



NORTH RIDGE REALTY GROUP

now leasing
Lakota West Professional II
 8738, 8742 & 8748 Union Centre Blvd
 West Chester, OH 45069



property highlights

8738—3,553 SF

- 12 privates and 2 conference rooms
- Baths w/showers

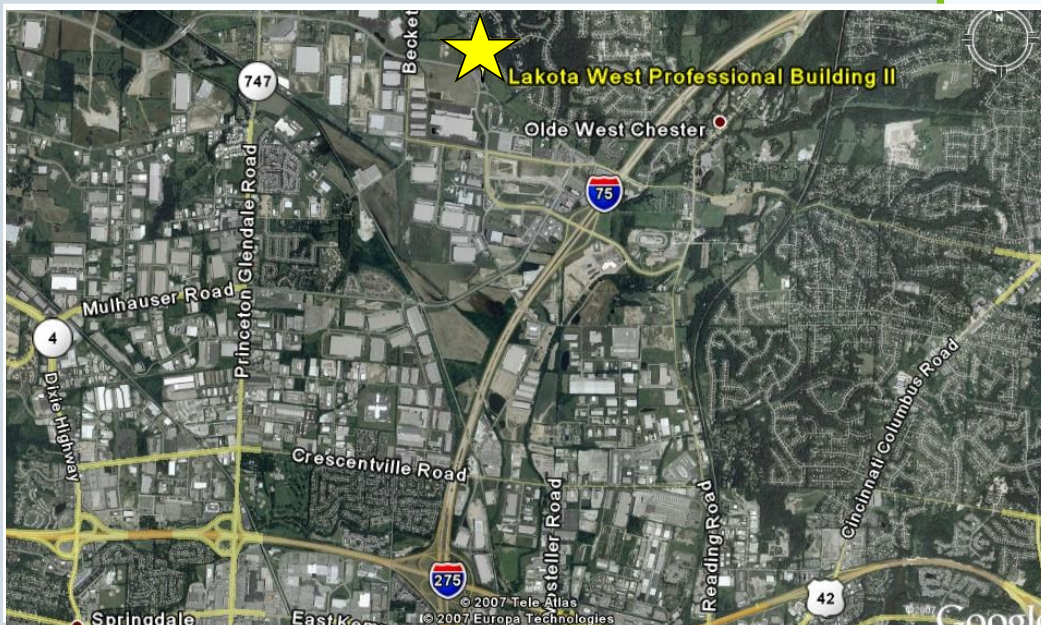
8742— 2,564 SF

- 4-5 privates
- Conference room

8748—5,070 SF

- Medical space
- Exam rooms, x-ray room, 4 offices and more

-
- Convenient location just off I-75
 - High exposure on heavily traveled Union Centre Blvd
 - Ample, client-friendly, convenient parking
 - Secured private entry
 - Separately metered utilities
 - No earnings tax



contact

John Stretch

Real Estate Broker

8764 Union Centre Boulevard

West Chester, OH 45069

Office: 513.860.5050

Cell: 513.623.6505

john@nrrg.com



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Lakota West Professional Building II

Location:	West Chester	Building Type:	Multi-Tenant Office
Year Built:	2002	Visibility/Exposure:	Excellent
Construction:	Brick Exterior	Parking:	Ample Spaces
Signage:	Road Monument & Fascia	Occupancy:	Negotiable
Tenant Finish:	Office	Lease Term:	Negotiable
Total Building:	20,023 SF	Available SF:	2,564, 3,553 & 5,070
Utilities:	Separately Metered	Pass Through Rate:	Taxes: \$3.65, Insurance: \$0.17, CAM: \$1.29

