

FOR SALE • WEST CHESTER, OHIO

Tyler's Place Business Campus

7606 Tyler's Place Boulevard • West Chester, Ohio 45069

3,279 SF
AVAILABLE

\$1,280,000
ASKING PRICE

6,558 SF
TOTAL BUILDING



REPUBLIC
COMMERCIAL REAL ESTATE

Property Overview

3,279 SF

AVAILABLE (DIVISIBLE TO ~1,600 SF)

\$1,280,000

ASKING PRICE

\$195.18

PRICE PER SF

6,558 SF

TOTAL BUILDING

19+ Spaces

PARKING AVAILABLE

3.04/1,000

PARKING RATIO

- Convenient access to I-75 via Tylersville Road
- Professional office campus with thriving businesses
- Building signage & monument signage available
- West Chester Township — no local earnings tax



Building Specifications

Property Details	
Address	7606 Tyler's Place Blvd, West Chester, OH
Total Building SF	6,558 SF
Asking Price	\$1,280,000 (\$195.18/SF)
Available SF	3,279 SF (Divisible to ~1,600 SF)
Zoning	West Chester Township (No Earnings Tax)
Parking	19+ Spaces (3.04/1,000 SF Ratio)
Signage	Building & Monument Signage Available
Access	Immediate access to I-75 via Tylersville Rd



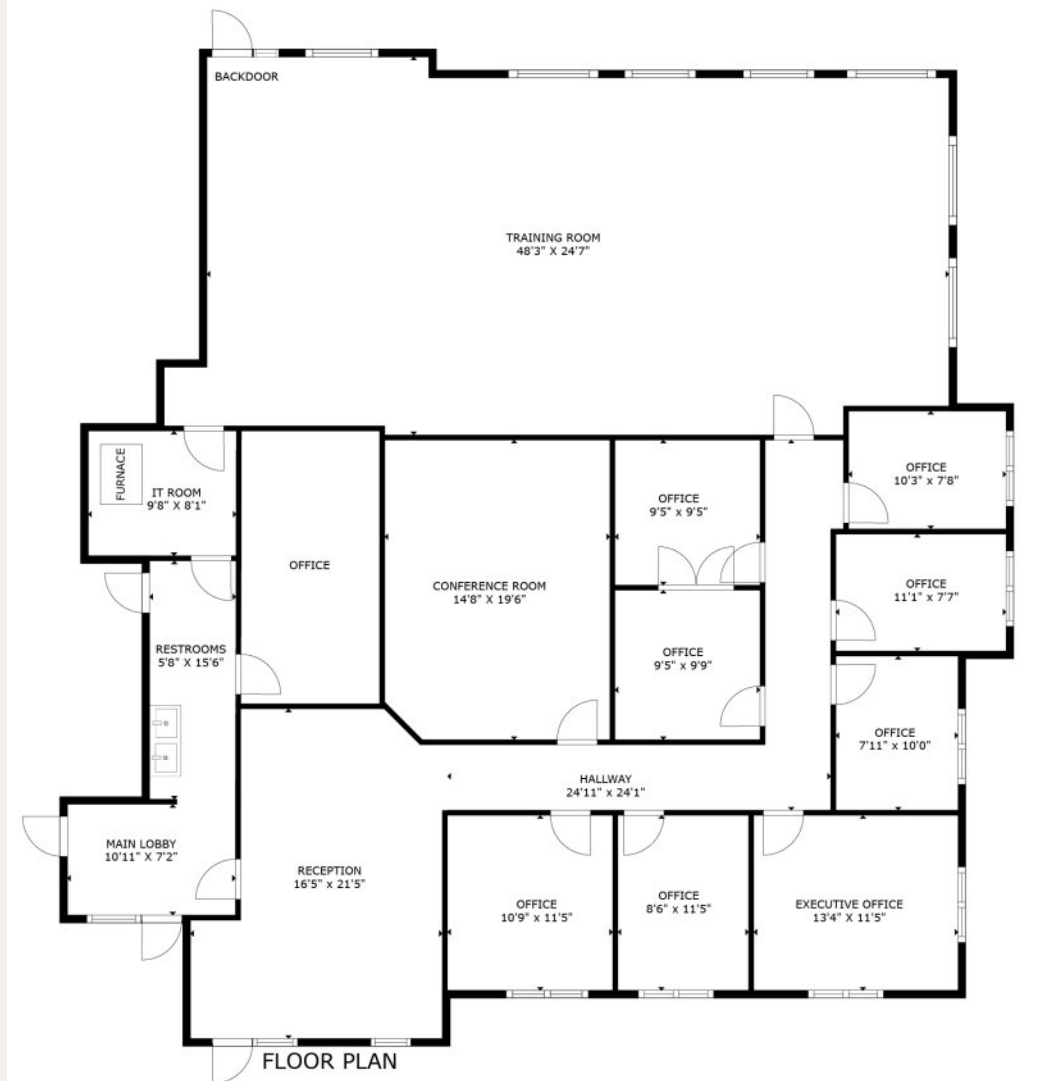
TYLER'S PLACE BUSINESS CAMPUS

Suite Available

3,279 SF (Divisible to ~1,600 SF)

- Move-in ready, fully built-out
- 8 private offices + executive office
- Large training/conference room
- Reception area & main lobby
- IT room & restrooms
- Immediate occupancy

