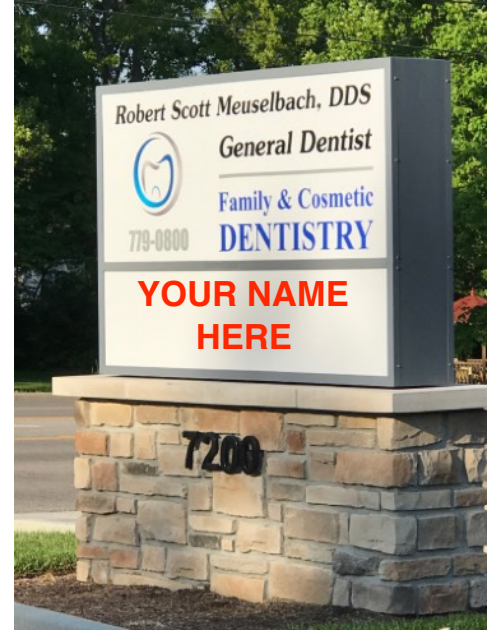


FOR LEASE

7200 Tylersville Road #B

West Chester, OH 45069



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Property Highlights

- 2,592 SF
- Professional office building (co-tenant Mueselbach Family Dental)
- End cap space
- 1st generation space - new construction
- Build-to-Suit (TIA for qualified tenants)
- Ample & convenient parking with private, covered entrance
- 1/2 mile to I-75 in well developed retail/office area
- High visibility on heavily travelled road

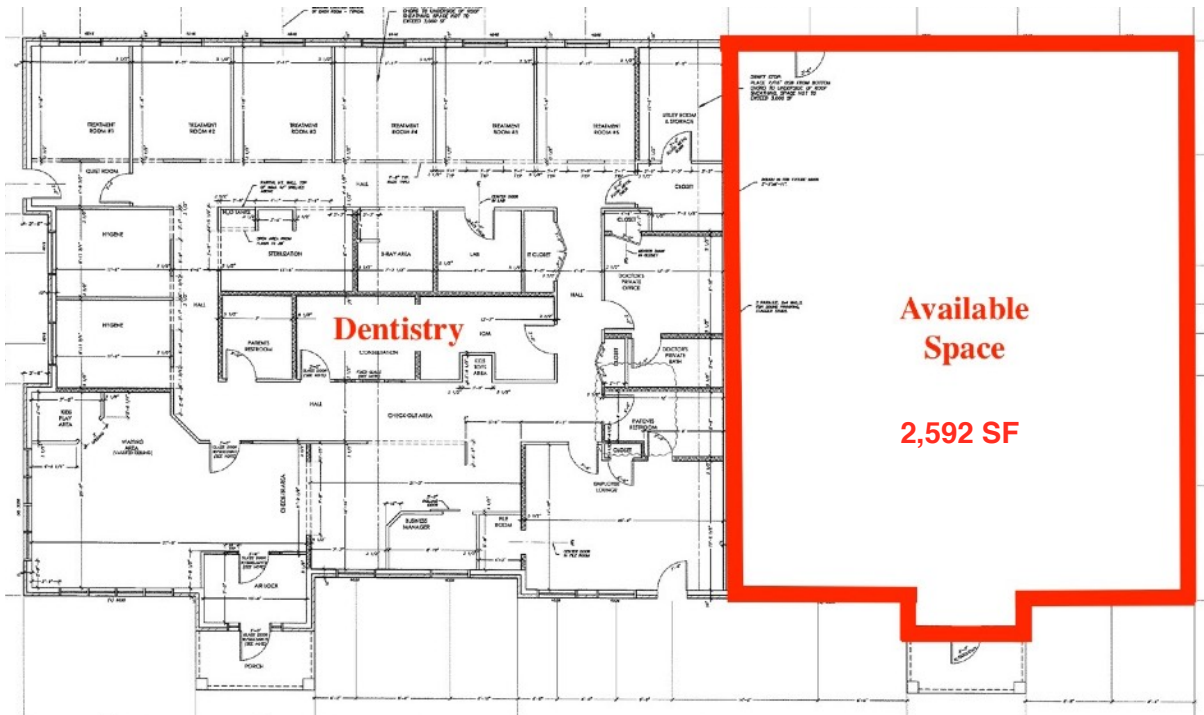


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Site Plan

Property Details

Location	West Chester, OH (Butler County)
Building Type	Professional office, multi-tenant
Year Built	2016
Available SF	2,592 SF
Amenities	1st floor private entry, ample parking
Tenant Finish	1st generation/Build-to-Suit (allowance for qualified tenants)
Signage	Marquis and placard by door
Utilities	Separately metered
Rate	\$16.25 \$15.50 PSF NNN OFFERING 1 YEAR FREE RENT!!
NNN	\$4.25 PSF

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