



FOR LEASE

Eastgate Professional Office Park

4357-4360 Ferguson Drive | Cincinnati OH 45245

4355 (Building 4)

4357 (Building 3)

4358 (Building 2)

4360 (Building 1)

FOR MORE INFORMATION PLEASE CONTACT:

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HOME

HIGHLIGHTS

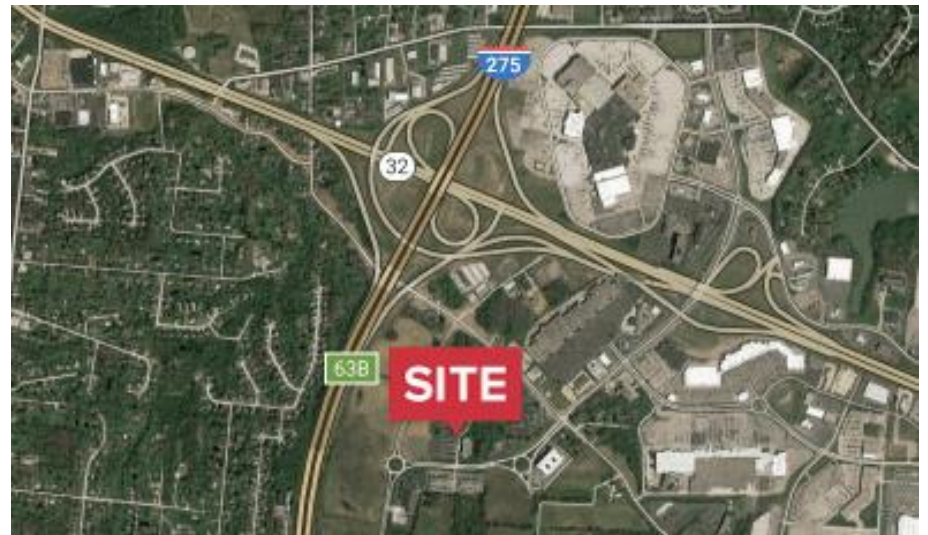
AVAILABLE

AREA

PROPERTY HIGHLIGHTS

The Eastgate Professional Office Park supplies the Cincinnati Eastgate area with professional Class 'B' office space. Consisting of 4 buildings and totaling over 120,000 square feet, making the park one of the largest office parks in the Eastgate area. Easily accessible with amenities nearby.

- Ample Parking
- Easy Access to OH-32 and I-275
- Near Restaurants, Hotels, Banks and Retail
- Single Story and Two Story Buildings Available
- Suite Sizes from 1,000 RSF to over 7,638+ RSF



