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**OFFICE FOR LEASE**

# Pictoria Tower

225 Pictoria Drive  
Springdale, Ohio 45246

**PICTORIA CORPORATE CENTER**

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Lease Rate

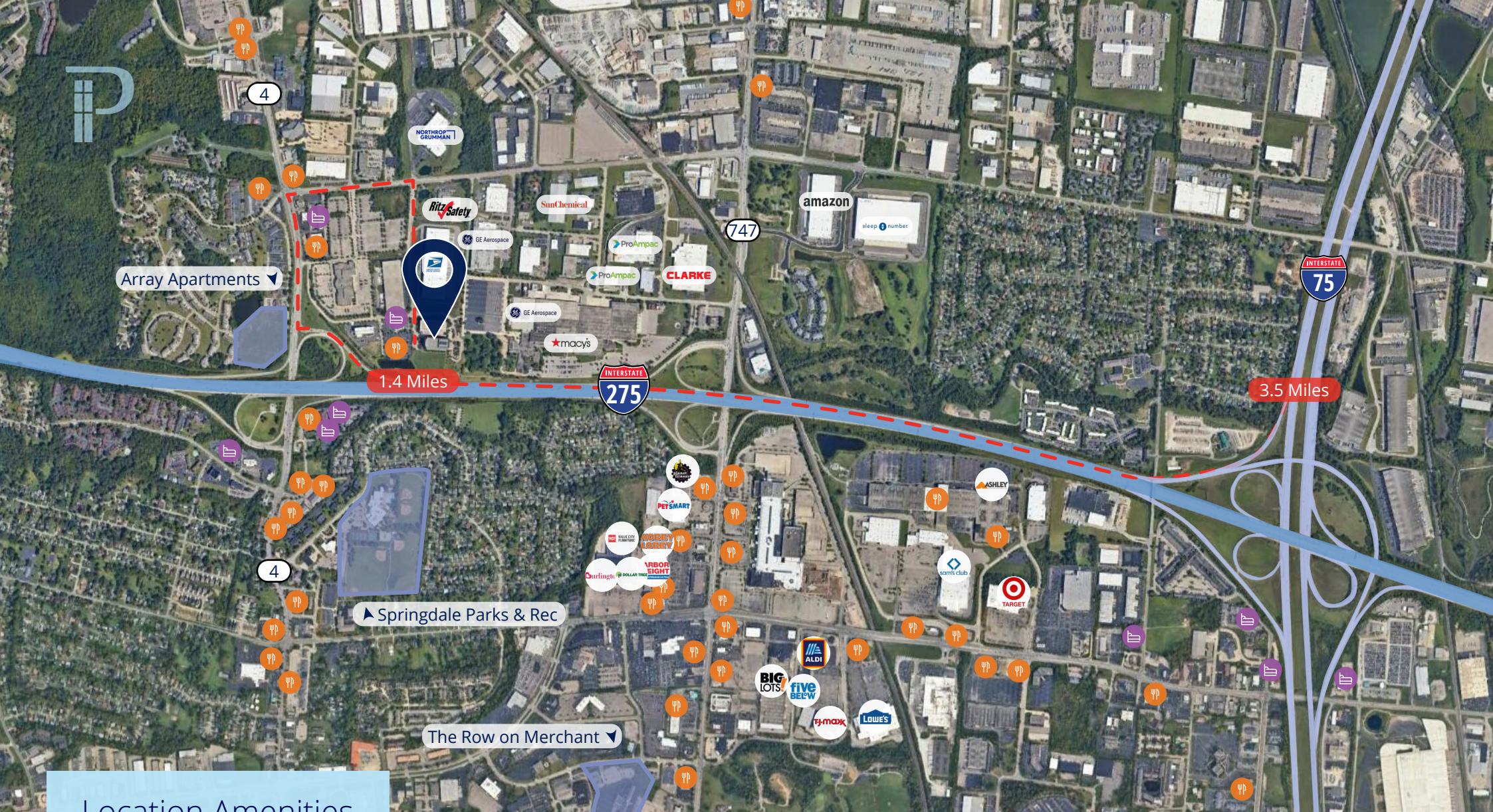
\$14.50/SF Net + \$12.39 OPEX (budgeted 2024)

## Features & Amenities

Premier Class A space in a prominent location, only two miles from the \$1 Billion mixed-use planned development in Tri-County.

