

EAST POINTE 200 | OFFICE SPACE FOR LEASE

3420 Atrium Boulevard, Middletown, OH 45005



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COMMERCIAL REAL ESTATE SERVICES

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OFFICE SPACE FOR LEASE

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AVAILABLE: ±3,864 SF (1st Floor)
±26,191 SF (2nd Floor- Full Floor)

PRICING: \$14.50 PSF NNN

PROPERTY INFORMATION

TOTAL BUILDING SF: 52,382 SF
TOTAL ACRES: 3.8 acres
YEAR BUILT: 2008
ZONING: IPO, Middletown City
COUNTY: Warren
MARKET: Cincinnati/Dayton
SUBMARKET: Warren County

- Located in Middletown's East End/Renaissance District
- Offers excellent visibility and access to numerous amenities including restaurants, hotels and medical facilities
- Ample parking ration of 4.62/1,000
- LEED Certified Gold; awarded an Energy Star label in 2012 for its operating efficiency
- Steel/brick construction with generous window lines



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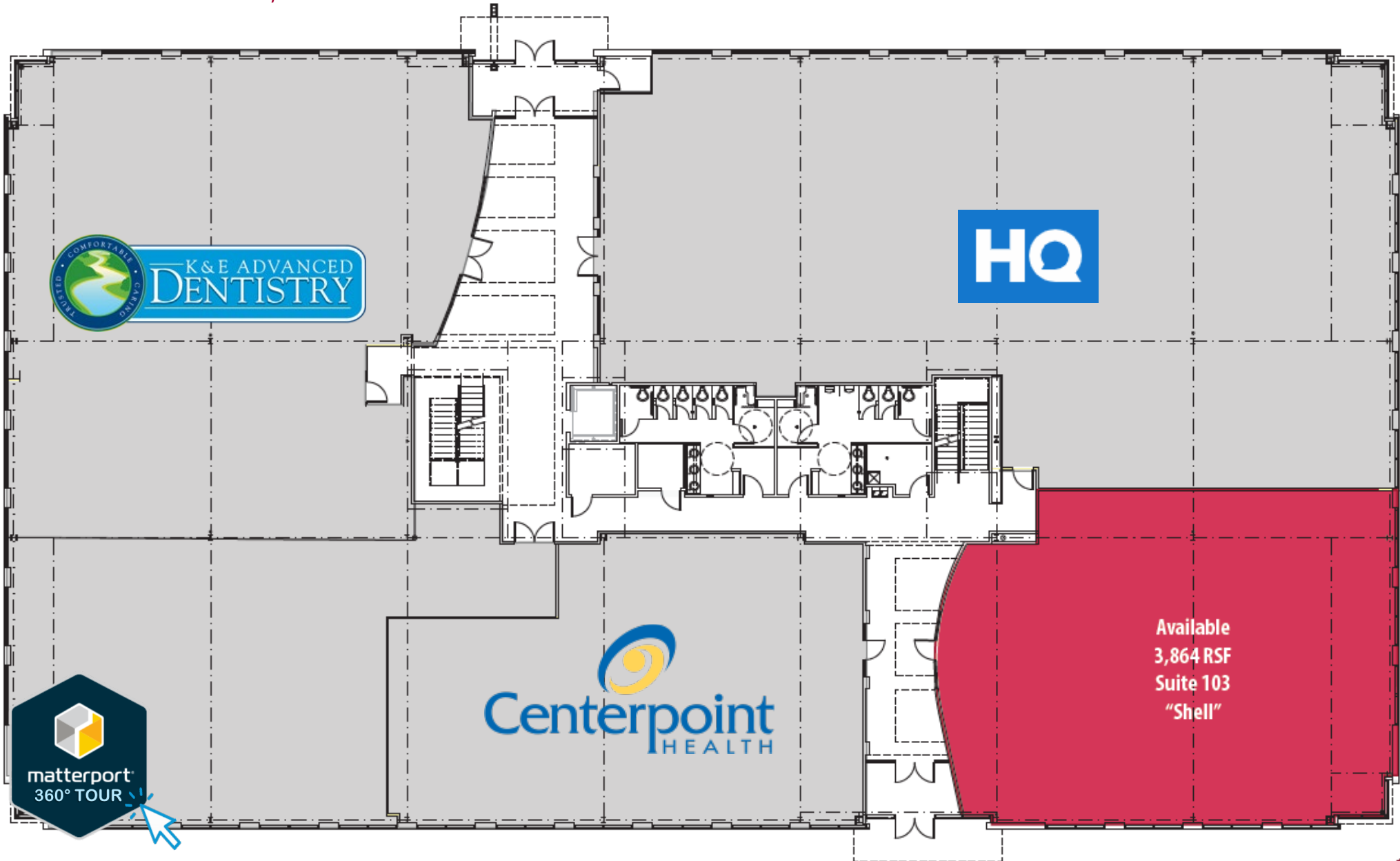
PROPERTY HIGHLIGHTS

