

UNION CENTER OFFICE PLEX
8610-8634 JACQUEMIN DR.
West Chester, OH 45069



Dan McDonald
Dan.mcdonald@lee-associates.com
D. 513.588.1113
C. 513.608.2984

Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690



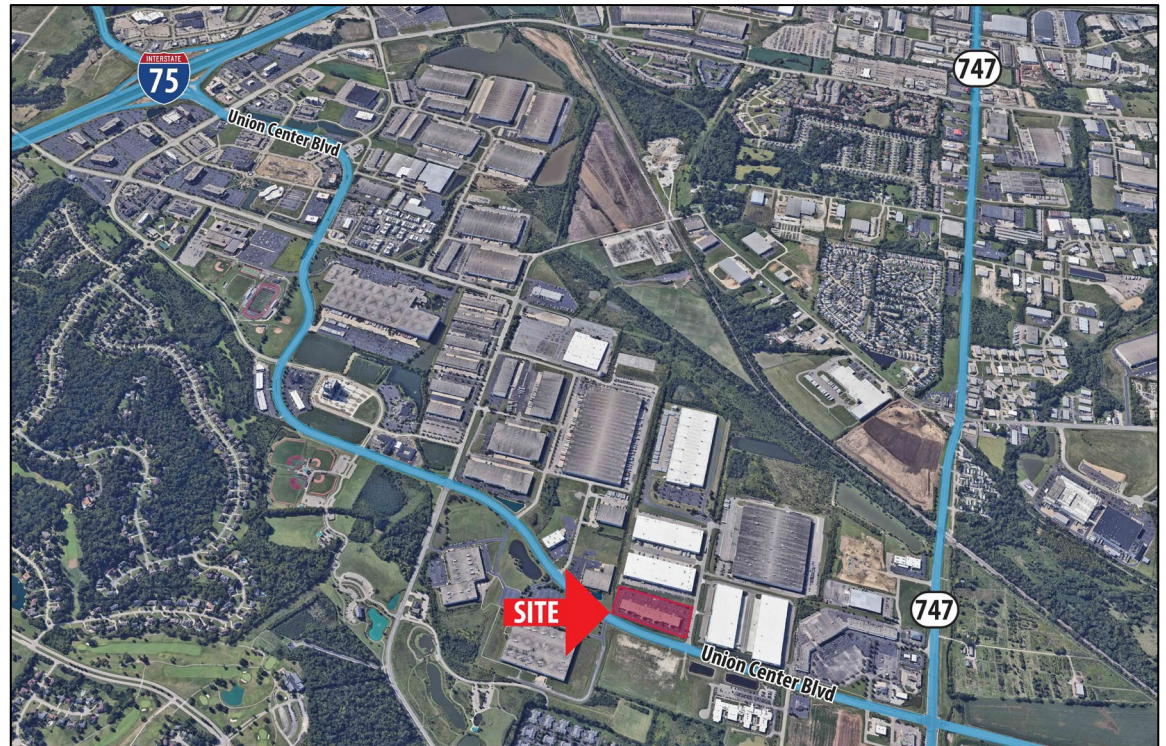
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

UNION CENTER OFFICE PLEX
8610-8634 JACQUEMIN DR.
West Chester, OH 45069

SPACE AVAILABLE: +/- 8,495 SQFT
+/- 7,289 SQFT

PROPERTY HIGHLIGHTS:

- No Earnings Tax
- Close Access to I-75 & I-275
- (4) EA, Man Doors – Front & Back Access
- Lodging, Retail, & Restaurants
- Free Parking



UNION CENTER OFFICE PLEX
8610-8634 JACQUEMIN DR.
West Chester, OH 45069

PROPERTY SPECIFICATIONS

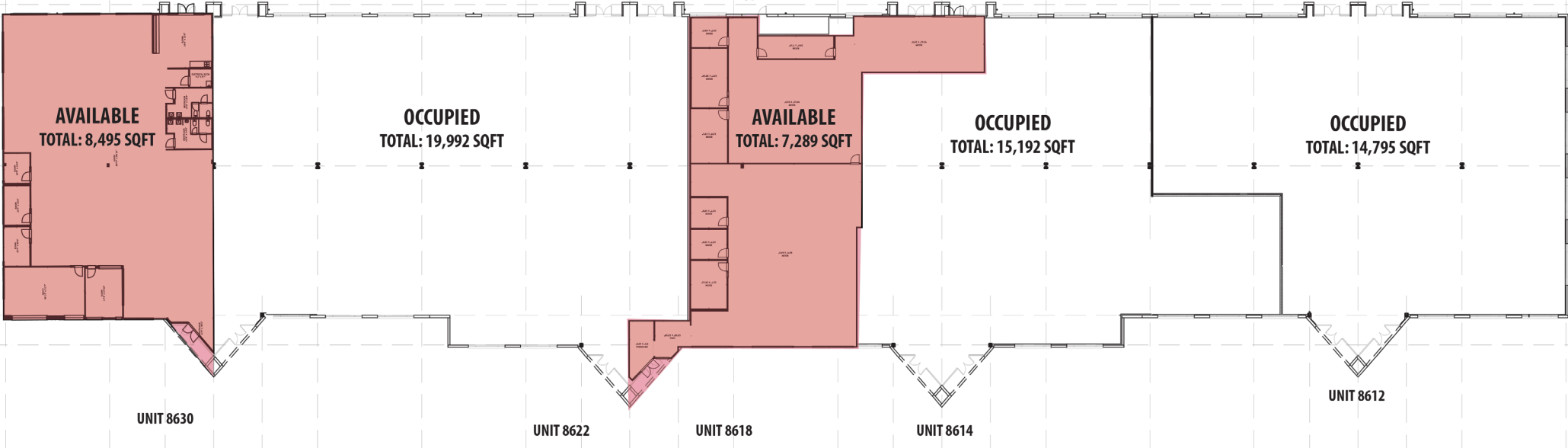
Total Building SQFT:	66,000 SQFT
Parking:	369 Total - Parking Spaces
Year Built:	2005
Construction Type:	Concrete Tilt-Up
Ceiling Height:	18'
Column Spacing:	40' X 50'
Floor:	6" Slab on Grade
Doors:	Front & Back Access
Utilities:	Gas & Electric 480V
Sprinkler:	Wet System
Zoning:	M2, General Industrial- Butler
Jurisdiction:	Unincorporated Butler County

