



**WESTPOINTE BUSINESS PARK**  
**BUILDING D: 100% AIR-CONDITIONED**

**Property:**

- ±18,130 Sq. Ft. unit available for lease
- Can be subdivided into multiple units ranging from sizes: ±3,509, 5,419, 8,889, 10,701 Sq. Ft etc.
- Building D was previously occupied by a **specialty pharmacy user**
- All suites are fully air-conditioned
- Ample parking
- 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

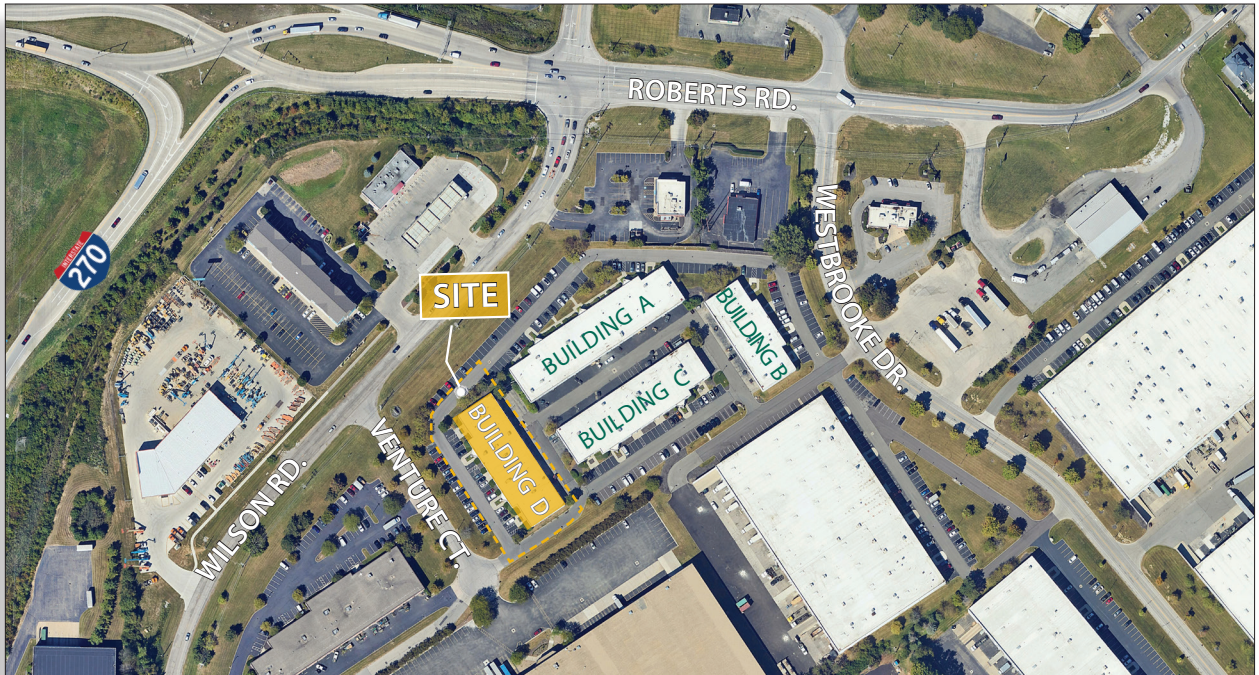


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5115 Parkcenter Ave., Ste. 275  
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**Property Specifications:**

- 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
- 2026 Estimated Operating Expenses: \$5.01/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

**Available Suites:**

Bldg	Address	Min. Avail.	Max Avail.
D	4014 Venture Court	±3,509 Sq. Ft.	±18,130 Sq. Ft

