



OFFICE/FLEX/SHOWROOM FOR LEASE
100% CLIMATE CONTROLLED



PLAZA I COLUMBUS

Property:

- Multi-tenant office/flex/showroom complex
- ± 2,425; 3,000; 5,250 up to 31,150 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.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





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
- 2024 Estimated Operating Expenses: \$3.18/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
2218 Dividend Dr.	3,897	6,771	Negotiable	850	1
2220 Dividend Dr.	2,874	6,771	Negotiable	874	1
K	2,425	6,450	Negotiable	TBD	1
H	3,000	9,025	Negotiable	TBD	1
F	5,250	10,800	Negotiable	TBD	1

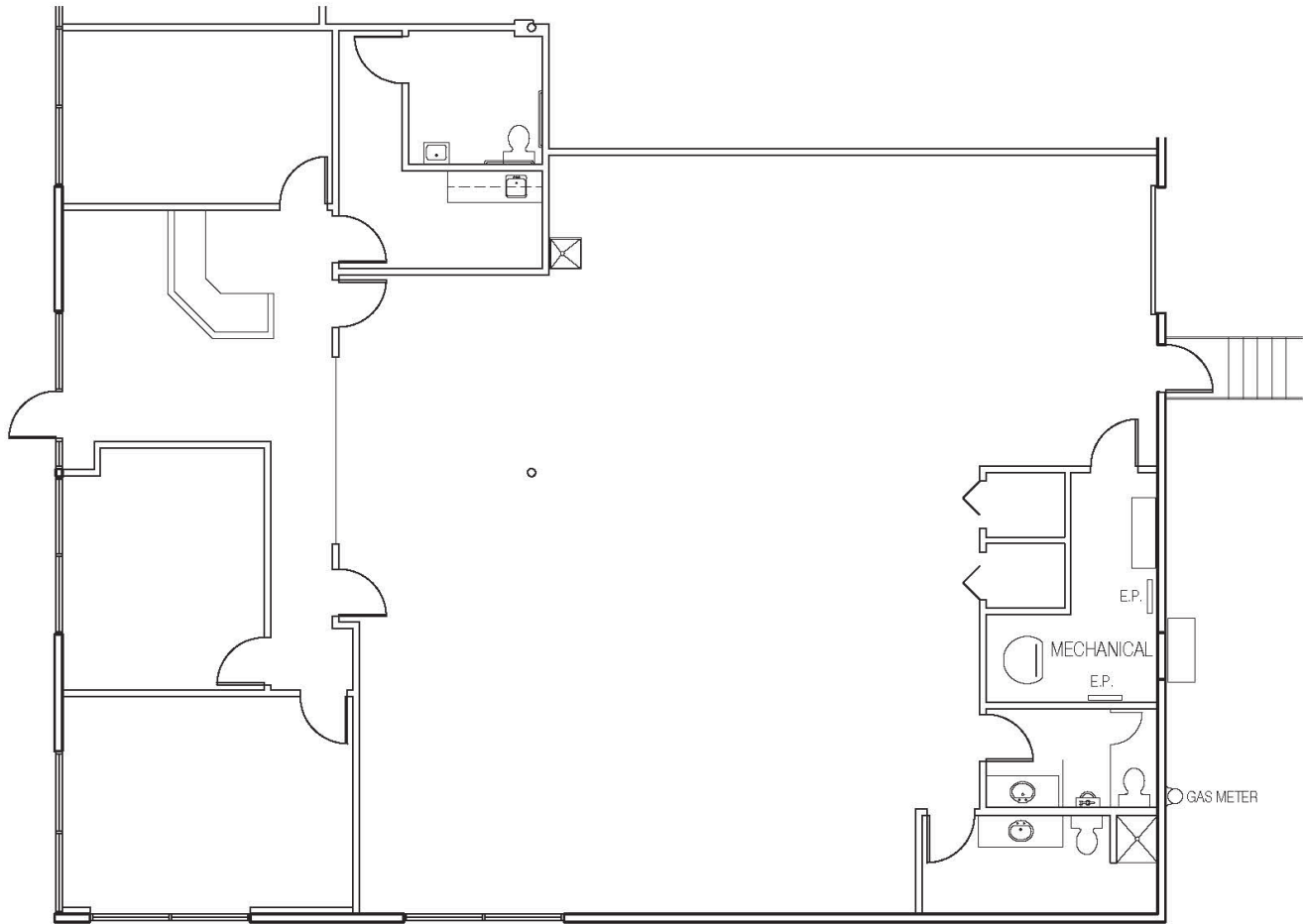
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2218 DIVIDEND DR

N.T.S.

