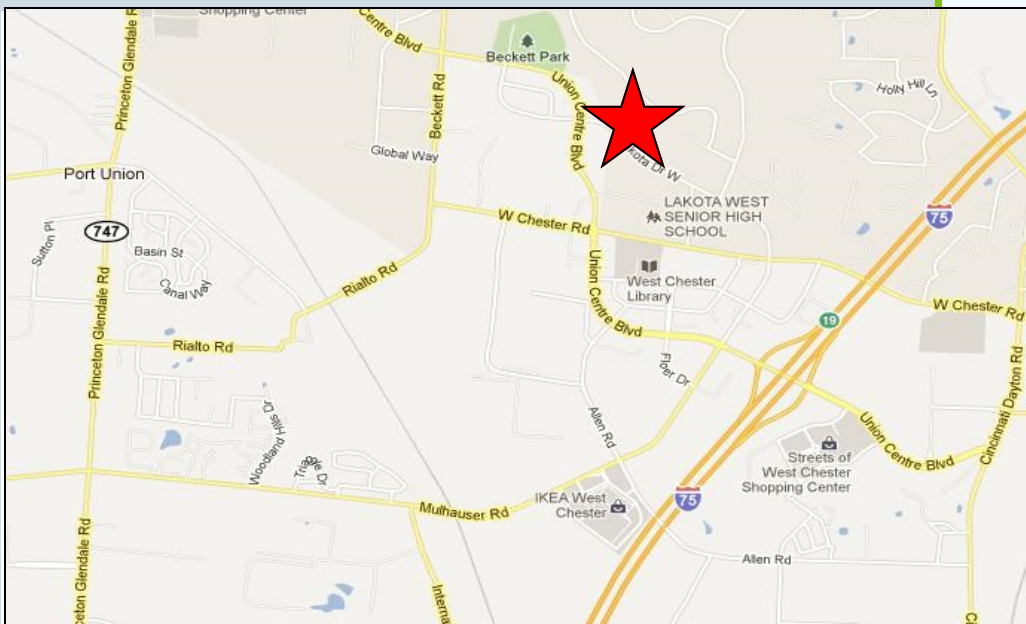


# For Lease

**8548 Lakota West Drive  
West Chester, OH 45069**

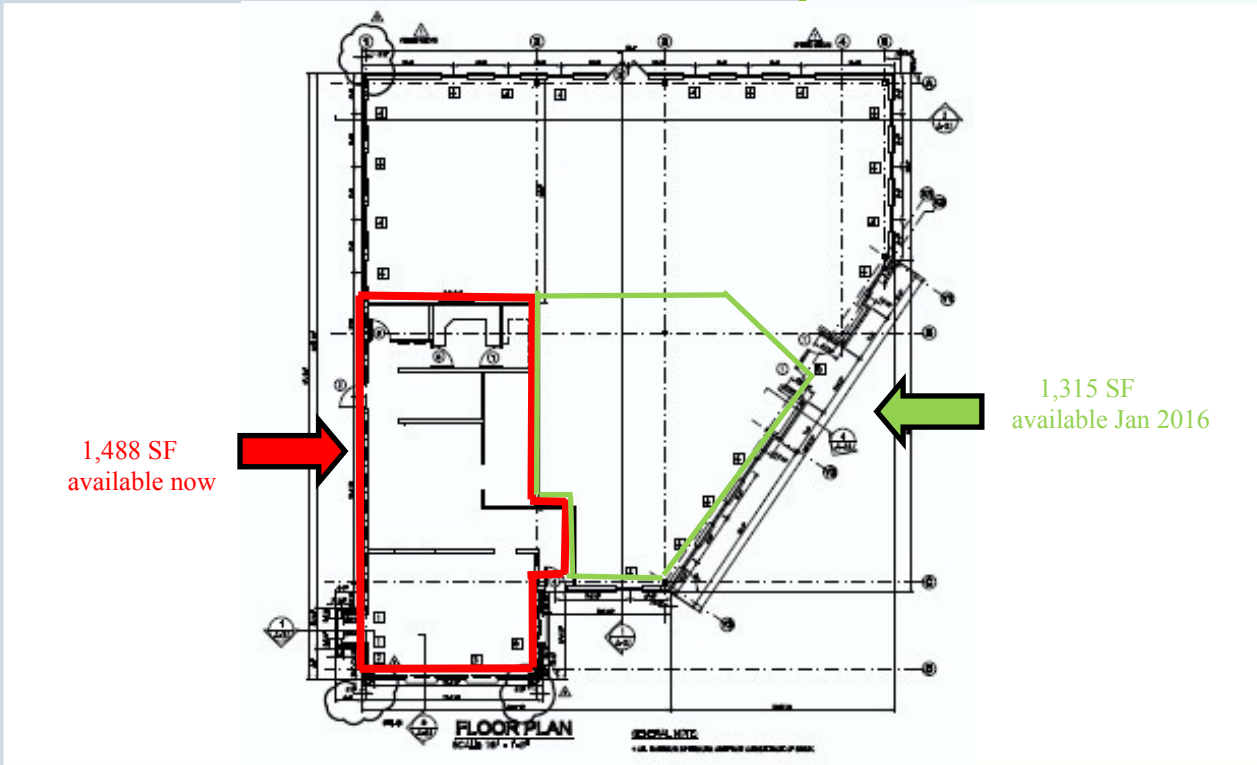


## property highlights

- Rare find – 1,315 SF of immaculate office space
- Additional 1,488 SF adjacent available for a total of 2,803 SF
- Many upgrades
- Receptionist, conference room, 2 private offices, cube area, work room/ kitchenette
- High visibility - exposure on Union Centre Blvd
- Excellent signage
- Corner of Union Centre & Lakota Drive West

## contact

**John Stretch**  
*Real Estate Broker*  
**North Ridge Realty Group**  
8764 Union Centre Boulevard  
West Chester, OH 45069  
Office: 513.860.5050  
Cell: 513.623.6505  
john@nrrg.com



## 8548 Lakota West Drive

<b>Location:</b>	West Chester, 45069 Butler County	<b>Building Type:</b>	Free Standing Professional Office Building
<b>Available SF:</b>	1,315 SF in Jan 2016 (up to 2,803 SF available total)	<b>Interior Finish:</b>	Professional interior w/ designer colors, brick accents, etc.
<b>Construction:</b>	Brick Exterior	<b>Parking:</b>	42
<b>Signage:</b>	Street Marquis	<b>Utilities:</b>	Separately metered
<b>Term:</b>	Negotiable	<b>Year Built:</b>	2007
<b>Rate:</b> \$21.00 PSF		<b>Pass Through:</b> \$5.00 PSF	
<b>Contact:</b> John Stretch at 513.860.5050 or john@nrrg.com			

**Disclaimer:** The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



# For Lease

8548 Lakota West Drive  
West Chester, OH 45069



**Disclaimer:** The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.