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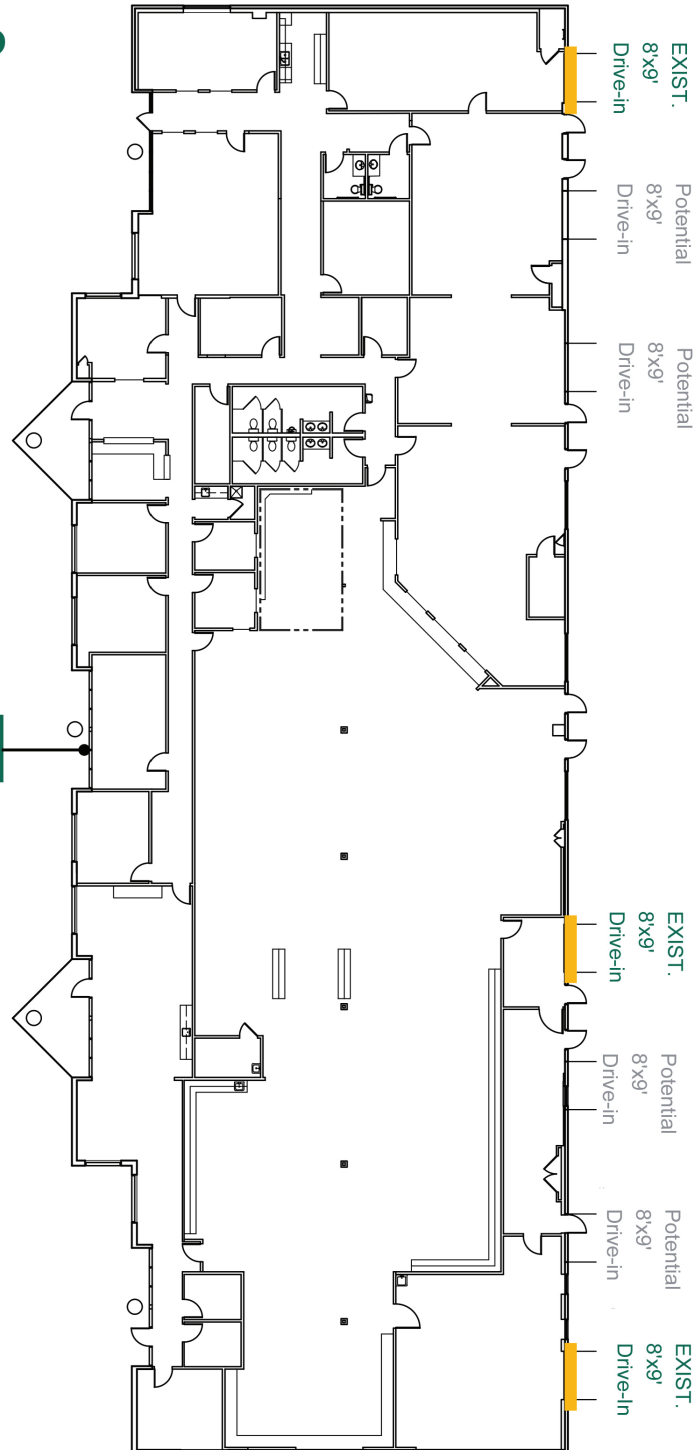
**Current Plan - Building D**

100 % Air-conditioned space

Previous occupied by a *specialty pharmacy user* - ideal for healthcare/pharma use

