



WESTPOINTE BUSINESS PARK

Property:

- $\pm 2,745$; $\pm 3,046$; $\pm 5,751$; up to $\pm 18,130$ Sq. Ft. units available for lease
- Building D can be subdivided into multiple units ranging from sizes: $\pm 4,469$, $\pm 9,066$, $\pm 12,384$, etc.
- Excellent office/showroom/flex in a professional "Class A" business park
- Ample parking
- $\pm 14'$ clear height
- Zoned M-2
- New exterior renovations



Location:

- Located directly east of the Roberts Rd. & I-270 interchange
- Within 2 miles of I-70
- 12 minutes from Downtown Columbus

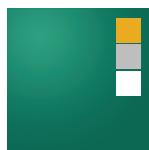


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Property Specifications:

- Fully-sprinkled
- 200 amp - 277/480 volt electrical
- 3.13 parking spaces/1,000 Sq. Ft.
- Rear-loaded grade-level drive-in door access

Rate:

- \$10.95/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$4.23/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

Available Suites:

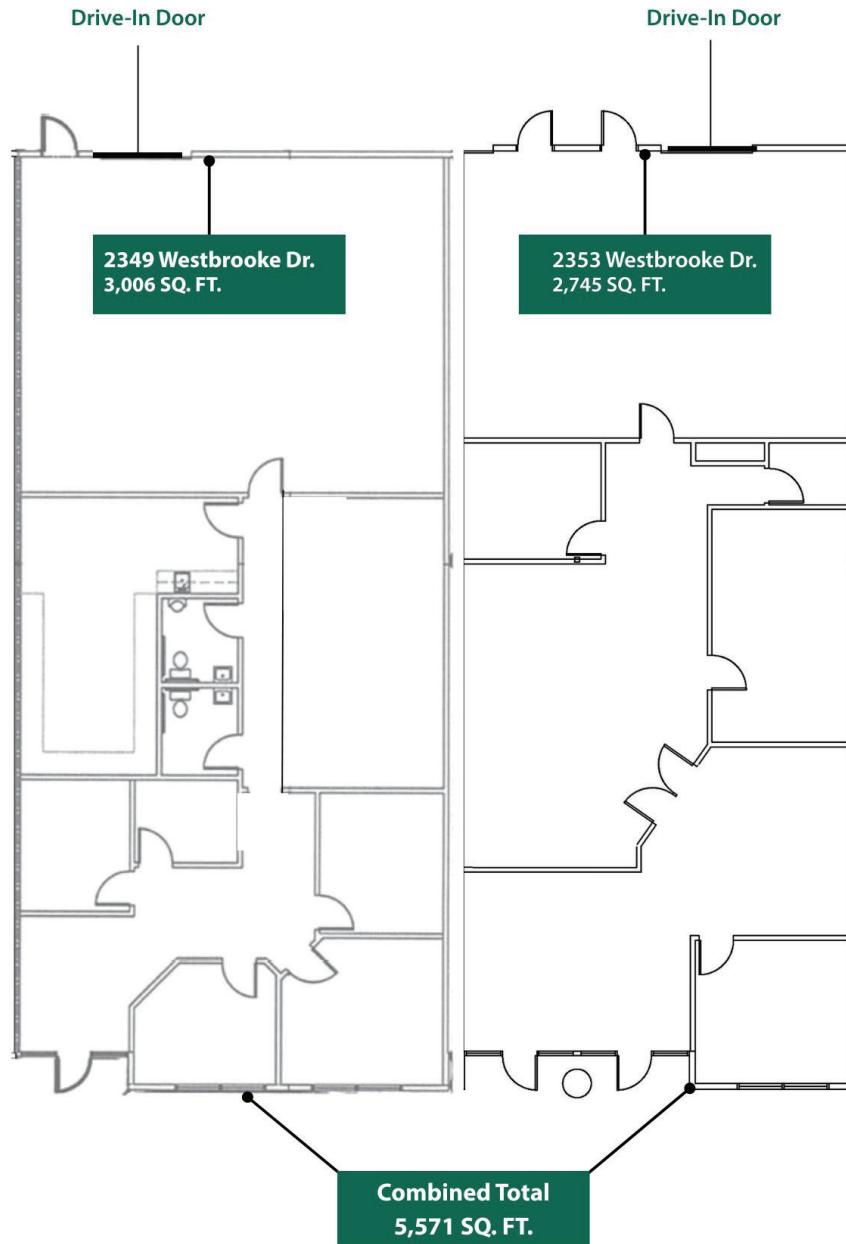
| Bldg | Address | Size SF |
|------|----------------------------|---------|
| A | 2349 Westbrooke Dr. | 3,006 |
| A | 2353 Westbrooke Dr. | 2,745 |
| A | 2349 & 2353 Westbrooke Dr. | 5,571 |
| B | 2317 Westbrooke Dr. | 3,046 |
| D | 4014 Venture Court | 18,130 |

