

FOR SALE/LEASE

Eden Roc Professional Offices

860-C NW Washington Boulevard
Hamilton, OH 45013



Property Highlights

- 1,300 SF single-story condo ready for build-out to your specifications
- Convenient direct suite access
- Parking garage and lot for ample parking
- Separately metered utilities
- Located in highly developed area
- Close to Ft. Hamilton Hospital
- **Lease:** \$11.75 PSF NNN (\$3.85 PSF Op Ex includes condo fees)
TIA available for qualified tenants
- **Offered at:** \$78,000 (\$60 PSF)



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