

FOR LEASE/SALE

7136-7140 Office Park Drive

West Chester (Liberty Twp), OH 45069



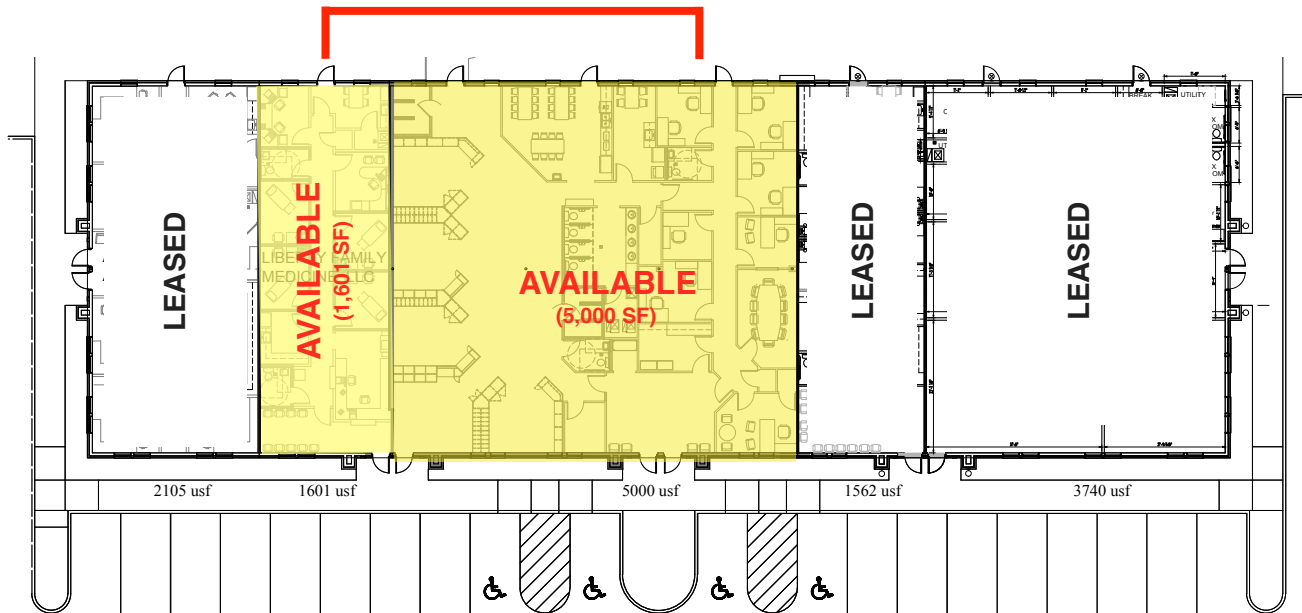
Property Highlights

- Up to 6,601 SF available (5,000 SF former school plus 1,601 SF medical)
- High visibility and convenient location- minutes to SR 129 & I-75 and Hamilton-Mason/Cincinnati-Dayton Rd intersection & Liberty Center
- Free-standing, single story building
- Professional interior with custom finish allowance available
- Individual secured private entry for each suite
- Ample parking at your front door
- No earnings tax



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Up to 6,601 SF Total Available



Property Details

Location	West Chester (Liberty Twp), OH 45069 (Butler County)
Building Type	Multi-tenant professional office building
Year Built	2009
Available SF	Up to 6,601 SF total (5,000 SF former school plus 1,601 medical)
Construction	Brick exterior
Signage	Street marquis and fascia
Occupancy	Immediate
Lease Term	Negotiable
Operating Expenses	\$4.25 PSF (\$3.30 taxes / \$0.20 ins / \$0.75 CAM)
Lease Rate	\$14.50 PSF NNN
Sale	Will consider a sale for User/Investor

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