RENT INFORMATION

Net Lease Rate:	\$11.50 PSF
Estimated Operating Expenses:	\$2.95 PSF



UNION CENTER OFFICE PLEX
8610-8634 JACQUEMIN DR.
West Chester, OH 45069



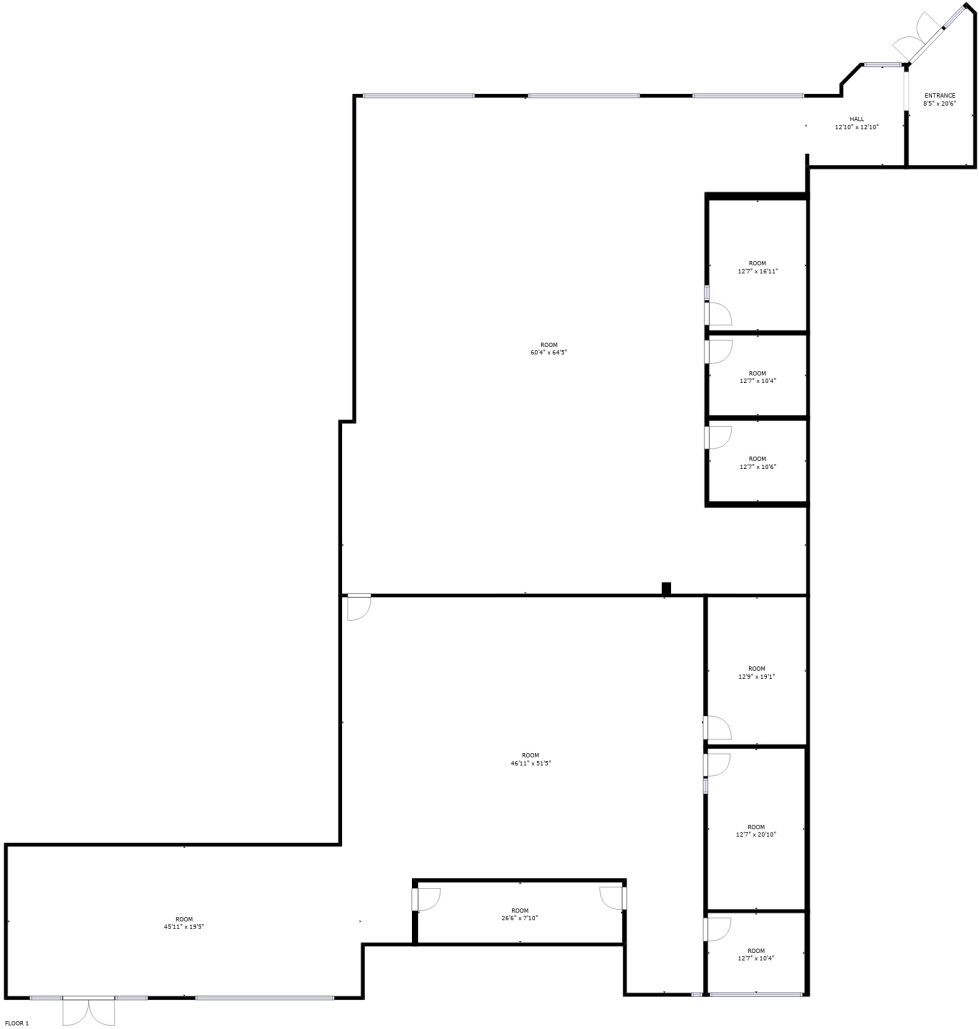
UNION CENTER OFFICE PLEX

8618 JACQUEMIN DR. - 7,289 SQFT

West Chester, OH 45069



Available
7,289 SQFT



UNION CENTER OFFICE PLEX
8630 JACQUEMIN DR. - 8,495 SQFT
West Chester, OH 45069

Available
8,495 SQFT

