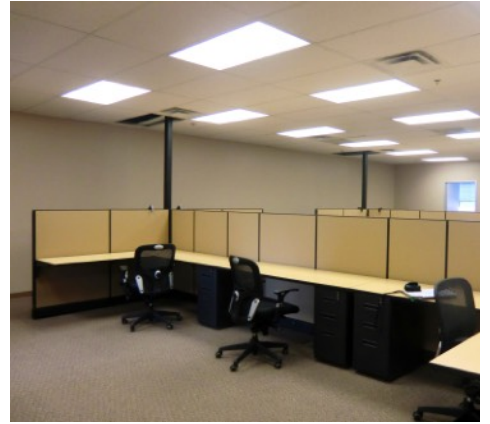


FOR LEASE

Hamilton Commerce Center

1910 Fairgrove Avenue
Hamilton, OH 45011



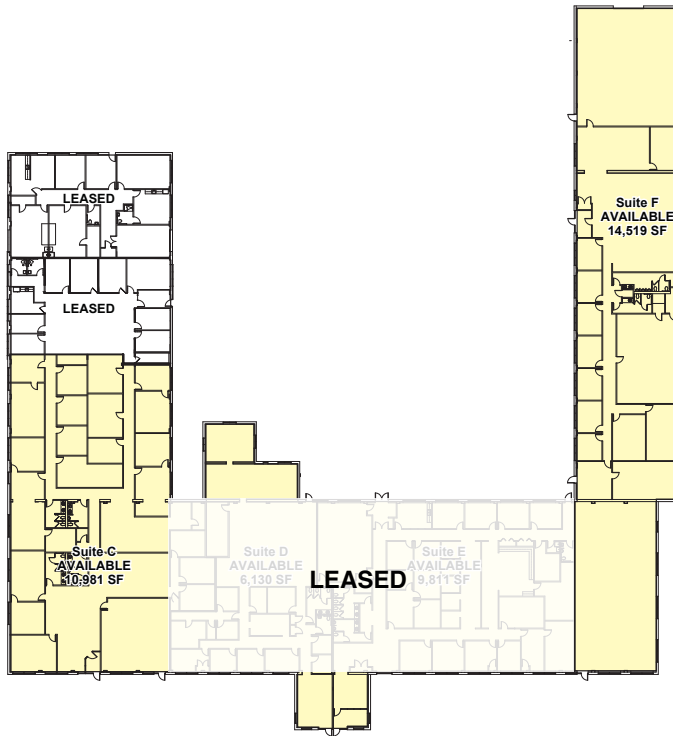
Property Highlights

- 10,981 SF and 14,519 SF spaces available
- Professional office build-outs
- 5.1/1,000 parking ratio
- High visibility on SR 4
- 9 minutes to I-75 via SR 129
- Regional access to Hamilton, Middletown, Dayton, West Chester, Cincinnati, & Indianapolis
- Minutes to revitalized downtown Hamilton, local hospitals and more!
- Asking rate: \$8.50 PSF NNN
(Operating Expenses: \$2.30 PSF)



North Ridge Realty Group
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Property Details

Location	Hamilton, OH (Butler County)
Building Size	45,751 SF
Available SF	10,981 SF and 14,519 SF
Construction	Masonry
Minimum SF	10,981 SF (contact agent for your SF needs)
Utilities	Separately metered
Finish	Office
Parking	5.1 / 1,000
Occupancy	Immediate
Signage	Pylon
Lease Rate	\$8.50 PSF NNN
Operating Expenses	\$2.30 PSF

*The assurance of expertise.
The reputation for results.*

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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.