

FOR SALE



Evendale Office Condominiums

Glendale-Milford @ Reading Road
Cincinnati, Ohio 45241

Best Priced New Construction in Cincinnati!

- Office project built by Robert Lucke Group
- Joint venture with Al. Neyer, a leading commercial real estate developer
- New brick construction by reputable builder
- 4 free-standing, single-story buildings
- Convenient parking at your door
- Individual covered entrances with outdoor signage
- Handicapped accessibility
- Custom interior with finish allowance
- 10' ceilings
- Numerous business amenities nearby
- Design and selection services provided



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Evendale Office Condos - Site Plan and Available Space



Building 200 (8,928 SF)
2920 Glendale Milford Rd.

Building 300 (8,928 SF)
2930 Glendale Milford Rd.

Building 400 (7,800 SF)
2940 Glendale Milford Rd.

Building 500 (7,800 SF)
2950 Glendale Milford Rd.

Suite 210: **SOLD**

Suite 310: **SOLD**

Suite 410: **SOLD**

Suite 510: **SOLD**

Suite 230: **SOLD**

Suite 320: **SOLD**

Suite 420: **SOLD**

Suite 520: 2,900 SF*Δ

Suite 240: **SOLD**

Suite 350: 1,498 SF

Suite 430: **SOLD**

Suite 530: 2,900 SF*Δ

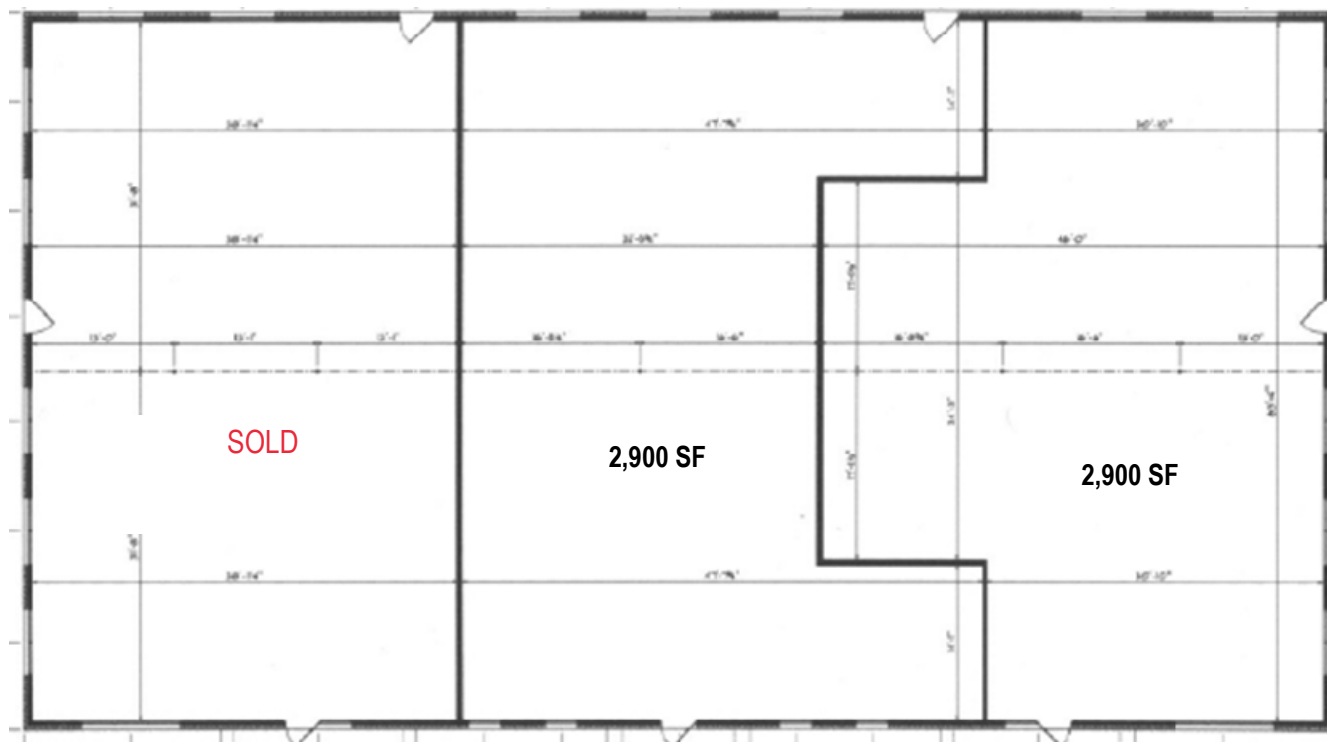
Suite 330: **SOLD**

Suite 340: **SOLD**

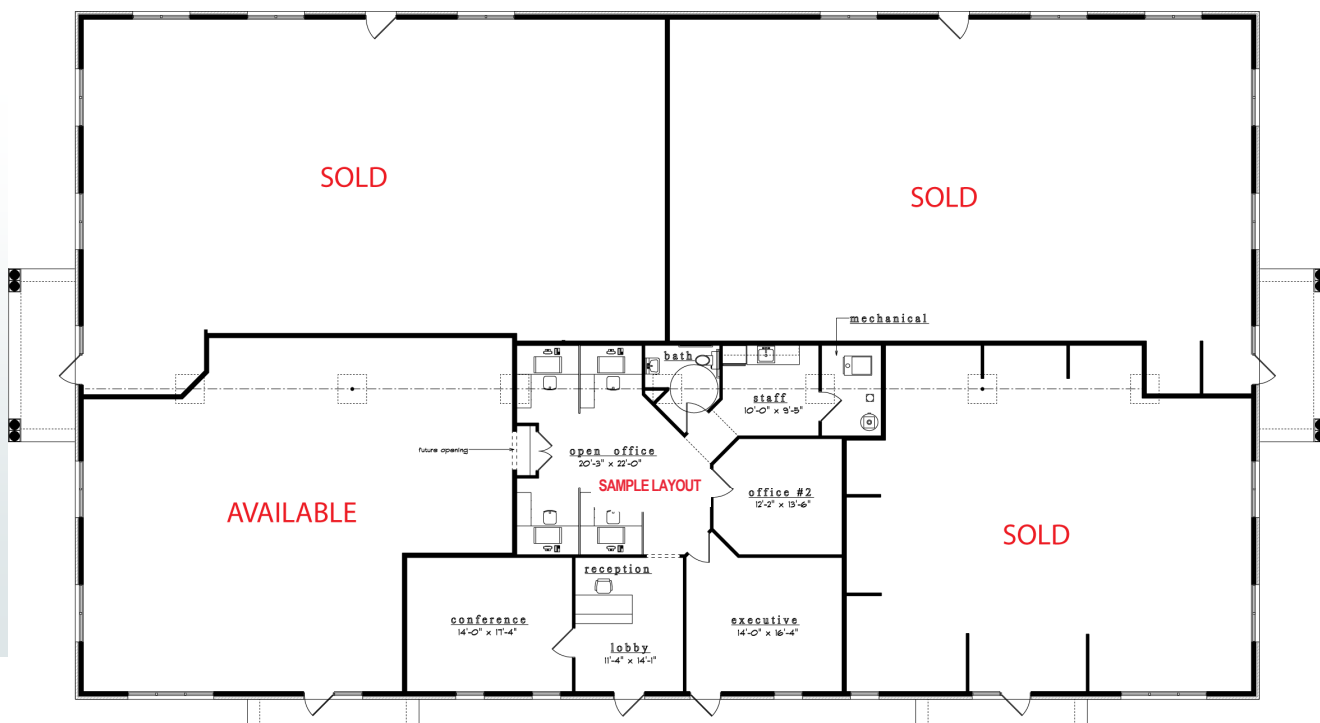
Δ unit size can be adjusted to meet Buyer's needs

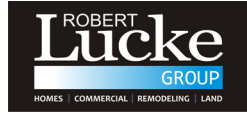
Evendale Office Condos - Floor Plans

Building 500



Building 300





Evendale Office Condos - Business Incentives and Operating Expenses

Estimated Annual Operating Expenses (2012):

Gas & Electricity (paid monthly) \$1.75/SF

Real Estate Taxes (paid bi-annually) \$2.02/SF

Condo Fees (paid monthly) \$1.59/SF

TOTAL **\$5.36/SF**

Business Incentives:

- Lowest tax base in Hamilton County
- Access to competitive tax and financial incentives
- Highly-rated public services
- Pro-business position by the Village has led to significant investments in property acquisition, road improvements, streetscapes and beautification projects.
- Community includes a balance of Class A office users, medical offices and facilities and quality retailers.

