

# 4900

TUTTLE CROSSING

Dublin, OH

40,000 SF office building for lease



# 4900

TUTTLE CROSSING

## UNIQUE OPPORTUNITY

**40,000 SF of contiguous office space for lease in Dublin's southern gateway**

Located in Dublin, Ohio, 4900 Tuttle Crossing is a unique, standalone building that features unparalleled landscaping and water views throughout it's 40,000 square feet of space.

With open floor plans and creative building elements, 4900 Tuttle Crossing offers an ideal opportunity for a brand-focused environment within one of the top Columbus office markets:

- Prominent visibility at the corner of Tuttle Crossing Boulevard and Frantz Road
- Parking ratio of 4.0/1,000 SF with expansion available
- Ideal access to I-270 and Dublin amenities

# LOCATION



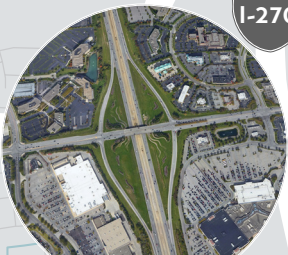
**BRIDGE PARK**

Life Happens Here! Bridge Park is Dublin's newest live-work-play district. With a growing retail, residential and dining landscape, Bridge Park is a vibrant mixed-use development in the heart of the City of Dublin. Just two miles from 4900 Tuttle Crossing, Bridge Park offers an incredible array of amenities for both day and night.



**HISTORIC DUBLIN**

Situated along the banks of the Scioto River, Historic Dublin is appropriately labeled as "historic & hip!" With a blend of historic architecture and modern entertainment, Historic Dublin provides a unique experience for residents and visitors alike.



**I-270 AND TUTTLE CROSSING INTERCHANGE**

**4900**  
TUTTLE CROSSING

**KARRIC SQUARE SHOPPING CENTER**

**NORTHBRIDGE PLAZA**



**TUTTLE CROSSING**

Known as the largest suburban office market, Tuttle Crossing is home to the majority of Central Ohio's Fortune employers; making up over 5 Million SF of commercial office space.

SAWMILL ROAD

SAWMILL ROAD



## RESTAURANTS

1. Steak 'n Shake
2. Chick-fil-A
3. Red Robin
4. BJ's Restaurant & Brewhouse
5. House of Japan
6. P.F. Chang's
7. Chipotle Mexican Grill
8. Panera
9. Noodles & Company
10. LongHorn Steakhouse
11. Bob Evans Restaurant
12. Boston Market
13. Wendy's
14. Starbucks
15. DiBella's Subs
16. Bonefish Grill
17. Windchimes
18. Barry Bagels
19. Enrico's Pizza
20. Tio's Margaritas
21. The RAIL
22. Yogi's Bar & Grill
23. Graeter's Ice Cream
24. Max & Erma's
25. Hyde Park
26. Jason's Deli
27. La Chatelaine
28. Jeni's Splendid Ice Creams
29. Dublin Village Tavern
30. Donatos
31. J. Liu
32. Mezzo
33. Mr. Sushi
34. Tucci's
35. Harvest Pizzeria
36. Brazenhead
37. Oscar's
38. The Avenue
39. Bruegger's Bagels
40. Pint Room
41. Sweetwaters Coffee & Tea
42. Hen Quarter
43. Cap City Fine Diner
44. The RAM
45. Fukuryu Ramen
46. Local Cantina

## RETAIL



1. Walmart
2. Best Buy
3. Office Depot
4. World Market
5. Macy's
6. JCPenney
7. Pottery Barn
8. Bath and Body Works
9. Men's Warehouse
10. FedEx Office
11. CVS
12. Kroger
13. LOFT



