



**Rj BOLL Realty**  
Corporate Real Estate Services

**1685-1781 Westbelt Dr.**

Columbus, OH 43228

**OFFICE/WAREHOUSE FOR LEASE**



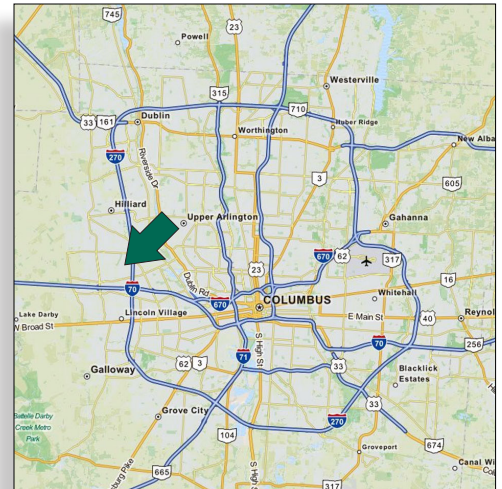
## **WESTBELT COMMERCE CENTER**

### **Property:**

- Multi-tenant, office/warehouse building
- $\pm 6,115$  Sq. Ft.,  $\pm 6,425$  Sq. Ft.,  $\pm 13,577$  Sq. Ft.,  $\pm 20,250$  Sq. Ft. suites available
- 18' clear height
- Professional management and property maintenance staff overseeing building
- Zoned M-2
- Ample parking

### **Location:**

- Excellent location on the west side of Columbus
- Less than 1 mile south of Roberts Rd.
- $\pm 1.25$  miles to I-270 at Roberts Rd.
- Within 10 minutes to downtown Columbus



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**Rj BOLL Realty, Ltd.**  
485 Metro Place S, Ste 205  
Dublin, OH 43017  
614.799.2100





**Property Specifications:**

- $\pm$  114,750 Sq. Ft. multi-tenant building
- $\pm$  6,115 Sq. Ft.,  $\pm$  6,425 Sq. Ft.,  $\pm$  13,577 Sq. Ft.,  $\pm$  20,250 Sq. Ft. suites available
- 18' clear height
- 45' x 53' column spacing
- Fully sprinkled
- 200 amp - 277/480 volt electrical
- 1.25 parking spaces/1,000 Sq. Ft.

**Rate:**

- Unit 1721 rates:  
**\$4.50 - \$6.50/Sq. Ft. NNN**
- 2019 Estimated Operating Expenses:  
\$2.35/Sq. Ft. (Taxes, Insurance, CAM)

**Available Suites:**

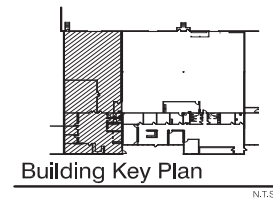
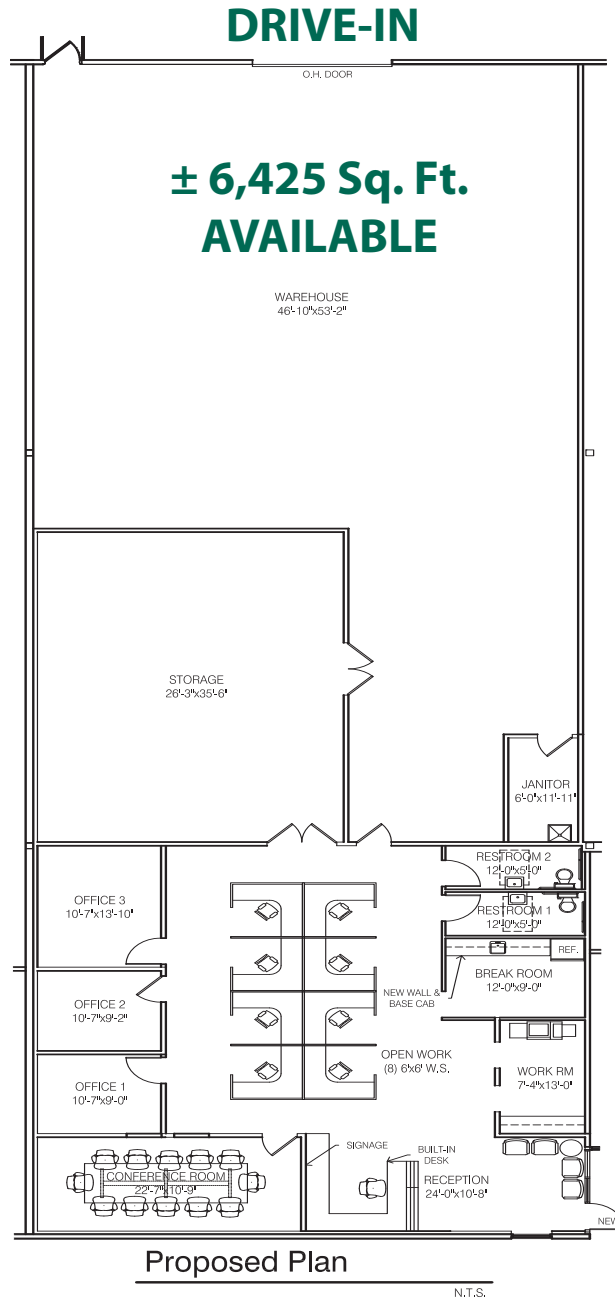
Unit	Size SF	Rate	Office SF	Docks	Drive -Ins
1721 A	6,425	\$6.25 NNN	-	-	1
1721 B	13,577	\$5.50 NNN	-	2	-
1721 C	20,250	\$4.50 NNN	-	2	1
1771	6,115	\$6.25 NNN	-	1	1