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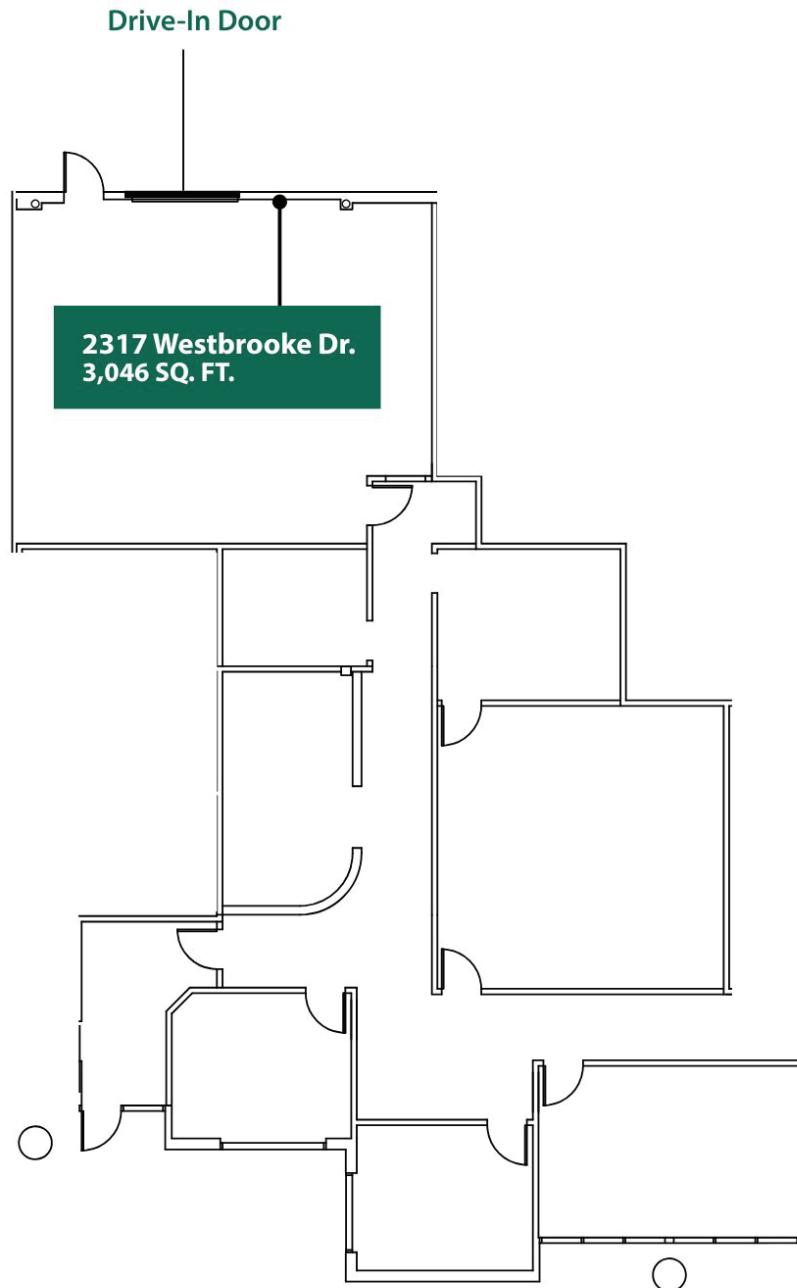