OFFERING HIGHLIGHTS

Total SF: 121,224 SF

Total Rentable SF Available: 29,433 RSF

Largest Space: 7,638 RSF

Lease Rate: \$16.00/RSF

Lease Type: Modified Gross

Building I Total Availability: 8,856 RSF

Building II Total Availability: 0 RSF

Building III Total Availability: 24,689 RSF

Building IV Total Availability: 4,744 RSF



BUILDING AVAILABILITY

Building I	
SUITE	SQFT
100	6,000
130	1,000
160	1,856

Building II	
SUITE	SQFT
FULLY LEASED	

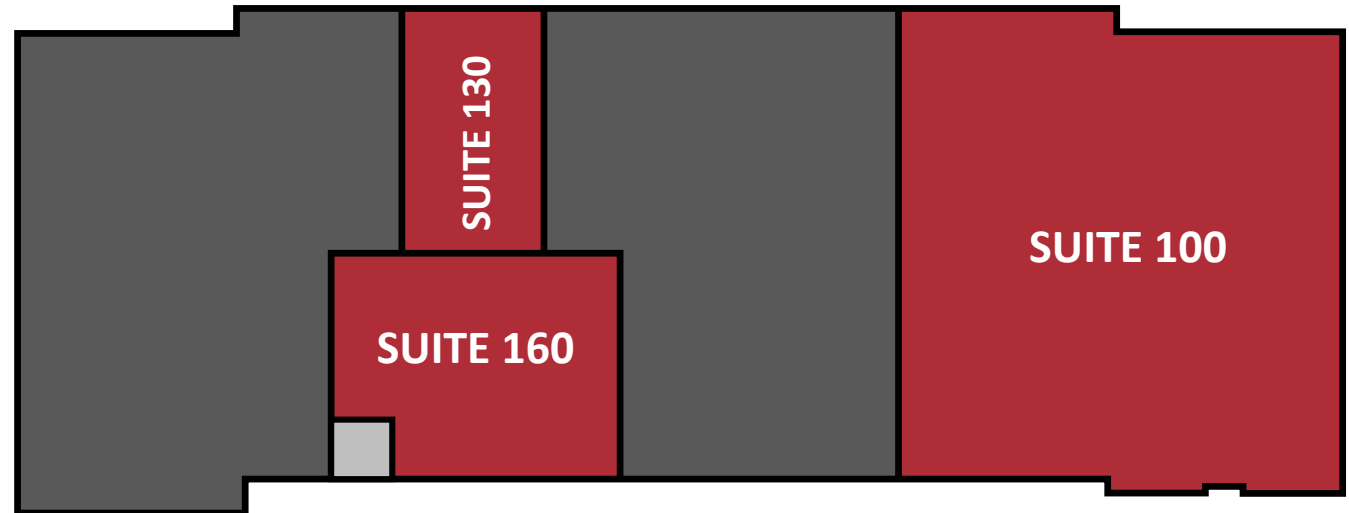
Building III	
SUITE	SQFT
100	3,427
150	7,638
180	2,010
190	1,912
205	1,700
220	3,140
230	2,437
260	1,226
280	1,199

Building IV	
SUITE	SQFT
120	1,470
130	1,840
290	1,434

Building I - 4360 Ferguson Drive

AVAILABLE	
SUITE	SQFT
100	6,000
130	1,000
160	1,856

LEASED
AVAILABLE

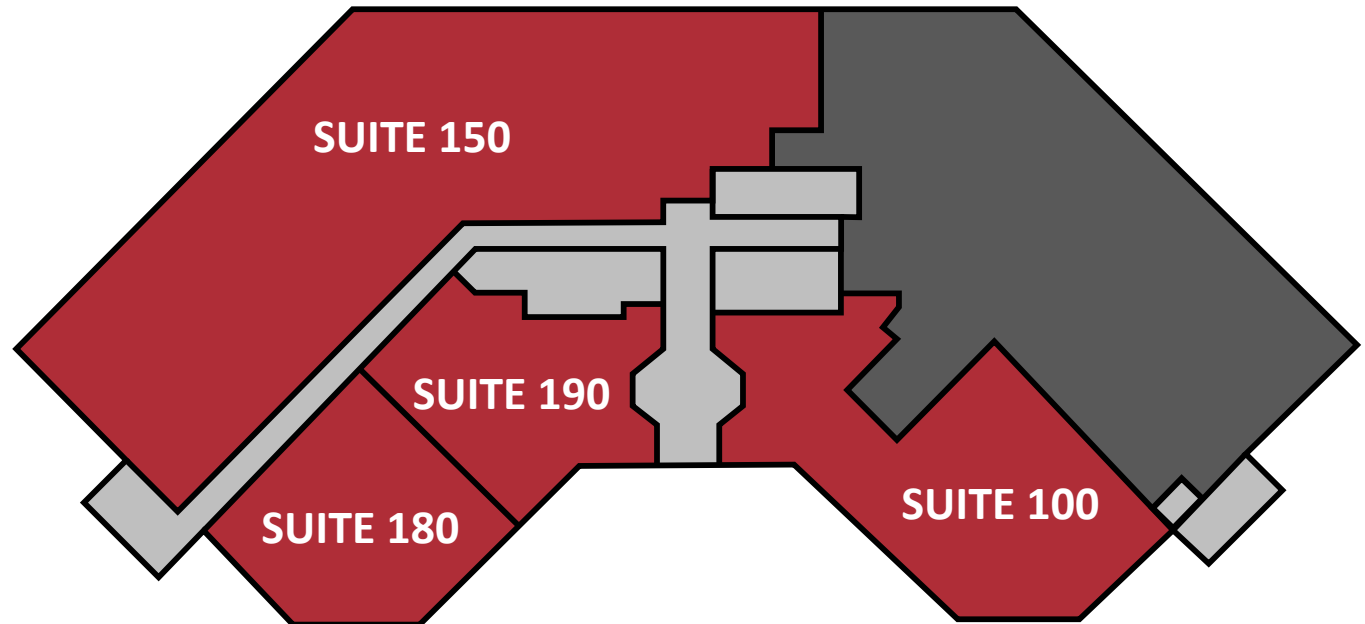


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Building III – FLOOR 1 - 4357 Ferguson Drive

