

FOR SALE OR LEASE
Port Union II
West Chester Twp., Ohio 45011

**Port Union
Technology
Campus**

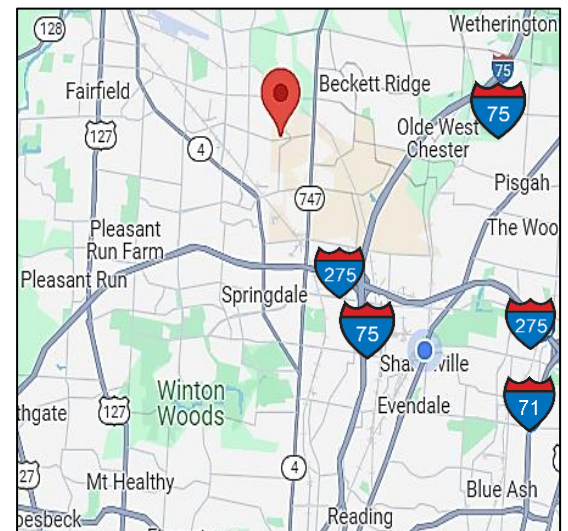


Annex A

Annex B

PROPERTY FEATURES:

- ❖ **15,745 Total SF - Two (2) Structures**
- ❖ **Annex A: 8,480 SF office/warehouse space**
- ❖ **Annex B: 7,265 SF office/warehouse space**
- ❖ Situated on approximately 2.0 acres
- ❖ 45+ parking stalls
- ❖ **Sale Price: \$2,545,000 (\$161.64 PSF)**
- ❖ **Lease Rate: \$15.00 PSF NNN**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF
& PARTNERS**
REAL ESTATE

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ADDITIONAL FEATURES:

- ❖ Site construction – 2013
- ❖ Four (4) executive suites with full bathrooms
- ❖ Approximately 50 fully equipped modern work stations wired into network backbone
- ❖ Six (6) private offices
- ❖ 3,000 SF training and meeting space
- ❖ One (1) furnished conference room
- ❖ Fully furnished prep kitchen and break space
- ❖ Fitness facility (Hammer/Life Fitness) with locker rooms
- ❖ Furnished employee cafeteria/break space with pool table

PROPERTY OVERVIEW

- ❖ Discover an exceptional commercial real estate opportunity at 4400 Port Union Rd, West Chester, Ohio. This prime property is situated on a sprawling 19-acre site, featuring meticulously manicured grounds and over 90,000 square feet of existing structures. Ideal for businesses seeking a prestigious location, this property offers a perfect blend of functionality, beauty, and potential for growth.
- ❖ **Park-Like Setting:** The property boasts a serene, park-like atmosphere with lush landscaping and well-maintained grounds, providing an inviting and tranquil environment for employees and visitors alike.
- ❖ **Stunning Views:** Enjoy picturesque views of the surrounding natural beauty, creating a pleasant and inspiring workplace.
- ❖ **Ample Parking:** With parking capacity for up to 300 vehicles, this property is well-equipped to accommodate the needs of large teams, clients, and guests.
- ❖ **Room for Expansion:** The expansive 19-acre lot offers ample room for future development or expansion, making it a flexible option for businesses with growth plans.
- ❖ **Prime Location:** Located in the thriving area of West Chester, Ohio, this property benefits from excellent accessibility to major highways, local amenities, and a vibrant business community.

Whether you're looking to establish a corporate headquarters, expand your business operations, or invest in a versatile commercial property, 4400 Port Union Road presents a rare opportunity to secure a prestigious location with exceptional amenities.



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AERIAL VIEWS



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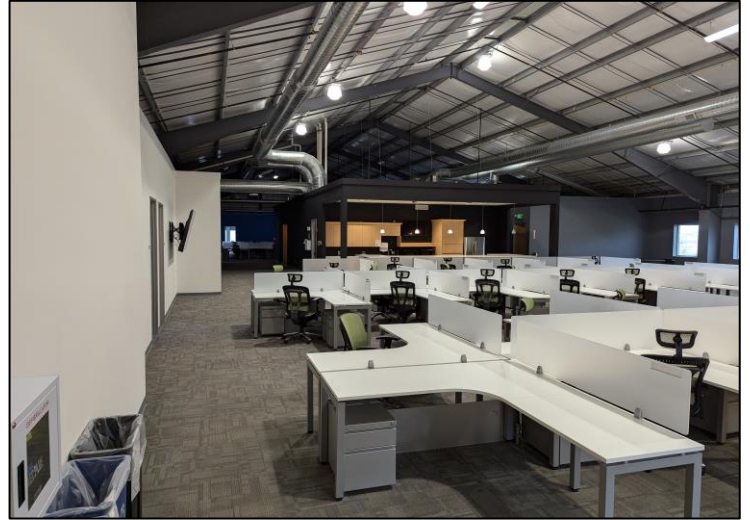
ANNEX A and ANNEX B



