

FOR LEASE

# KEMPER WOODS BUSINESS CENTER

1310-1330 KEMPER MEADOW DRIVE  
FOREST PARK, OH 45240

## RECENT BUILDING AND SITE IMPROVEMENTS



### PROPERTY OVERVIEW

Strategically located less than one mile from Interstate 275 in Cincinnati's Northwest market, Kemper Woods Business Center consists of three multi-tenant, office warehouse buildings, in a campus like setting.

- + 30,138 Total Sq. Ft.
  - 3,818 - 19,727 sq. ft. available
- + 14' - 16' Clear height
- + Ample parking
- + 480 Volt, 3-Phase Power
- + Proximity to restaurants, hotels and other amenities



### CONTACT US

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BRENNAN  
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IN  
REAL ESTATE

CBRE

# FOR LEASE KEMPER WOODS BUSINESS CENTER

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## BUILDING SPECIFICATIONS

FEATURE	DETAILS
Size	98,248 Sq. Ft.
Land	9.931 Acres
Year Built	1988
Construction	Concrete block/brick facade
Clearance	14' to 16'
Sprinkler	Wet System
Lighting	Fluorescent/Metal Halide
Parking	227 parking spaces
Zoning	SPA-1 (Special Planning Area)
HVAC	Rooftop Units
Power	Electric 480 Volt, 3-Phase
Roof	Mechanically-fastened EPDM rubber replaced in 2004
Exterior Amenities	Grass, gravel and natural forest courtyards with irrigated planted beds and a picnic grove.



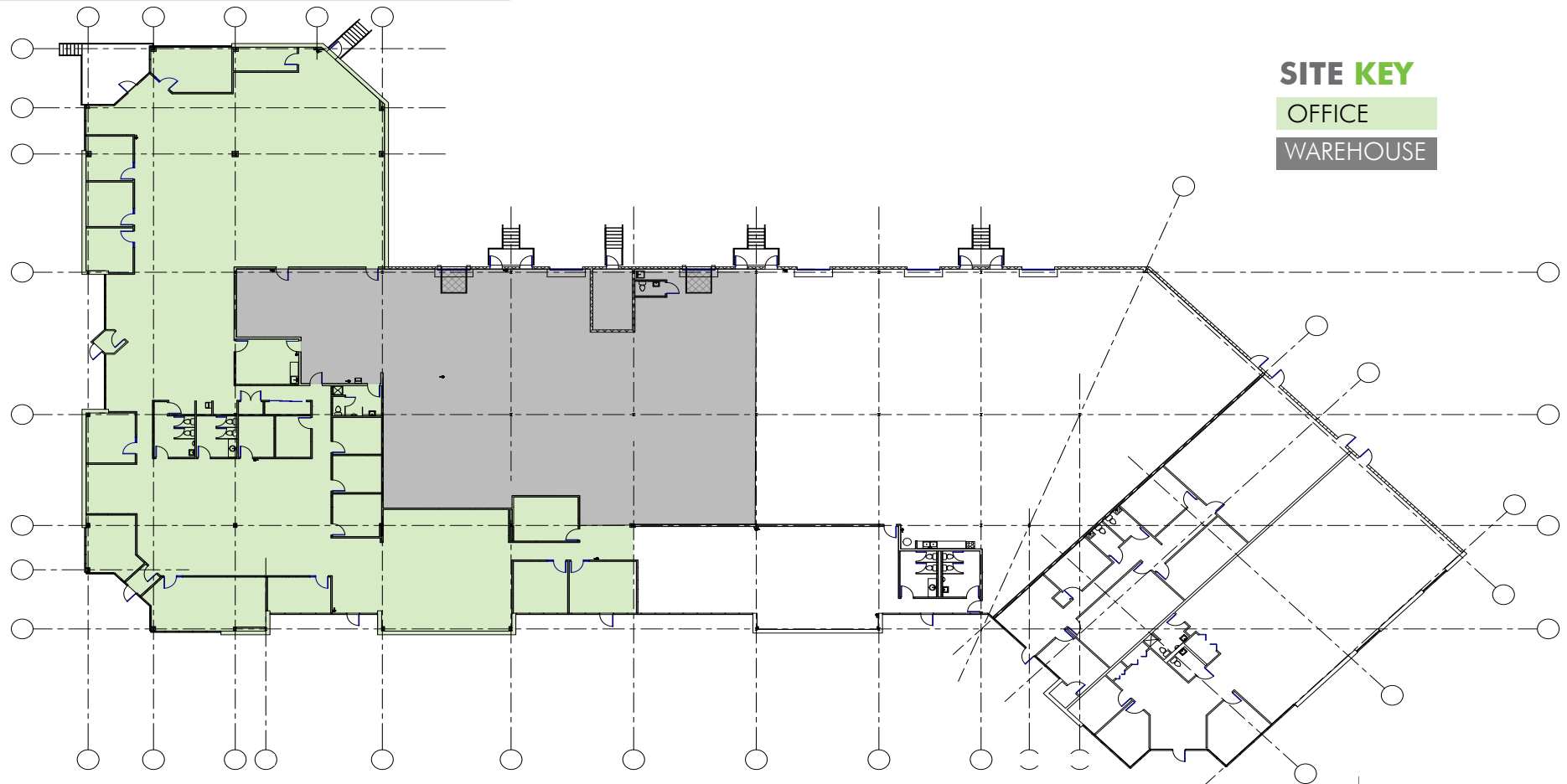
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## 1320 - BLDG B - SUITE 500

