



**WESTPOINTE BUSINESS PARK**

**Property:**

- ±2,745 & ±3,046 Sq. Ft. units available for lease
- ±3,006 Sq. Ft. unit available for sublease
- Excellent office/showroom/flex in a professional "Class A" business park
- Ample parking
- ±14' clear height
- Zoned M-2
- New exterior renovations
- Sublease expires 8/31/2027

**Location:**

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



**Jeffrey A. Boll, SIOR**  
T 614.799.2100 x210  
C 614.402.0373  
jboll@rjboll.com

**Rj BOLL Realty, Ltd.**  
5880 Sawmill Road, Ste.150  
Dublin, OH 43017  
614.799.2100





**Property Specifications:**

- Fully-sprinkled
- 200 amp - 277/480 volt electrical
- 3.13 parking spaces/1,000 Sq. Ft.
- Rear-loaded grade-level door access
- Sublease expires 8/31/2027

**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	Rate/SF
A	2349 Westbrooke Dr. (sublease)	3,006	\$10.95 NNN
A	2353 Westbrooke Dr.	2,745	\$10.95 NNN
B	2317 Westbrooke Dr.	3,046	\$10.95 NNN

**Jeffrey A. Boll, SIOR**

T 614.799.2100 x210  
C 614.402.0373  
jboll@rjboll.com

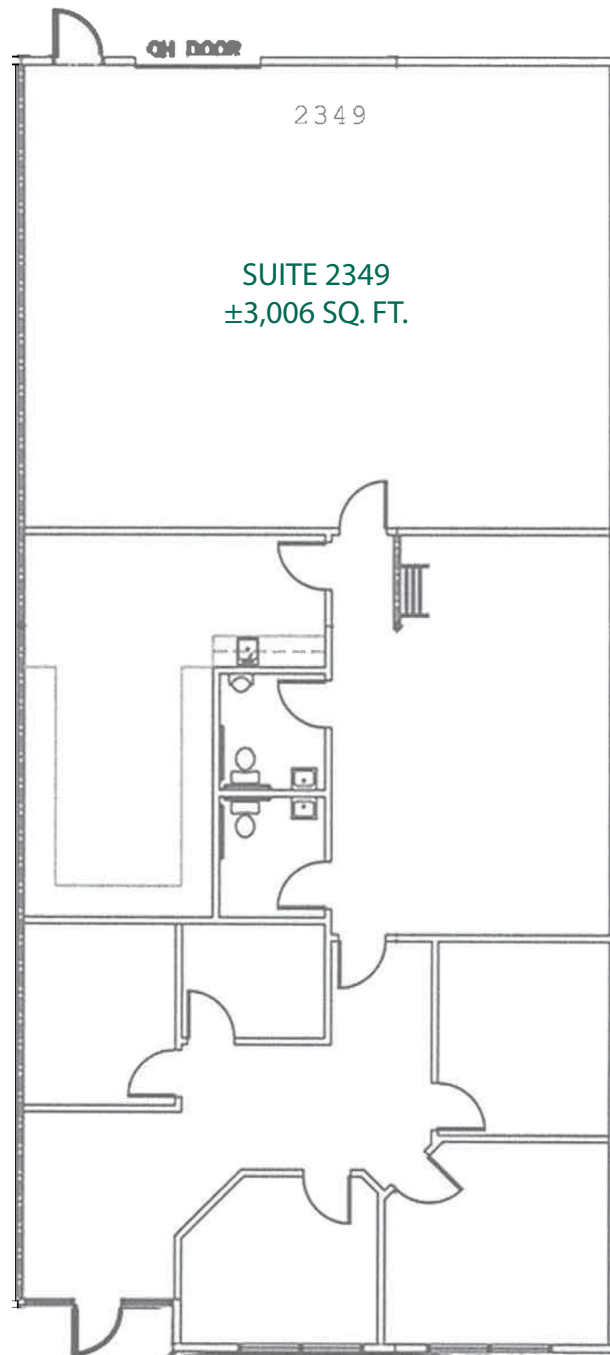
**Rj BOLL Realty, Ltd.**

5880 Sawmill Road, Ste.150  
Dublin, OH 43017  
614.799.2100





**FLOOR PLAN**  
**BUILDING A - SUITE 2349**



**Jeffrey A. Boll, SIOR**

T 614.799.2100 x210

C 614.402.0373

jboll@rjboll.com

**Rj BOLL Realty, Ltd.**

5880 Sawmill Road, Ste.150

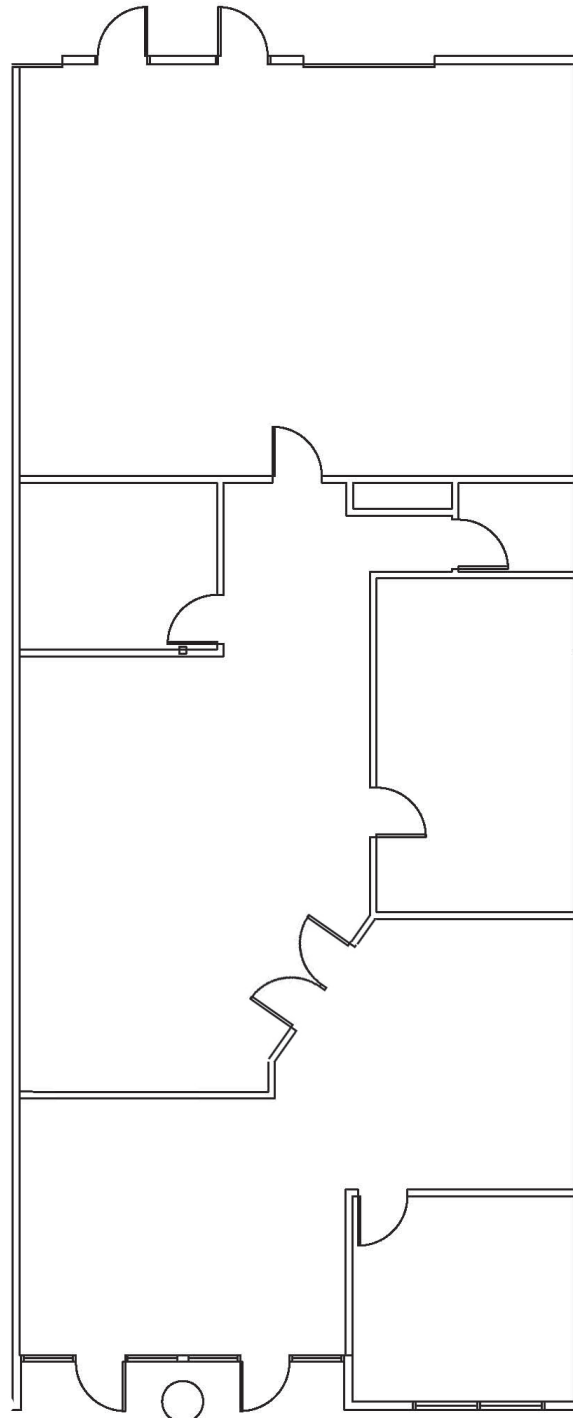
Dublin, OH 43017

614.799.2100





**FLOOR PLAN**  
**BUILDING A - SUITE 2353**



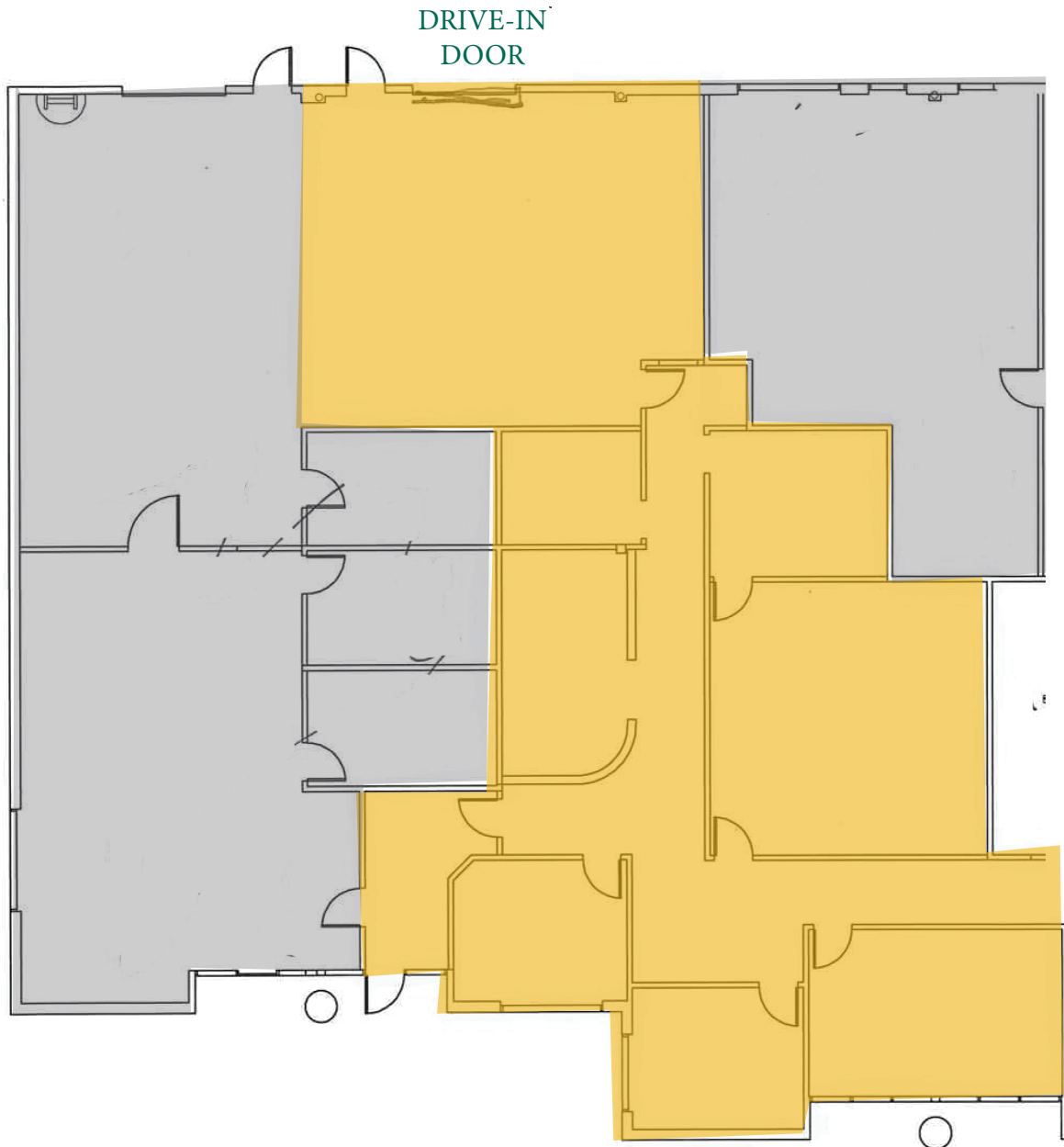
**Jeffrey A. Boll, SIOR**  
T 614.799.2100 x210  
C 614.402.0373  
jboll@rjboll.com

