

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.50 psf (MG)
SPECIAL RATE:	\$13.95psf (MG) Through March only
Building Size:	15,200 SF
Available SF:	280 - 745 SF
Lot Size:	0.47 Acres
Number of Units:	17
Year Built:	1987
Zoning:	General Business
Market:	Cincinnati
Submarket:	Blue Ash

PROPERTY OVERVIEW

Professional small office suites (280 sqft - 745 sqft) available for lease in Blue Ash. Located on the corner of Towne Square Ave and Hunt Rd., just minutes from I-71 and Ronald Regan Highway. Heavily populated area and every amenity imaginable within a few minutes' drive. This is an affordable option for small business owners to be able to publish a desirable business address and unlock all the benefits of marketing with Google and other SEO optimization efforts. The owners have the availability to combine offices for a larger suite (745sqft). Ample parking with over 50 spaces. Included in the rent structure, cleaning of the hallways and bathrooms twice a week. Full grounds maintenance. In addition to the rent, Tenants pay electric, phone and internet.

PROPERTY HIGHLIGHTS

- Professional small office suites (325 sqft - 745 sqft) available for lease in Blue Ash.
- Located just minutes from I-71 and Ronald Regan Highway. On bus route.
- Every amenity imaginable within a few minutes' drive.
- Affordable option for small business owners to unlock all the benefits of marketing with Google.



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	325 - 745 SF	Lease Rate:	Starting at \$326.00

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9420 Towne Square Ave. #7	Available	350 SF	Modified Gross	\$452 per month	Reception and private office with bank of closets.
9420 Towne Square Ave. #3	Available	280 SF	Modified Gross	\$326 per month	One open workspace. New LVT flooring.
9420 Towne Square Ave. #20	Available	395 SF	Modified Gross	\$510 per month	Reception and private office with closet.

BEN TRAUTMANN
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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