- Future tenant lounge to include meeting and social spaces, conference rooms, and a wet bar
- First class conference facility, with seating for over 100 individuals
- Free attached garage with over 1,000 spaces and free electric vehicle charging stations
- Energy efficient low-E tinted glass exterior
- New tenant patio in 2024 with multiple seating and dining areas, pergola, landscape lighting, and propane grill
- Monument signage facing interstate - *average traffic count on I-275 is 180,084 VPD*
- Immediate access to I-275 & minutes to I-75



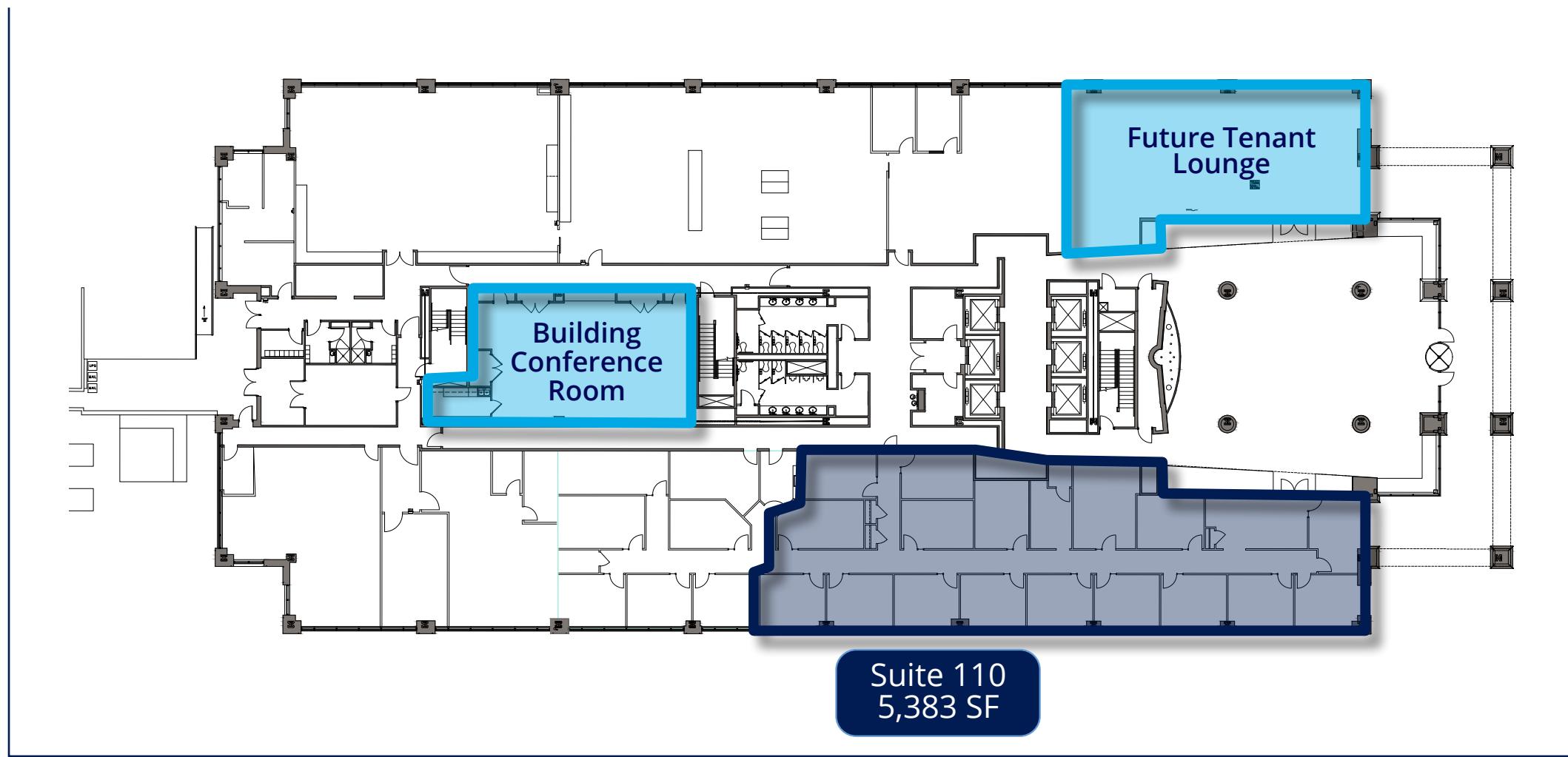


Pictoria Tower stands prominently at the epicenter of Springdale. Nestled amidst a plethora of conveniences including restaurants, shopping options, and nearby hotels. It is also conveniently located to key attractions such as the Springdale Parks and Recreation Center, and the Tri-County

Golf Ranch. Additionally, it is in close proximity to two luxury apartment communities recently constructed in 2023: Array Apartments featuring 216 units, and The Row on Merchant offering 224 units.

