



## **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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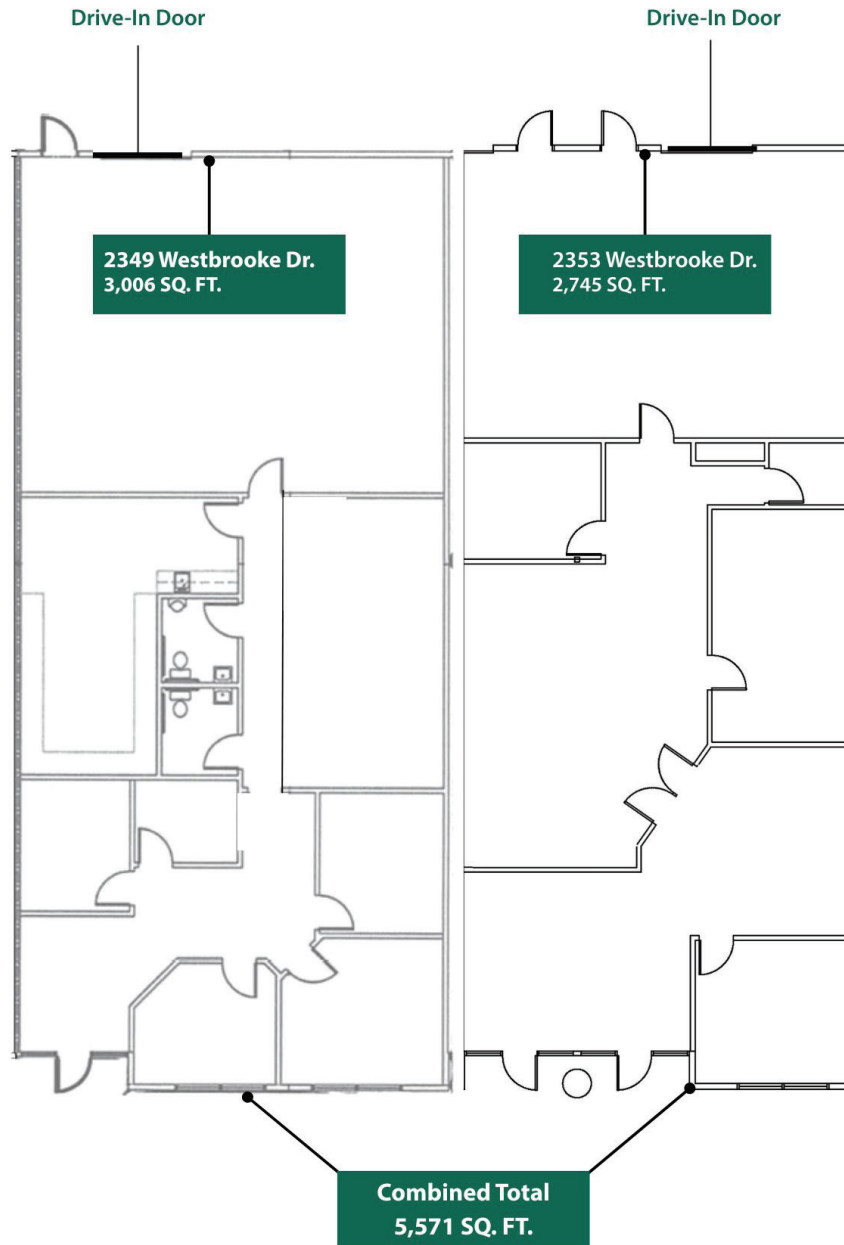


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Corporate Real Estate Services

