



## PLAZA I COLUMBUS

### Property:

- ±2,774 Sq. Ft. office/warehouse for sublease
- 60% office 40% warehouse with step van dock
- I-270 visibility with signage

### Location:

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

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### Jacob A. Boll

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### Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150  
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**Property Specifications:**

- ±2,774 Sq. Ft. office/warehouse for sublease
- Includes reception, conference room, four offices, break room, and warehouse with step van dock
- Fully sprinkled
- Zoned M-2
- 2.04 parking spaces/1,000 Sq. Ft.
- Term ends May 31, 2028

**Rate:**

- Negotiable/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: \$3.18/Sq.Ft. (taxes, insurance, CAM)
- Subtenant pays own utilities, trash, and janitorial

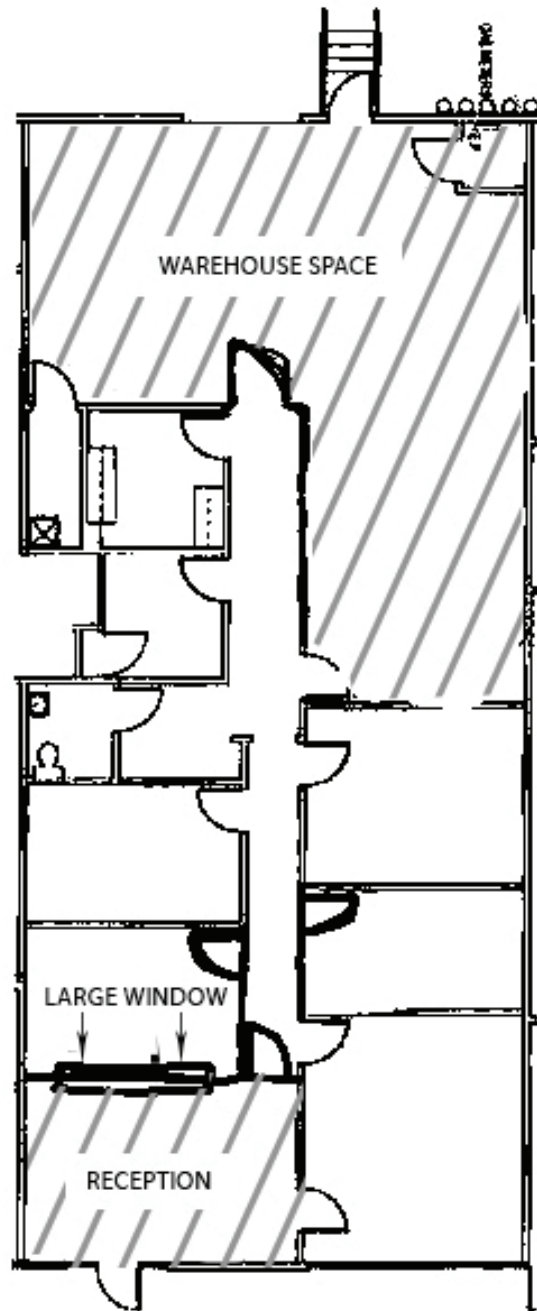
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