**Rj BOLL Realty, Ltd.**  
5880 Sawmill Road, Ste.150  
Dublin, OH 43017  
614.799.2100





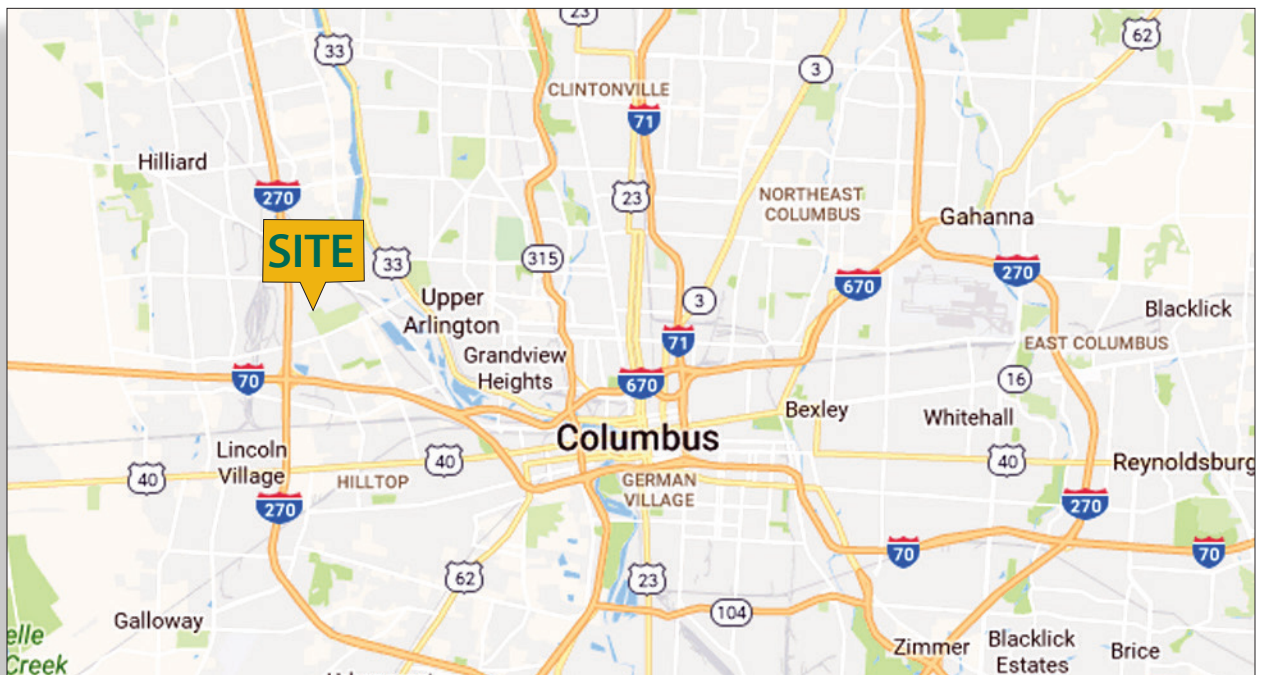
**FLOOR PLAN**  
**BUILDING B – SUITE 2317**



**Jeffrey A. Boll, SIOR**  
T 614.799.2100 x210  
C 614.402.0373  
jboll@rjboll.com

**Rj BOLL Realty, Ltd.**  
5880 Sawmill Road, Ste.150  
Dublin, OH 43017  
614.799.2100





**Jeffrey A. Boll, SIOR**  
T 614.799.2100 x210  
C 614.402.0373  
jboll@rjboll.com

**Rj BOLL Realty, Ltd.**  
5880 Sawmill Road, Ste.150  
Dublin, OH 43017  
614.799.2100

