



For Lease

Flex space available

- West Chester Township (0% earnings tax)
- Great access to I-275 & I-75
- Numerous amenities in immediate area
- 11,187 s.f. - 16,846 s.f. available
- \$5.00 - \$7.00 / s.f. nnn
- \$2.25 / s.f. estimated operating expenses

**Union Circle Center
18-74 Carnegie Way
5-61 Circle Freeway Dr.
West Chester, OH 45246**

Tom Fairhurst
+1 513 297 2511
tom.fairhurst@am.jll.com

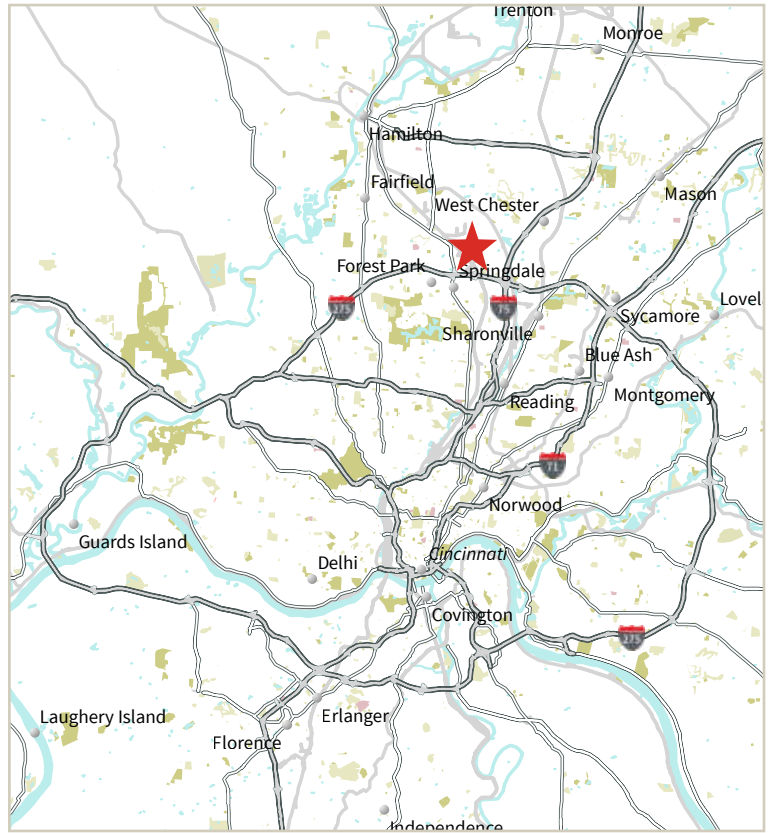
DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.



Property Specs & Location

Total s.f.: 128,266 s.f.
Acreage: 7.538 acres
Year built: 1986
Construction: Masonry/Concrete
Parking: 350 spaces
Clear height: 12' - 19'
Sprinkler: Wet



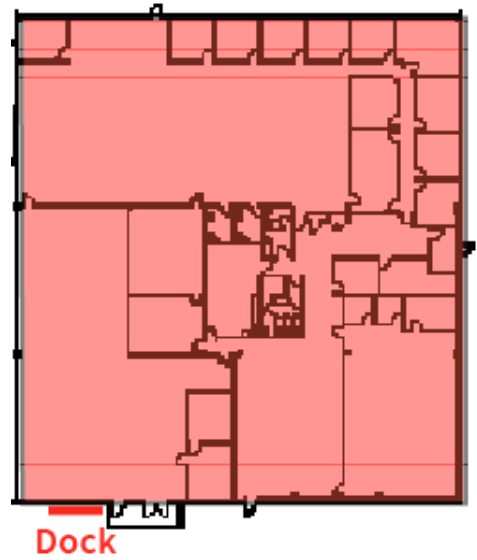
Availability



Floorplans

74 Carnegie Way

Total s.f.: 16,846 s.f.
Office s.f.: 12,500 s.f.
Loading: 1 dock
Ceiling: 19'
Sprinkler: Wet
Power: 3 Phase / 480 Volts



23 Circle Freeway

Total s.f.: 11,187 s.f.
Office s.f.: +/- 2,000 s.f.
Loading: 1 dock
Ceiling: 17'
Sprinkler: Wet
Power: 3 Phase / 480 Volts
Misc: 100% AC

