



BRICKSTONE COMMONS OFFICE PARK

Property:

- ± 1,305 Sq. Ft. second floor suite with cathedral ceilings
- Includes reception area, 3-4 private offices, conference room, and a restroom
- Park-like setting with mature landscaping
- Ample parking

Location:

- Close proximity to the new Bridge Park development
- Excellent Dublin location; conveniently located near banks, restaurants, and shopping
- Located in the Brickstone Commons Office Park
- Within 2 miles of both SR 161 and I-270

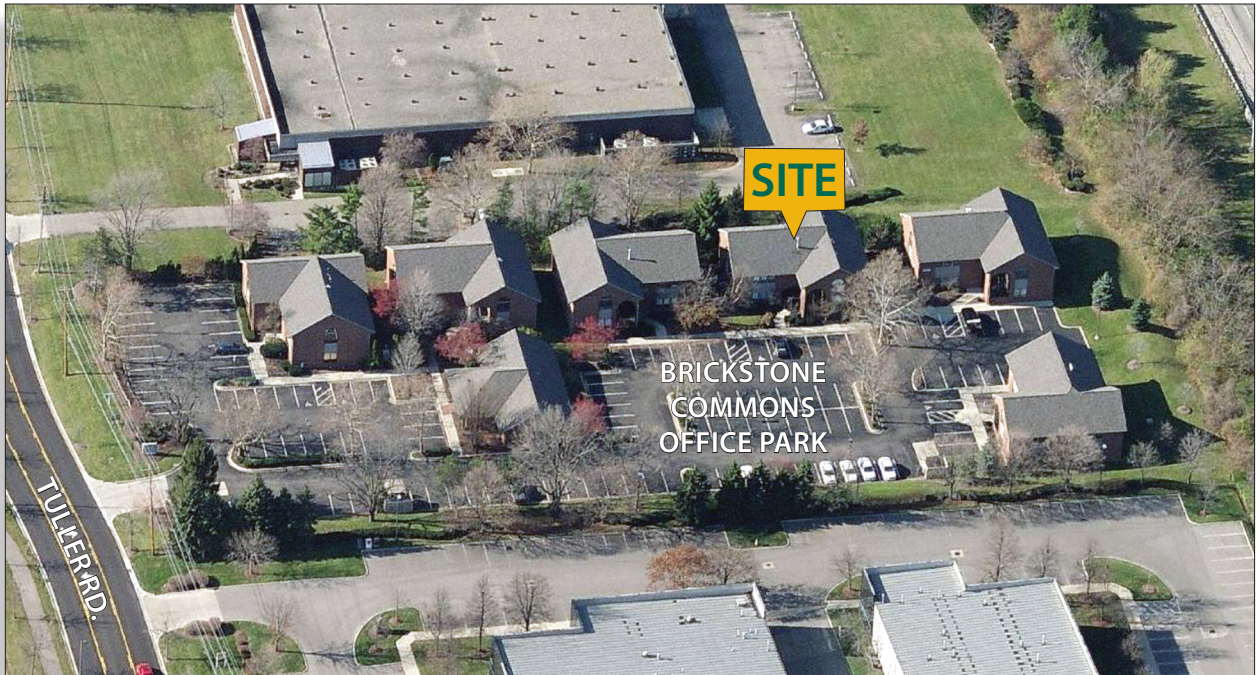
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Property Specifications:

- ± 5,340 Sq. Ft., two-story office building
- ± 1,305 Sq. Ft. available
- "Class B" office building
- Built in 1988
- 4.86 car parking/1,000 Sq. Ft.
- Zoned BSC-OR: Bridge Street Corridor - Office Residential

Rate:

- \$14.50/Sq. Ft. Modified Gross
- In addition, Tenant to pay its own utilities and janitorial - estimated utilities \$217/month

Available:

