



## Eastgate Professional Office Park

4355 – 4360 Ferguson Drive  
Cincinnati, OH 45245

# FOR LEASE

## 850 - 1,711 SF OFFICE

**Rob Hock**

+1 513 322 6313

rob@bergmancommercial.com



+1 513 769 1700



bergmancommercial.com



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242



## 4355 – 4360 Ferguson Drive

- Total SF: 78,612 SF
- Ample Parking
- Easy Access to OH-32 and I-275
- Near Restaurants, Hotels, Banks and Retail
- Single Story and Two-Story Buildings Available
- Suite Sizes from 850 RSF to 1,711 RSF
- New Common Area Finishes Completed in 2020

Lease Rate

**\$16.75 SF/yr (MG)**

Janitorial Included Plus Utilities

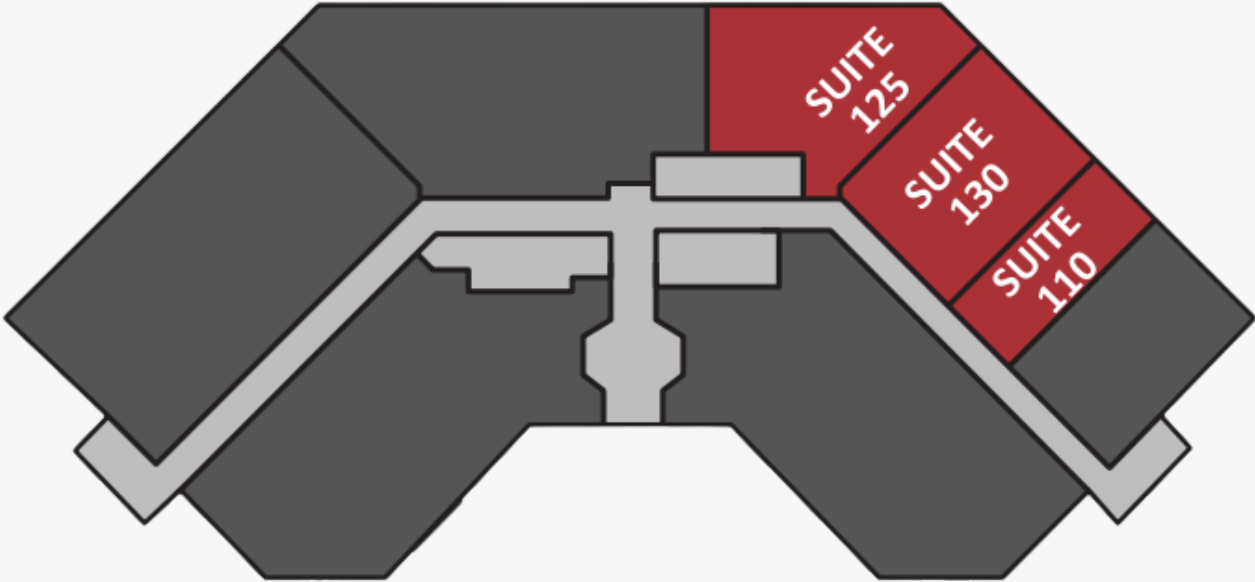




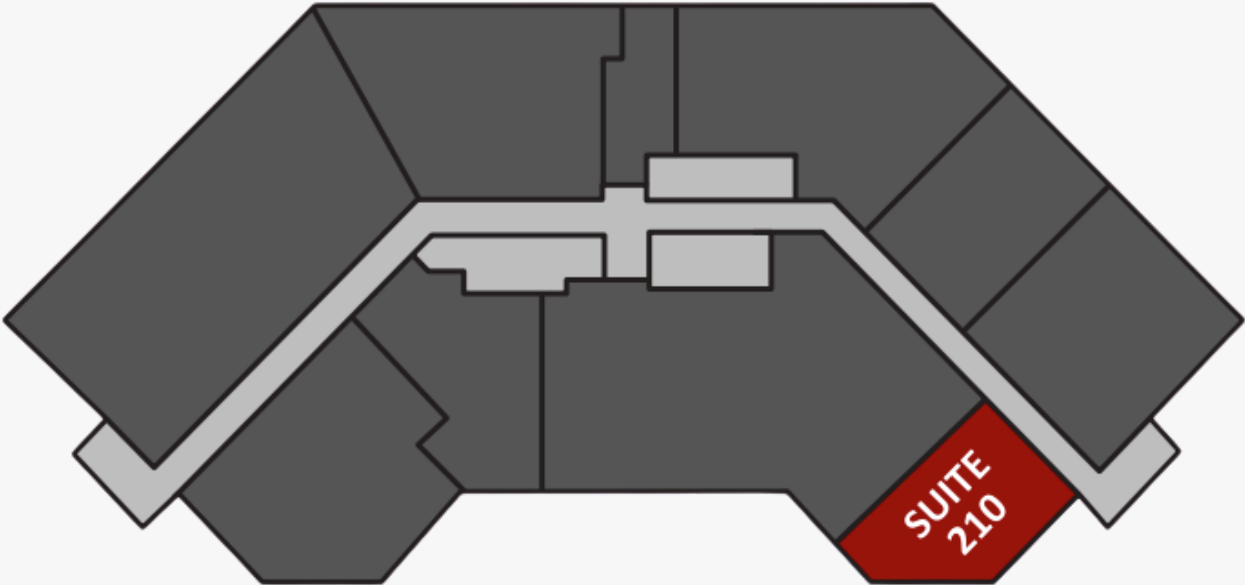




AVAILABLE	
SUITE	SQFT
110	850
130	1,576
125	1,711



AVAILABLE	
SUITE	SQFT
210	1,214





# RETAILER MAP

FOR LEASE | 04





# MARKET OVERVIEW

	3 Miles	5 Miles	10 Miles
Population	58,208	111,729	323,716
Households	24,127	45,357	132,809
Average HH Income	\$104,664	\$119,409	\$124,795

## Ring Radius

3 mi

10 mi

5 mi



# THANK YOU

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rob@bergman-group.com  
513.322.6313



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