- Located in Middletown's East End/Renaissance District
- Next to Middletown's planned Event Center
- Full building generator
- Offers excellent visibility and access to numerous amenities including restaurants, hotels and medical facilities
- Ample parking ration of 4.62/1,000
- LEED Certified Gold; awarded an Energy Star label in 2012 for its operating efficiency
- Steel/brick construction with generous window lines
- Land available for expansion

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FIRST FLOOR – ±3,864 SF Available



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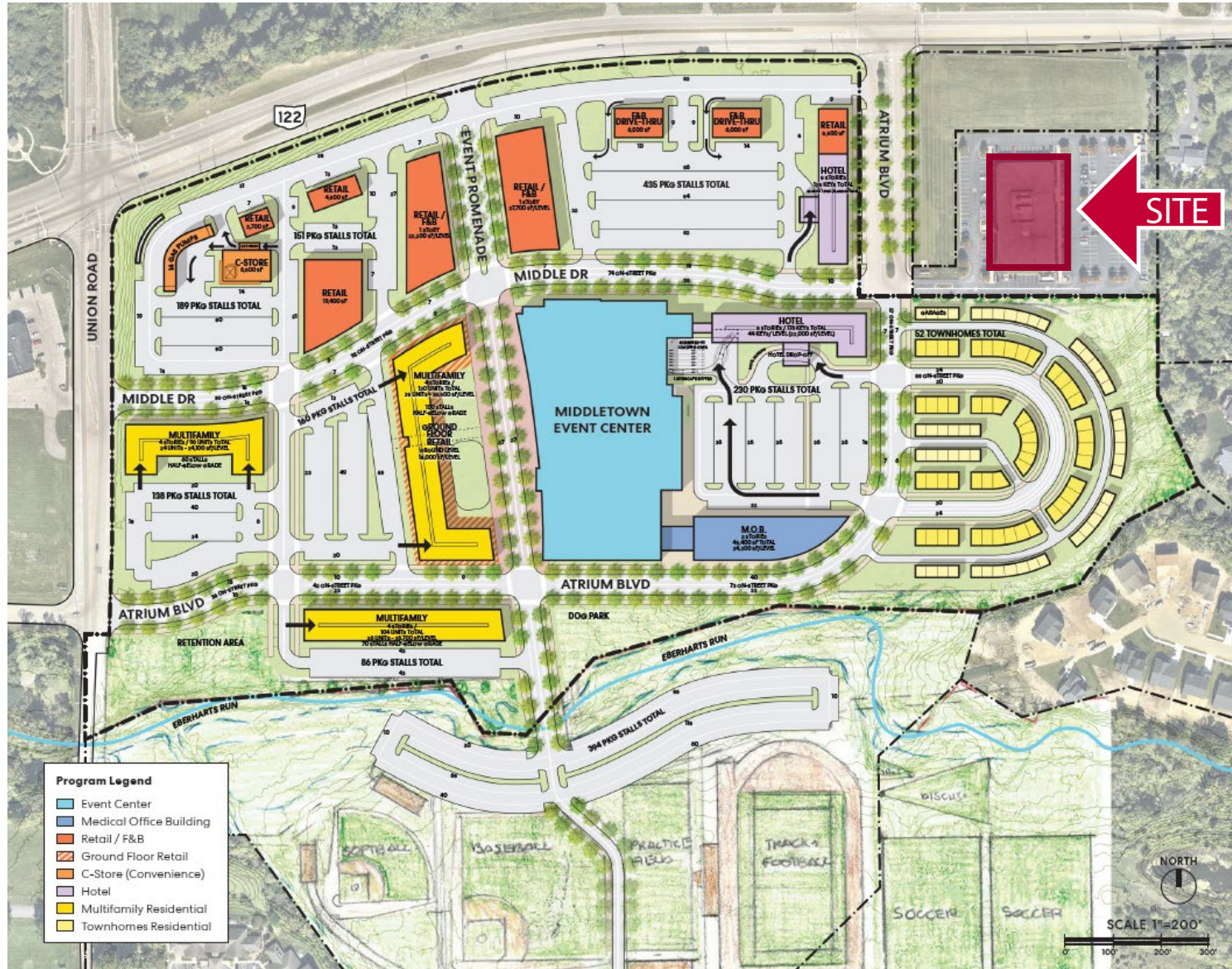
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SECOND FLOOR – ±26,191 SF Available (Full Floor)



