



## Professional Bldg at White Blossom

4834 Socialville-Foster Rd, Mason, OH 45040



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# Professional Bldg at White Blossom

\$15.00 /SF/Yr

Built in 1999, this 19,642 square foot class B office building is well situated at 4834 Socialville-Foster Road in Mason, Ohio. The property features 80 surface level parking spaces across its 1.59 acres of land. The building is an established medical office building including medical professionals such as dentists, dermatologist, and pediatricians among others. With easy access to I-71 and direct exposure to Mason Montgomery Road this property is positioned excellently for commute and access to nearby amenities....

- Prime location in Mason, adjacent to P&G Business Center campus.
- Tenant improvement allowances available.
- One level establishment to provide easy handicap accessibility.
- Plenty of parking available and excellent amenities nearby.



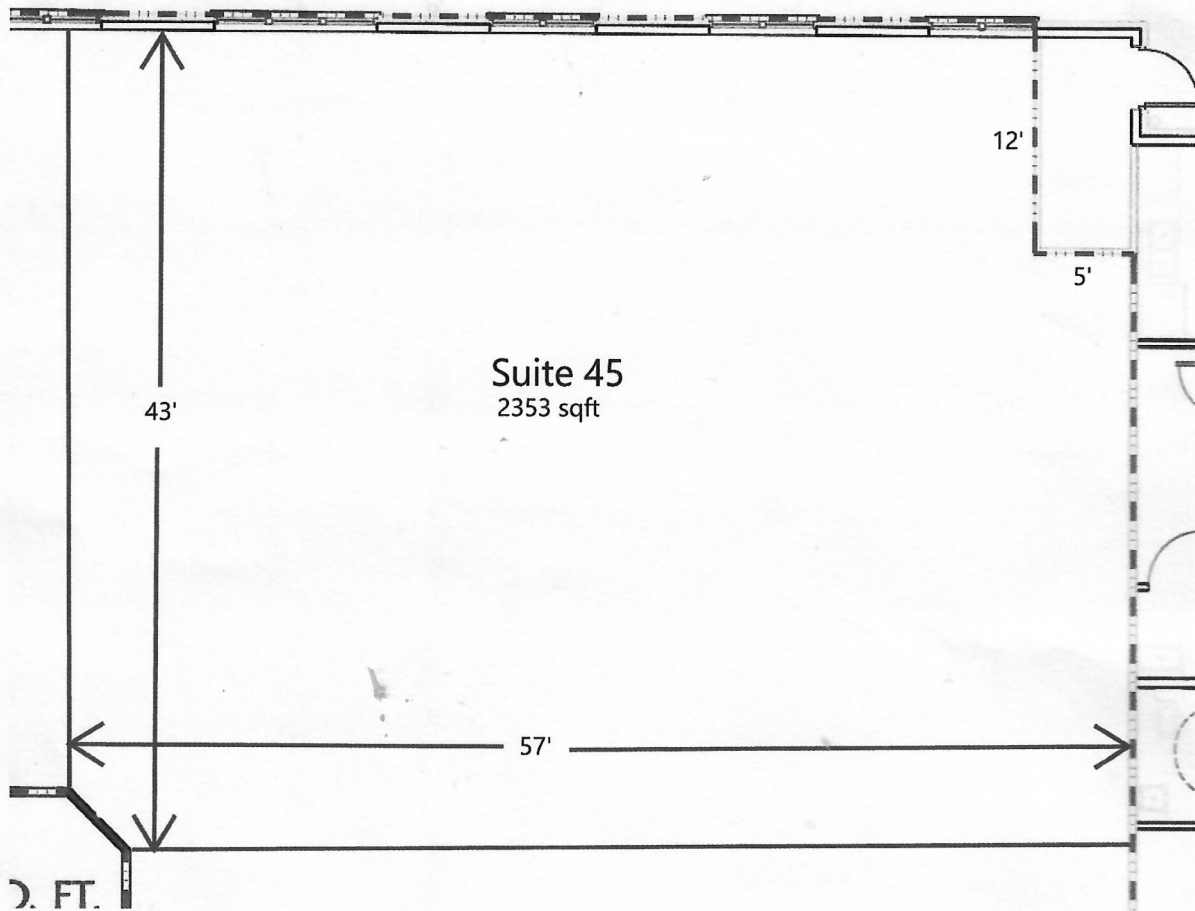
Rental Rate:	\$15.00 /SF/Yr
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	19,642 SF
Year Built:	1999
Walk Score ®:	46 (Car-Dependent)
Rental Rate Mo:	\$1.25 USD/SF/Mo

## 1st Floor Ste 45

Space Available	2,353 SF
Rental Rate	\$15.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

Create your perfect medical office in this raw, unfinished space! Tenant improvement allowance available. \$15/sqft NNN, \$2/sqft CAM fee (includes water/sewer and trash service), approx \$2/sqft property taxes and insurance.

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