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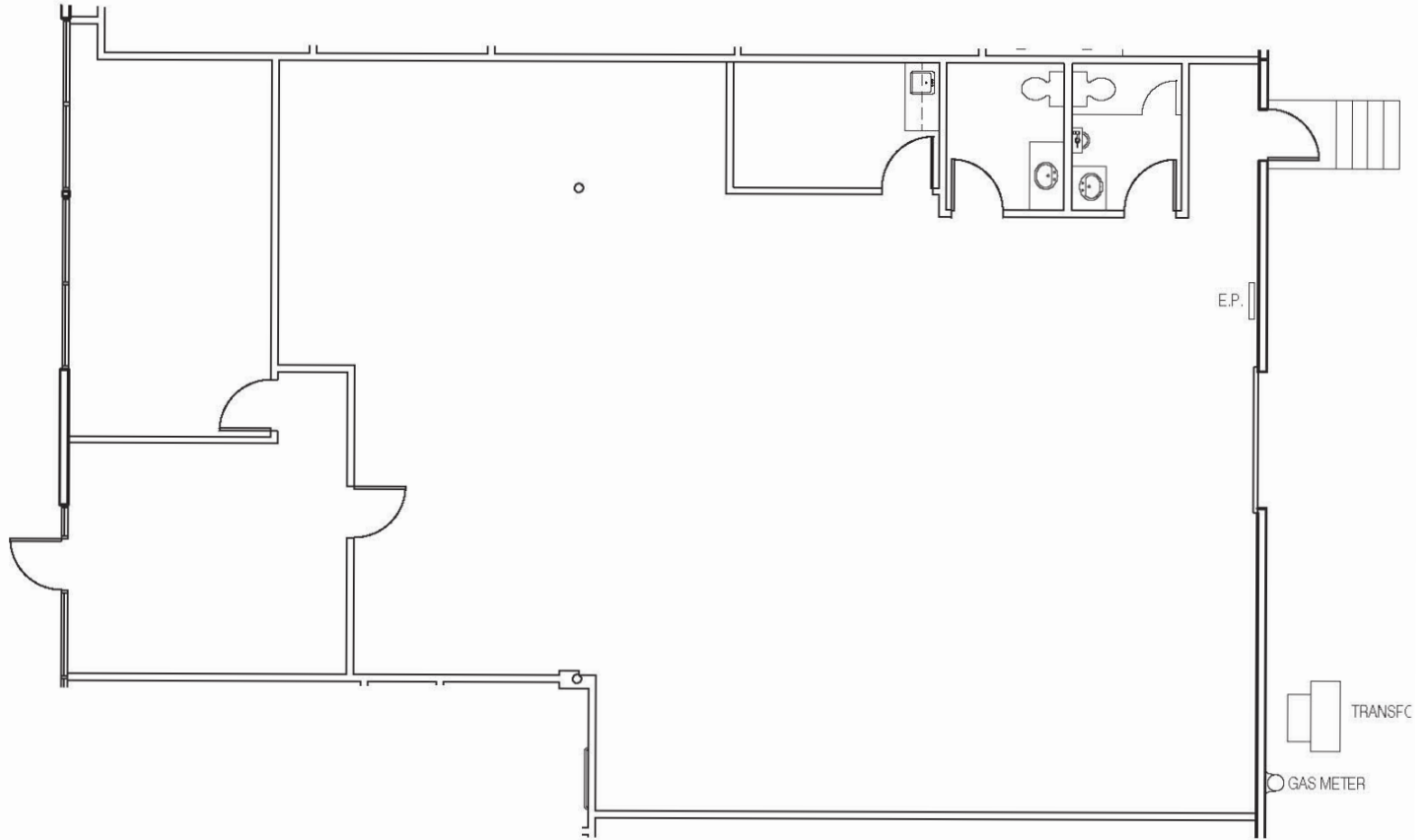
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