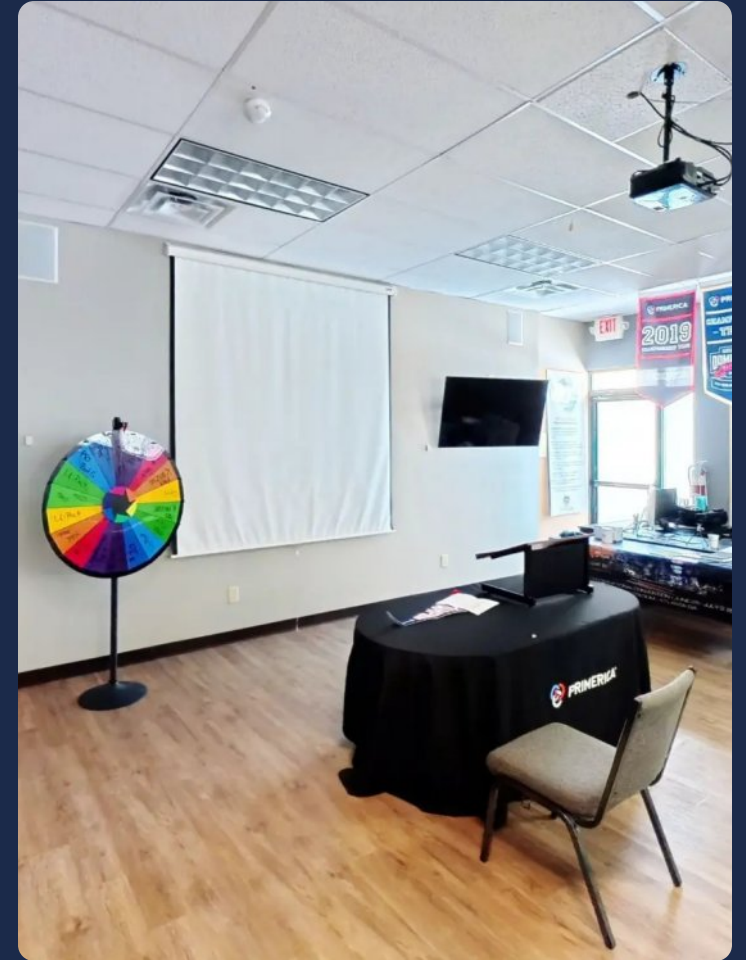
[View 3D Tour ↗](#)



Exterior Gallery



Interior Gallery





INTERIOR FEATURES

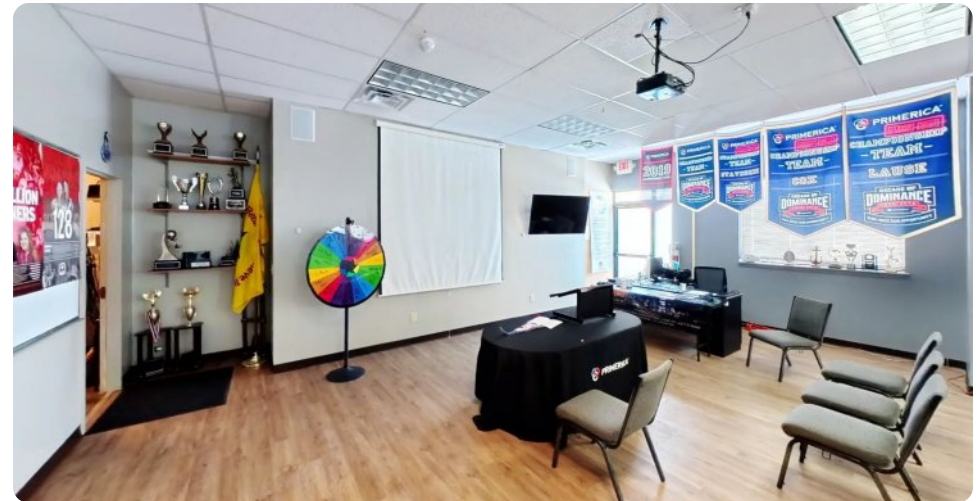
Reception & Lobby

Make an immediate professional impression on your clients with a move-in ready, beautifully appointed entrance.

- Welcoming curved reception desk
- Warm hardwood-style flooring
- Professional waiting area with ample natural light
- Direct access to conference room and main hallway

Private Offices & Training Room

- Well-appointed executive office with a distinctive blue accent wall
- Large training room equipped with projector, screen & TV
- Flexible layout ideal for presentations, team meetings, and collaborative work
- Built-in trophy and award display areas
- Abundant natural light throughout the private offices



Location & Market

- **Immediate Highway Access:** Conveniently located just off I-75 via Tylersville Road.
- **Tax Advantages:** Situated in West Chester Township with no local earnings tax.
- **Professional Environment:** Part of the established Tyler's Place Business Campus with thriving neighboring businesses.
- **Abundant Amenities:** Minutes to major retail, dining, and hotels along the Cincinnati-Dayton Road corridor.
- **Strong Market:** Positioned in the highly desirable West Chester submarket with excellent fundamentals.





Nick Barela

PRESIDENT, PRINCIPAL • REPUBLIC COMMERCIAL REAL ESTATE

📞 (513) 549-5440 Direct | (513) 549-0090 Main

✉️ nick.barela@republic-cre.com

🌐 www.republic-cre.com

