

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$825.00 - 1,300.00 per month (MG)
Price per SqFt:	\$16.50
Building Size:	12,130 SF
Available SF:	600 - 950 SF
Parking Spaces:	50
Lot Size:	55,094 SF
Number of Units:	20
Year Built:	1989
Zoning:	SPA-1-F
Market:	Cincinnati
Submarket:	Forest Park

## PROPERTY OVERVIEW

Small, private office suites for lease. All suites are accessible from the ground level and have individual entrances from the parking lot, providing a positive experience for customers and employees. Common areas are locally managed to ensure a professional setting. All suites are wired for internet and separately metered (gas and electric). Ample parking on site (50 spaces). Located less than 1 mile from I-275 and several amenities.

## PROPERTY HIGHLIGHTS

- Small, private office suites for lease with access from the ground level.
- Common areas are locally managed to ensure a professional setting.
- Ample parking on site.
- Located less than 1 mile from I-275 and several amenities.

# UNIT #1 PHOTOS



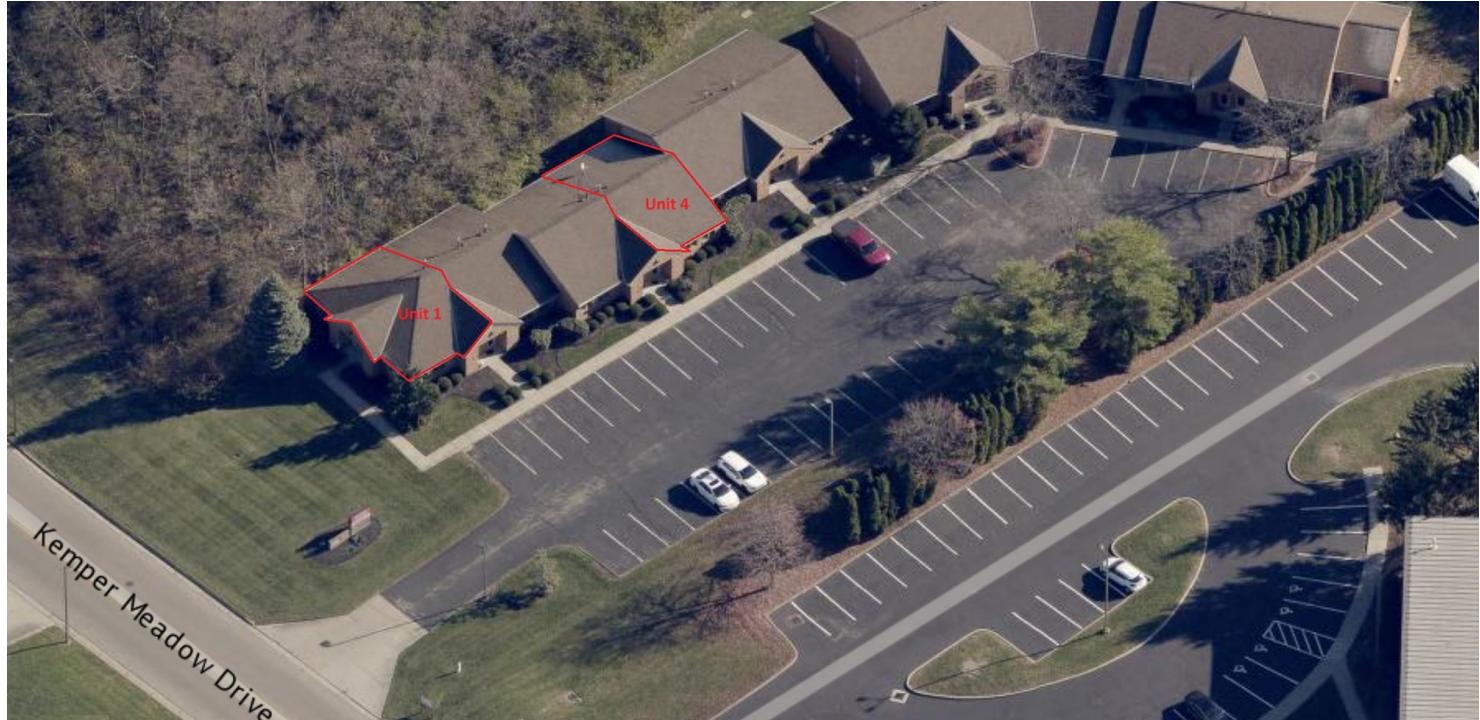
**BEN TRAUTMANN**  
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OFFICE BUILDING FOR LEASE

