



For Lease

Flex space available

- New management
- West Chester Township (0% earnings tax)
- Great access to I-275 & I-75
- Numerous amenities in immediate area
- 3,573 - 11,846 s.f. available
- \$5.00 - \$6.50 / s.f. nnn
- \$2.25 / s.f. estimated operating expenses

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

Tom Fairhurst
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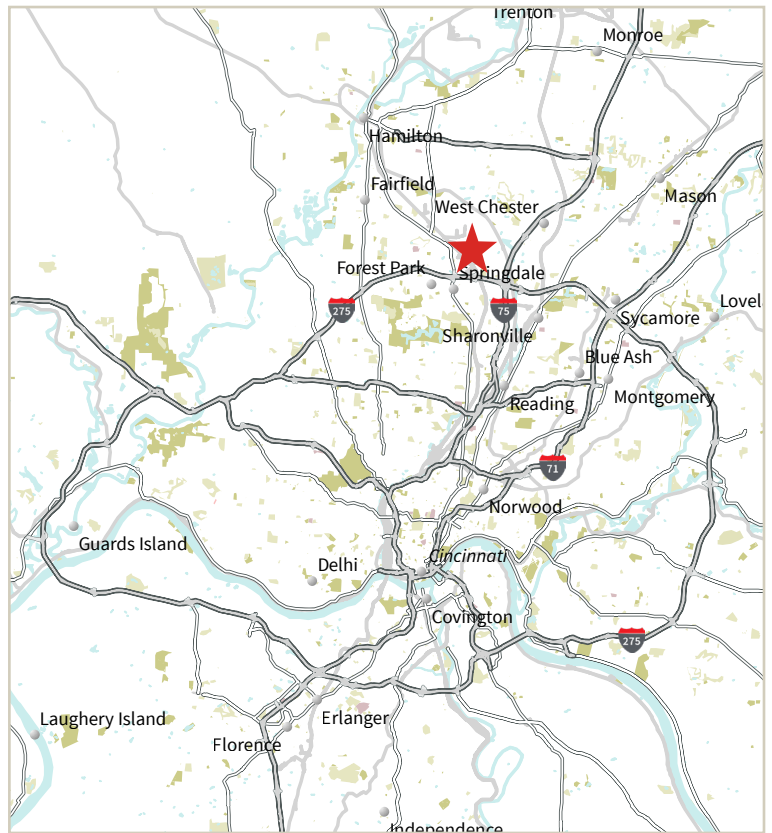
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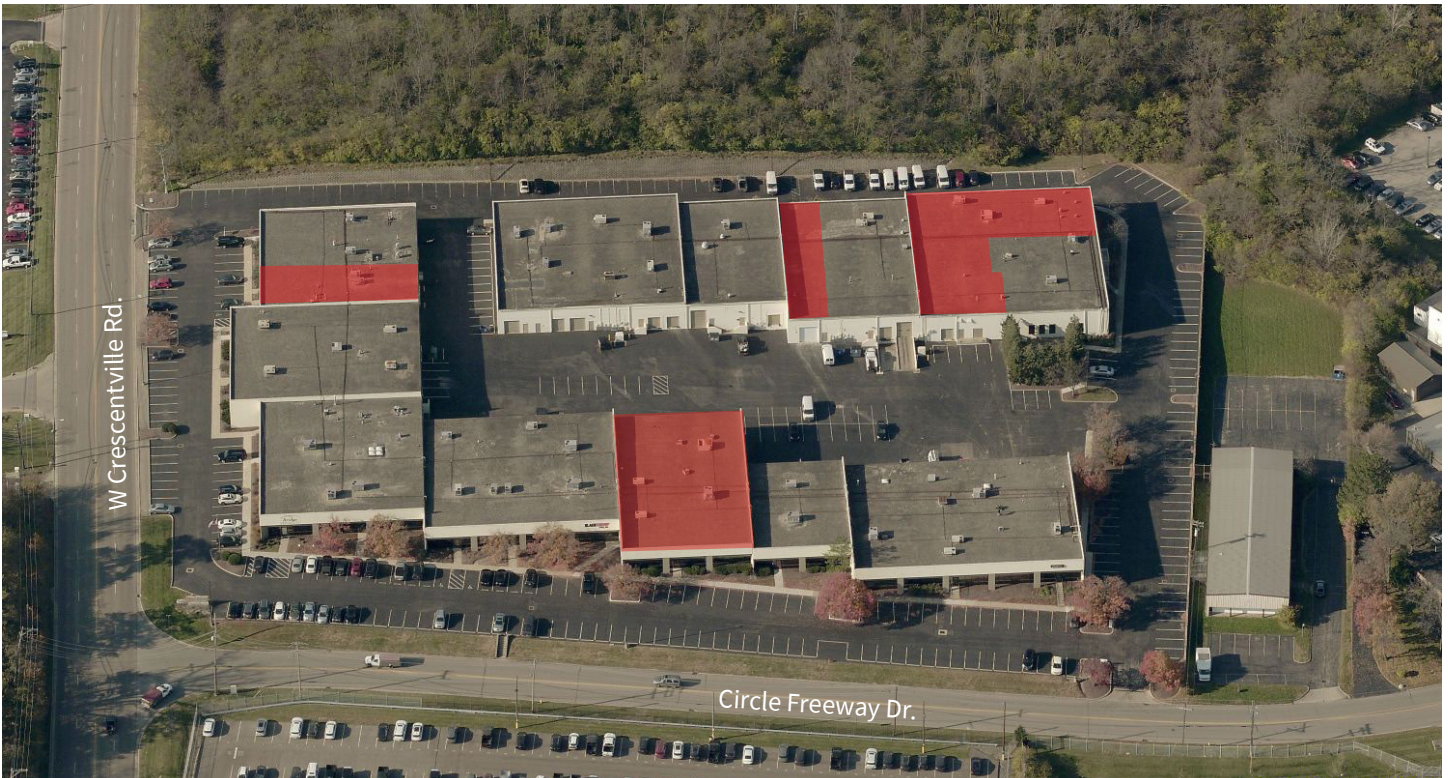
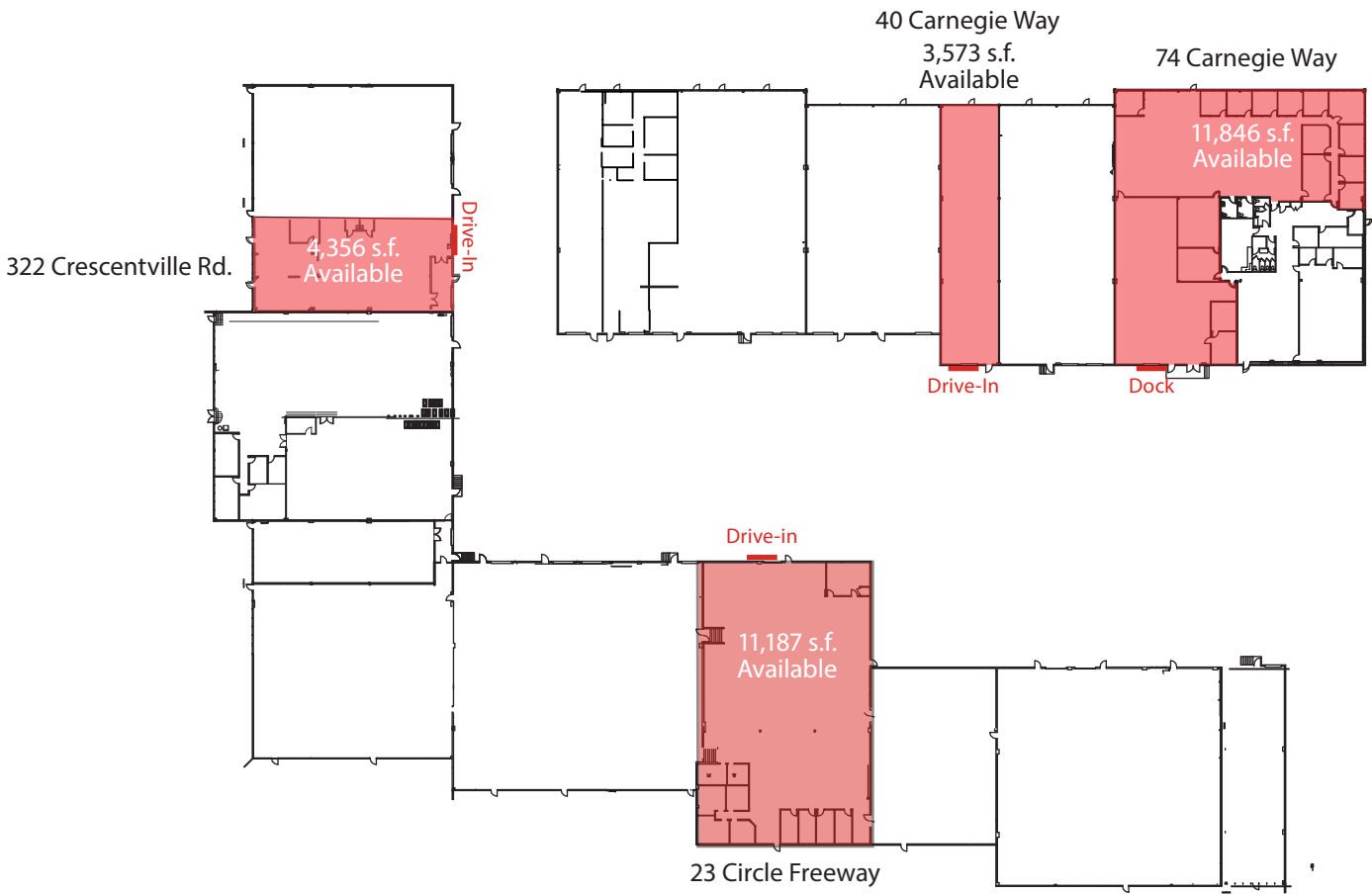