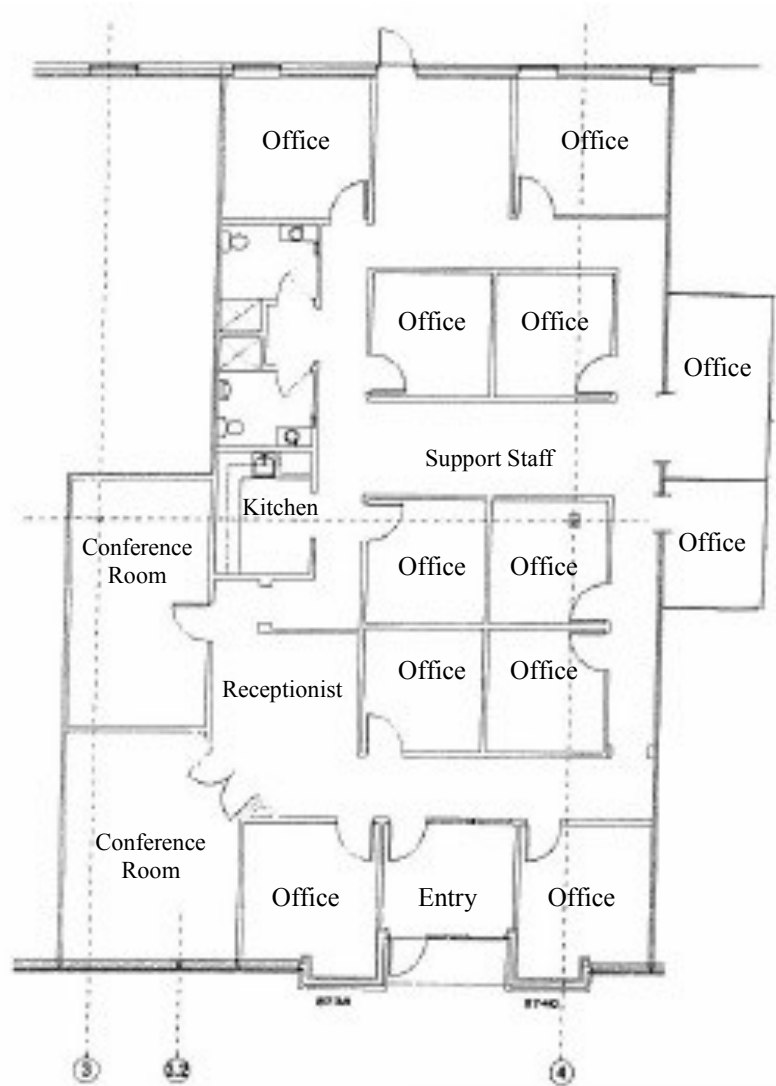
Rental Rate: \$16.00 PSF NNN

Contact: 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.



