



FOR SALE/LEASE

7136-7140 Office Park Drive

West Chester (Liberty Twp), OH 45069



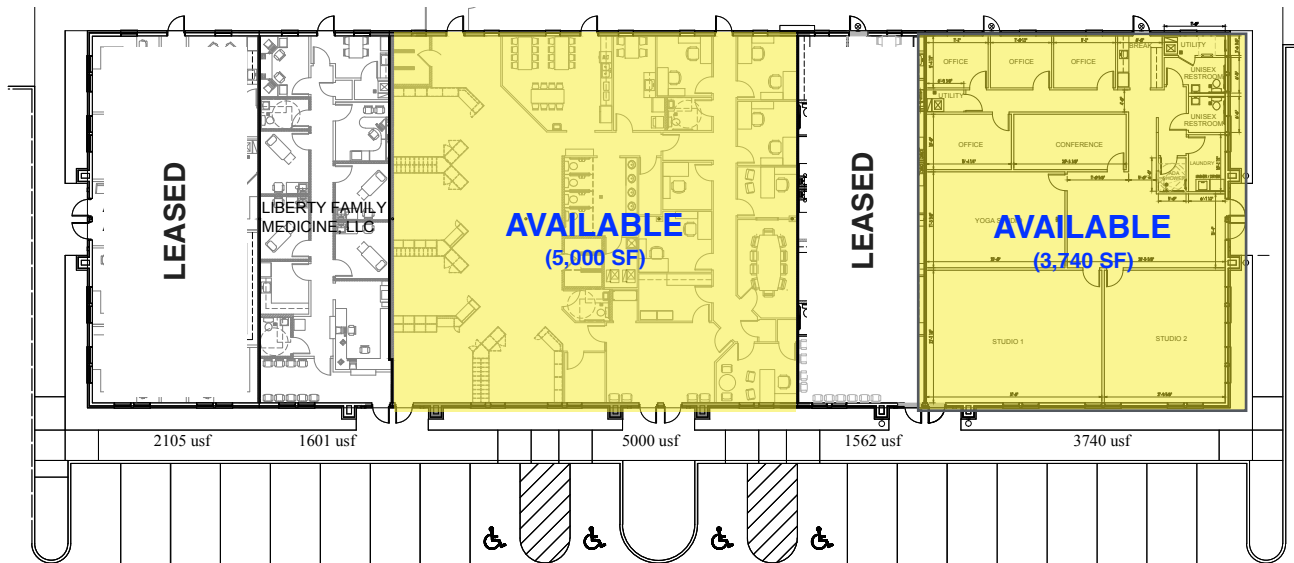
Property Highlights

- 5,000 SF available - will demise (former school/day care)
- 3,740 SF available 5/1/20 (former yoga studio)
- High visibility and convenient location-minutes to SR 129 & I-75 and Hamilton-Mason/Cincinnati-Dayton Rd intersection & Liberty Center
- Professional interior with custom finish allowance available
- Individual secured private entry for each suite
- Ample parking at your front door
- No earnings tax
- Offered at \$2,300,000.00 (\$165 PSF)



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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. While we believe it to be accurate, we cannot guarantee this information.



Property Details

Location	West Chester (Liberty Twp), OH 45069 (Butler County)
Building Type	Multi-tenant professional office building
Year Built	2009
Available SF	5,000 SF (former school) - will demise, 3,740 SF (former yoga studio)
Construction	Brick exterior
Signage	Street marquis and fascia
Occupancy	5,000 SF-Immediate, 3,740 SF available 5/1/20
Lease Term	Negotiable
Operating Expenses	\$4.25 PSF (\$3.30 taxes / \$0.20 ins / \$0.75 CAM)
Lease Rate	\$14.50 PSF NNN
Offered at	\$2,300,000.00 (\$165 PSF)

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The reputation for results.*

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