



RATH EQUITY, LTD.

**36,000 SF
MULTI-TENANT
OFFICE BUILDING
FOR SALE**

LOCATED ACROSS THE STREET
FROM NEW WAWA
DEVELOPMENT

**OFFERED AT
\$900,000**

375 GLENSPRINGS DR
CINCINNATI, OH 45246



PROPERTY OVERVIEW

The offering consists of a ±36,000 square-foot office building in the heart of the Tri-County market. The property is positioned just off I-275 along a high-visibility commercial corridor and sits directly across from the brand-new Wawa development, a major regional traffic generator. This location benefits from strong daily activity, excellent accessibility, and long-term momentum driven by surrounding retail, medical, and service expansion.

The building is occupied by a mix of professional office tenants paying below-market rents, creating a clear value-add opportunity through targeted lease-up, rent growth, and cosmetic or operational enhancements. Its anchor tenant, Velocity Clinical Research, occupies nearly an entire floor and has been in place for more than 20 years, providing exceptional stability and reliable cash flow at approximately \$27 per square foot.

With durable demand, long-standing tenancy, and meaningful upside through repositioning and rent optimization, this asset offers investors the chance to acquire a well-located office building that delivers both stable in-place income and substantial long-term value creation potential.

SALE PRICE

\$900,000

SQ FT

±36,000

USE

Office Value-Add

PROPERTY HIGHLIGHTS

- >> Positioned just off I-275 in the heart of the highly trafficked Tri-County retail hub
- >> Benefits from dense daytime population strong household incomes, and proximity to major national retailers
- >> Flexible layout suitable for a wide range of uses
- >> Large surface parking field and multiple ingress/egress points to support high customer convenience
- >> Ideal for investors seeking repositioning, lease-up upside, or redevelopment potential in proven commercial submarket



PROPERTY AERIAL



123,695 VPD

COMING SOON



SPRINGFIELD PIKE | 22,605 VPD

GLENSPRINGS DR



NEARBY AMENITIES

HOBBY LOBBY

HARBOR FREIGHT
QUALITY TOOLS
LOWEST PRICES

PETSMART

Office DEPOT

Burlington

VCF VALUE CITY FURNITURE

planet fitness

TARGET

Sams CLUB

FIVE GUYS

GOLF GALAXY

SKY ZONE

ASHLEY

INTERSTATE 275

INTERSTATE 275

SPRINGDALE COMMUNITY CENTER

KEMPER RD

PRINCETON PIKE

SPRINGFIELD PIKE



LOWE'S **ALDI** **Chick-fil&** **Culver's**
DSW **five BELOW** **ROSS** **HAVERTYS**
DESIGNER SHOE WAREHOUSE® DRESS FOR LESS® MAKES IT HOME

RENT ROLL

Property - 375 Glensprings Dr

As of 9/20/2025

RENT ROLL							
Unit	Unit SF	Tenant Name	Actual Rent	Actual Rent per SF	Move In	Lease Expiration	BALANCE
100	2,000	VACANT	0.00	0.00			0.00
101	136	VACANT	0.00	0.00			0.00
102	400	VACANT	0.00	0.00			0.00
103	814	----	672.98	0.83	05/01/2024	04/30/2026	0.00
104	265	VACANT	0.00	0.00			0.00
105	265	VACANT	0.00	0.00			0.00
106	400	VACANT	0.00	0.00			0.00
107	960	VACANT	0.00	0.00			0.00
110	0	VACANT	0.00	0.00			0.00
115	1,600	VACANT	0.00	0.00			0.00
151	0	VACANT	0.00	0.00			0.00
200	6,400	----	6,489.00	1.01	07/11/2021	10/31/2026	0.00
201	7,200	VACANT	0.00	0.00			0.00
300	3,600	----	3,900.00	1.08	01/01/2024	12/31/2025	3,900.00
310	560	VACANT	0.00	0.00			0.00
320	300	VACANT	0.00	0.00			0.00
351	2,740	VACANT	0.00	0.00			0.00
355	0	VACANT	0.00	0.00			0.00
400	1,275	----	950.00	0.75	01/01/2021	12/31/2025	0.00
401	0	VACANT	0.00	0.00			0.00
405	0	VACANT	0.00	0.00			0.00
410	1,952	----	2,068.76	1.06	12/01/2022	11/30/2025	12,352.30
420	3,200	VACANT	0.00	0.00			0.00
TOTAL			14,080.74	0.41			16,252.30