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The city of Middletown has rezoned 50.8 acres at the Southeast corner of State Route 122 and Union Road to planned development in anticipation of a district with more than 690,000 square feet of new development. At the heart of the development is an entertainment center. On its own, the center will account for \$110 million of the total project cost with the remaining \$90 million slated for surrounding development in retail, restaurant, residential and office space.

Plans include:

- Event center
- 2 Hotels (300 + rooms) with 1st floor full service restaurants
- 336 Apartments
- Retail + 100,000 SF

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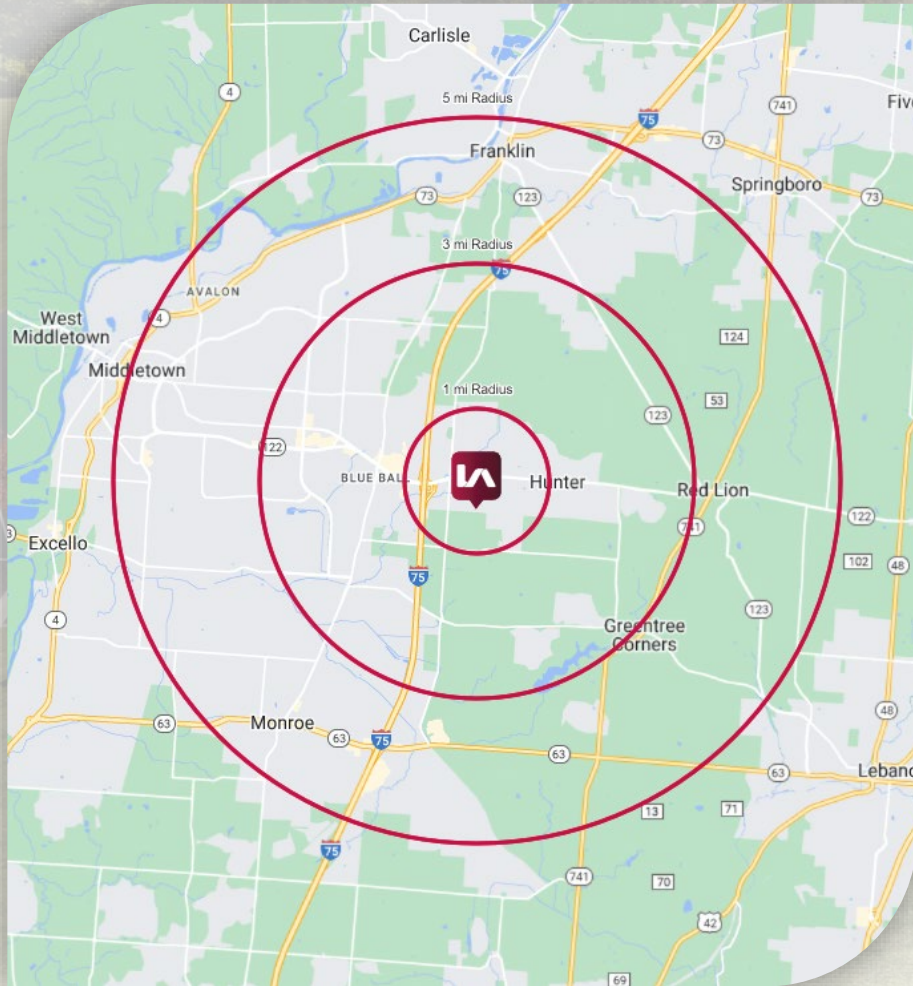
PLANNED 690,000 SF DEVELOPMENT
At the heart of the development is an entertainment center. On its own, the center will account for \$110 million of the total project cost with the remaining \$90 million slated for surrounding development in retail, restaurant, residential and office space. Plans include:

