

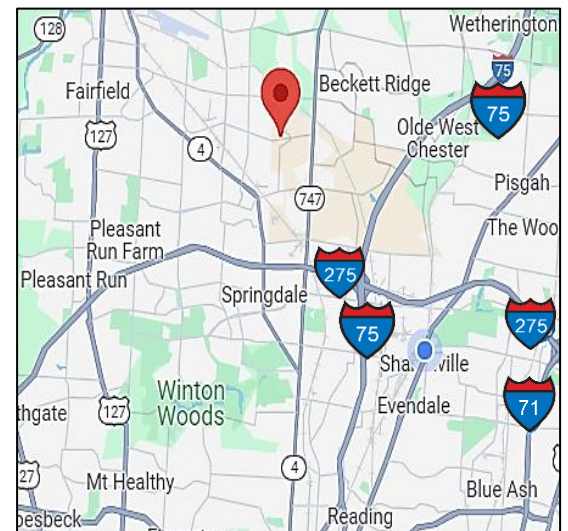
FOR SALE OR LEASE
4400 Port Union Road
West Chester Twp., Ohio 45011

**Port Union
Technology Campus
and Data Center**



PROPERTY FEATURES:

- ❖ 92,814 total SF; six (6) buildings total will subdivide and sell separately
- ❖ Office/warehouse campus setting
- ❖ Office/warehouse corporate office retreat
- ❖ 18.3990 Acres with option to buy nine (9) additional acres
- ❖ Main office/warehouse: 32,980 SF
- ❖ Annex A: 8,480 SF office/warehouse space
- ❖ Annex B: 7,265 SF office/warehouse space
- ❖ Annex C: 8,484 SF warehouse/storage space
- ❖ Annex D: 8,725 SF warehouse/storage space *
- ❖ Annex E: 13,440 SF on two (2) floors - 26,880 SF
- ❖ **Sale Price: \$15,000,000 (\$161.61 PSF)**
- ❖ **Lease Rate: \$15.00 PSF NNN**
- * Annex D is not part of the lease but is included in the sale



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**
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ADDITIONAL FEATURES:

- ❖ Six (6) buildings total will subdivide and sell separately
- ❖ Site construction age ranges from 2009 – 2017
- ❖ Four (4) hotel suites
- ❖ 3,000 SF training and meeting space
- ❖ 1,500 SF sublevel data center
- ❖ Three (3) executive suites with full bathrooms
- ❖ Ten (10) furnished conference rooms
- ❖ Entertainment and reception area with full kitchen and gathering space
- ❖ 350 fully equipped modern work stations wired into network backbone
- ❖ Fitness facility (Hammer/Life Fitness) with locker rooms
- ❖ Furnished employee cafeteria/break space with pool table
- ❖ Tech innovation lab and assembling floor
- ❖ Two (2) loading dock truck wells

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.
- ❖ Site is served by two separate high-capacity fiber networks and redundant satellite services with site-wide power redundancy and a 1,000 SF concrete reinforced data center making it ideal for data center needs and larger data center conversion and expansion.
- ❖ **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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MAIN ENTRANCE VIEWS



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MAIN BUILDING

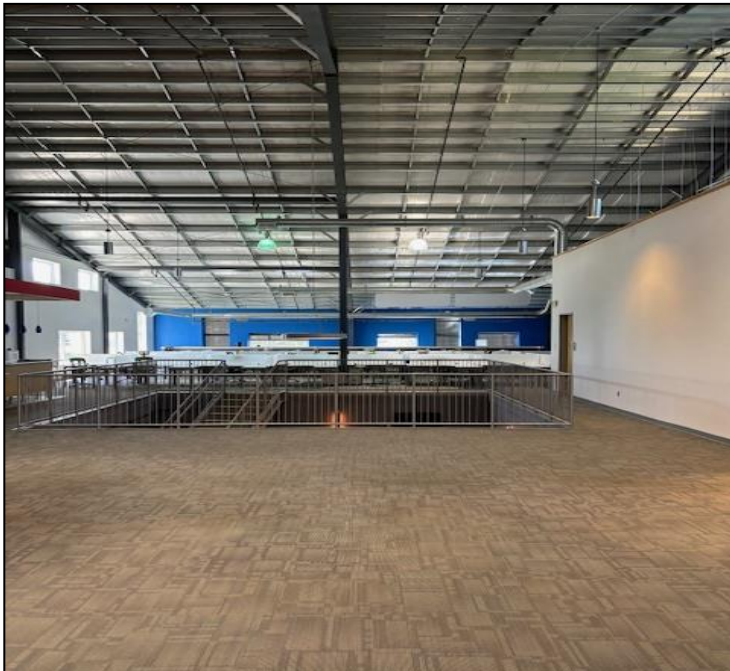


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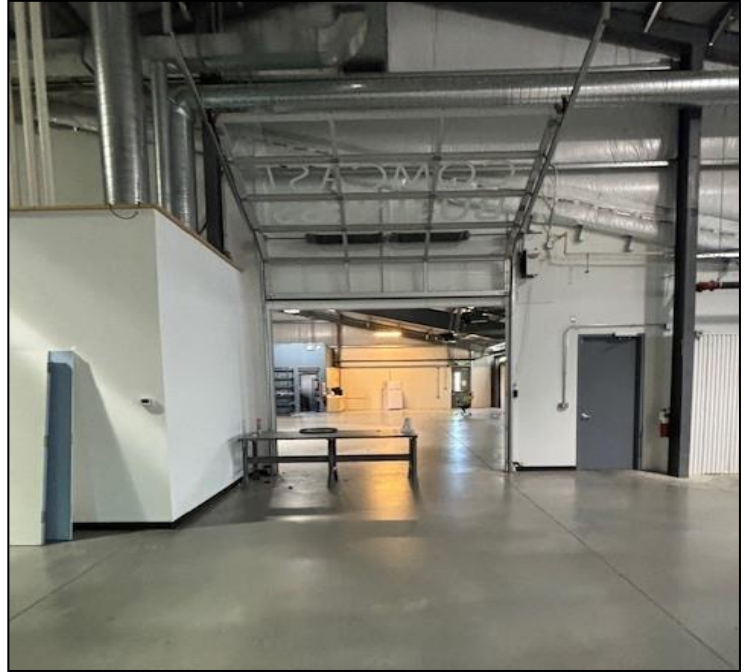


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ANNEX A



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ANNEX E



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ANNEX B



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ANNEX C



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ANNEX D (NOT FOR LEASE BUT FOR SALE)



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ANNEX E OFFICE – TWO STORIES