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**Building Key Plan**

N.T.S.



**CARNEY-RANKER  
ARCHITECTS LTD**  
5925 Wilcox Place, Suite E Dublin, OH 43016  
Ph: 614-792-1000 Fax: 614-792-1001  
mail@carneyranker.com

Schematic Design  
**Tenant Split**

1721 Westbelt

6-18-19



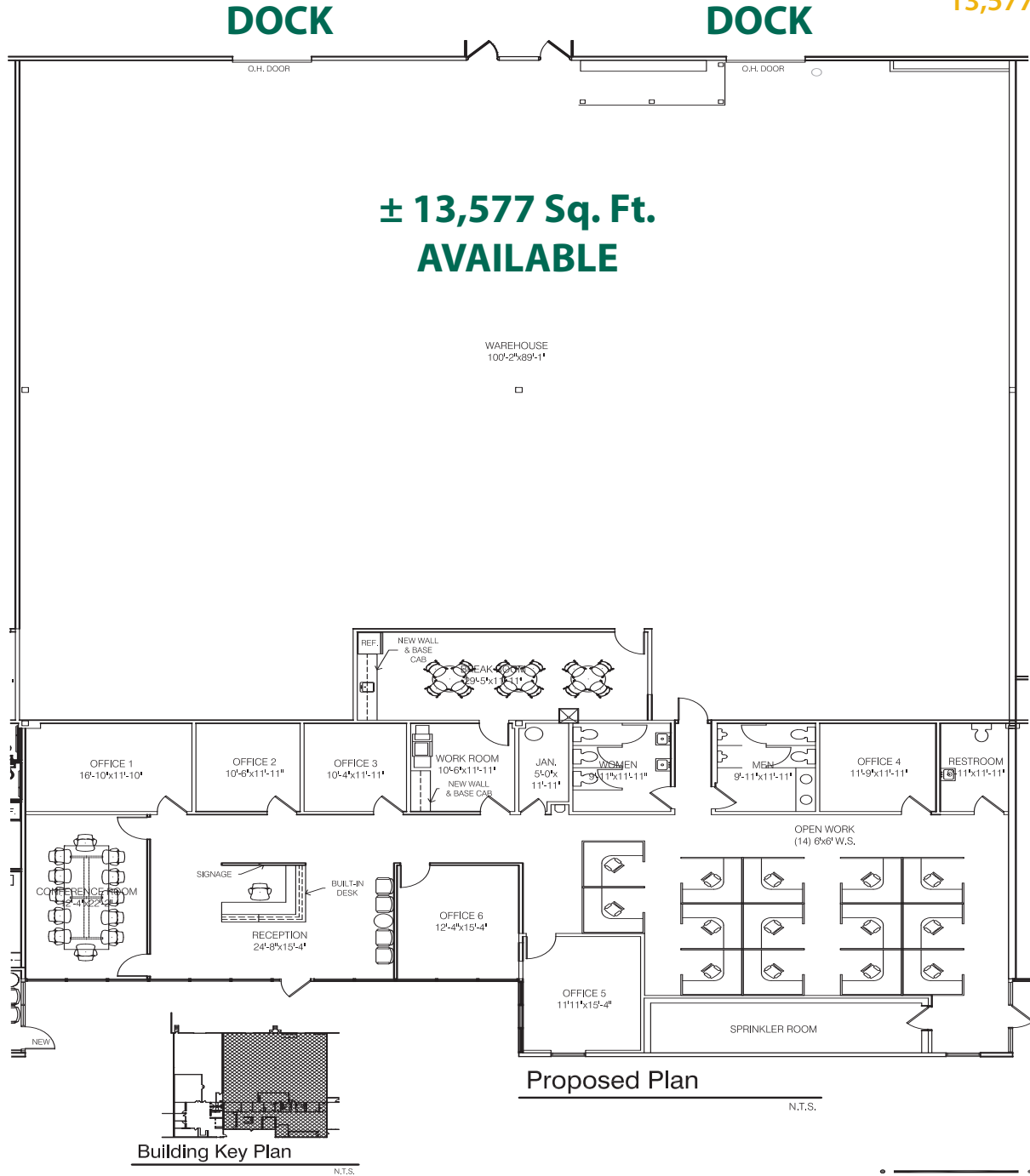
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**Tenant Split**