Property Specs & Location

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



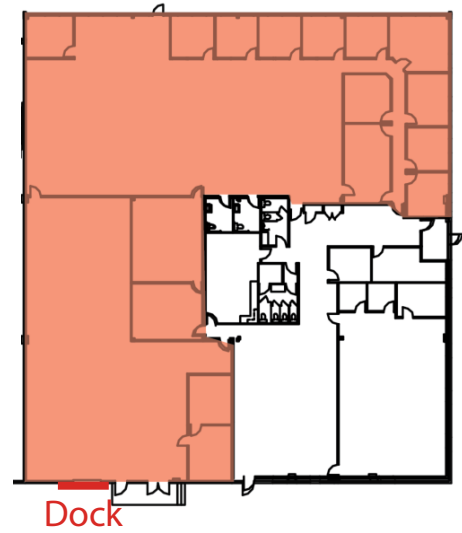
Availability



Floorplans

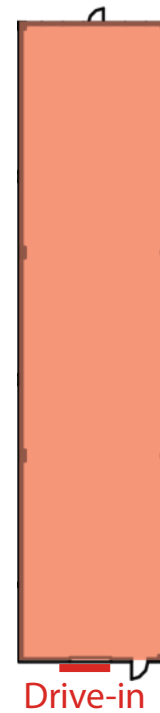
74 Carnegie Way

Total s.f.: 11,846 s.f.
Office s.f.: 7,500 s.f.
Loading: 1 dock
Ceiling: 19'
Sprinkler: Wet
Power: 3 Phase / 480 Volts
Lease Rate: \$6.50 / s.f. nnn



40 Carnegie Way

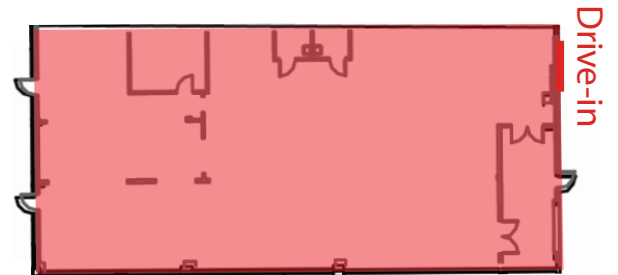
Total s.f.: 3,573 s.f.
Office s.f.: 0 s.f.
Loading: 1 drive-in
Ceiling: 19'
Sprinkler: Wet
Power: 3 Phase / 480 Volts
Lease Rate: \$5.00 / s.f. nnn



Floorplans

322 Crescentville Rd.

Total s.f.:	4,356 s.f.
Office s.f.:	1,000 s.f.
Loading:	1 drive-in
Ceiling:	19'
Sprinkler:	Wet
Power:	3 Phase / 480 Volts
Lease Rate:	\$5.50 / s.f. nnn



23 Circle Freeway

Total s.f.:	11,187 s.f.
Office s.f.:	+/- 2,000 s.f.
Loading:	1 drive-in
Ceiling:	17'
Sprinkler:	Wet
Power:	3 Phase / 480 Volts
Misc:	100% AC
Lease Rate:	\$5.95 / s.f. nnn

