



**WESTPOINTE BUSINESS PARK**  
**BUILDING A & B**

**Property:**

- ±2,745, 2,989 and 3,046 Sq. Ft. units available for lease
- Excellent office/showroom/flex in a professional "Class A" business park
- Ample parking
- ±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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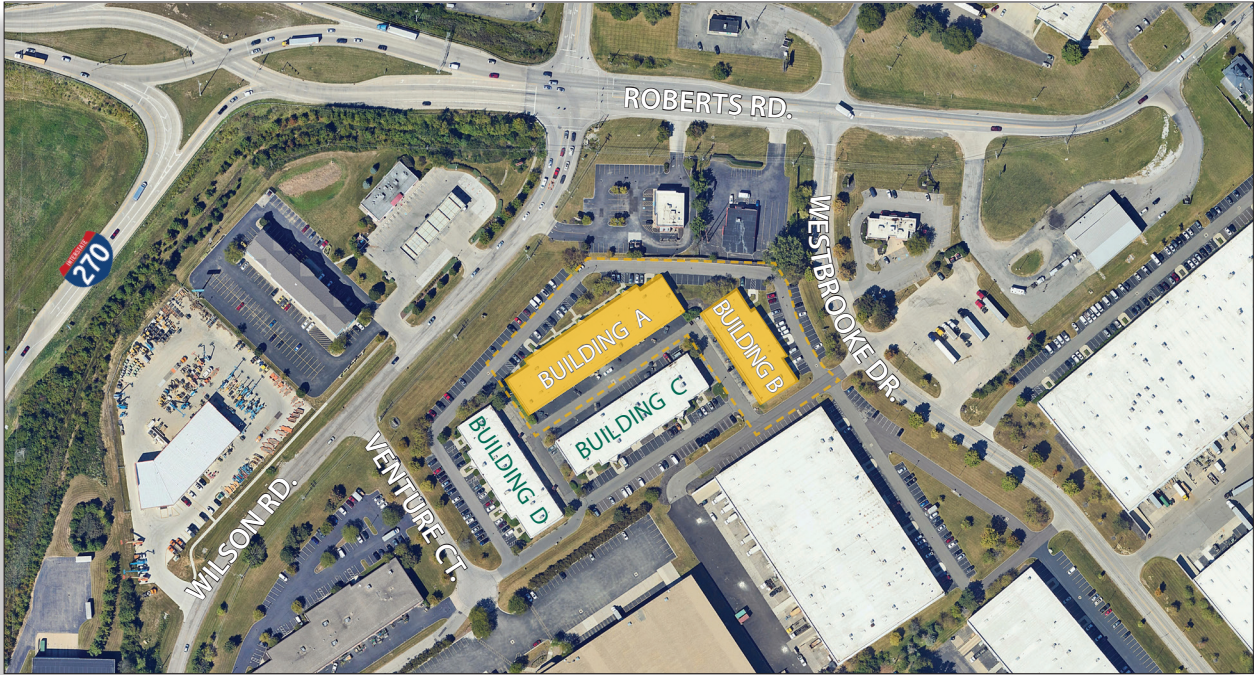
**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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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:**