- Event center
- 2 Hotels (300+ rooms) with 1st floor full service restaurants
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POPULATION			
Estimated Population (2023)	2,039	28,230	81,834
Projected Population (2028)	2,065	28,548	84,266
Census Population (2020)	2,051	27,696	80,759
Census Population (2010)	1,771	23,438	75,420
Projected Annual Growth (2023-2028)	0.2%	0.2%	0.6%
Historical Annual Growth (2020-2023)	-	0.6%	0.4%
HOUSEHOLDS			
Estimated Households (2023)	864	11,802	32,372
Projected Households (2028)	895	12,114	33,789
Census Households (2020)	855	11,428	31,548
Census Households (2010)	732	9,654	28,839
Projected Annual Growth (2023-2028)	0.7%	0.5%	0.9%
Historical Annual Change (2010-2023)	1.4%	1.7%	0.9%
AGE			
Median Age	46.5	43.2	40.0
Age 19 Years or Less	20.6%	22.8%	23.7%
Age 20 to 64 Years	53.5%	53.9%	57.0%
Age 65 Years or Over	25.9%	23.3%	19.3%
MARITAL STATUS & GENDER			
Never Married	23.7%	30.8%	35.3%
Currently Married	53.9%	45.9%	40.3%
Previously Married	22.4%	23.3%	24.4%
Separated	5.6%	12.2%	15.4%
Widowed	30.0%	39.5%	34.2%
Divorced	64.3%	48.2%	50.4%
INCOME			
HH Income \$200,000 or More	10.4%	9.2%	8.1%
HH Income \$150,000 to \$199,999	11.9%	9.7%	7.6%
HH Income \$125,000 to \$149,999	7.2%	6.9%	6.1%
HH Income \$100,000 to \$124,999	12.1%	10.9%	10.6%
HH Income \$75,000 to \$99,999	14.5%	13.9%	13.6%
HH Income \$50,000 to \$74,999	17.0%	15.6%	16.7%
HH Income \$35,000 to \$49,999	12.3%	13.4%	12.1%
HH Income \$25,000 to \$34,999	6.0%	6.9%	7.9%
HH Income \$15,000 to \$24,999	3.6%	6.0%	7.1%
HH Income \$10,000 to \$14,999	2.5%	2.5%	3.9%
Estimated Average Household Income (2023)	\$91,443	\$88,242	\$84,528
Estimated Median Household Income (2023)	\$93,786	\$81,651	\$73,671
Estimated Per Capita Income (2023)	\$38,802	\$36,987	\$34,239
DAYTIME DEMOGRAPHICS			
Total Businesses	172	835	2,024
Total Employees	3,479	11,102	25,678