

FOR LEASE

**10653 Techwoods Circle**

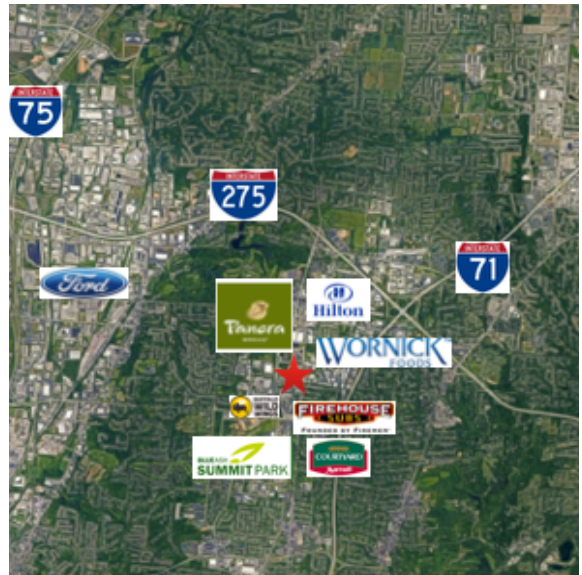
Cincinnati, OH 45242



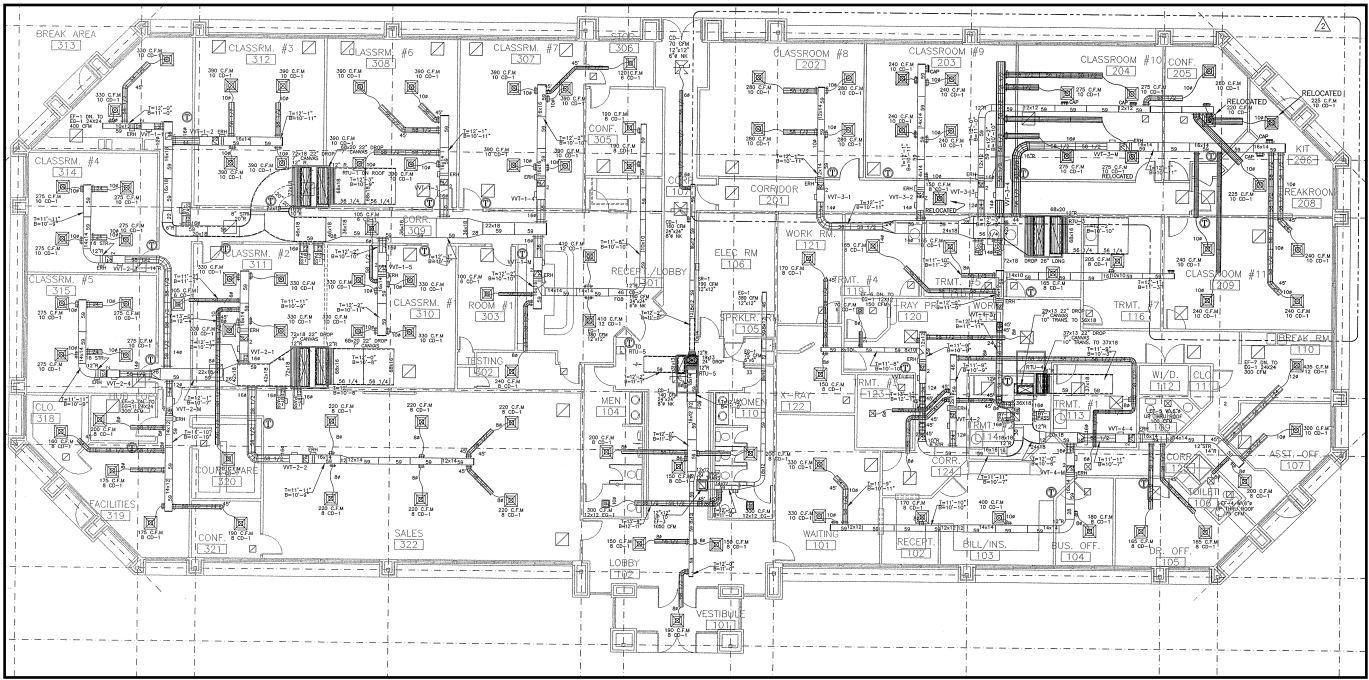
**UNDER NEW OWNERSHIP OFFERING AGGRESSIVE RATES!**

**Property Highlights**

- 3,312 SF (potentially fully furnished), kitchenette, separately metered, lots of offices and windows
- 2,917 SF with lots of windows and ready for BTS
- Located in Blue Ash with easy access to I-71 & I-275
- Park-like setting with convenient parking & 24 hour access
- Many amenities nearby: Summit Park, Kroger, Target, Starbucks, Blue Ash golf course and more!
- Convenient and ample parking
- Immediate occupancy
- Offered at: \$9.50 PSF NNN (OpEx \$6.00 PSF for initial two years & then controllable capped)
- TIA for qualified tenants and terms!



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## Property Details

Location	Cincinnati, OH (Blue Ash)
Building Type	Free-standing, multi tenant, single-story
Available SF	2 suites - 3,312 & 2,917 SF
Parking	Ample
Utilities	Separately metered and pro-rata (varies by space)
Term	3-5 years
Occupancy	Immediate
Lease Rate	\$9.50 PSF NNN (OpEx \$6.00 PSF initial 2 years then capped)

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