AVAILABLE	
SUITE	SQFT
150	7,638
180	2,010
190	1,912
100	3,427

LEASED
AVAILABLE



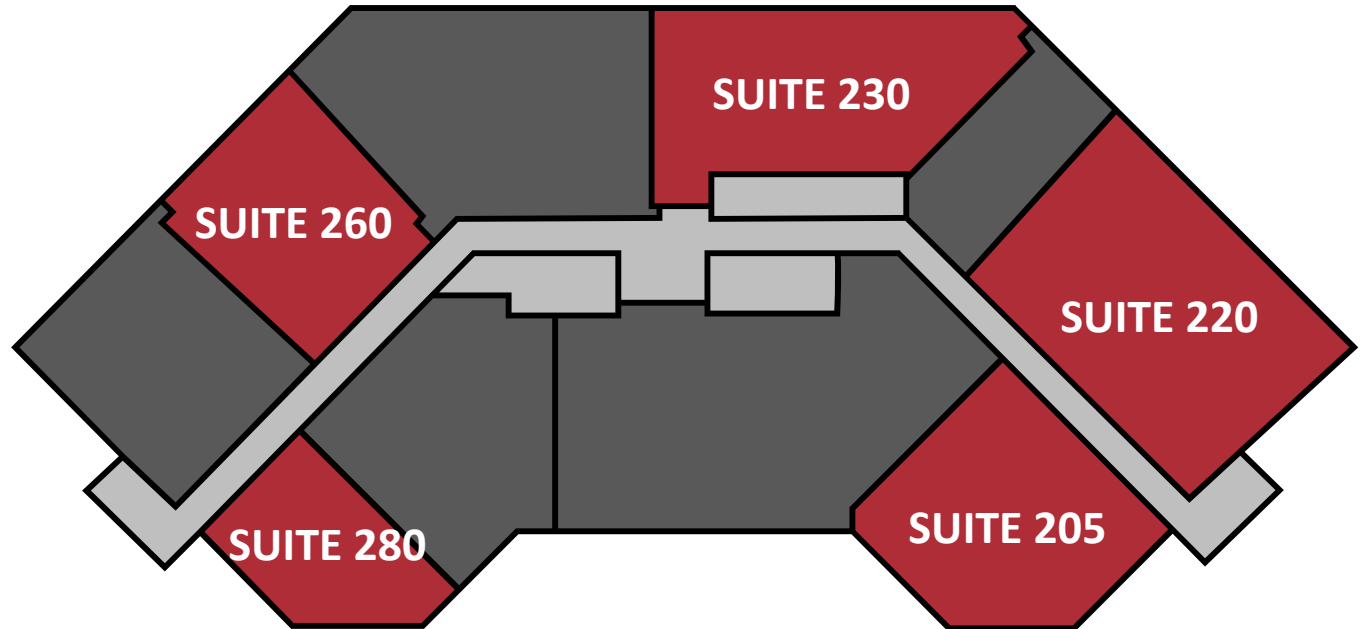
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Building III – FLOOR 2 - 4357 Ferguson Drive

