



Colliers

For Lease

Flex Space

281-299 Cramer Creek Court
Dublin, OH 43017

Cramer Creek Corporate Center consists of four, multi-tenant, flex buildings totaling 98,284 SF on 10.12 acres in Columbus' well established Dublin suburb. The property is ideally situated at the corner of Frantz Road and Rings Road between Tuttle Crossing and SR-161; less than one mile from the SR-33 and I-270 exit to the north and the Tuttle Mall interchange to the south. There are numerous amenities in the area including restaurants, hotels, and shopping. This is a class A development offering versatile layouts for a wide range of tenants seeking office and warehouse space.

Cramer Creek Corporate Center is owned by: **ARDEN** GROUP

Available Space

2,677 - 5,492 ± SF

Lease Rate

\$6.00 - \$8.00/SF NNN

Operating Expenses
(estimated 2021)

\$8.12/SF

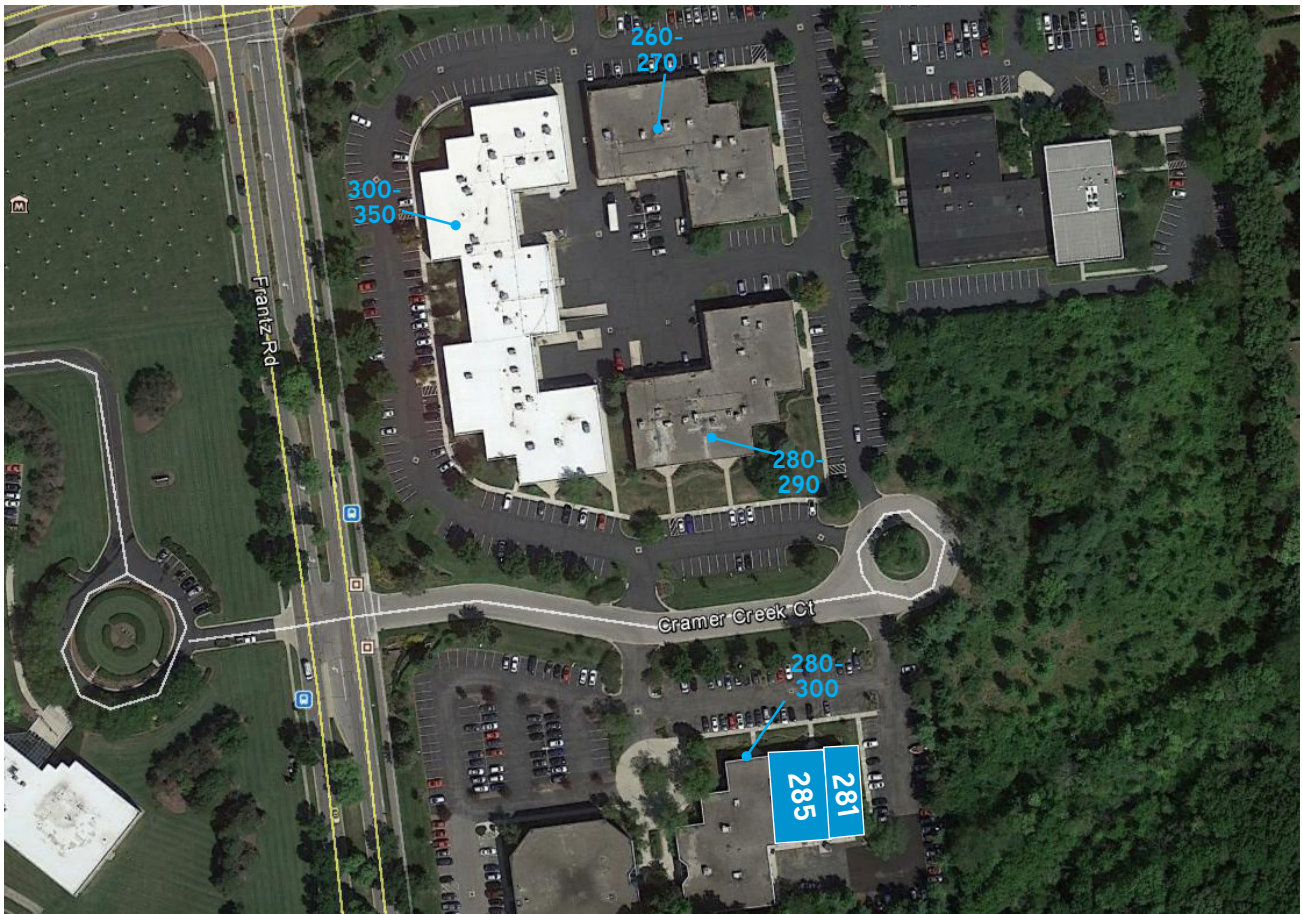
Building Amenities

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- Drive-in doors available
- Wet sprinkler system
- 14' - 16' clear height
- Fully air conditioned suites, including warehouse area
- Ample parking
- Signage opportunities
- Year built: 1986/1989

Suite	Total SF	Docks/Drive-ins	Comments
281	2,677 SF	0/1	80% office, 20% warehouse. One drive-in door and available 12/1/2021
285	2,805 SF	0/1	30% office, 70% warehouse. HVAC throughout; one drive-in door, new LED lighting, available 10/1/2021