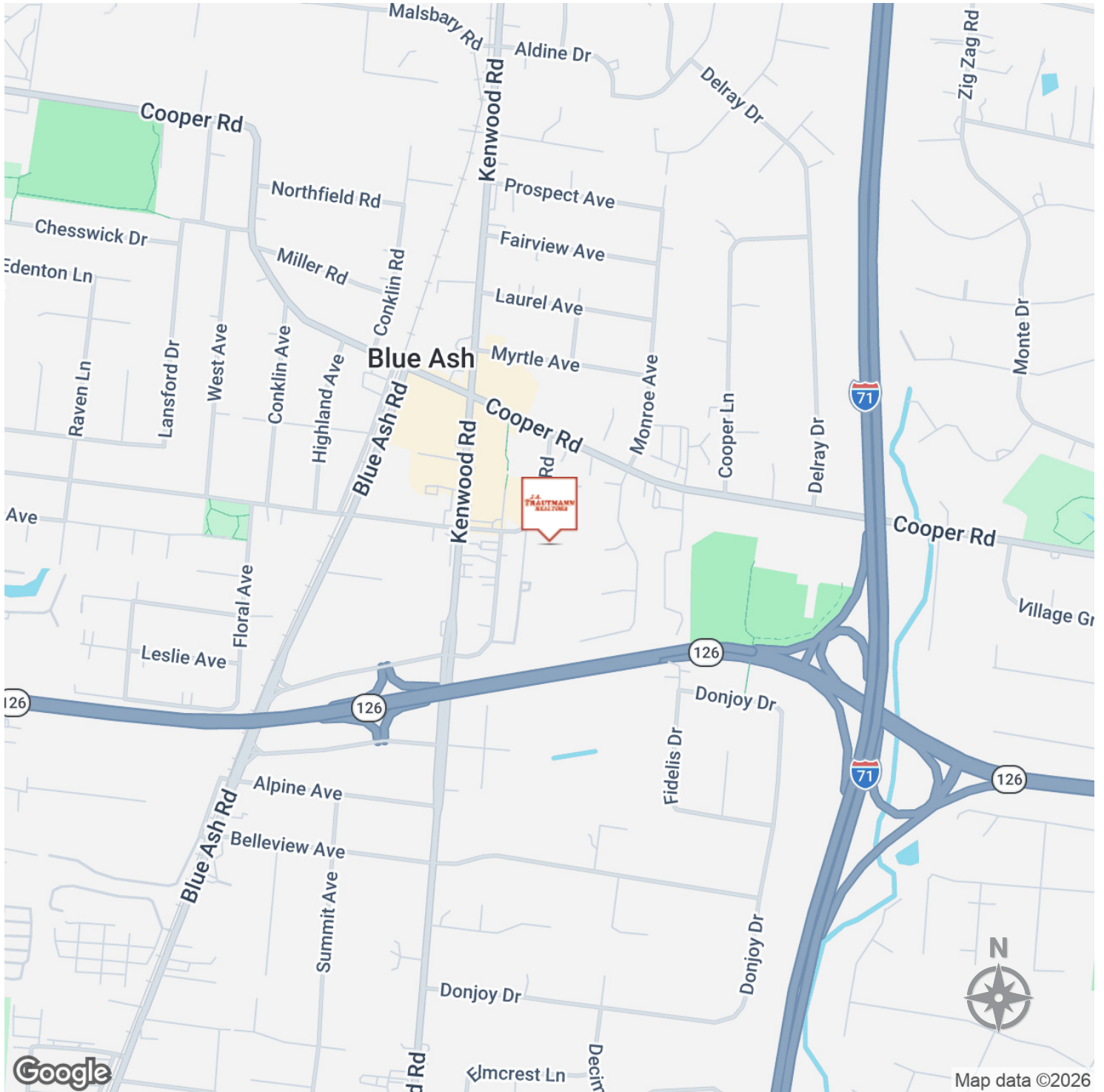


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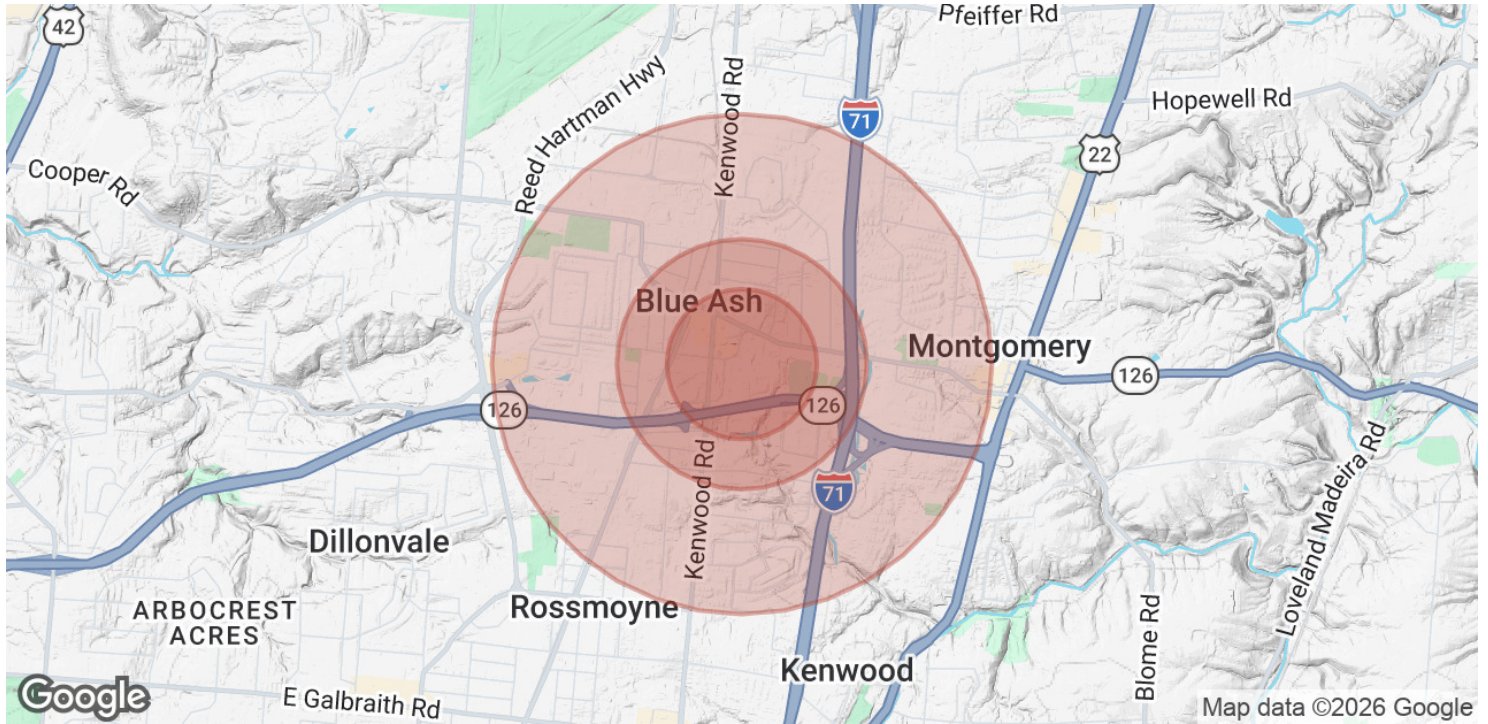
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,252	3,013	9,407
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	589	1,348	3,826
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$115,658	\$121,775	\$146,869
Average House Value	\$488,879	\$463,996	\$487,134

Demographics data derived from AlphaMap