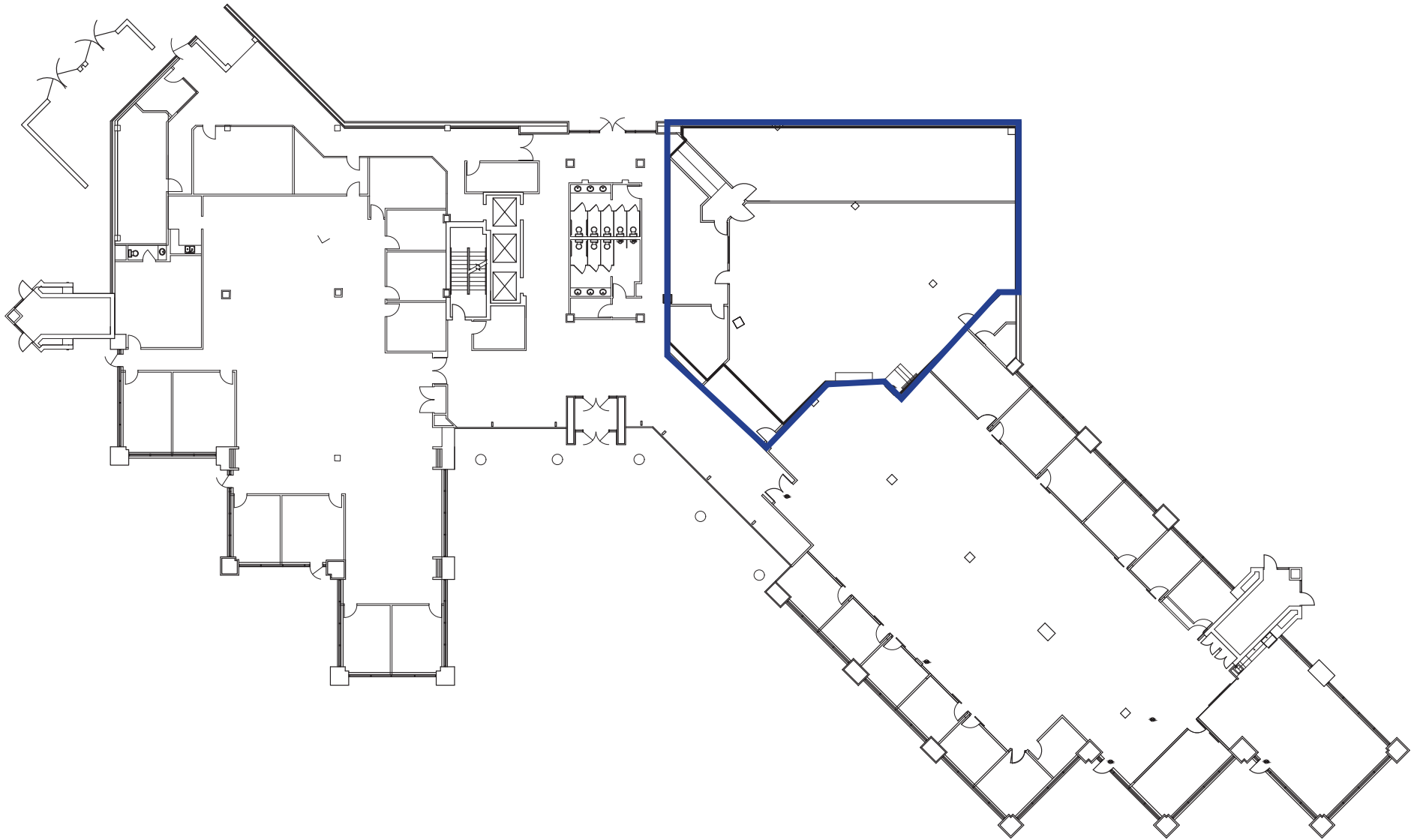
\$9.77 PSF (estimated)