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Evendale Office Condos - Location and Demographic Summary

Demographics (2012)	1 mile	3 miles	5 miles
Population	1,738	44,404	159,045
Total Households	701	18,802	67,409
Avg. Household Income	\$114,504	\$72,952	\$72,507



Traffic Data:

Glendale Milford @ Medallion Drive:	20,340 vehicles per day
Reading Road @ P.G. Graves Lane:	21,860 vehicles per day
Reading Road @ Glendale Milford:	15,876 vehicles per day

The Village of Evendale has one of the lowest municipal income tax rates in Hamilton County. Evendale is a northern suburb of Cincinnati, located at Exit 14 on Interstate 75. It is located only two miles inside the I-275 beltway, and less than 2 miles from I-71. Evendale is conveniently situated within these interstate highways along with two major arterial streets, Glendale-Milford and Reading Roads, crossing in the middle. The Village is home to many major global companies with GE Aviation, Formica Group and Gold Medal Products all headquartered in Evendale.

The Village of Evendale strategy is to be the easiest government to do business with. The Village takes pride in providing professional service alongside a friendly and personal attention to detail. The Village of Evendale promises to make your permitting quick, hassle free, and as inexpensive as anywhere in the region.

Location:

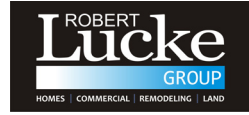
- Premier regional corridor
- Located inside I-275 loop
- 15 miles north of Cincinnati
- 3/4 mile east of I-75
- Low earnings tax area
- Convenient parking
- Individual entrances
- Outdoor signage

Neighboring Businesses:

- GE Aviation
- Ford Transmission
- Gold Medal Products
- Formica
- OKI Systems
- Urology Associates
- Journey Lite of Southern Ohio
- KDM P.O.P. Solutions Group
- Mike Albert Fleet Solutions
- Kinetic Vision
- TriHealth Evendale Hospital
- Ohio Valley Wine and Beer
- Boyd Bros. Trucking

Amenities:

- Super Wal-Mart
- Menard's
- Starbuck's Coffee
- Chipotle
- Subway
- Gold Star
- Burger King
- La Petite France
- 5/3 Bank
- P&G Mr. Clean Carwash
- Evendale Recreation Complex



Evendale Office Condos - Standard Finish Work Specifications

Utility Features:

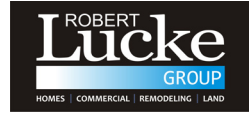
- One (1) high efficiency gas furnace w/air conditioning (per 2500 sq. ft.) or based on occupants and usage*
- R-38 ceiling insulation (blown in) for efficiency
- R-15 side wall insulation
- One (1) exterior hose faucet (1 per building)
- 20 gallon electric Hot Water Heater
- Ice maker water line in kitchen

Electrical Features:

- Lighting-Building standard 2' x 4' fluorescent
- 1 Fluorescent Light per 80 square feet of area*
- Duplex Receptacles-wall mounted standard 110-volt duplex convenience outlets provided; 1 per 100 square feet of area*
- Switches – 1 wall mounted single pole switch per 200 square feet of area, 4- 3-way light switches per unit*
- Exit Lighting per code
- Smoke detectors per code
- Garbage Disposal in kitchen
- 8 Recessed Lights in lobby
- Minimum of 200 amp service

Restrooms:

- Two restrooms per unit shall be provided; handicapped accessible and determined by local code
- Ceramic Tile floor with Ceramic base- Ceramic walls 4' from floor on wall and 2' from toilet
- Toilet accessories shall consist of chrome finish toilet paper holder, paper towel dispenser & plate glass oval mirror
- MOEN faucets- Chateau L4621 Chrome
- Exhaust fan in each restroom as determined by local code
- Handicapped accessible sink
- 2 Handicapped Grab Bars in each Restroom
- Mansfield Elongated Commodes ADA compliant, comfort height



AL. NEYER | EST. 1894

Evendale Office Condos - Standard Finish Work Specifications (cont'd)

Custom Features:

