

FOR LEASE

# West Chester Village Mall

7368 & 7372 Kingsgate Way  
West Chester, OH 45069



## Property Highlights

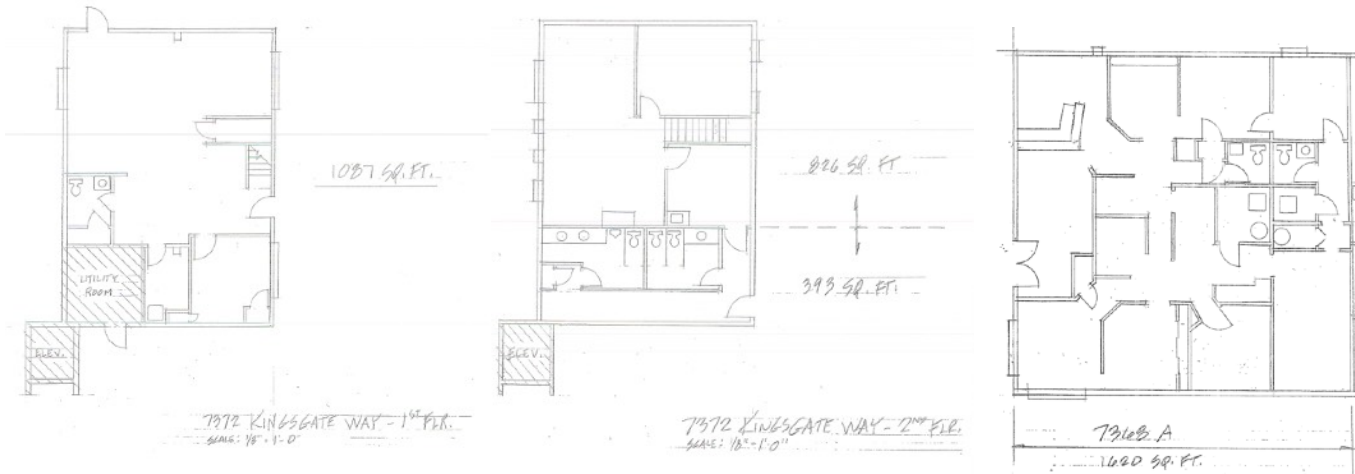
- 1,620 SF and 2,306 SF office finish
- Minutes to I-75 at Tylersville exit
- Highly developed retail area and densely populated
- Ample & convenient parking
- Private suite entries
- Elevator for 2nd floor access
- No earnings tax
- Asking rates: \$12.00 MG  
(tenant pays all utilities)
- TIA available for qualified term and tenants  
(may also be purchased - call agent for details)



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1st floor- 1,087 SF

2nd floor- 1,087 SF

## Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant office buildings
Total GLA	9,345 SF
Parking	Ample, convenient
Signage	Street reader
Occupancy	Immediate
Tenant Finish	Professional office (TIA for qualified tenants & term)
Utilities	Separately metered (tenant responsible for all)
Lease Term	Negotiable
Available SF	1,620 and 2,306
Lease Rate	\$12.00 PSF MG ( <i>allowances available for qualified tenants &amp; terms</i> )

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