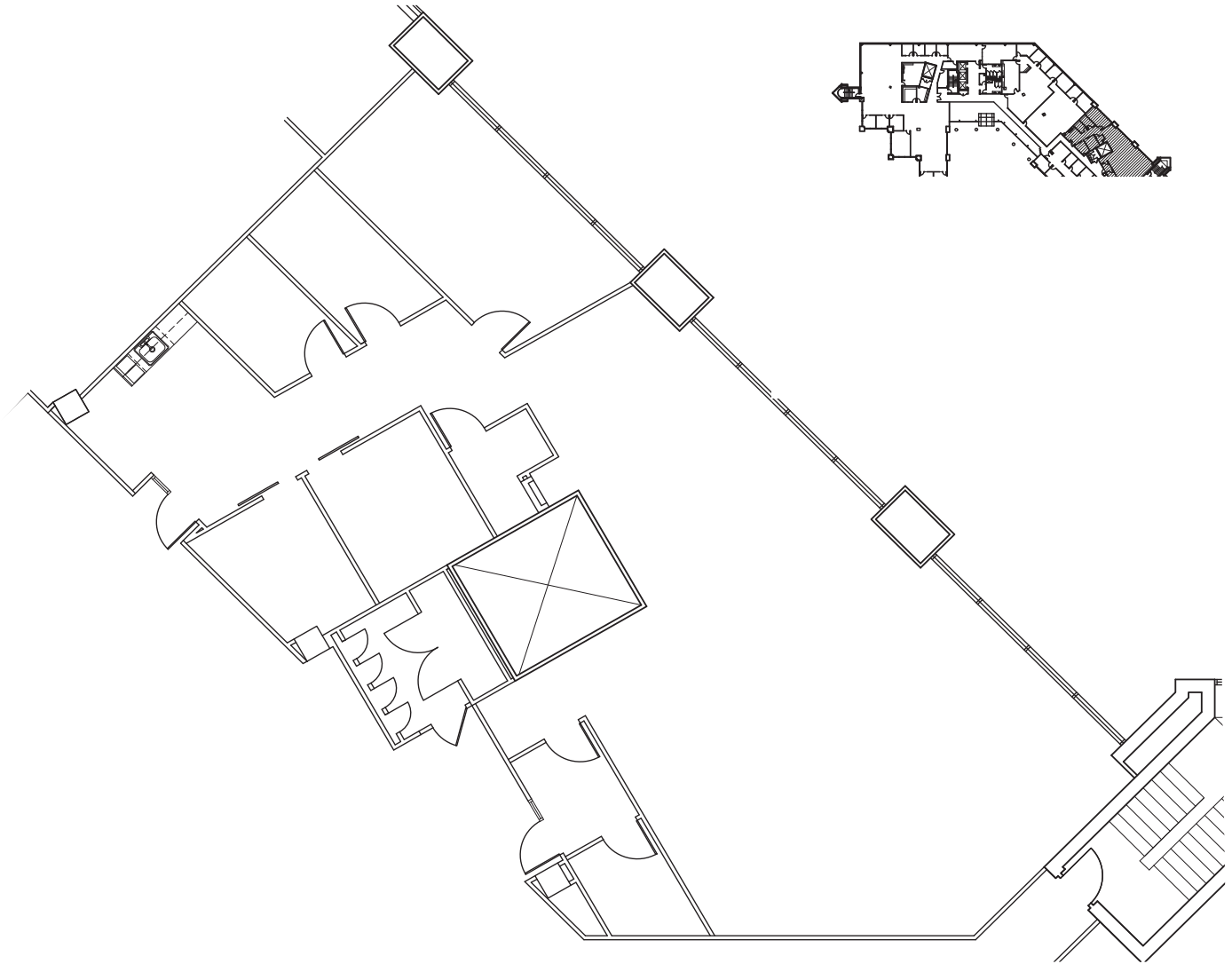
Suite 100 - 11,207 RSF



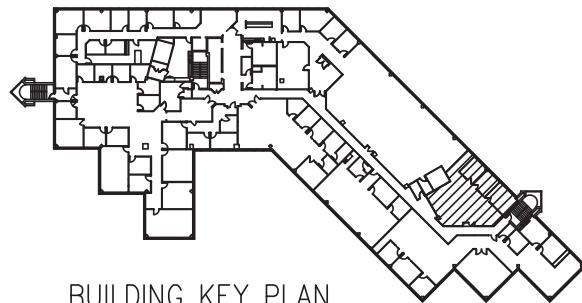
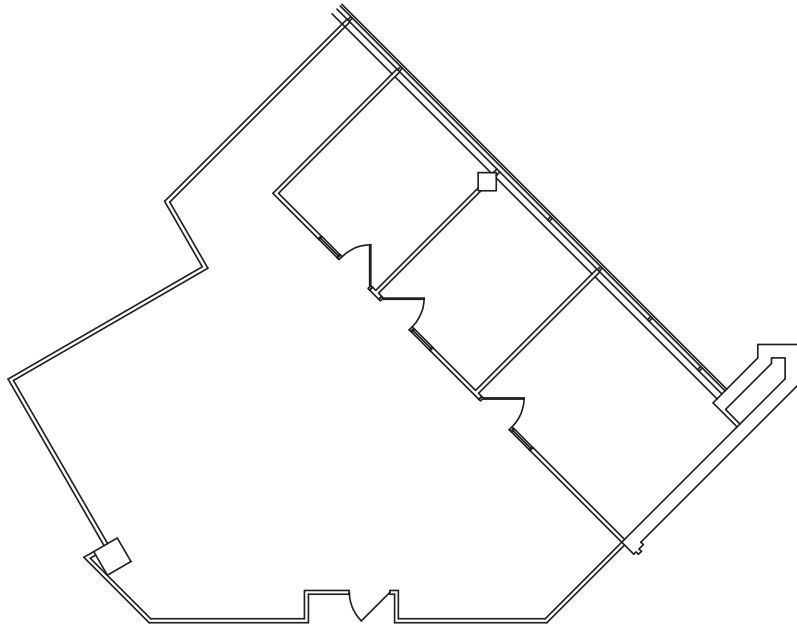