# UNIT #4 PHOTOS



# LEASE SPACES



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	600 - 950 SF	Lease Rate:	\$825.00 - \$1,300.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1375 Kemper Meadows: Unit 1	Available	600 SF	Modified Gross	\$825 per month	Two Private offices and Bathroom
1375 Kemper Meadows: Unit 4	Available	950 SF	Modified Gross	\$1,300 per month	Two Private offices, reception area, closet, kitchenette and Bathroom

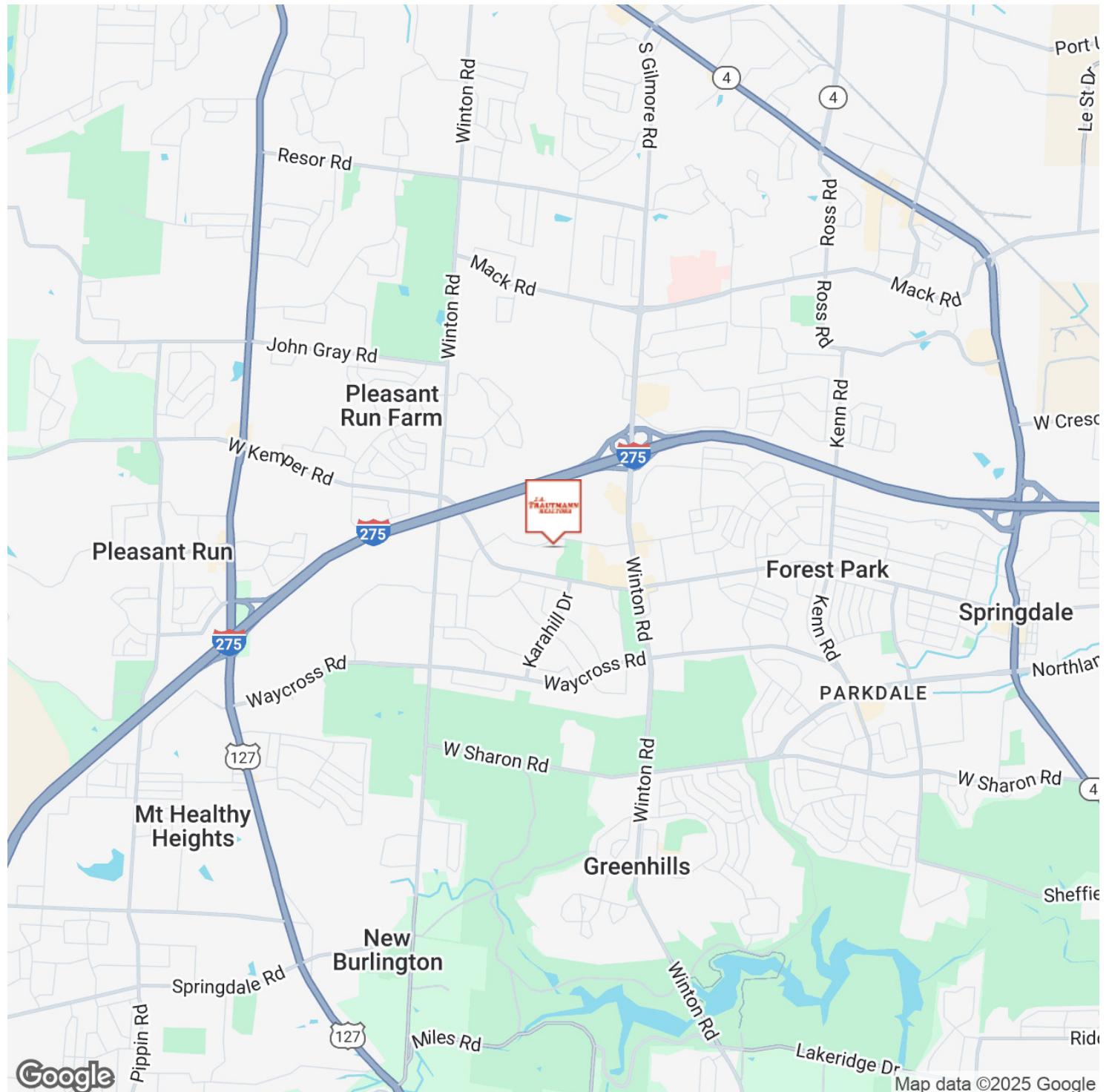
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OFFICE BUILDING FOR LEASE