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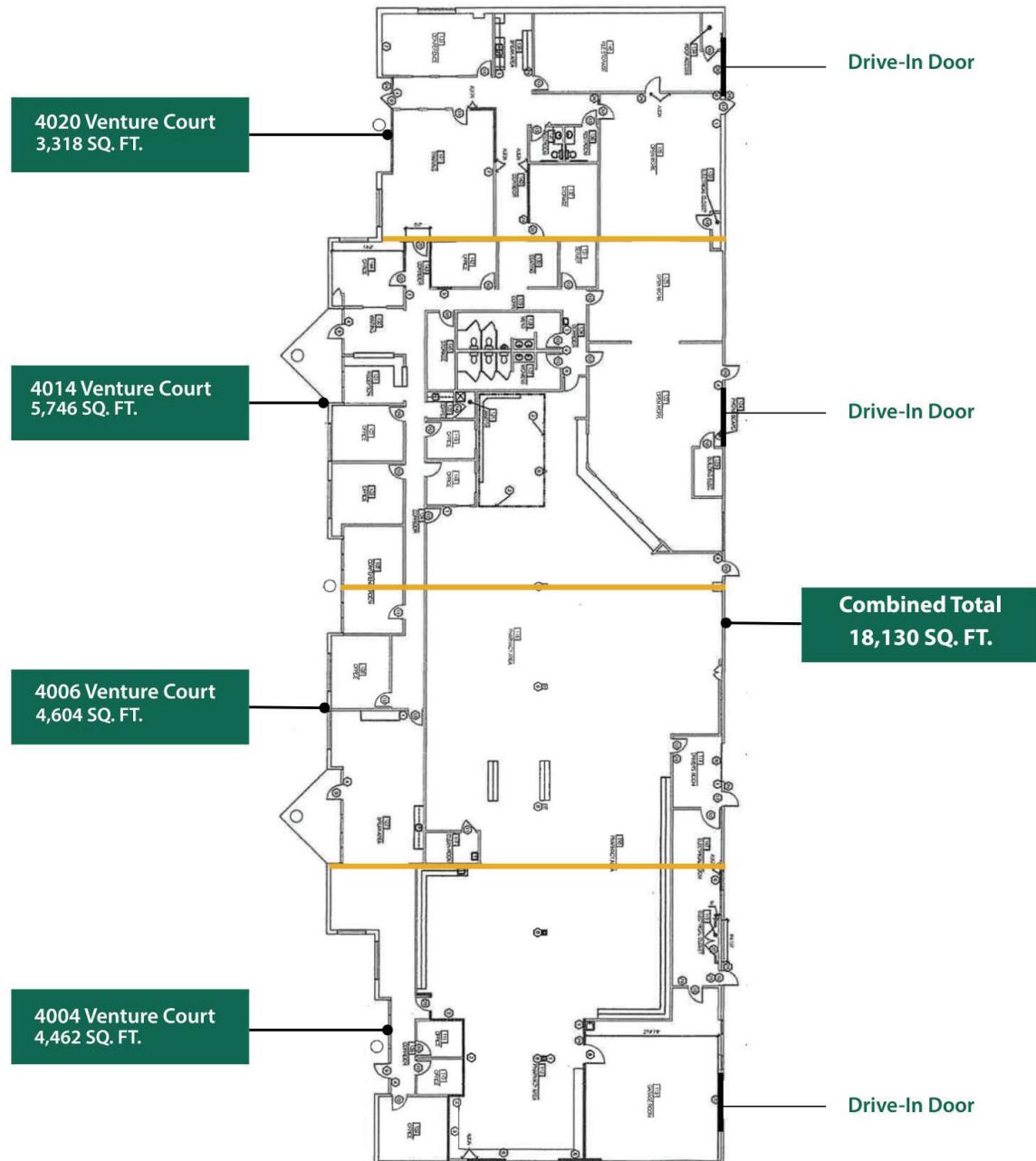


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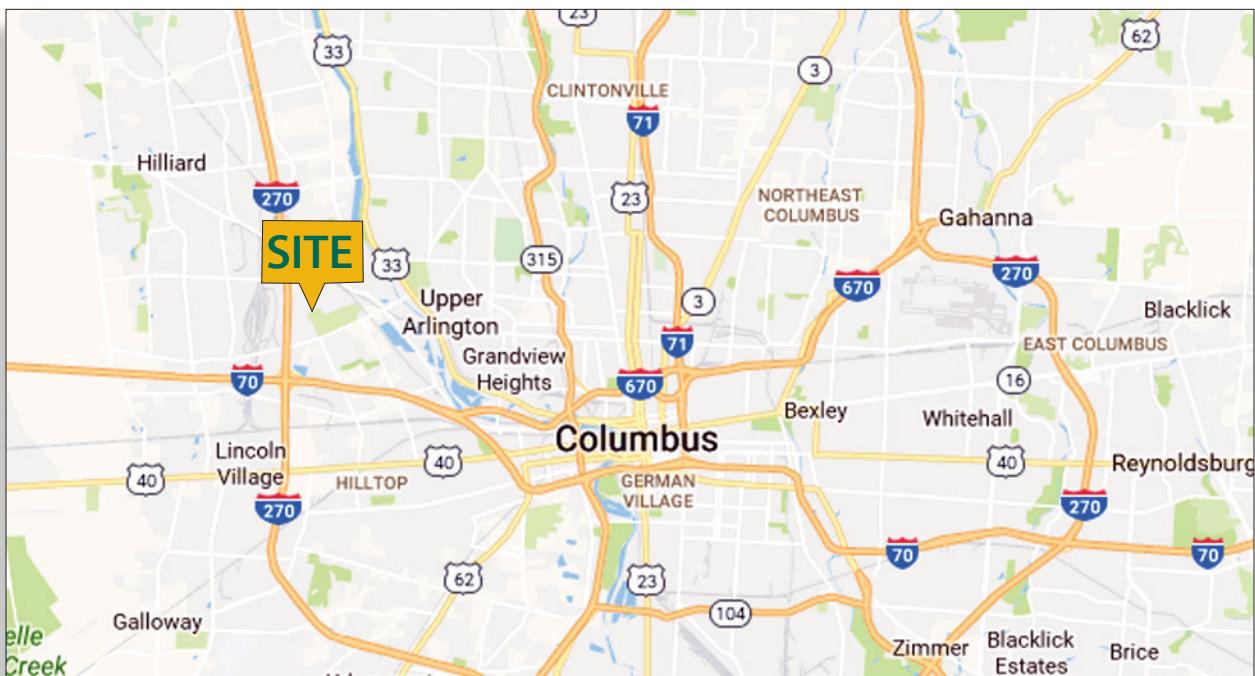
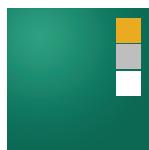


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