

Professional office building located in Fairfield OH on S. Gilmore 1 parcel West of Dixie Hwy (Route 4). Highly visible, 4 curb cuts, great signage and a large parking lot. Suitable for medical, office, financial, legal services, contractor. 5 private offices, 2 large separate bull pen areas, 3 restrooms (1 with shower), lobby/ waiting area, full kitchen. Fully wired with CAT 5 data connectivity throughout space. Abundant natural light. Signage on building façade and large pylon located at the street.



## FEATURES

Lease Rates: \$14.00 Lease Type: NNN (\$3.85) Available: 3,300 SF GLA: 9,600 SF Lot Size: 1.12 acres Parking: 50 surface

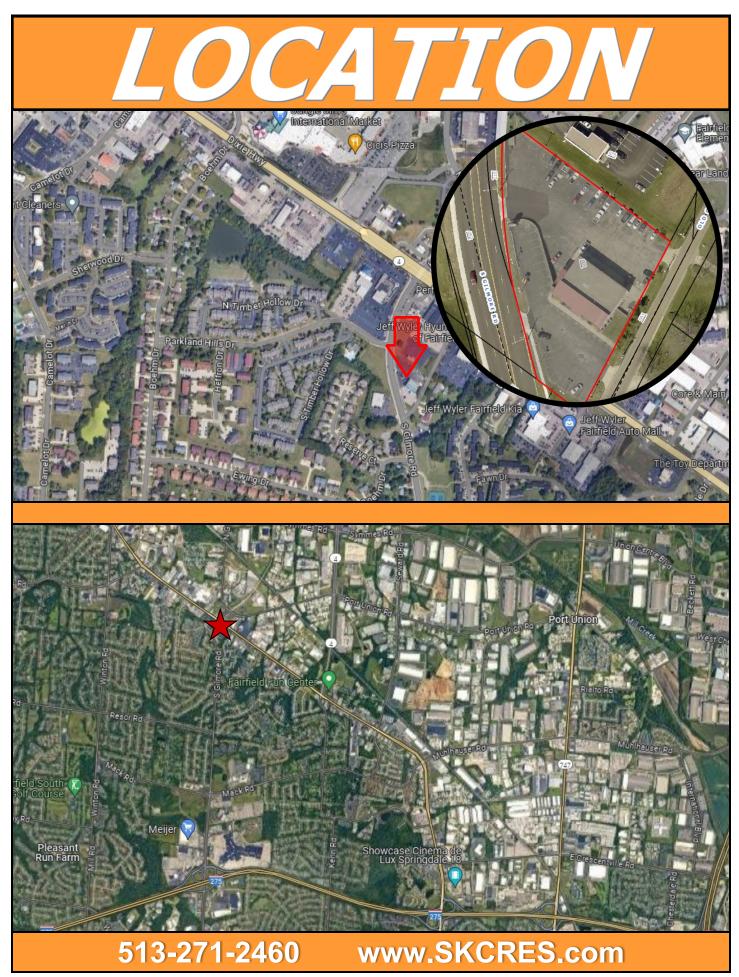
Pop. 5 mile: 168,402 Households 5 mile: 74,590 Income 5 mile: \$92,977

Signalized Hard Corner Restaurant/Retail/Office

7809 Laurel Avenue, Ste 10 Cincinnati, OH 45243 info@skcres.com

## 13-271-2460 www.SKCRES.com

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