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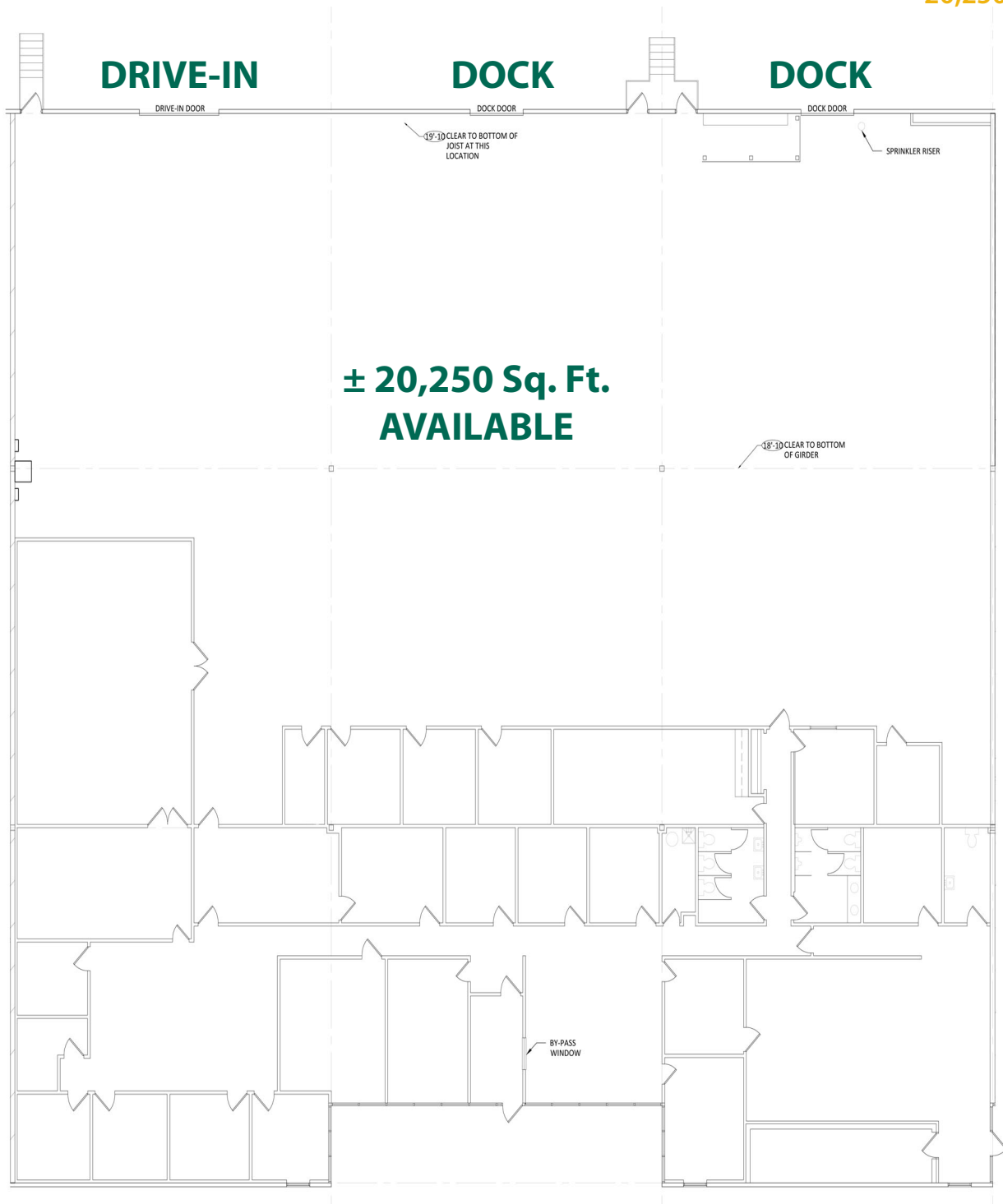


