



**now leasing**

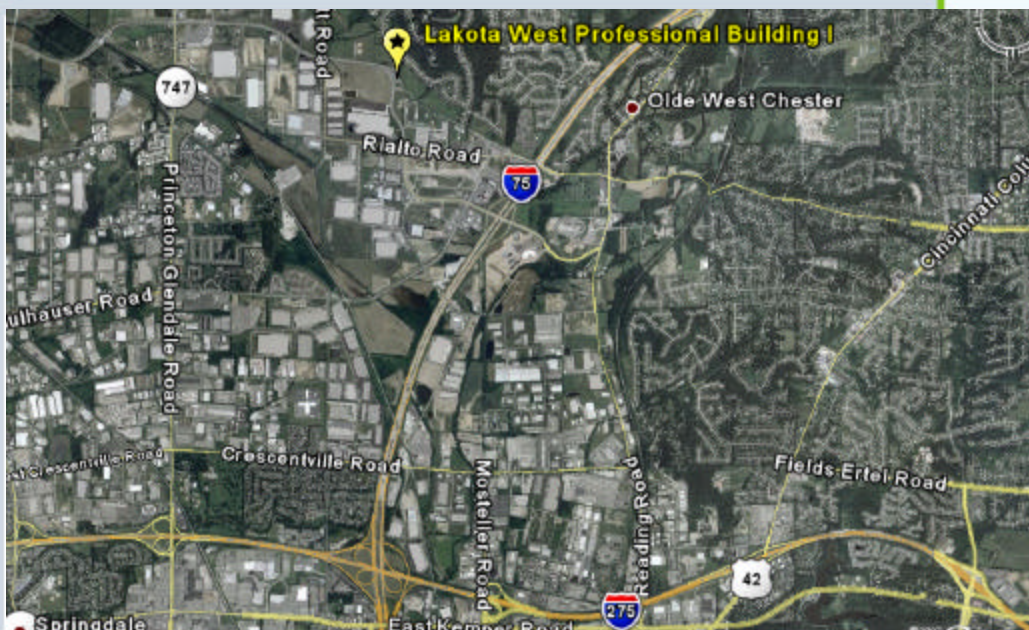
**8760 Union Centre Boulevard  
West Chester, OH 45069**



### property highlights

#### LAKOTA WEST PROFESSIONAL BUILDING I

- 3,508 sq. ft. of beautiful office or showroom space with excellent tenant finish
- May consider subdivide
- Immediate occupancy
- Convenient location just off I-75
- Great exposure on heavily traveled Union Centre Blvd in popular West Chester
- Ample convenient parking
- Secured private entry to your own suite
- No earnings tax
- Separate Utilities



### contact

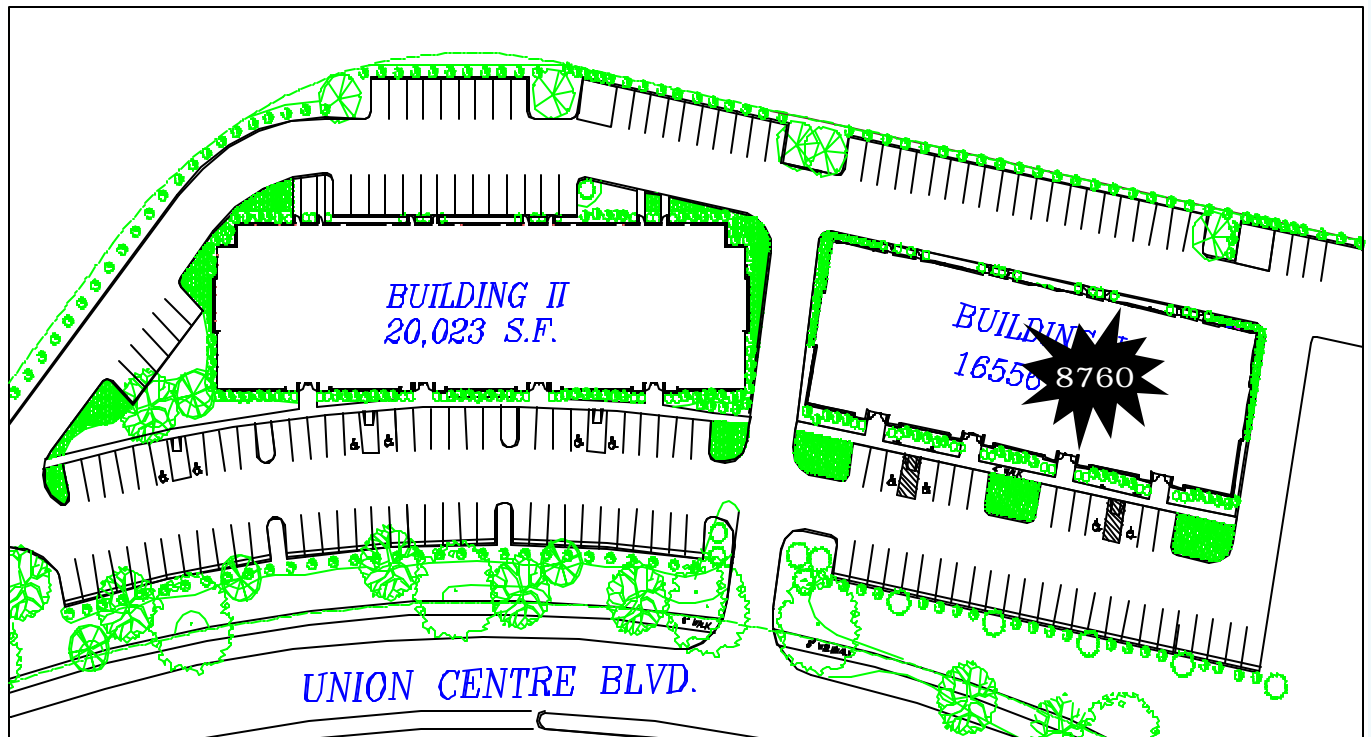
**John Stretch**

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## Lakota West Professional Building I

<b>Location:</b>	West Chester	<b>Building Type:</b>	Multi-Tenant Office
<b>Year Built:</b>	2001	<b>Visibility/Exposure:</b>	Excellent
<b>Construction:</b>	Brick Exterior	<b>Parking:</b>	Ample Spaces
<b>Signage:</b>	Road Monument & Fascia	<b>Lease Term:</b>	5 years
<b>Tenant Finish:</b>	Office	<b>Available SF:</b>	3,508 SF
<b>Total Building:</b>	16,556 SF	<b>Occupancy:</b>	Immediate
<b>Utilities:</b>	Separately Metered	<b>Pass Through Rate:</b>	\$4.13 psf

**Rental Rate:** \$15.00 psf nnn

**Contact:** John Stretch at 513-860-5050 or [john@nrrg.com](mailto:john@nrrg.com)

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