

COMPLETELY RENOVATED OFFICE/FLEX/SHOWROOM FOR LEASE
100% CLIMATE CONTROLLED



PLAZA I COLUMBUS

Property:

- Newly renovated
- Multi-tenant office/flex/showroom complex
- ±2,425; ±2,450 Sq. Ft. office/warehouse available
- Fully air conditioned warehouse with drive-in door doors
- I-270 visibility with signage

Location:

- Located in Westbelt Business Park
- I-270 visibility
- Within 1 mile of the Roberts Rd. & I-270 interchange
- 12 minutes to Downtown CBD

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Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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Property Specifications:

- ± 58,617 Sq. Ft. multi-tenant building
- ± 14' clear height
- Fully sprinkled
- 200 amp - 102/208 volt electrical
- Zoned M-2
- 2.04 parking spaces/1,000 Sq. Ft.

Rate:

- Negotiable
- 2026 Estimated Operating Expenses: \$4.43/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Size	Rate	Office SF	Drive -Ins
K	2,425	4,875	Negotiable	TBD	1
L	2,450	4,875	Negotiable	TBD	1

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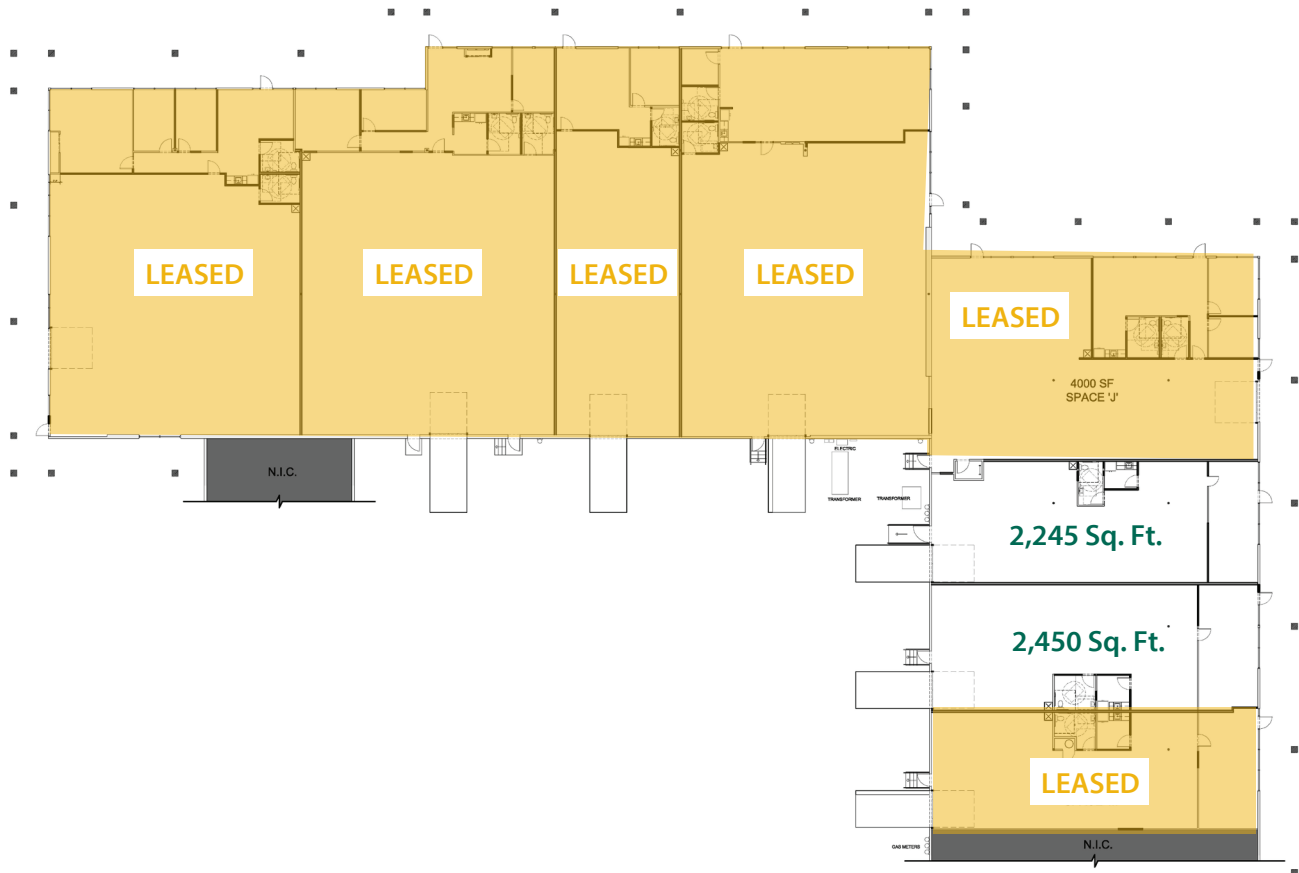