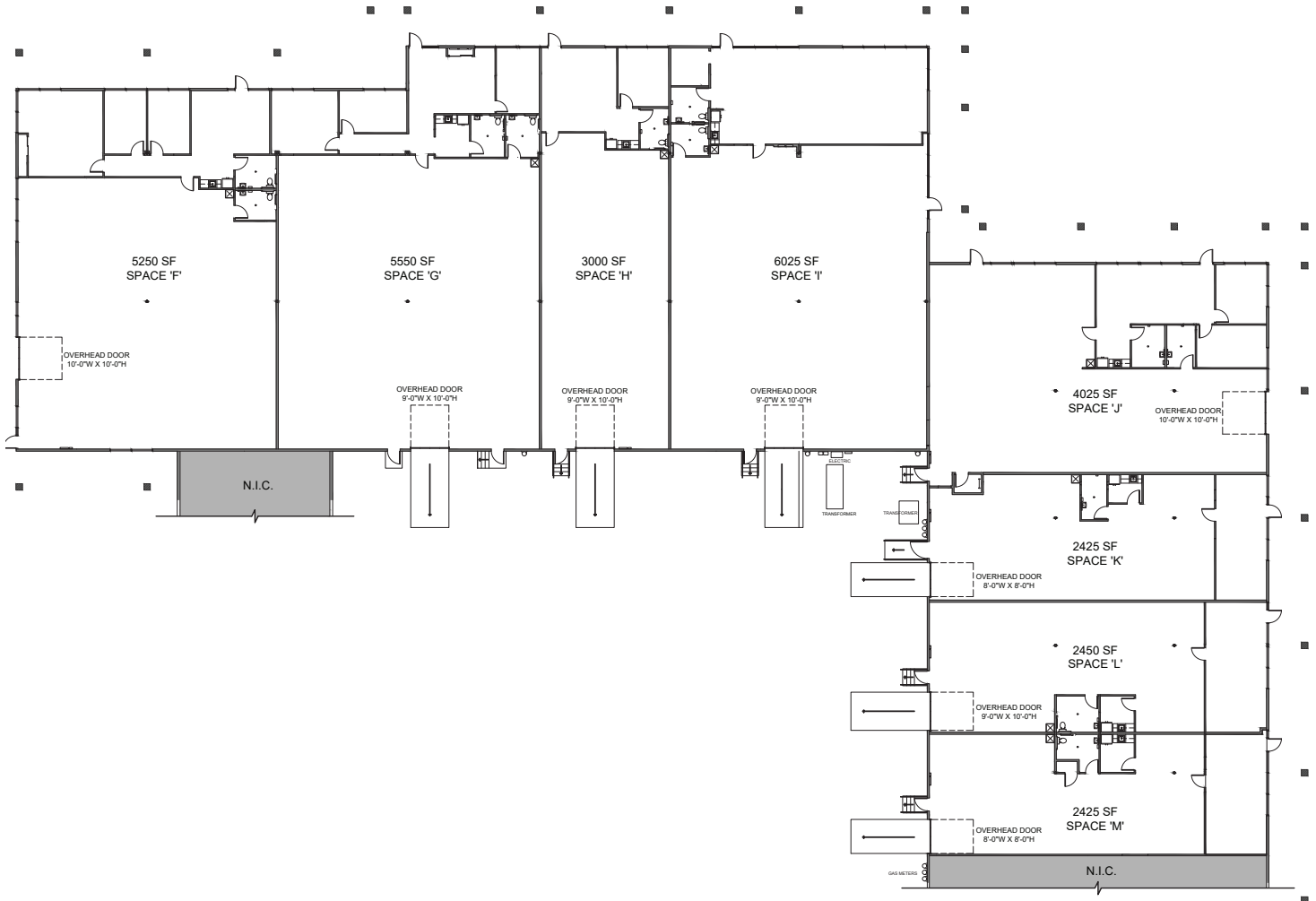
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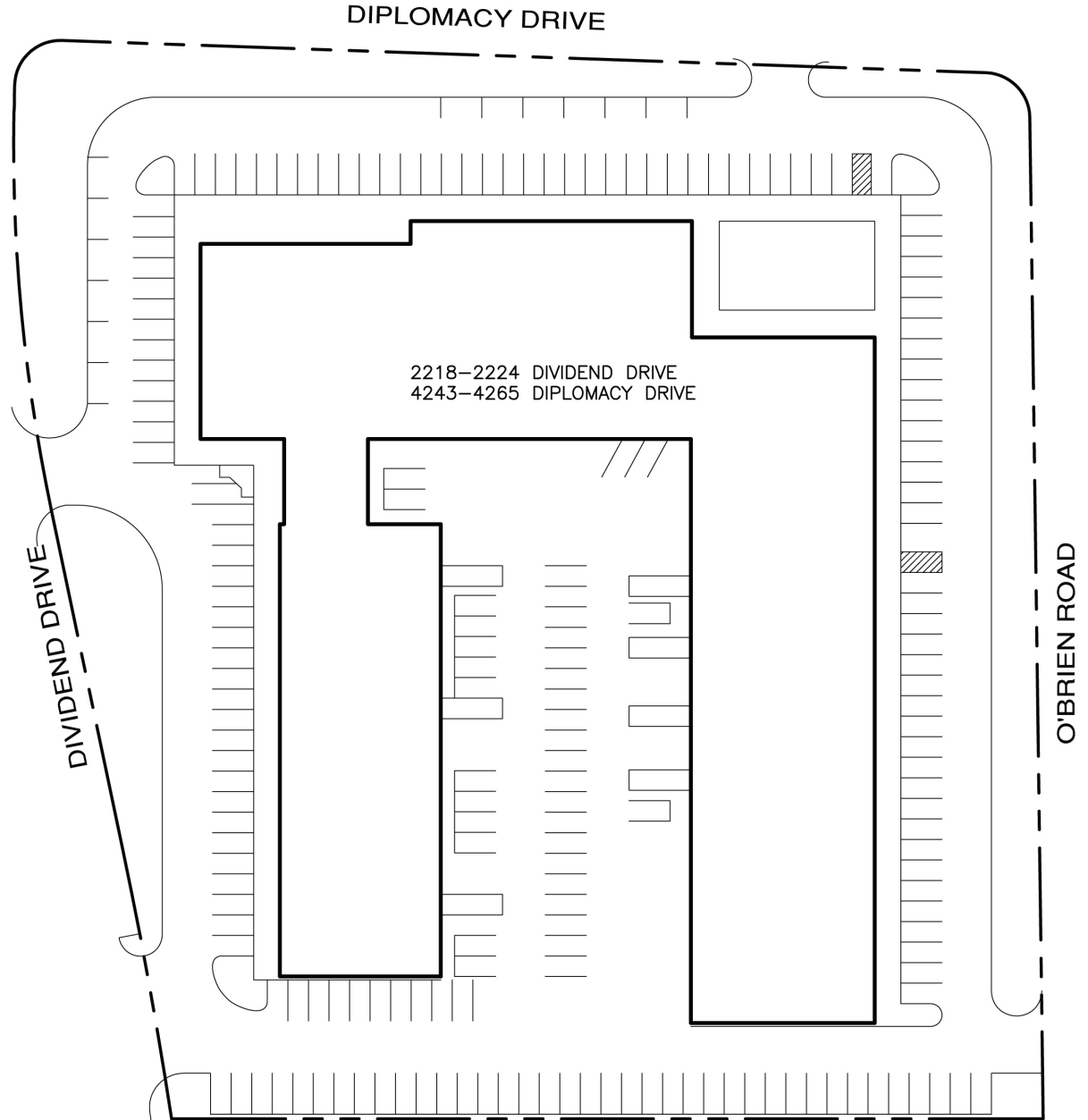