**4014 Venture Court**

±18,130 Sq. Ft. Total Available



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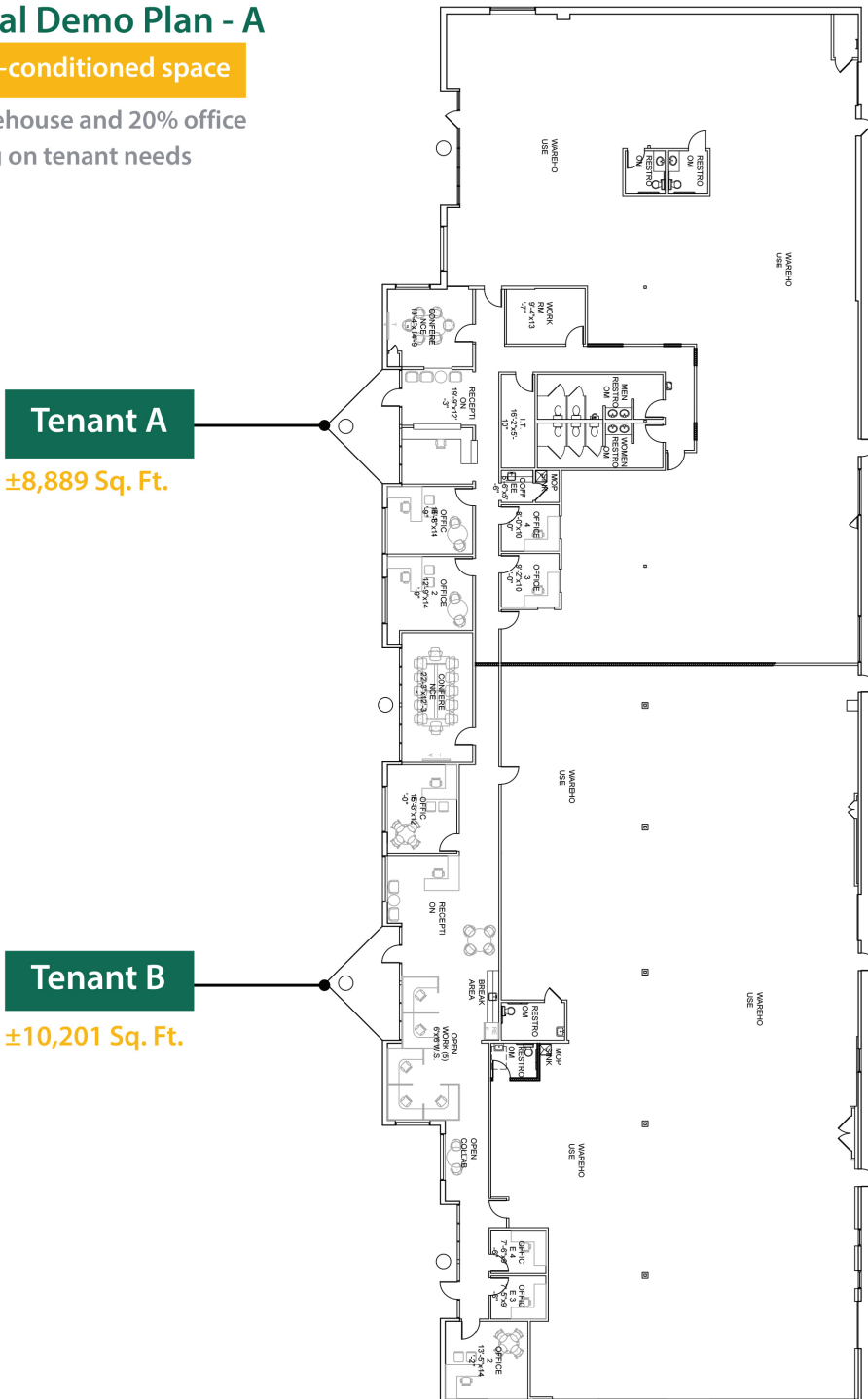
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**Potential Demo Plan - A**

**100 % Air-conditioned space**

±80% warehouse and 20% office  
depending on tenant needs



**Tenant A**  
±8,889 Sq. Ft.

**Tenant B**  
±10,201 Sq. Ft.

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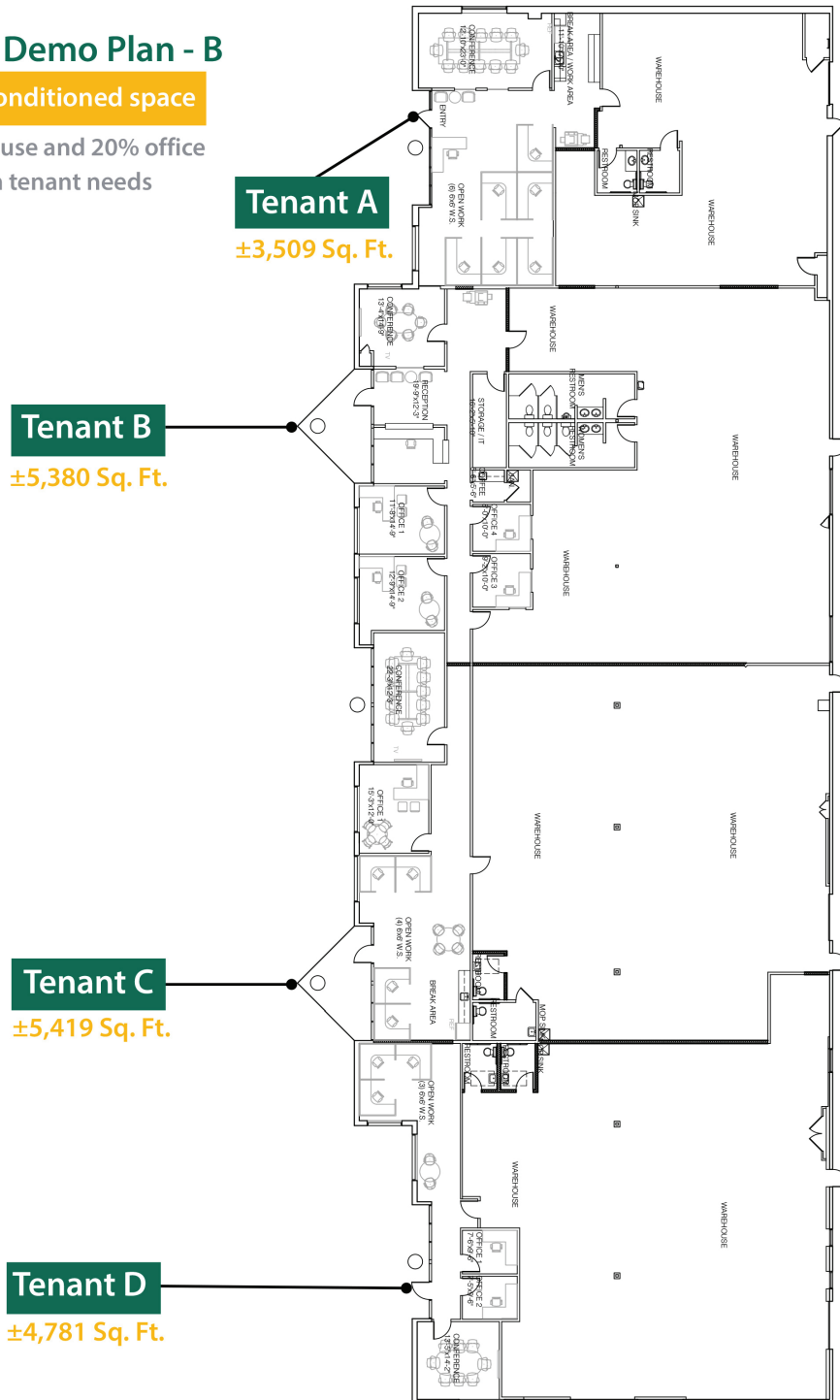
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**Potential Demo Plan - B**