Floor Plan

1st Floor | Available: 5,383 SF

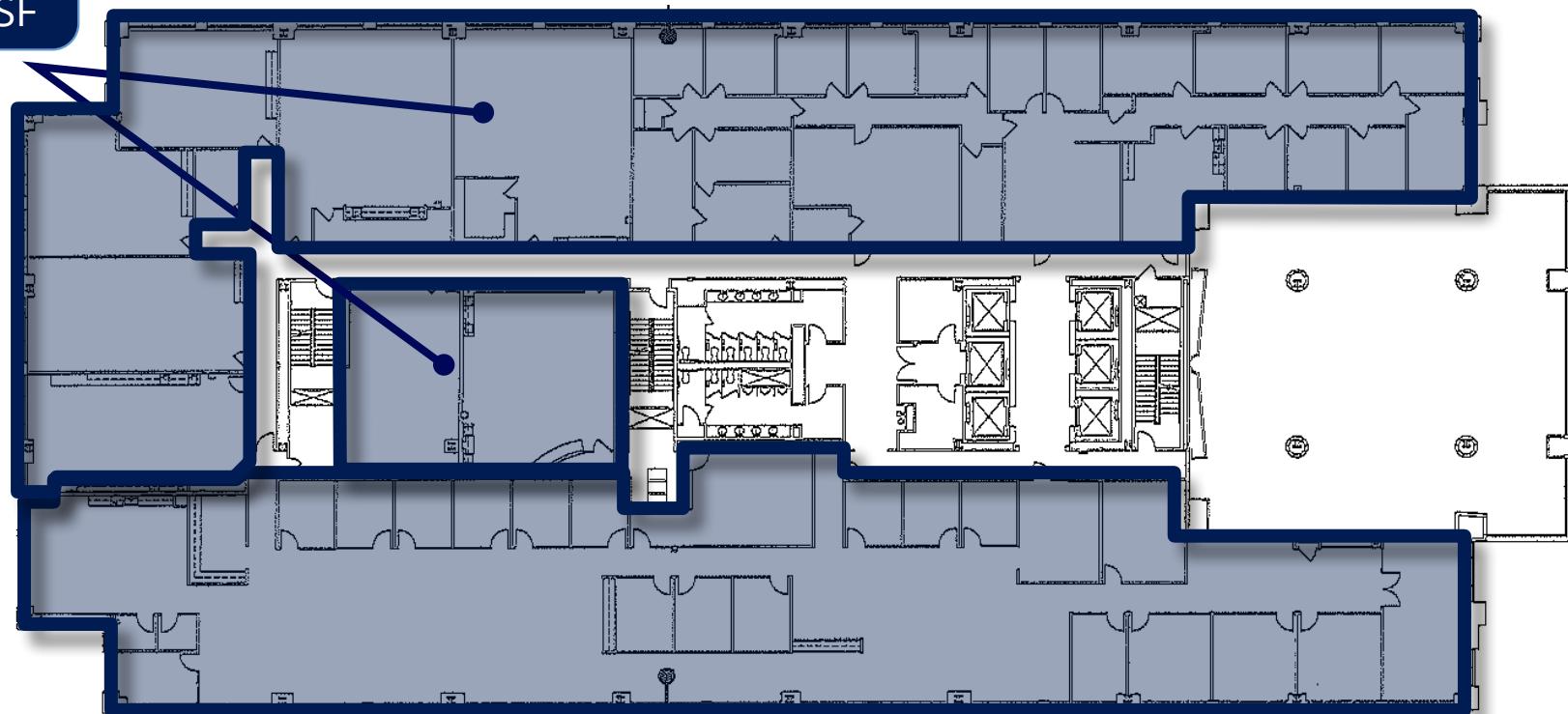


Floor Plan

2nd Floor | Available: 27,552 SF



Suite 200  
15,615 SF