- Lobby: 6'-0" Granite Counter Top with wainscoting at Front Desk
- Receptionist: 6'-0" Laminate Counter desktop on Custom Cabinetry
- Ceramic tile entry with 3 1/4" ogee wood base (20 sq. ft. per thousand of sq ft. purchased)*
- 10' ceiling height
- Sound attenuation provided in 1 executive office, conference room, bath walls, mechanical room
- Brass Lever door handles
- Interior wall allowance of (1) LF of drywall per twelve (12) SF of building space*
- All walls painted with 2 coats of paint, 1 color throughout with exception of custom color in one (1) room selected by Purchaser
- Conference room finish includes tray ceiling, 1-piece 2 5/8" chair rail and 1-piece 4 1/4" crown molding and 3 1/4" wood base
- 6-panel 6'-8" painted colonial interior door allowance of (1) door per 250 sq.ft.*
- 26 oz. Commercial wall-to-wall carpeting with 4" vinyl base
- Wood wrap and cased windows with 2 1/4" colonial casing
- (1) Coat closet per unit with one row of wire shelving
- Kitchen includes 8'-0" of cabinets, laminate top, stainless steel standard sink, and chrome faucet, vinyl floor & vinyl base
- Painted Drywall Ceilings (Smooth)
- Upgraded Carpet in Conference Room- Mohawk Chex
- Plumbing Lines for All Standard Plumbing are included
- 4 inch 4000 PSI Concrete Slab

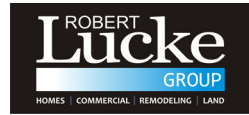
Purchaser to Supply (through Seller's suppliers):

Telephone
Cable
Security
Computer Wiring
Window Blinds
Sound System

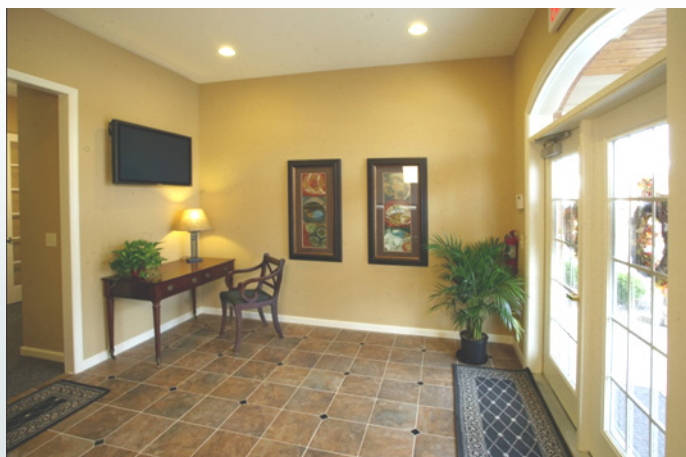
NOTE:

- (1) The color and style of all window blinds shall be almond to match window color and uniformity in the office project. Said window blinds will be supplied by the Purchaser and approved by the Association prior to installation.
- (2) Additional Fire Rated door may be added for any unit over 3000 sq ft.
- (3) Medical users with patient visitation require medical grade wiring.

**Note: Standard Finish Specifications are based on a 2500 Sq. Ft. finished space.
All specifications noted with * will be prorated toward any Sq. Ft. above 2500 Sq. Ft.
All other specifications are included per unit.**



Robert Lucke Group - Custom Office and Medical Finish





Business Incentives

- Lowest tax base in Hamilton County
- A pro-business position by the Village has led to significant investments in property acquisition, road improvements, streetscapes, and beautification projects
- Access to competitive tax and financial incentives
- Highly-rated public services
- Rated as one of the Top 25 suburbs in America in 2006

Amenities

- Starbucks Coffee
- Chipotle
- 5/3 Bank
- Wal-Mart Superstore
- Evendale Recreation Complex
- La Petite France Restaurant
- P&G Mr. Clean Car Wash

Accessibility

- Strategically located on I-75, serving the Cincinnati/Dayton trade corridor
- CBD located 3/4 mile west of the I-75 interchange
- Conveniently located within the I-275 beltway, just 15 miles north of Cincinnati
- 1/2 mile to the Blue Ash business district

The State of Business

- Attracting a healthy mix of Class A office users, medical offices and facilities, and quality retailers
- Fast becoming Cincinnati's newest healthcare hub with the recent renovation of Evendale Healthcare Center and The Prexus Surgery Center
- Evendale Office Condominiums, a new office park offering 35,000 square feet of Class A office space is now available
- Evendale business Commons, an 80-acre multi-phase \$60M mixed-use office and retail development is well underway
- Village Crossings shopping center, 138,000 square feet of newly renovated retail space

Company Portfolio

- Alliance Primary Care
- OKI Systems
- KDM POP Solutions Group
- Urology Associates
- Clifton Surgical LLC
- Podiatry of Hamilton
- For Women, Inc.
- Journey Lite of Southern Ohio
- More than 250 other businesses

Many companies and professional practices are finding the Village of Evendale a best-case business environment, ideally located within the I-275 beltway.

A proactive business partner, the Village of Evendale assists with critical issues and offers many advantages of locating here, within this leading Greater Cincinnati business district.