100 % Air-conditioned space

±80% warehouse and 20% office depending on tenant needs

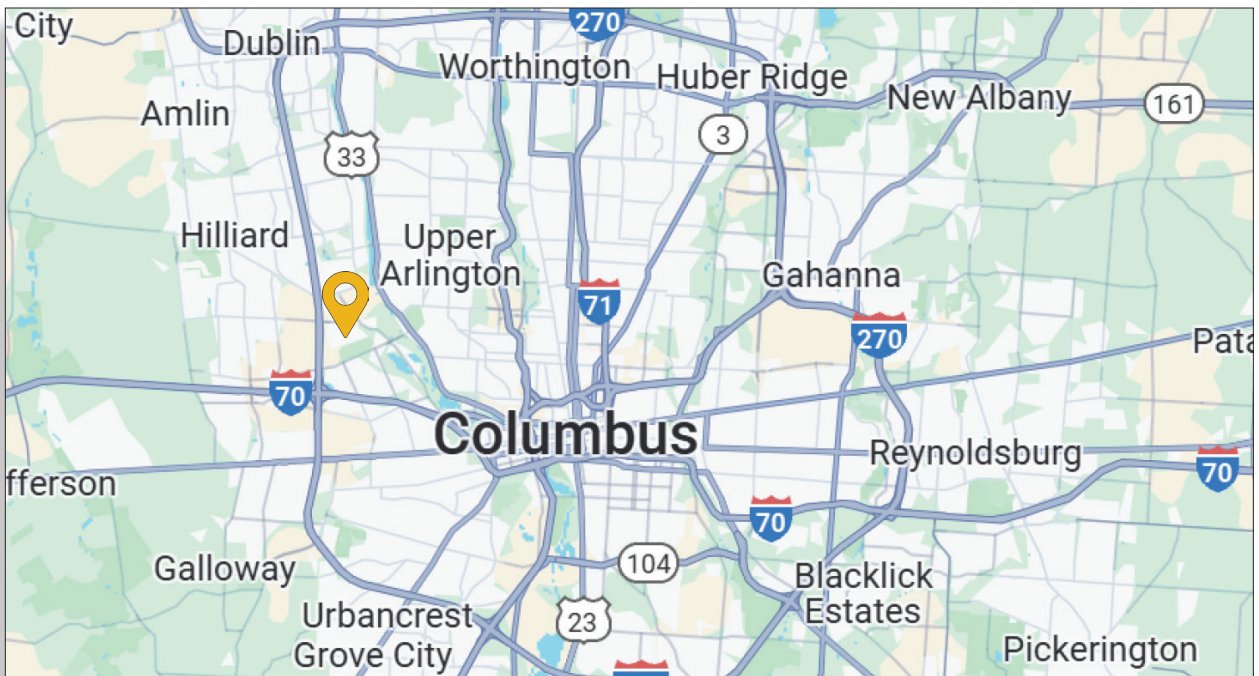


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