- 19,727 Sq. Ft. Available
- 12,577 Sq. Ft. Office
- 2 Docks
- 1 Drive-in door
- 100% HVAC
- \$4.50 Sq. Ft. NNN - Warehouse
- \$8.50 Sq. Ft. NNN - Office



### SITE KEY

OFFICE

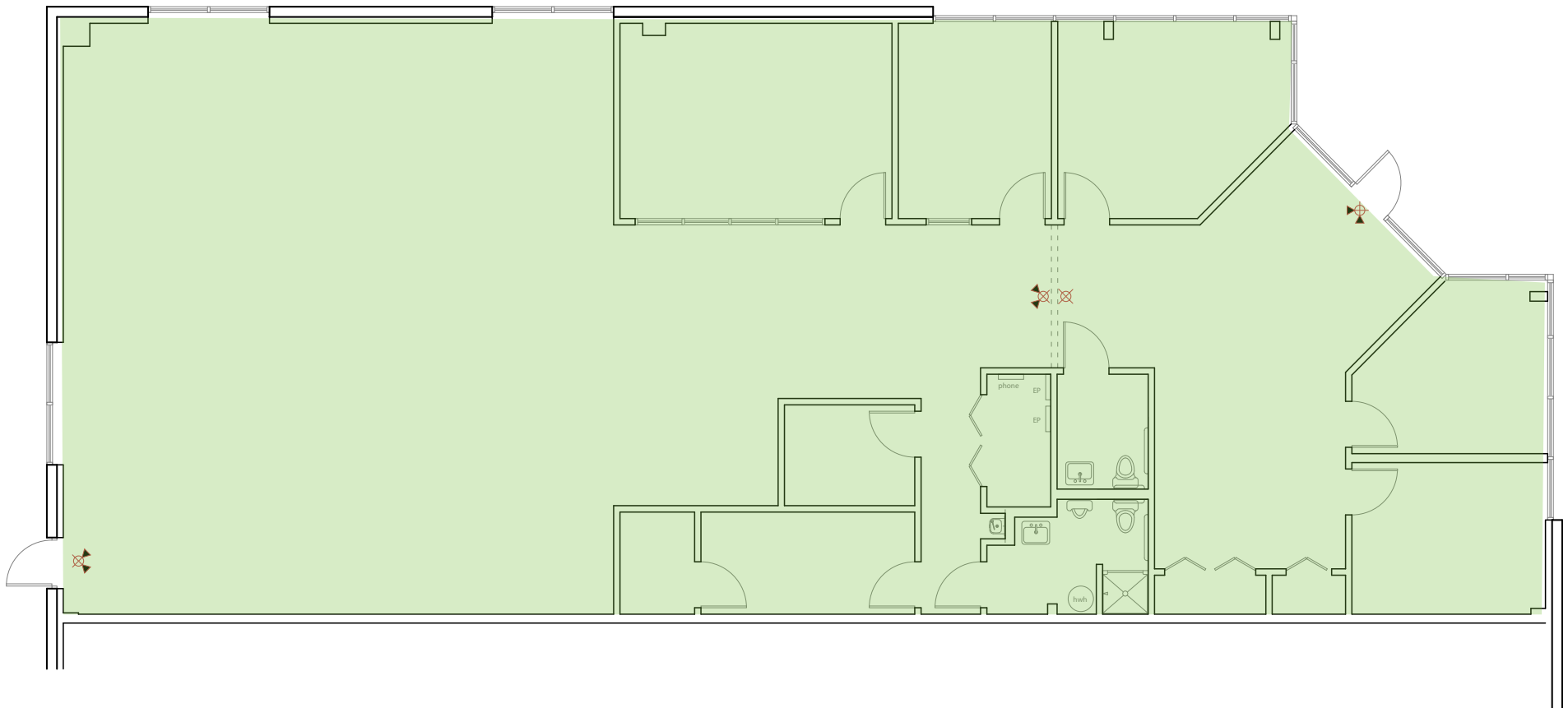
WAREHOUSE

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## 1320 - BLDG B - SUITE 100