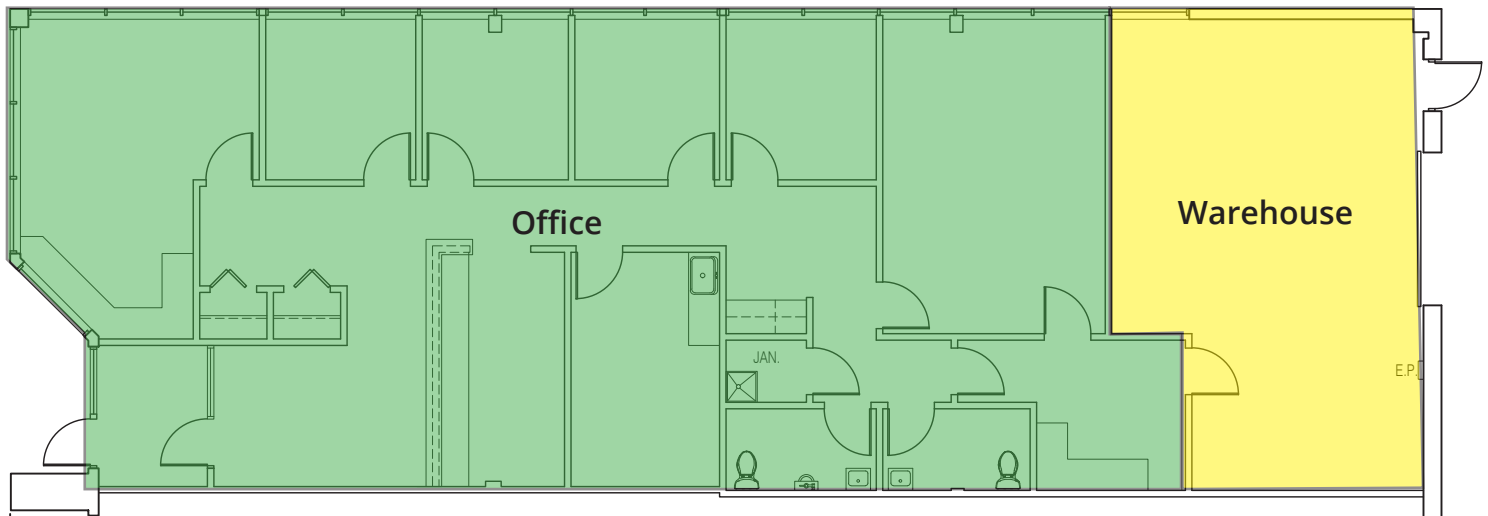
Site Plan



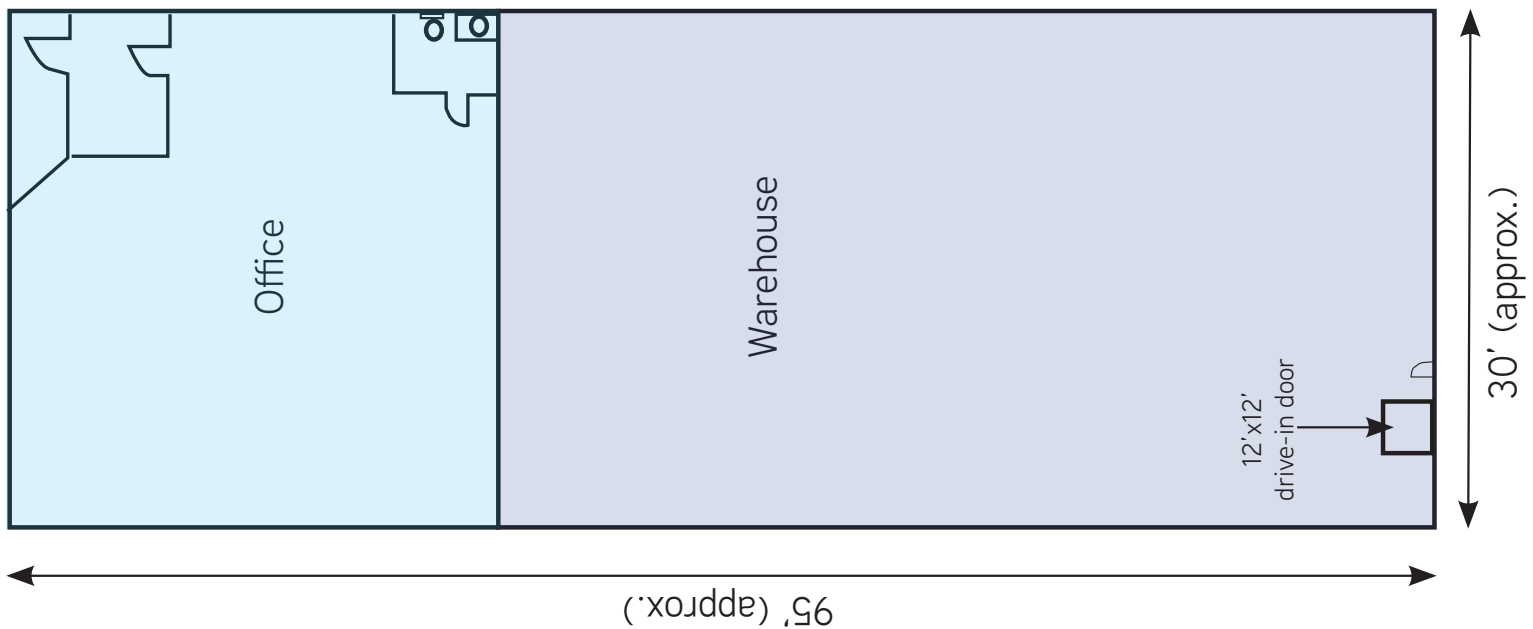
Floor Plan

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Suite 281



Suite 285



Map

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