

FOR LEASE

Full Service Medical Center

7450 Mason-Montgomery Rd / Mason, OH 45040



Property Highlights

- Two-story medical building with 44,868 total square feet
- 36,006 square feet available
- Individual suites range from 2,048 to 9,971 sf with up to 21,876 sf contiguous
- Ambulatory entrance for Suite 100
- Drive-in dock area
- High growth area
- Highly visible site close to I-71
- Monument signage with opportunity for building signage
- Lease rate \$20.00/sf Net + \$9.50/sf OpEx

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Floor Plan—First Floor

Suite 100	9,050 sf
Suite 101	9,971 sf
Suite 104	2,855 sf
Total Available	21,876 sf



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Floor Plan—Second Floor

Suite 200	5,574 sf
Suite 201	6,508 sf
Suite 207	2,048 sf
Total Available	14,130 sf



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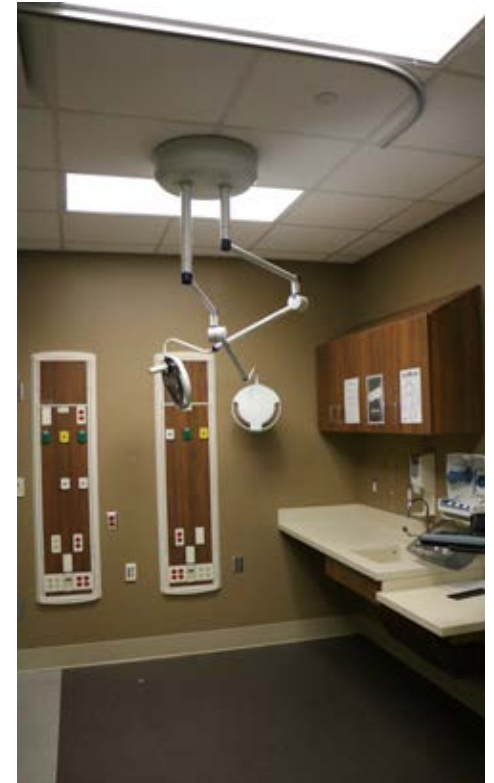
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