

**246 High Street
Hamilton, OH 45011**

**Office For Sale
15,120 SF**



AVAILABLE:

Approximately 15,120 SF total
7,560 SF on main floor & 7,560 SF partially
finished lower level

USES:

Professional office, medical, etc.

OFFERED AT:

\$1,100,000.00 (\$73 PSF)

LOCATION:

Well located office in revitalized downtown Hamilton with a great mix of retail, food, service & residential developments nearby.

SUMMARY:

- Professional office in downtown Hamilton
- Connected to parking garage with free parking
- High visibility
- Can be transformed to multi-tenant
- Zoned DT-1 (click for zoning ordinance)

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

246 High Street
Hamilton, OH
45011

Office For Sale

YEAR BUILT:

1984

TAXES:

\$9,194.77/half

PARCEL ID:

P6421002000079

SPACE INFO:

- 15,120 total SF
- **First floor (7,560 SF):**
 - Reception & waiting area, 12+ private offices, 2 restrooms, multiple work rooms, bullpen areas & 10' ceilings
- **Lower level (7,560 SF):**
 - 13+ private offices, conference rooms, & 2 restrooms



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AERIAL MAP

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