**Westpointe Business Park**

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**FLOOR PLAN  
BUILDING A**



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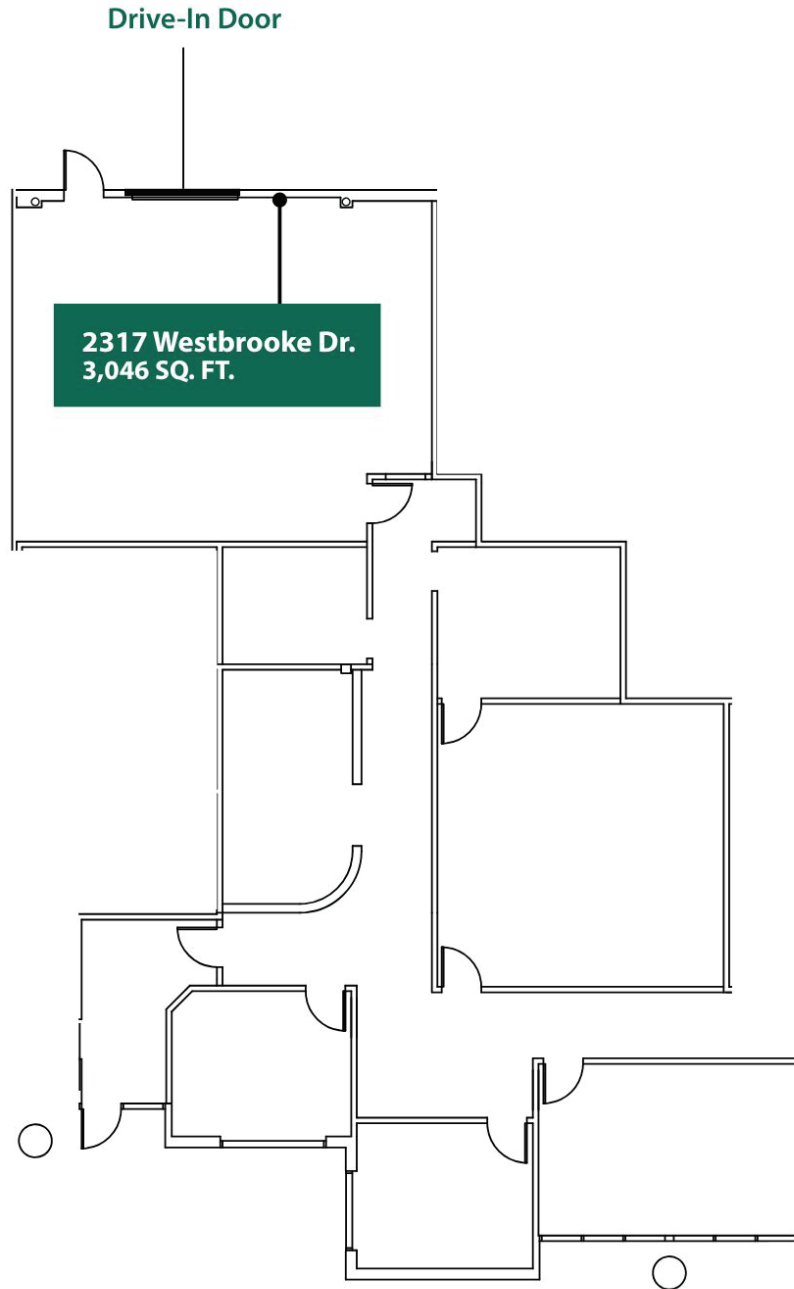


