

OFFICE/MEDICAL FOR LEASE
38 N. High St. Suite 201 Dublin Ohio 43017

Properties: 1 Office/Medical Space
831 sq. ft. w/Elevator
Directly across from Tucci's in Historic Dublin

Term: 5 yr. minimum

Lease Commencement: Spring 2026

Additional Expenses: NNN Lease

Use: Office/Medical

Security Deposit: Upon signing of the Lease, Tenant will be required to submit a security deposit equal to 1 month's Gross Rental to be held for the term of the Lease and 1 Month's Gross Rental to be applied to the 1st month of the lease.

Gross Rental Rate: Months 1-60 \$32 sq. ft. NNN

Renewal Option: Provided Tenant hasn't been in default of any of the Lease. Tenant to be provided with 1 renewal of 5yrs. at rental rate to be determined 6 months prior to expiration of the initial Lease.

Financial Review: Proposal is subject to review and approval of Tenants financial status by Landlord.