Summary Groups	Square Footage	Actual Rent
Current/Notice/Vacant Tenants	34,067.00	14,080.74
Future Tenants/Applicants	0.00	0.00
Occupied Units	14,041.00	0.00
Total Non Rev Units	0.00	0.00
Total Vacant Units	20,026.00	0.00
TOTAL	34,067.00	14,080.74

OPERATING EXPENSES

OPERATING EXPENSES – Based on 2024 Numbers		
Expense	Yearly Amount	% of Exp
Taxes	\$27,541	25.43%
Insurance	\$11,614	10.72%
Landscaping	\$5,669	5.23%
Pest Control	\$300	0.28%
Janitorial/Cleaning	\$8,682	8.02%
Snow Removal	\$600	0.55%
5116 Fire Life Safety	\$904	0.83%
HVAC Repairs & Maintenance	\$9,327	8.61%
Electric Repairs & Maintenance	\$1,417	1.31%
Elevator Repairs & Maintenance	\$3,993	3.69%
Plumbing Repairs & Maintenance	\$3,420	3.16%
General Repairs & Maintenance	\$4,580	4.23%
Internet/Telephone	\$1,593	1.47%
Water & Sewer	\$3,779	3.51%
Electric/Gas	\$21,942	20.26%
Garbage	\$2,927	2.70%
TOTAL	\$108,308	100%

Net Operating Income (In Place)		
Income	\$175,363	100.00%
Expenses	\$108,308	61.76%
TOTAL NOI	\$67,055	38.24%

5 MILE KEY FACTS

DEMOGRAPHICS

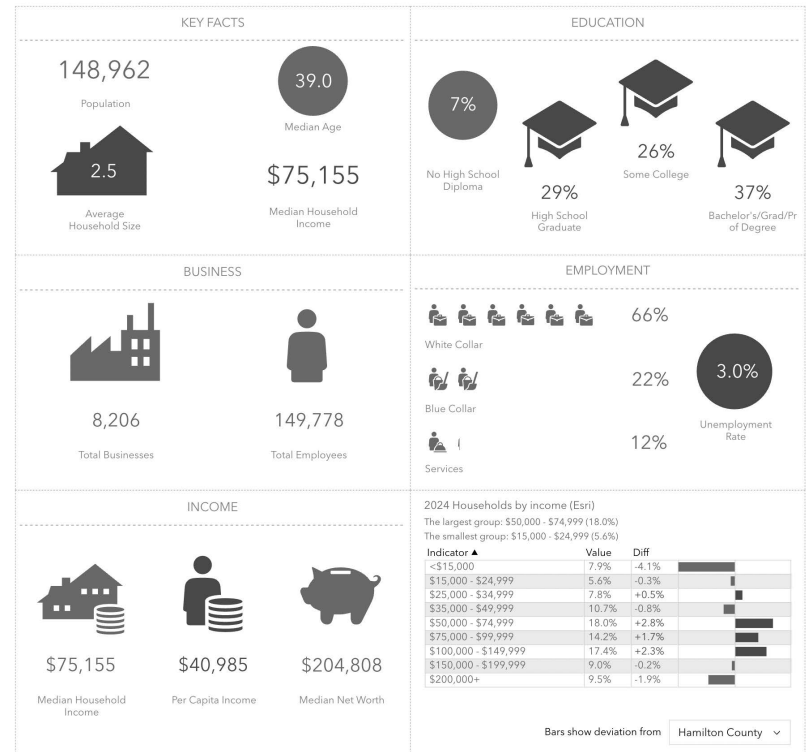
	1 MILE	3 MILE	5 MILE
Population	8,277	58,008	148,962
Households	3,331	23,568	59,062
Families	1,943	13,852	37,302
Average Household Size	2.42	2.43	2.49
Owner Occupied Housing Units	1,927	13,104	37,487
Renter Occupied Housing Units	1,404	10,464	21,575
Median Age	42.2	37.8	39.0
Median Household Income	\$67,138	\$65,540	\$75,155
Average Household Income	\$85,353	\$87,393	\$103,200