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8738 FLOOR PLAN—3,553 SF

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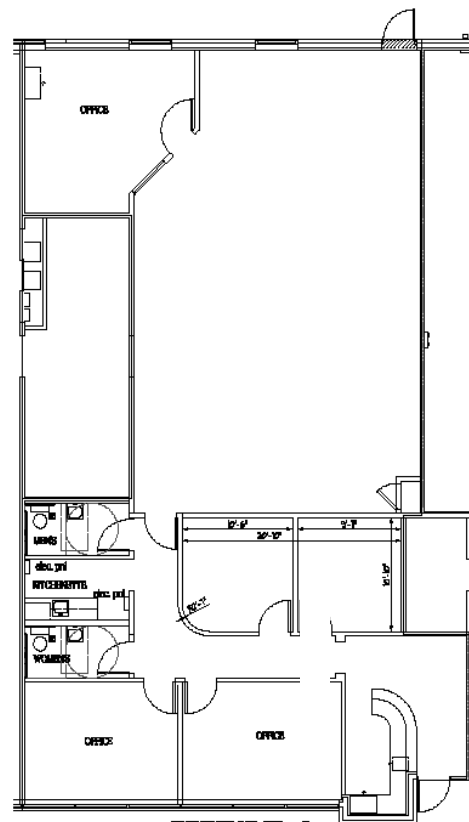
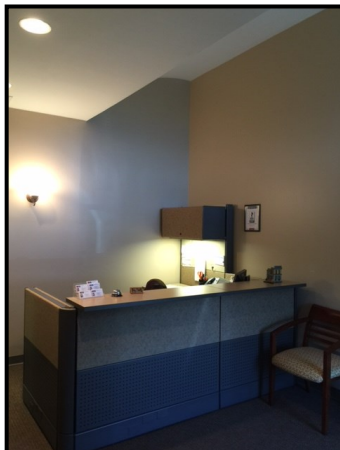
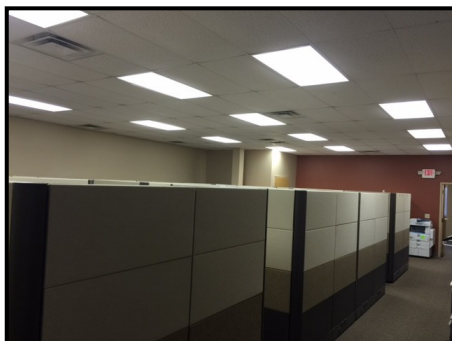
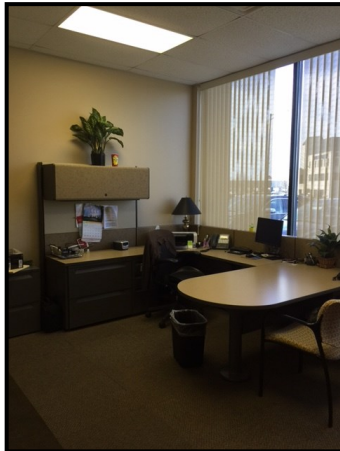


EXHIBIT "B-1"
 8742 UNION CENTRE BOULEVARD
 WEST CHESTER, OHIO BUTLER COUNTY
 GROSS AREA 2,564 SQUARE FEET

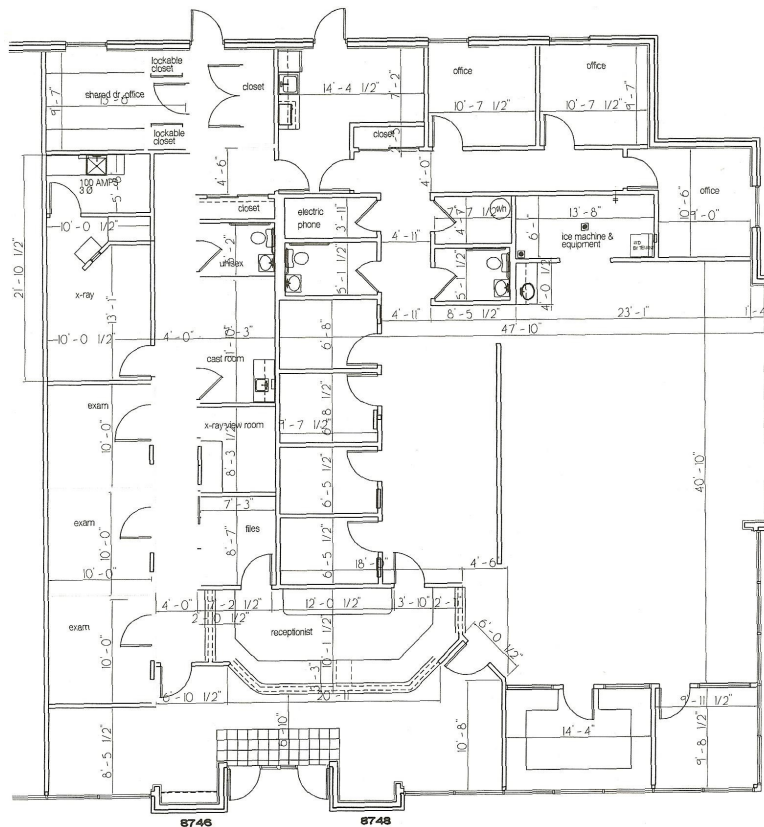
8742 FLOOR PLAN—2,564 SF

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8748 FLOOR PLAN—5,070 SF

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