

FOR LEASE/SALE

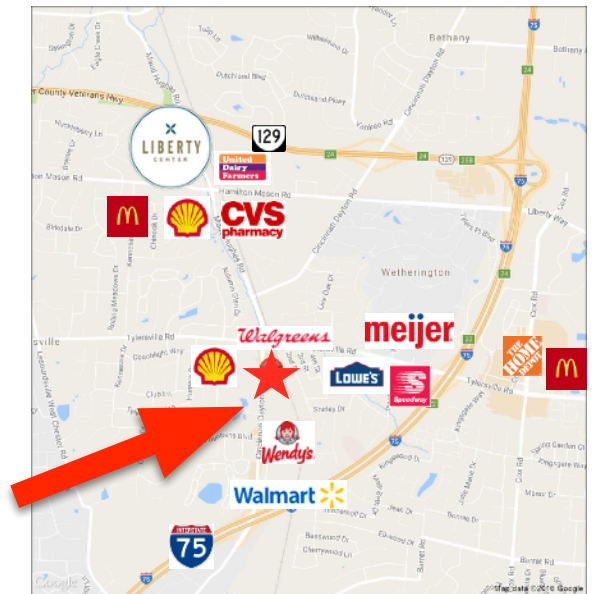
West Chester Professional Office Complex

7908 Cincinnati-Dayton Road Suite C
West Chester, OH 45069



Property Highlights

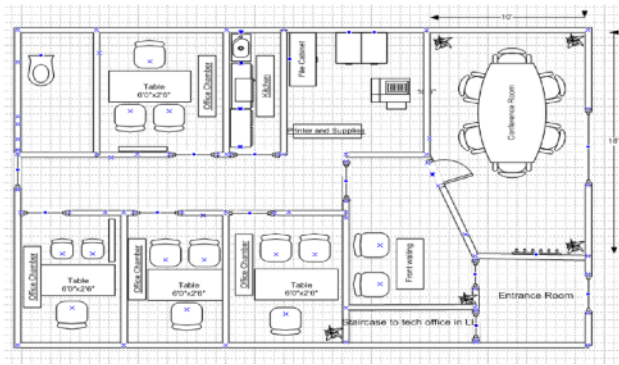
- 1,352 SF on the lower level
- Convenient location - 1 mile from I-75 at both Cincinnati-Dayton and Tylersville Road exits
- Near 2 major hospitals
- Immediate occupancy
- No earnings tax
- Asking \$850/mo MG for lease of lower level of C only
- Units C (user or investor) or F (investor only) may be purchased. Contact agent for full details & pricing.



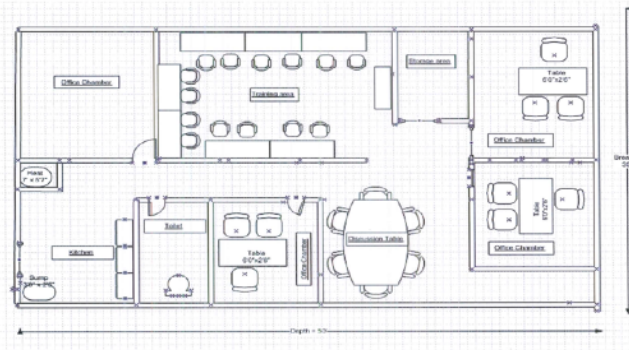
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Unit C- Upper level



Unit C- Lower level

Property Details

| | |
|---------------|--|
| Location | West Chester, OH |
| Building Type | Multi-tenant condo office complex |
| Year Built | 1989 |
| Available SF | 1,352 SF in Unit C for lease (2,704 SF for sale to investor) |
| Tenant Finish | Professional office |
| Amenities | Private suite entrances, user-friendly access |
| Occupancy | Immediate |
| Signage | Marquis, door placard |
| Term | Negotiable |
| Utilities | Unit C is 50% for lower level lease |
| Asking Rates | \$850/mo lower level lease only. 2 units available for purchase - contact agent |

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