	1 MILE	3 MILE	5 MILE
Population	8,684	58,759	149,631
Households	3,501	23,869	59,407
Families	2,018	13,857	37,063
Average Household Size	2.42	2.43	2.49
Owner Occupied Housing Units	1,992	13,402	38,151
Renter Occupied Housing Units	1,509	10,467	21,256
Median Age	43.7	39.2	40.2
Median Household Income	\$80,248	\$76,728	\$85,534
Average Household Income	\$103,368	\$103,414	\$120,349

148,962
5-Mile
Population

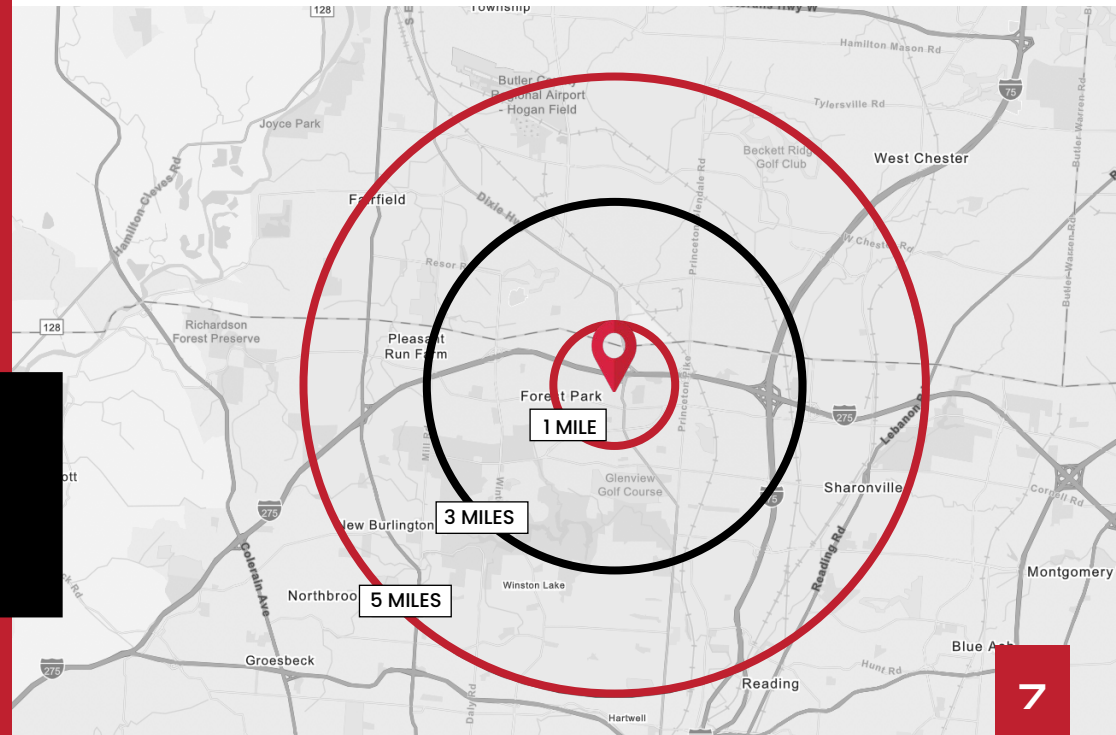
\$75,155
5-Mile Median
Household Income

59,062
5-Mile
Households



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2025 Esri



CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



DAVID ARNOW | ASSOCIATE
david@rathequity.com
513.814.0595
rathequity.com



ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.