- 3,818 Sq. Ft. Available
- 3,818 Sq. Ft. Office
- 100% HVAC
- \$7.50 Sq. Ft. NNN

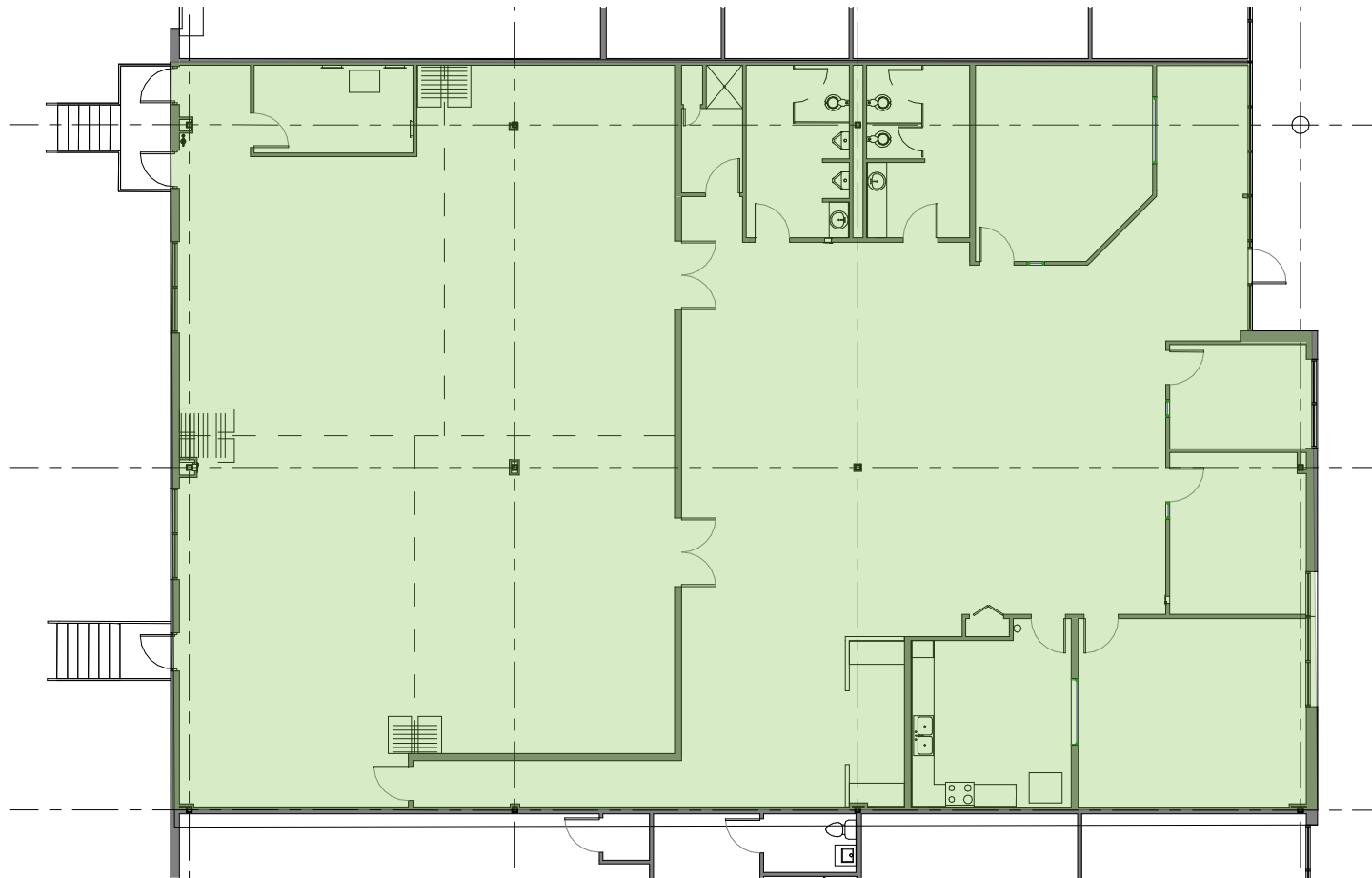


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**1330 - BLDG C - SUITE 500**

- 6,593 Sq. Ft. Available
- 6,593 Sq. Ft. Office (can convert back to warehouse)
- 2 Dock locations currently converted to windows
- 100% HVAC
- \$6.25 Sq. Ft. NNN



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