AVAILABLE	
SUITE	SQFT
205	1,700
220	3,140
230	2,437
260	1,226
280	1,199

LEASED

AVAILABLE



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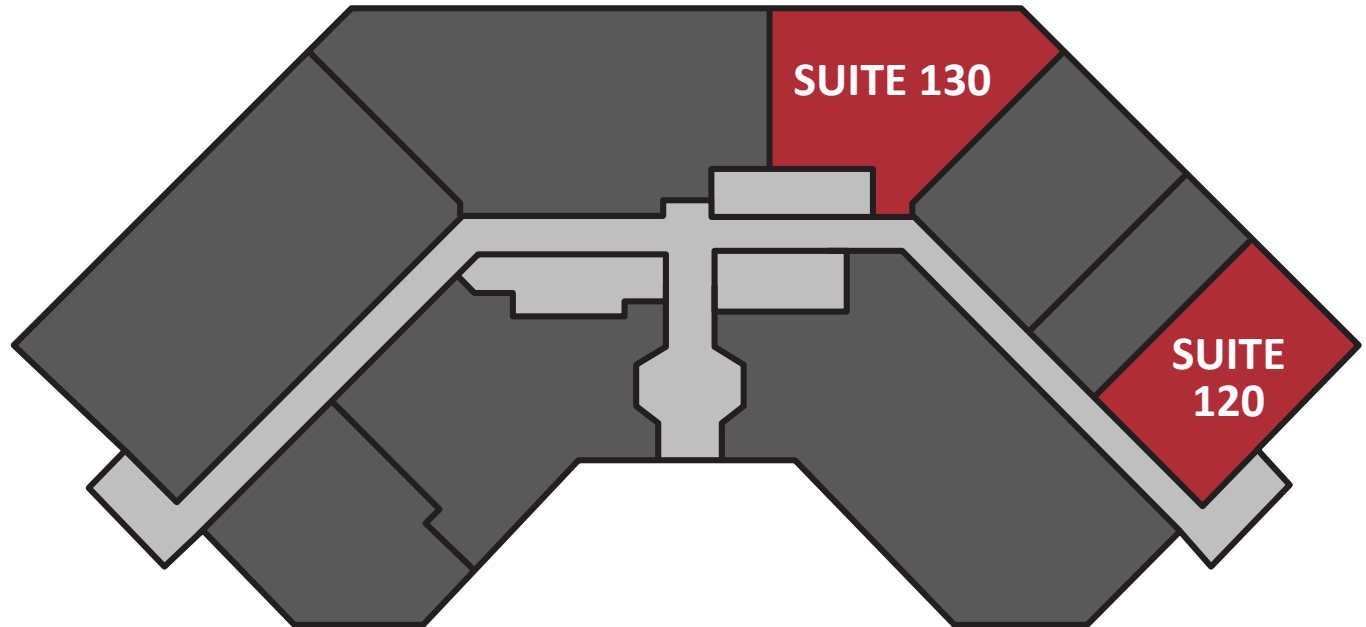
Building IV – FLOOR 1 - 4355 Ferguson Drive