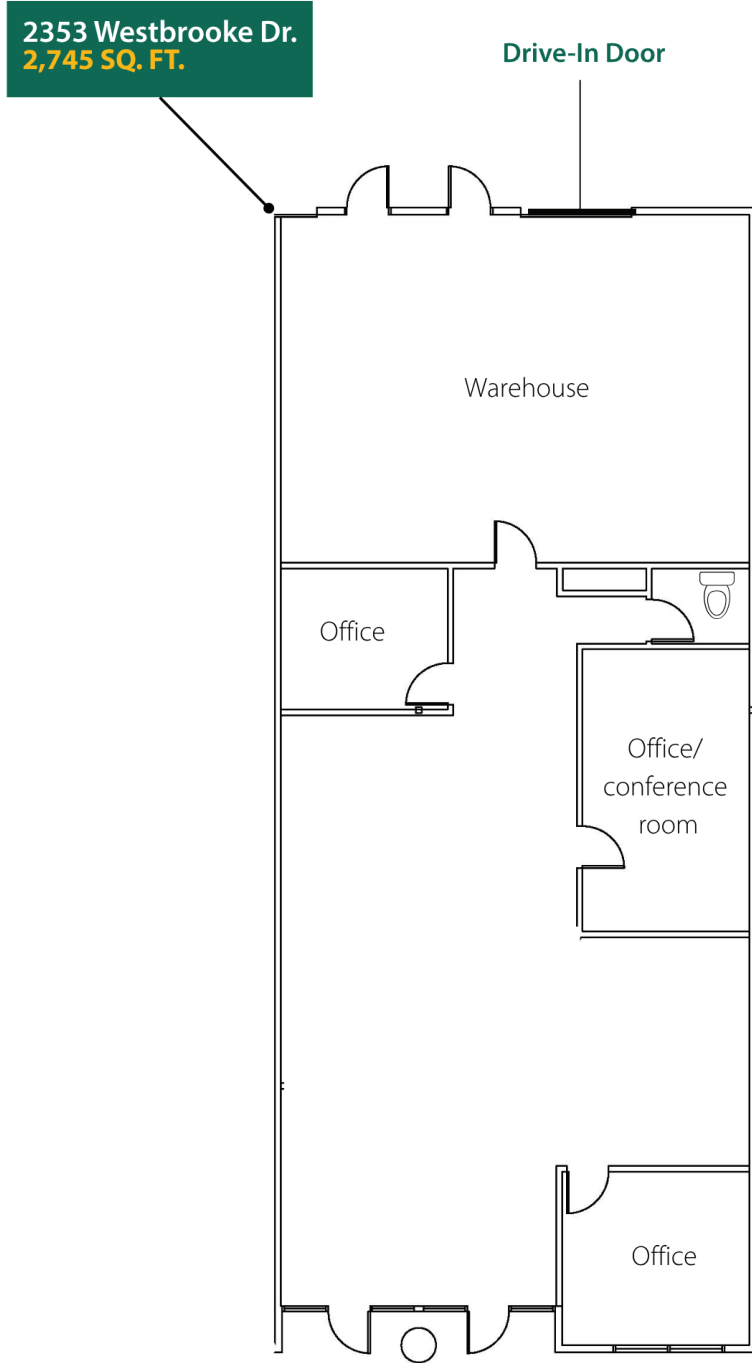
Bldg	Address	Size SF	Drive-ins
A	2353 Westbrooke Dr.	2,745	1
B	2325 Westbrooke Dr.	2,989	0
B	2317 Westbrooke Dr.	3,046	1

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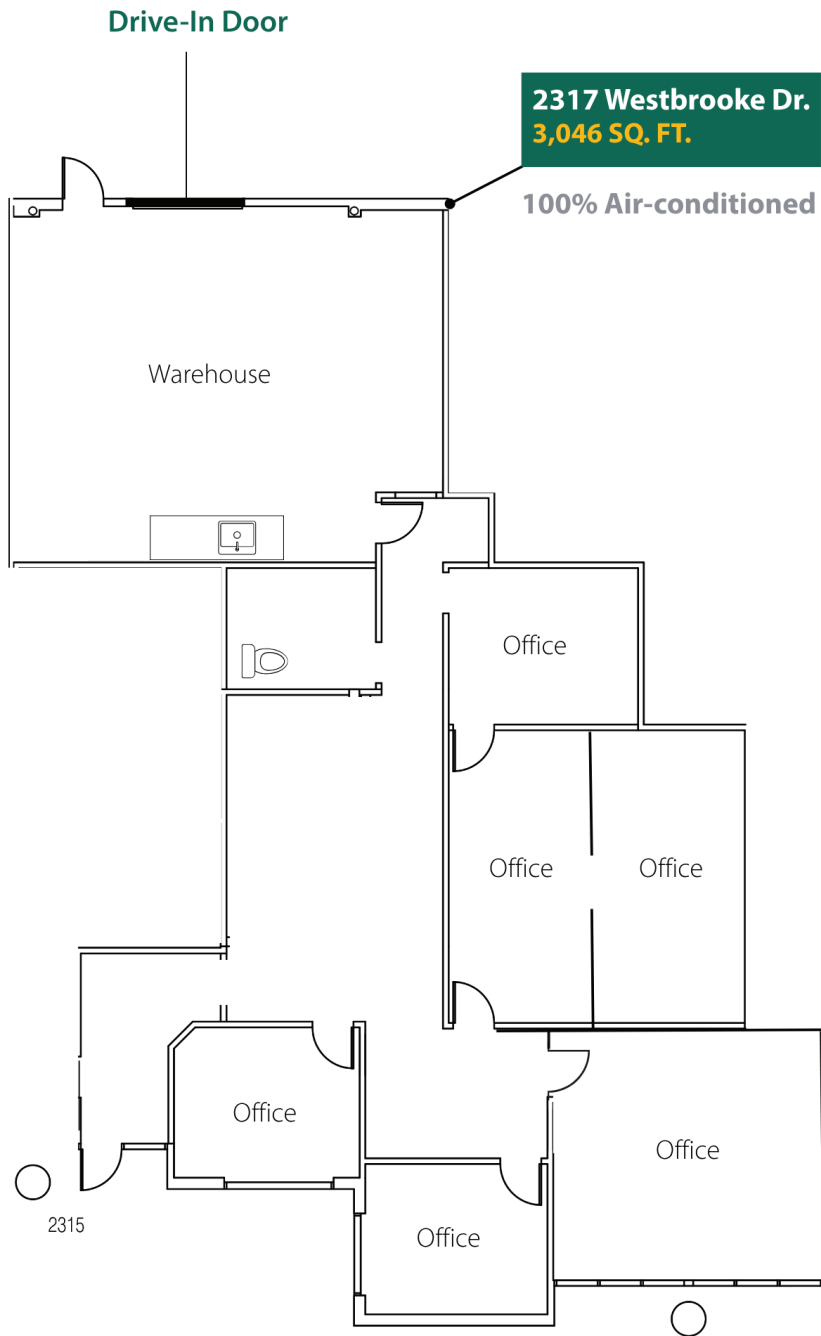