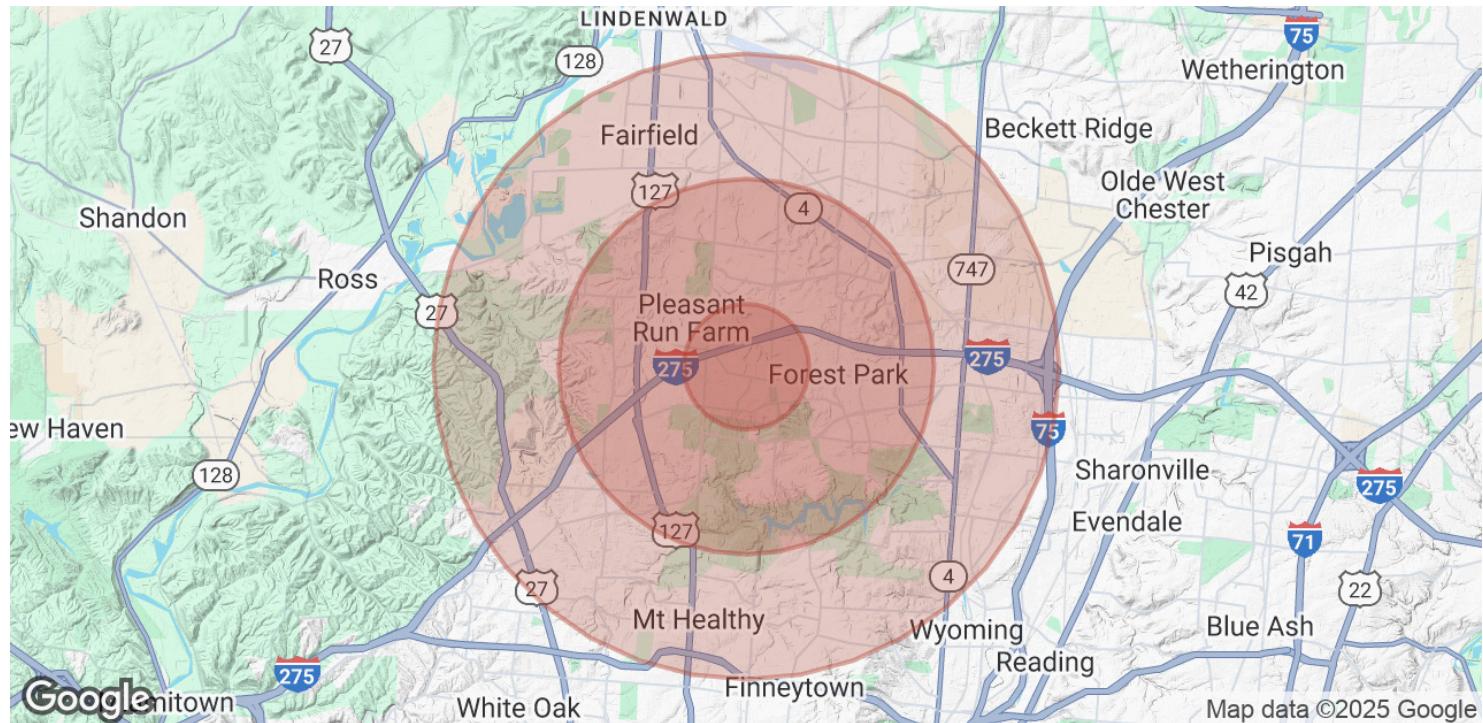
# RETAILER MAP



# LOCATION MAP



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,031	76,800	168,400
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,482	30,273	66,667
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,798	\$88,502	\$88,729
Average House Value	\$197,743	\$207,213	\$214,141

Demographics data derived from AlphaMap