AVAILABLE

SUITE	SQFT
130	1,840
120	1,470

LEASED

AVAILABLE

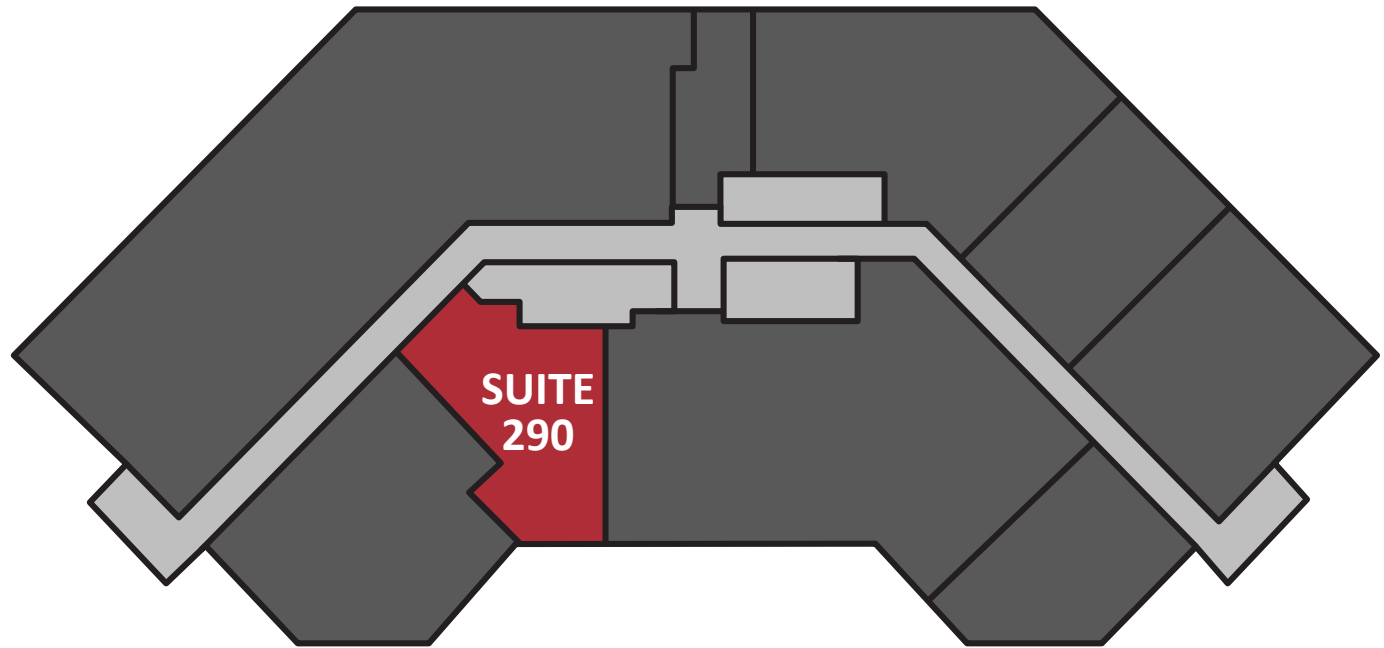


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Building IV – FLOOR 2 - 4355 Ferguson Drive

AVAILABLE

SUITE	SQFT
290	1,434

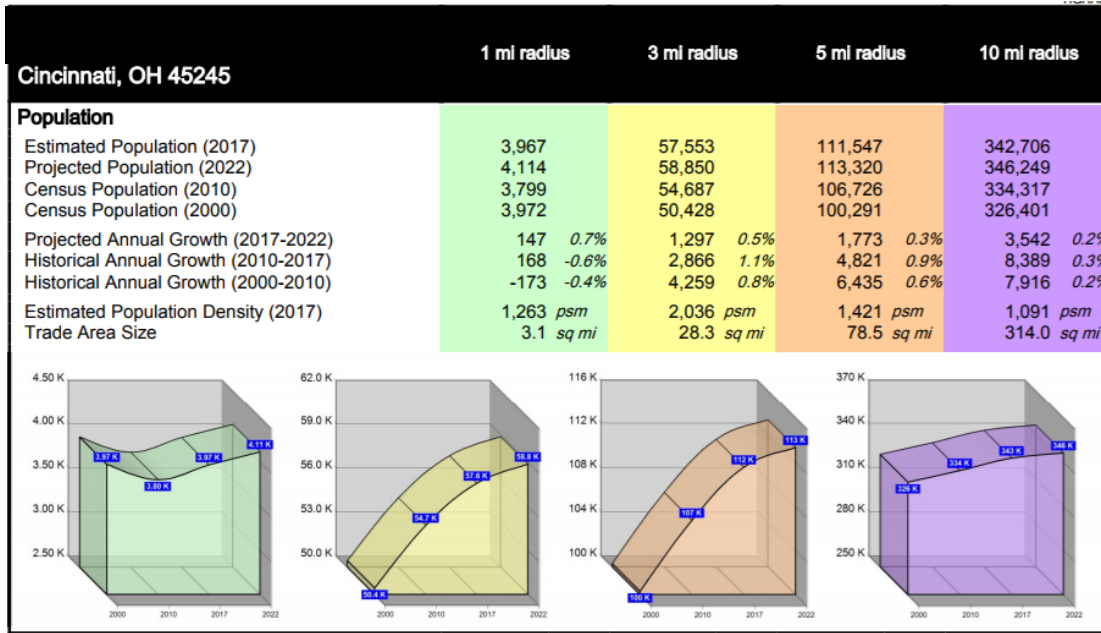


LEASED

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AREA



RETAILER MAP



EASTGATE OFFICE PARK