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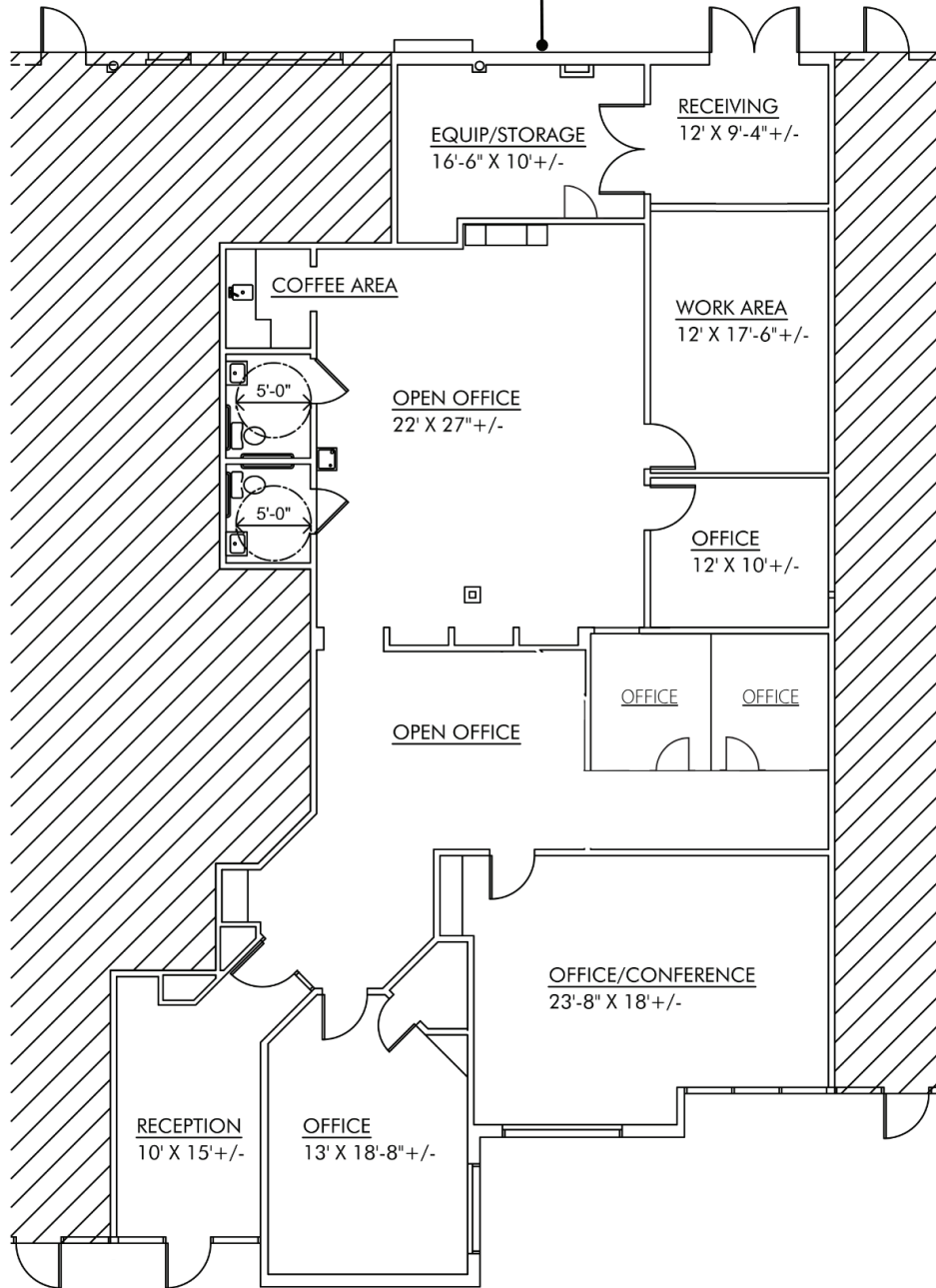
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**2325 Westbrooke Dr.**  
**2,989 SQ. FT.**



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