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**1721 C FLOOR PLAN**  
**20,250 SQ. FT.**



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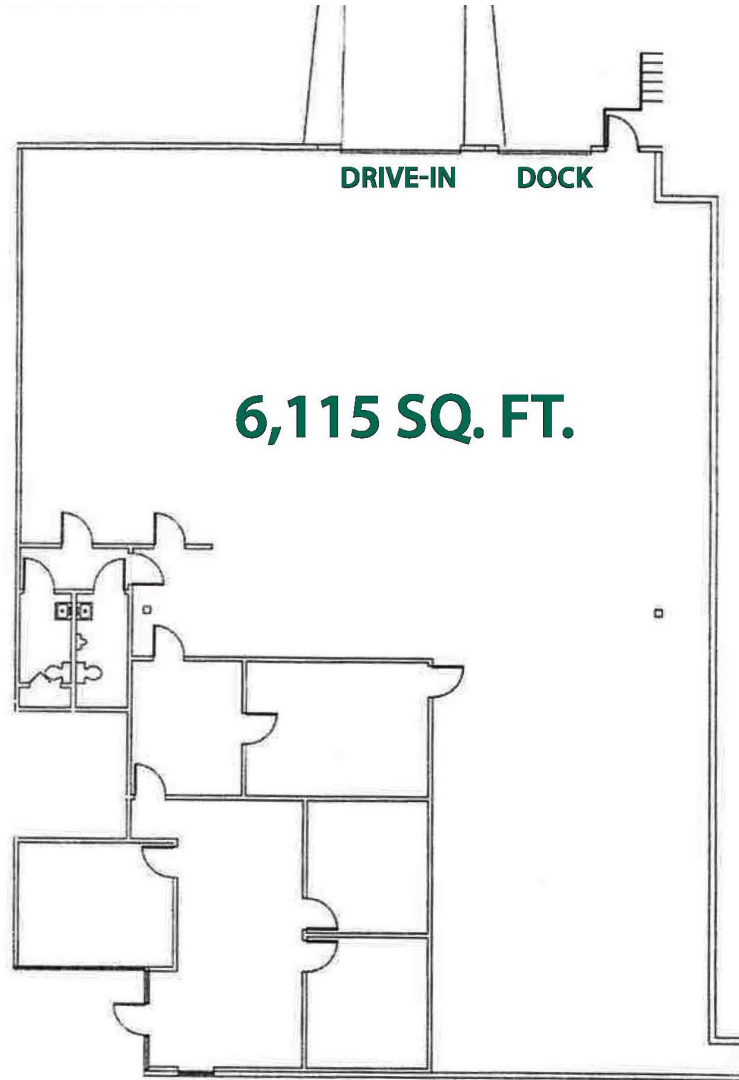


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**1771 FLOOR PLAN**  
**6,115 SQ. FT.**