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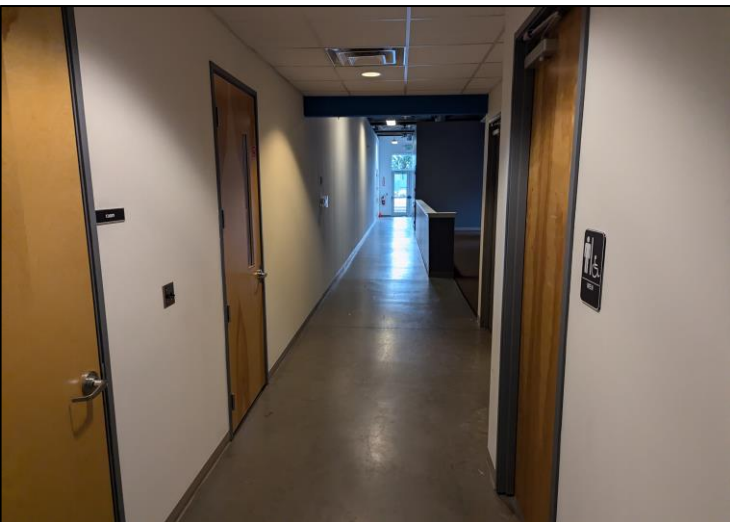
ANNEX A and ANNEX B



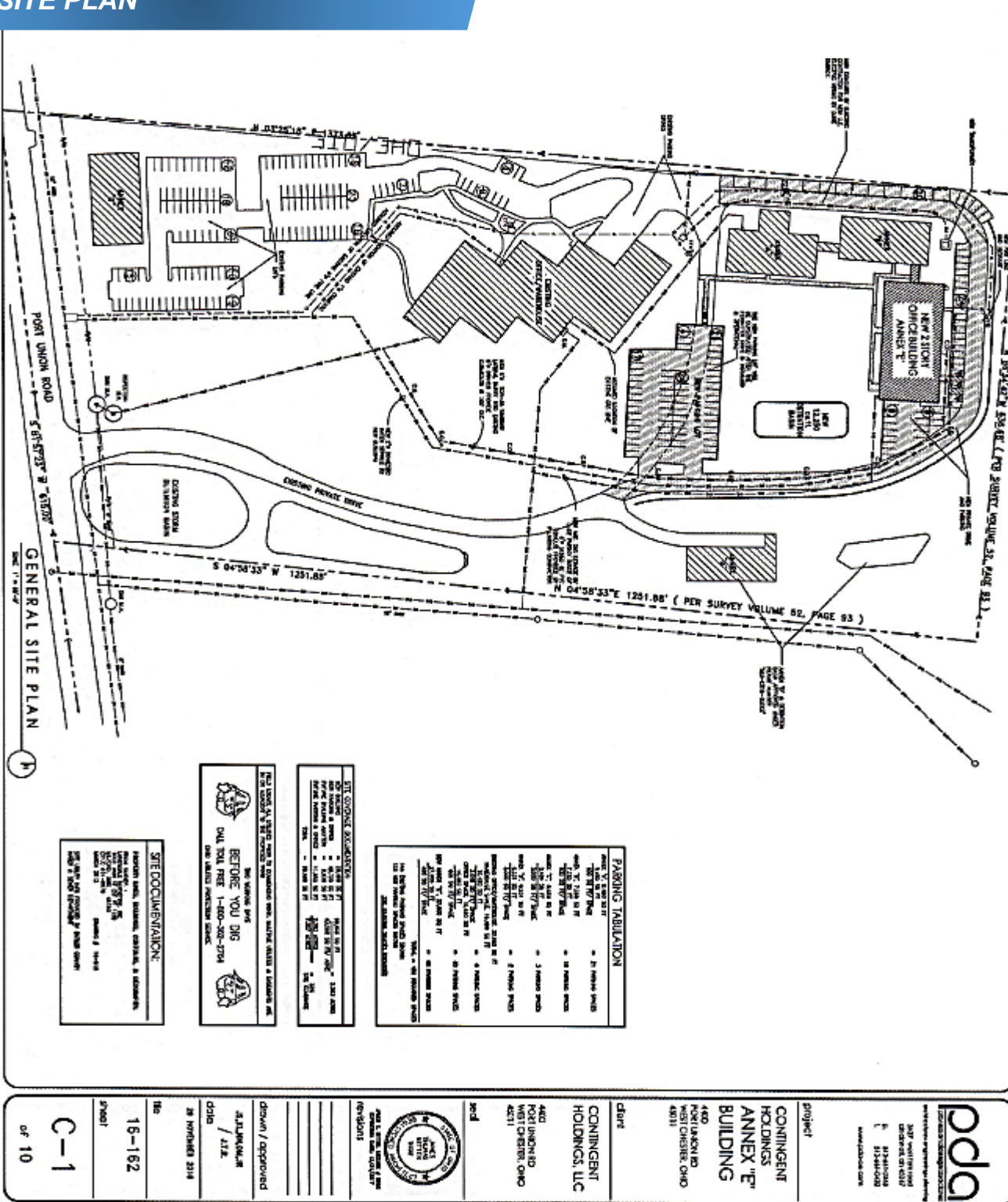
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ANNEX A and ANNEX B



SITE PLAN



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