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**FLOOR PLAN  
BUILDING B**



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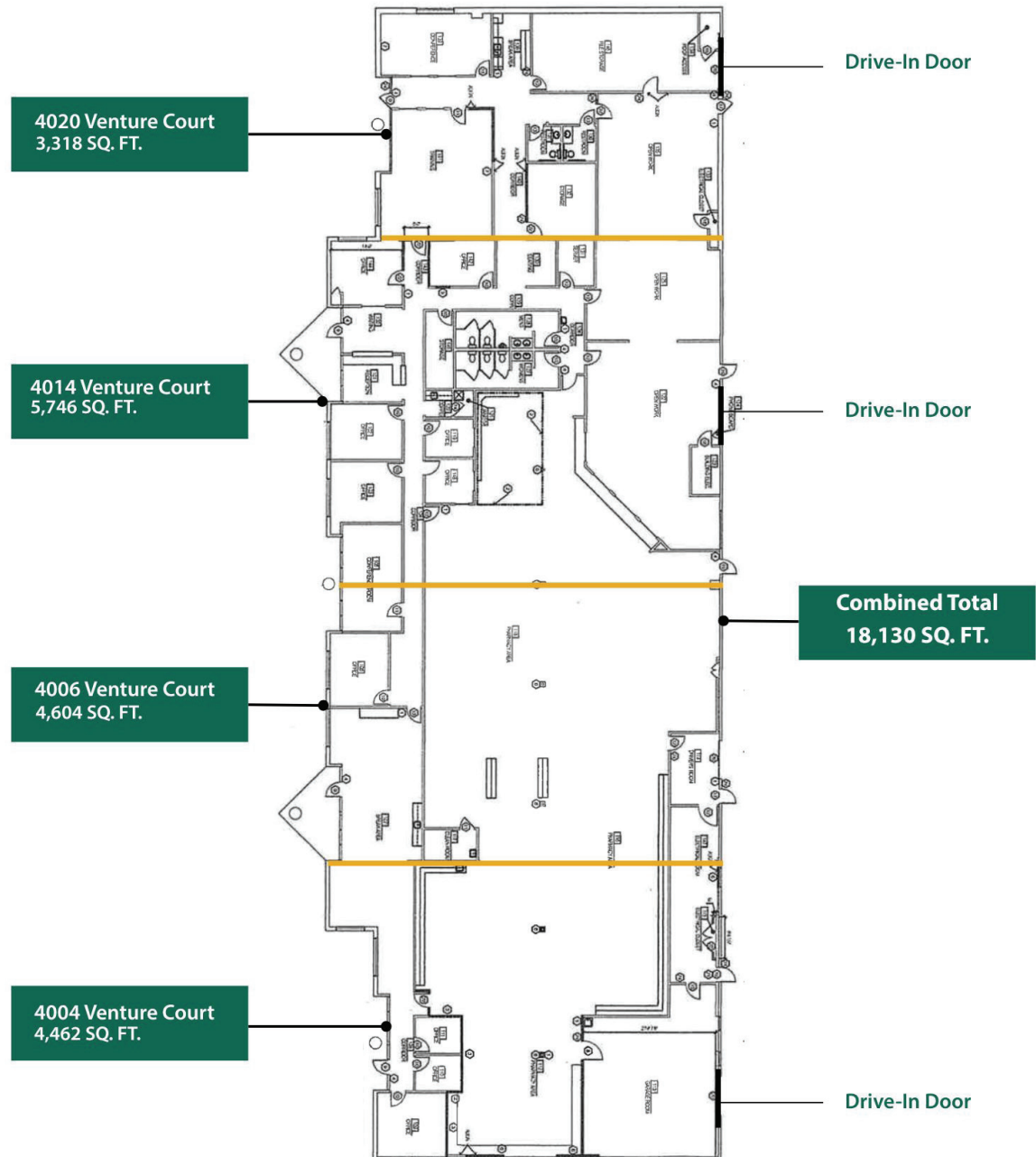
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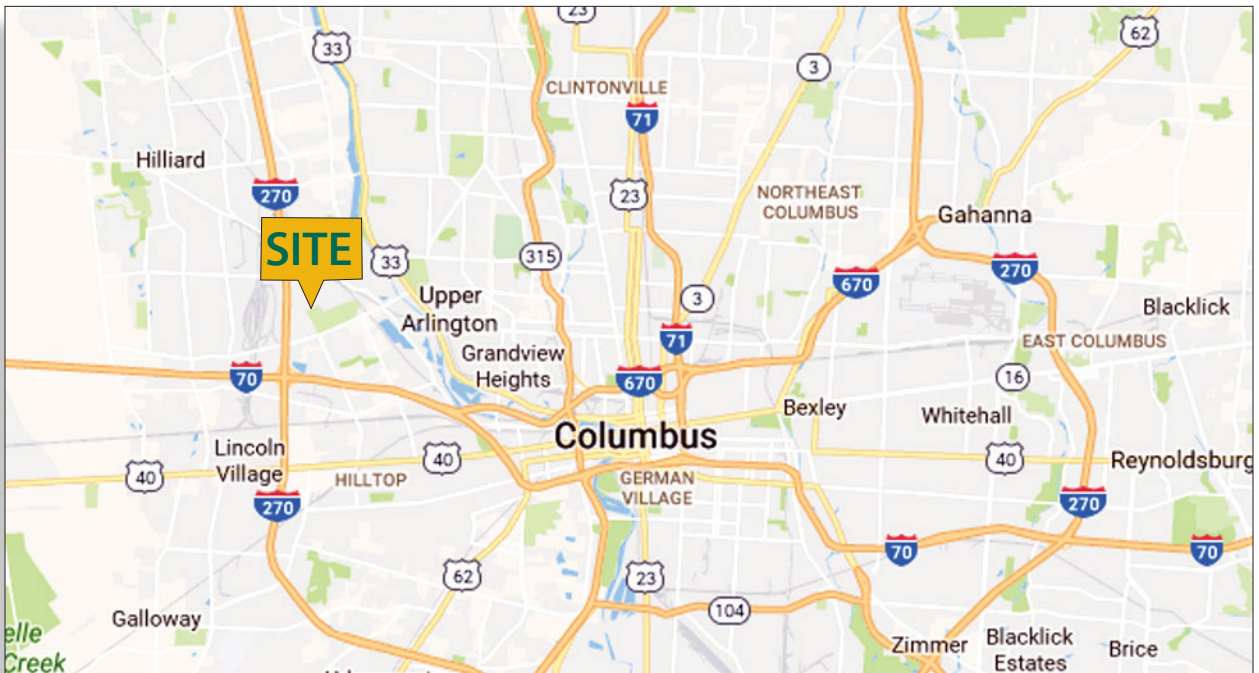
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