Suite 130 - 5,530 RSF



Suite 220 - 2,913 RSF

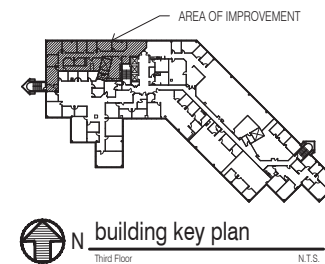
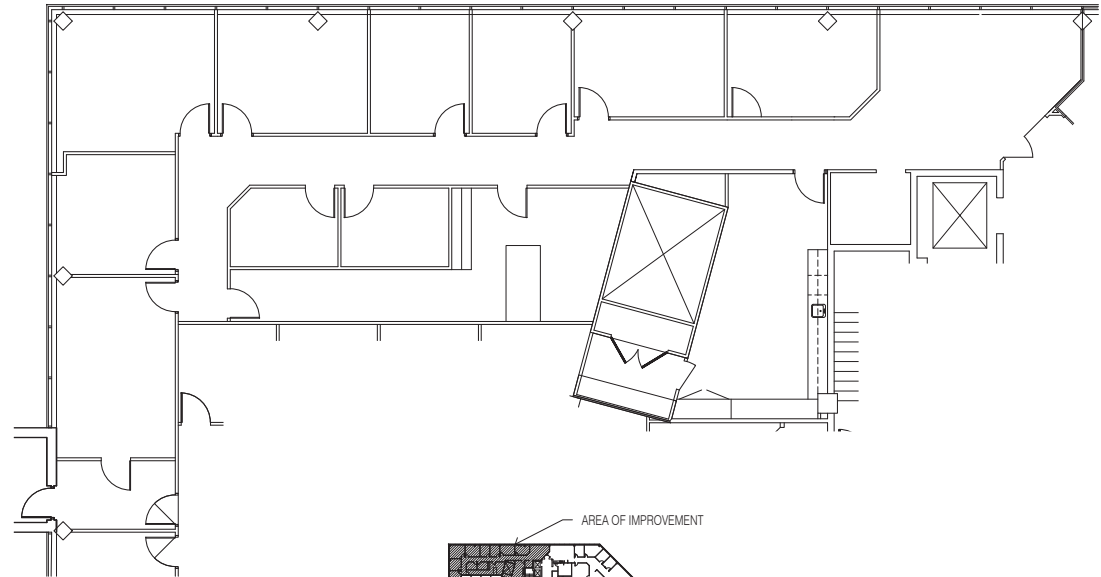


