

FOR LEASE

KEMPER WOODS BUSINESS CENTER

1310-1330

KEMPER MEADOW DRIVE

Forest Park, OH 45240



PROPERTY OVERVIEW

Strategically located less than one mile from Interstate 275 in Cincinnati's Northwest market, Kemper Woods Business Center consists of three multi-tenant, office warehouse buildings, in a campus like setting.

- + 98,248 Total Sq. Ft.
- 3,818 - 30,027 sq. ft. available
- + 14' - 16' Clear height
- + Ample parking
- + 480 Volt, 3-Phase Power
- + Proximity to restaurants, hotels and other amenities.



CONTACT US

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BRENNAN
INVESTMENT
GROUP
PRINCIPLES
IN
REAL ESTATE

FOR LEASE KEMPER WOODS

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KEMPER MEADOW DRIVE
Forest Park, OH



BUILDING SPECIFICATIONS

Feature	Details
Size	98,248 Sq. Ft.
Land	9.931 Acres
Year Built	1988
Construction	Concrete block/brick facade
Clearance	14' to 16'
Sprinkler	Wet System
Lighting	Fluorescent/Metal Halide
Parking	227 parking spaces
Zoning	SPA-1 (Special Planning Area)
HVAC	Rooftop Units
Power	Electric 480 Volt, 3-Phase
Roof	Mechanically-fastened EPDM rubber replaced in 2004
Exterior Amenities	Grass, gravel and natural forest courtyards with irrigated planted beds and a picnic grove.



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 **SITE PLAN**



AVAILABLE SUITES

**1320
 BLDG B
 SUITE 500**

- 30,027 SF available
- 17,762 SF office
- 5 Docks
- 1 Drive-in door
- 100% HVAC
- \$5.95/SF NNN

**1320
 BLDG B
 SUITE 600**

- 3,818 SF available
- 3,818 SF office
- 100% HVAC
- \$7.50/SF NNN

**1330
 BLDG C
 SUITE 500**

- 6,593 SF available
- 6,593 SF office (can convert back to warehouse)
- 2 Dock locations currently converted to windows
- 100% HVAC
- \$6.25/SF NNN

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SITE AERIAL



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