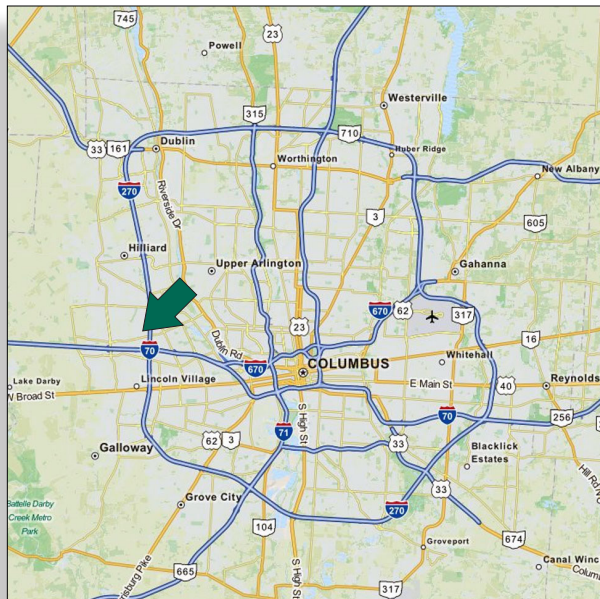
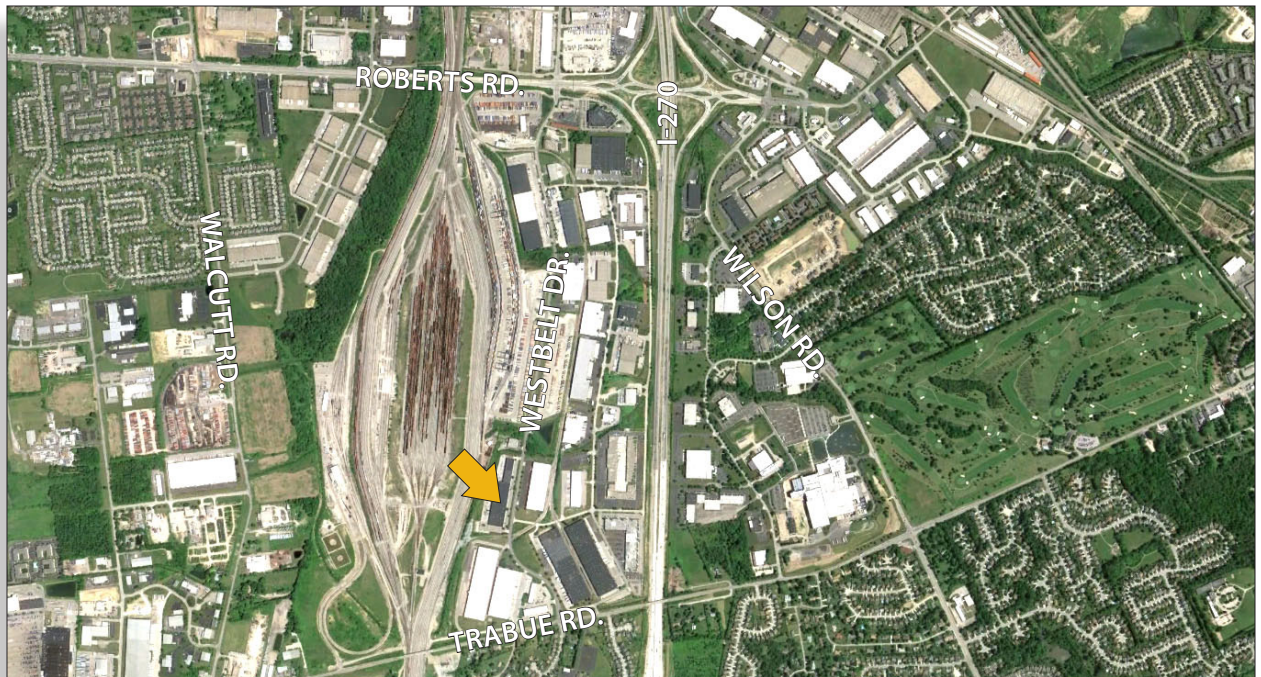
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**Location:**

- Excellent location on the west side of Columbus
- Within 5 minutes of I-270 & Roberts Rd.
- Within 12 minutes to downtown Columbus

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