Suite 335 - 1,650 RSF



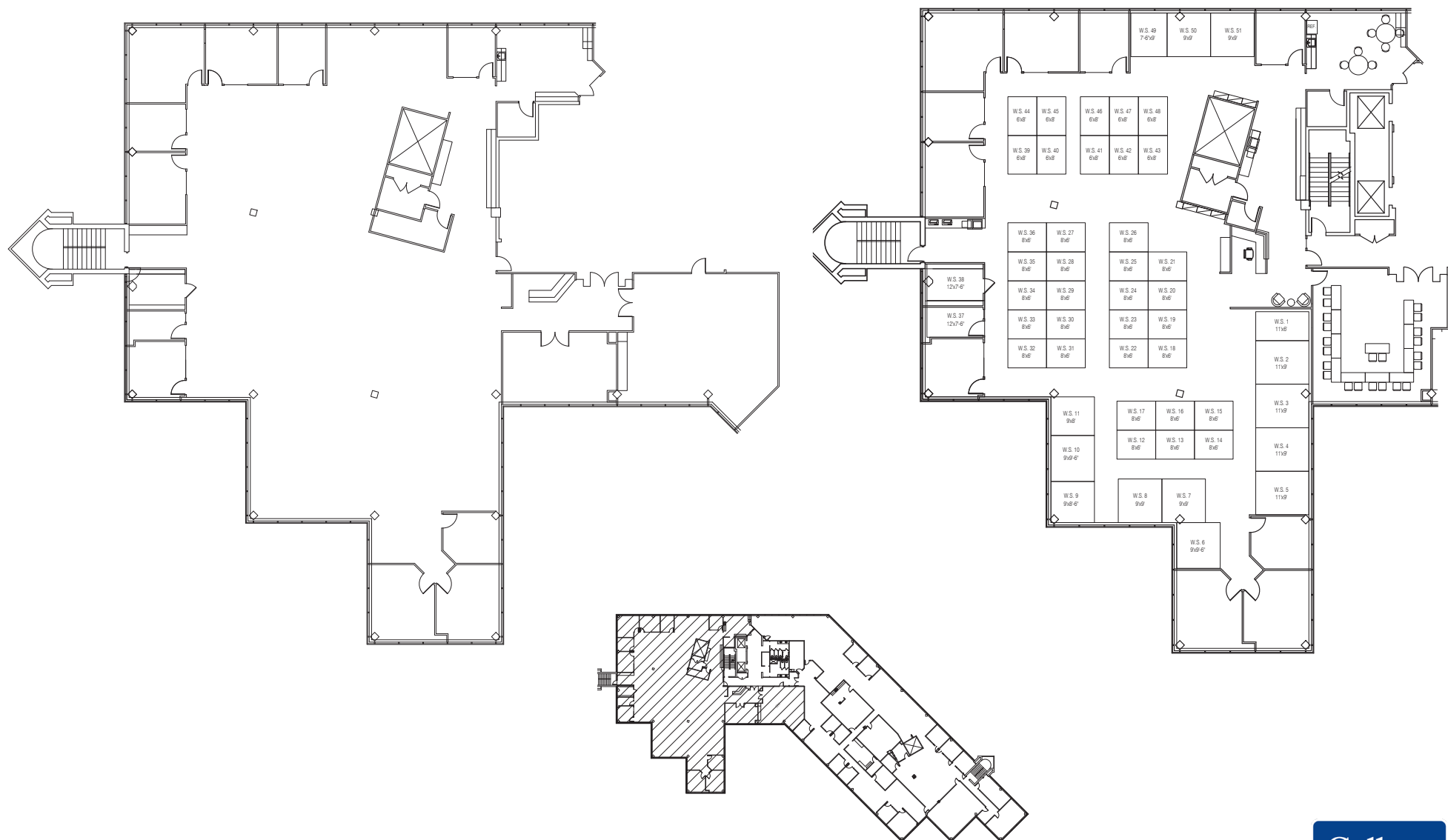
BUILDING KEY PLAN

Suite 350 - 3,959 RSF



N building key plan
Third Floor N.T.S.

Suite 400 - 11,897 RSF (furniture available)



BUILDING KEY PLAN
FOURTH FLOOR



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