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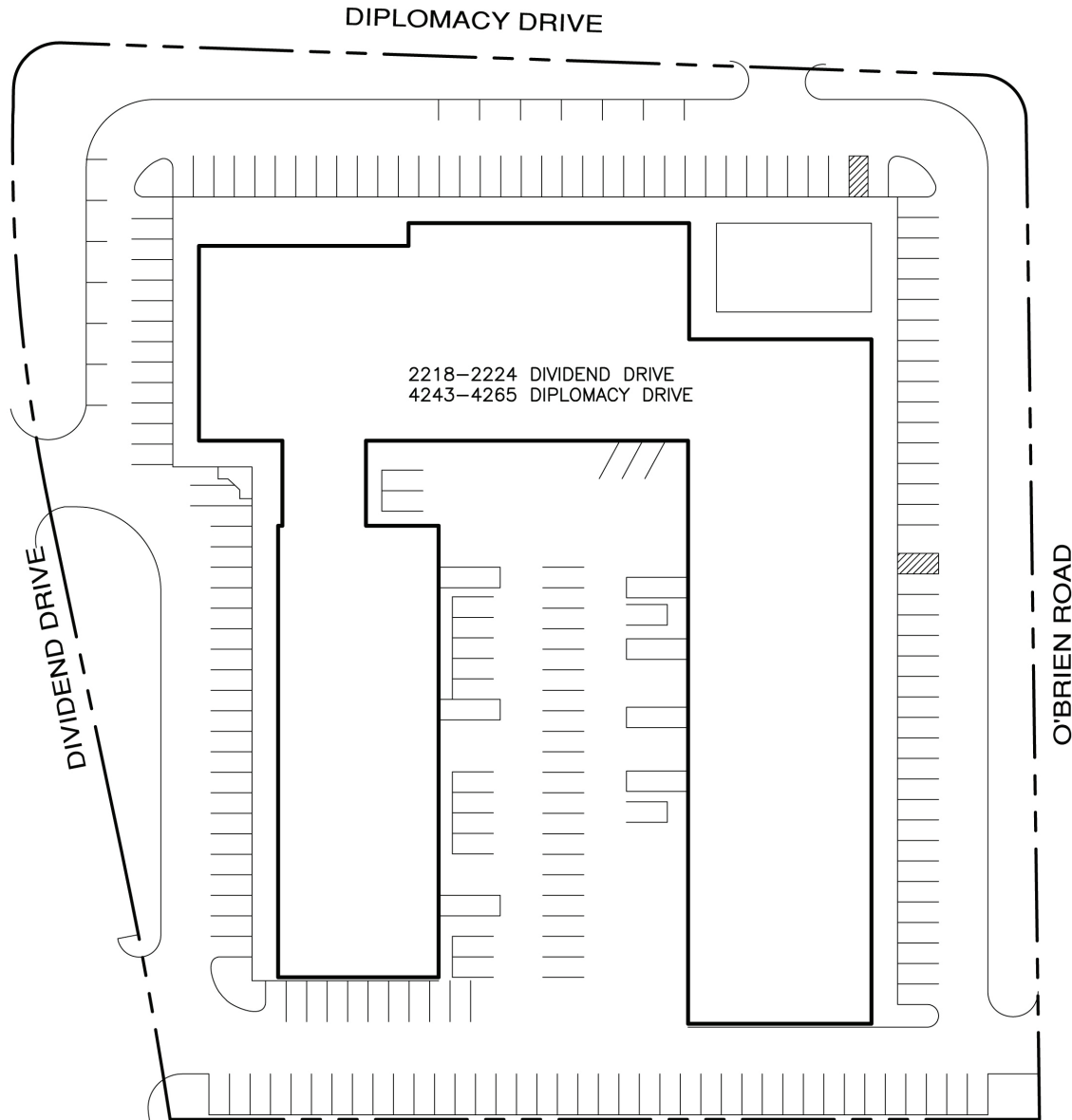


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PARKING PLAN



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