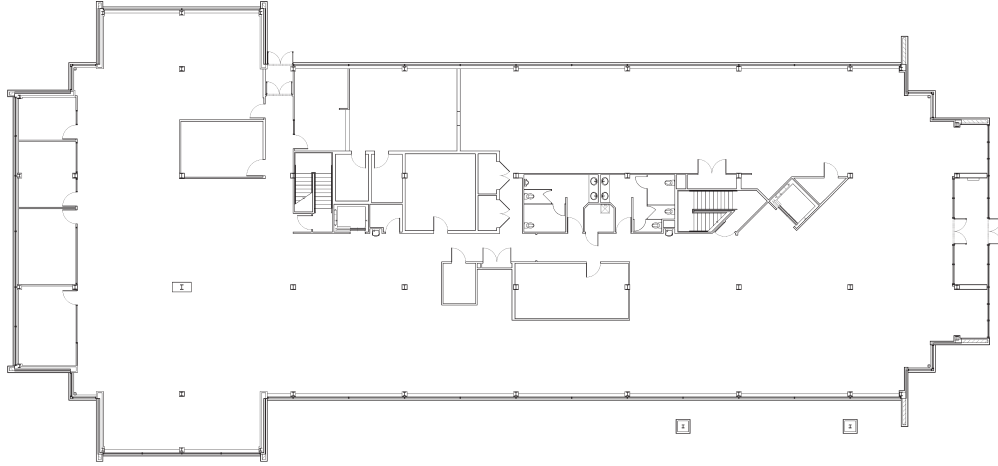
## HOTELS

1. Extended Stay America
2. Holiday Inn Express
3. Staybridge Suites
4. La Quinta Inn
5. Hyatt Place
6. Drury Inn & Suites
7. Marriott
8. Homewood Suites
9. Sonesta ES Suites
10. Crowne Plaza
11. Hilton Garden Inn
12. Extended Stay America
13. Embassy Suites
14. Home2 Suites
15. Residence Inn
16. Red Roof PLUS+
17. Courtyard by Marriott
18. AC Hotel

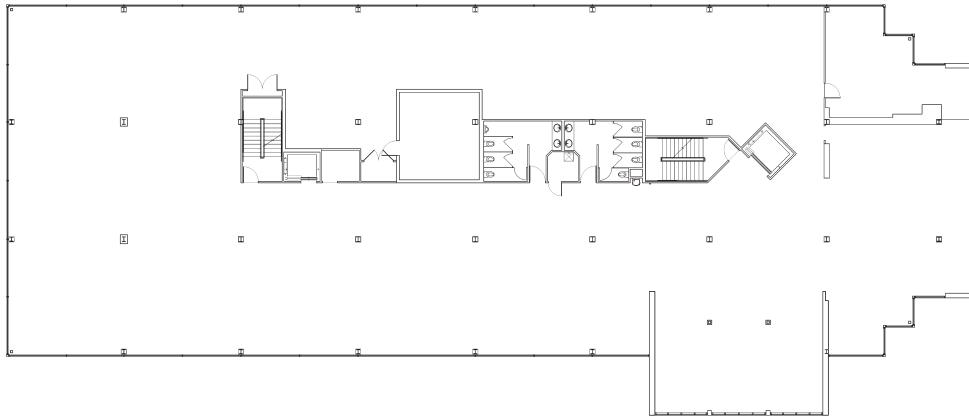
# THE SPACE

## OFFICE FLOOR PLANS

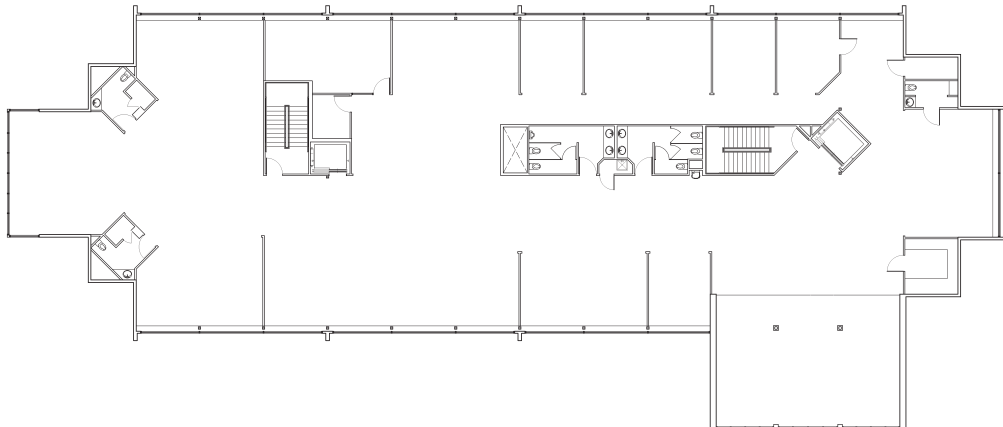
First Floor - 15,192 SF



Second Floor - 14,040 SF



Third Floor - 9,713 SF



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## UNIQUE TO 4900

CREATIVE  
BUILDING  
ELEMENTS



the Memorial  Tournament™



RARE  
40,000 SF  
STAND-ALONE BUILDING



OUTDOOR  
WORK  
SPACE

  
**dublin**®  
IRISH FESTIVAL

# 4900

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4900 Tuttle Crossing | Dublin, OH 43017

## CONTACT

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