

## FOR SALE/LEASE

### Eden Roc Professional Offices

870-F NW Washington Boulevard  
Hamilton, OH 45013



#### Property Highlights

- 3,880 SF
- End cap unit, single story
- 3 private offices, open area, large ADA bathrooms and break room
- Convenient parking in lot and garage
- Separately metered utilities
- Located in highly developed retail and residential area
- Water view
- Ideal for medical or professional users
- **Offered at:** \$291,000 (\$75 PSF)
- **Lease Rate:** \$11.75 PSF NNN (\$3.85 PSF OpEx includes condo fee)



#### North Ridge Realty Group

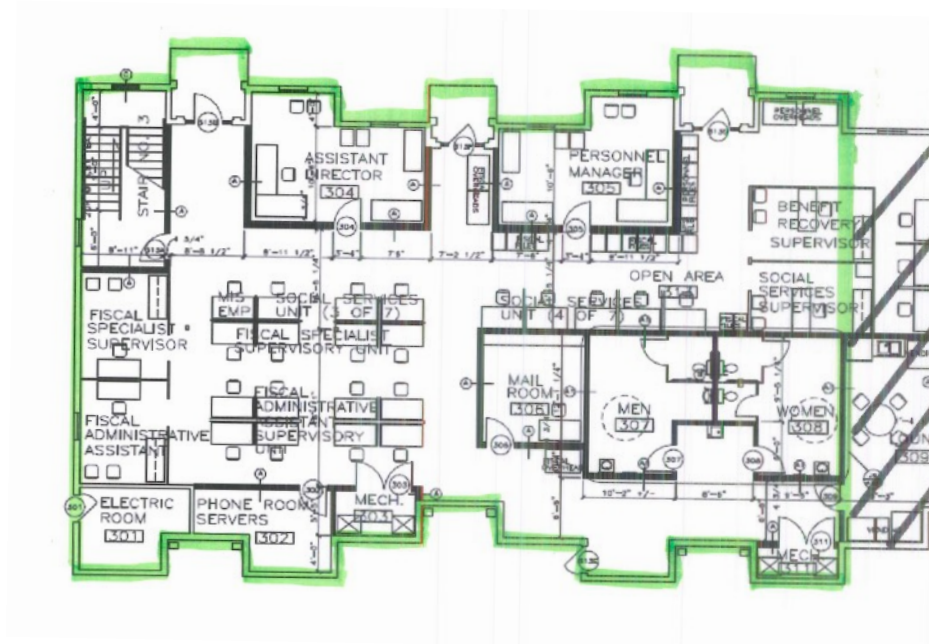
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Location	Hamilton, OH (Butler County)
Building Type	Multi-tenant professional office condo
Available SF	3,880 SF
Utilities	Separately metered
Year Built	1997
Parking	Ample, convenient, shared parking
Parcel ID	P6600140000015
Taxes	\$2,526/half
Lease Rate	\$11.75 PSF NNN (OpEx of \$3.85 includes condo fee)
Condo Fees	\$3.35 PSF (does not include property taxes)
Asking Price	\$291,000 (\$75 PSF)

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