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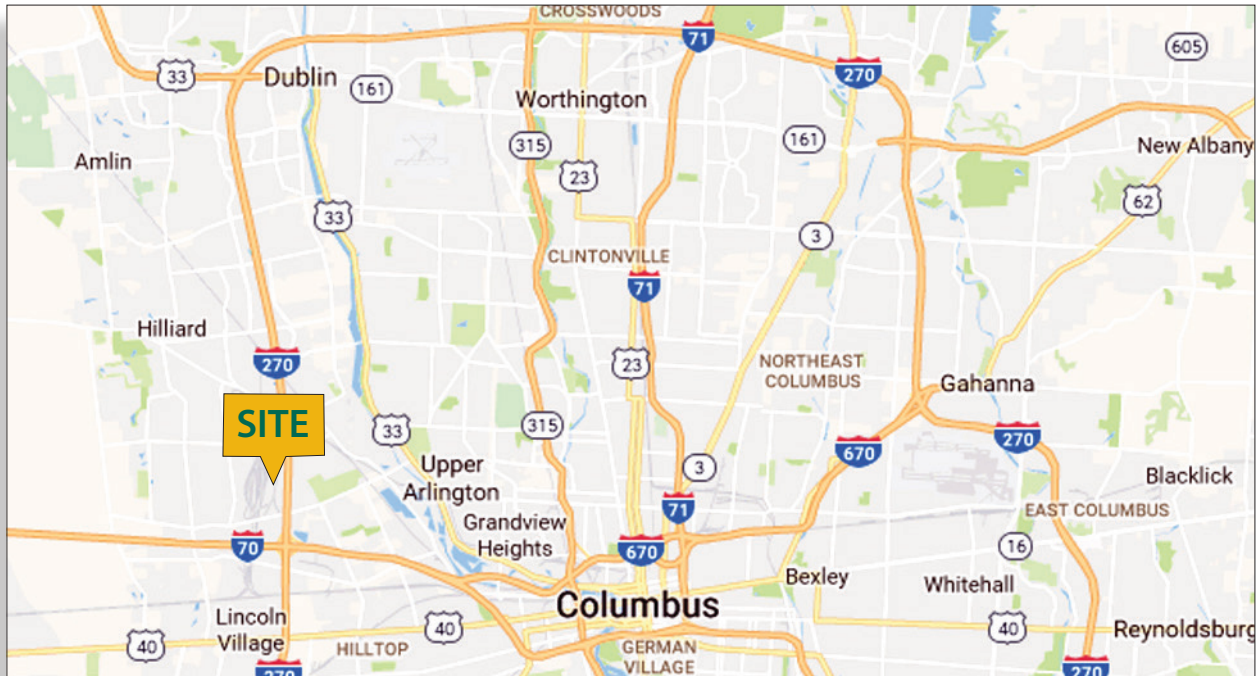




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