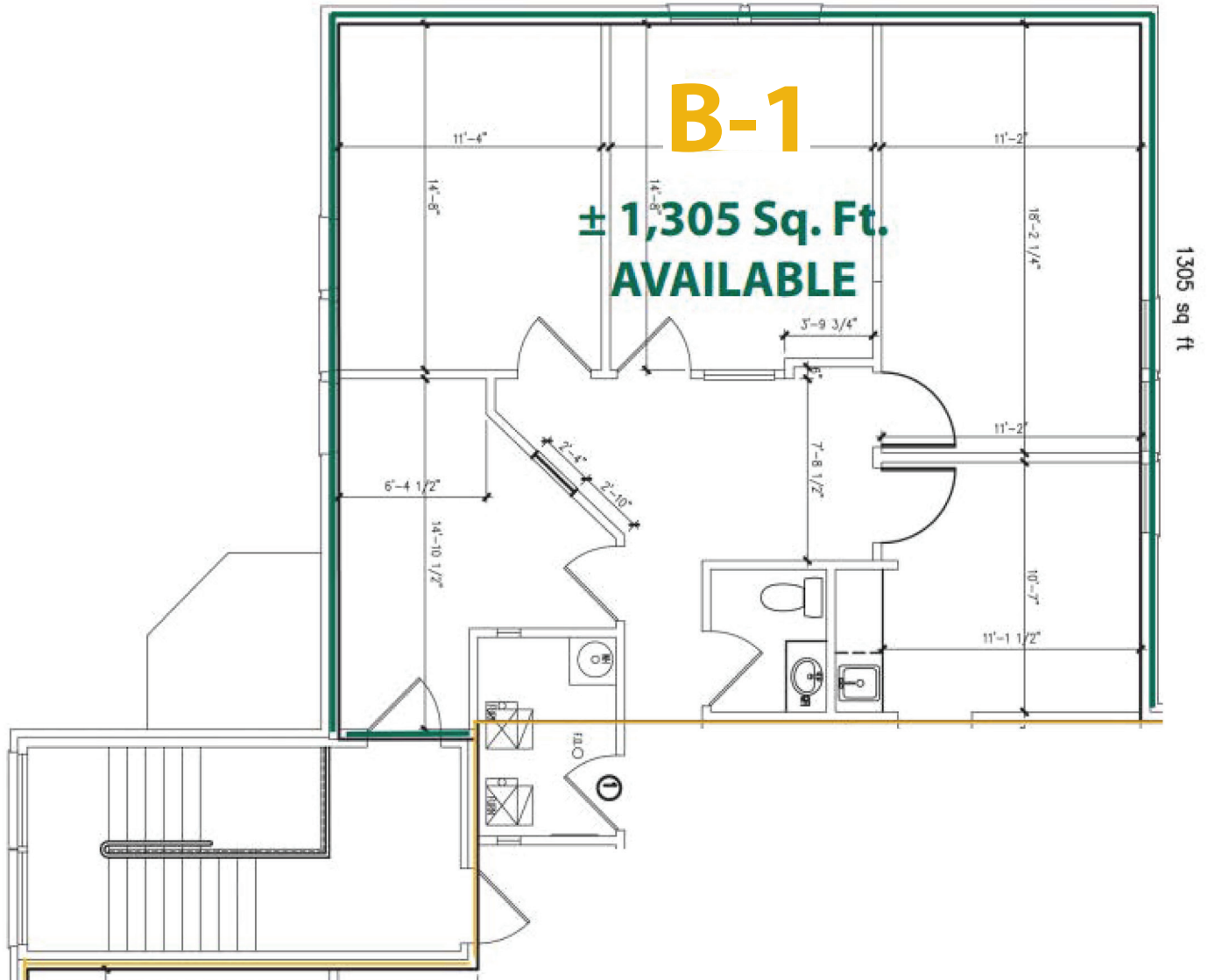
Suite	Size SF	Rate	Private Offices	Floor
B-1	1,305	\$14.50 MG	3-4	2

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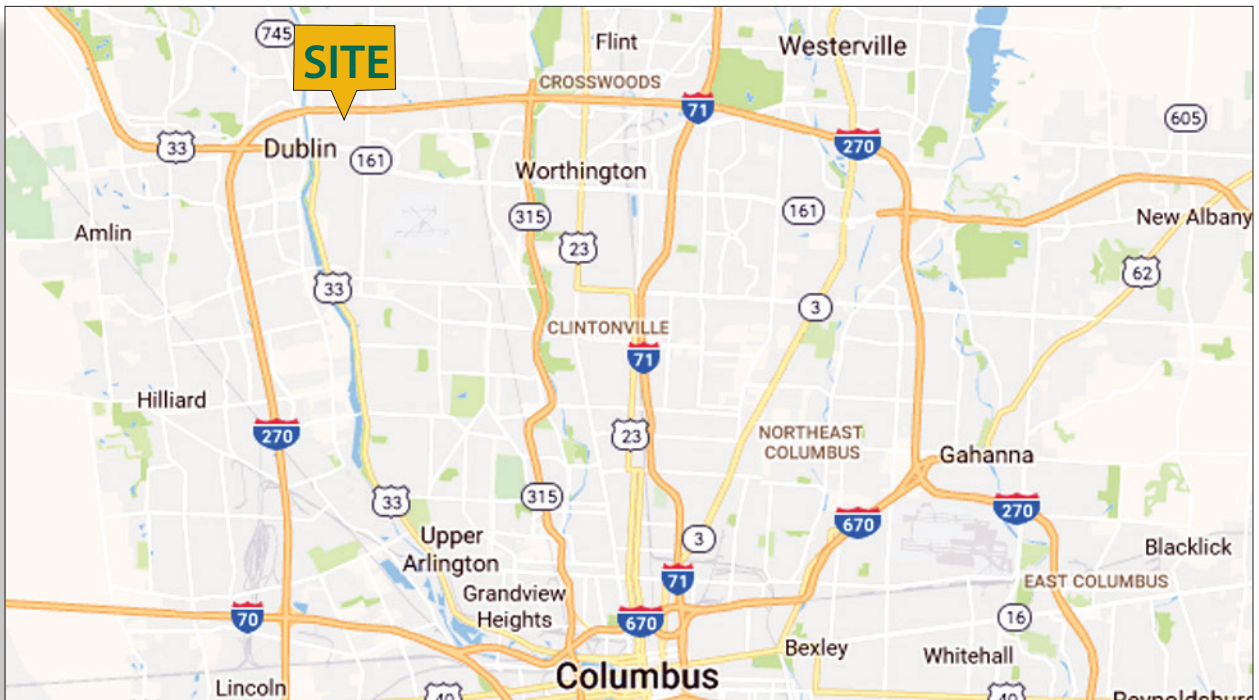




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