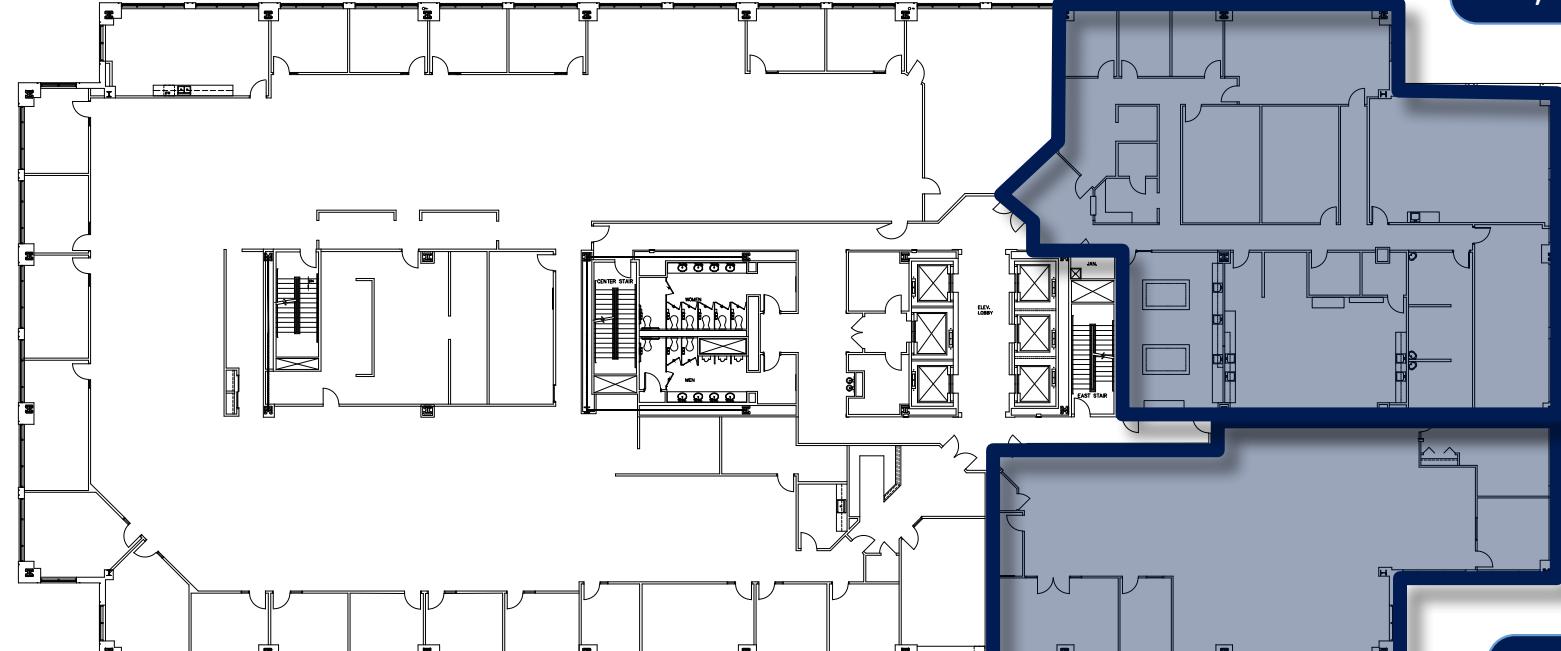


Suite 210  
11,937 SF

Floor Plan

4th Floor | Available: 12,363 SF

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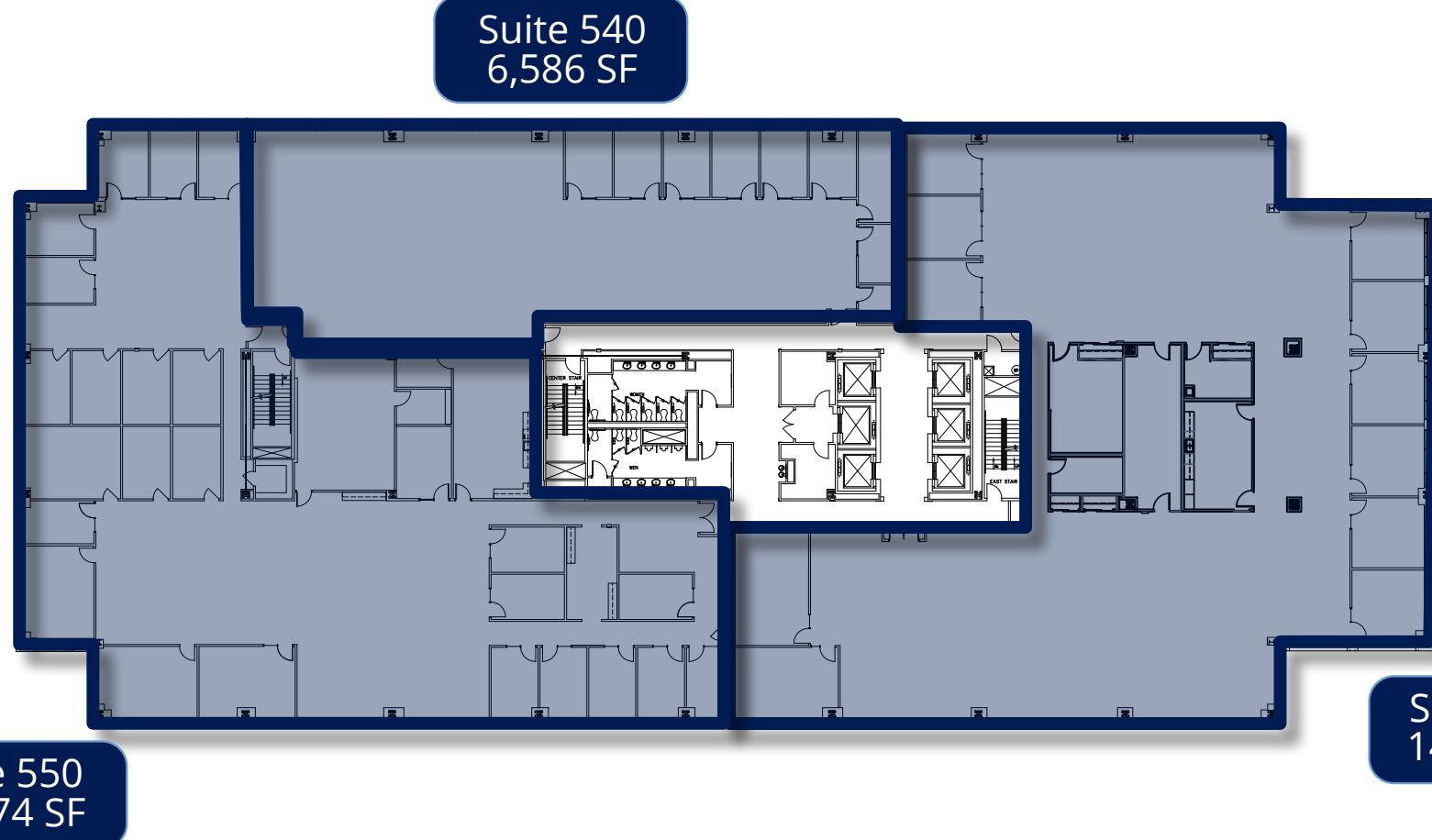


Suite 400  
7,466 SF

Suite 410  
4,897 SF

## Floor Plan

5th Floor | Available: 34,173 SF



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