

4102 Roosevelt Boulevard

Suite A | Medical Office Sublease

Middletown, Ohio 45044

Premier Medical Office Space Available for Sublease

Property Overview

2,500 SF

SUITE A

\$3,275

PER MONTH

\$15.72

PER SF / YEAR

June 30, 2028

LEASE EXPIRATION

- ✓ Established medical/dental office suite in a two-tenant brick building
- ✓ Ideal for dental, medical, optometry, or professional office use
- ✓ Private parking lot plus on-street parking — 21,141 vehicles per day on Roosevelt Blvd
- ✓ Central waiting area shared with adjacent suite
- ✓ Brick construction, built 1994 | Central air & gas heat
- ✓ Three restrooms | Alarm system | Carpet flooring
- ✓ Full basement available (building total 10,176 SF)
- ✓ Sublease subject to landlord consent | Same rate, expenses, and term as master lease
- ✓ Tenant pays all utilities; landlord pays real estate taxes



Sublease Terms

Address	4102 Roosevelt Boulevard, Suite A, Middletown, OH 45044
Space	±2,500 SF (northern half of building)
Sublease Rate	\$3,275/month (\$39,300/year)
Rate Per SF	\$15.72/SF/year
Lease Expiration	June 30, 2028
Lease Type	Gross Modified — Tenant pays utilities
Real Estate Taxes	Paid by Landlord
Utilities	Paid by Tenant (heat, electric, sewer, water, gas)
Parking	Private lot + on-street
Use	Medical, dental, professional office
Sublease Subject To	Landlord consent (not to be unreasonably withheld)



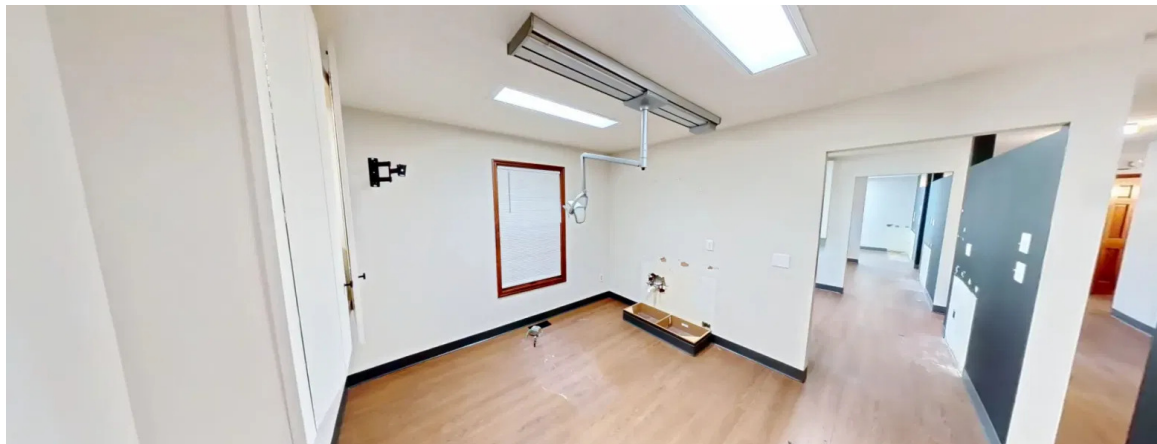
Exterior Gallery



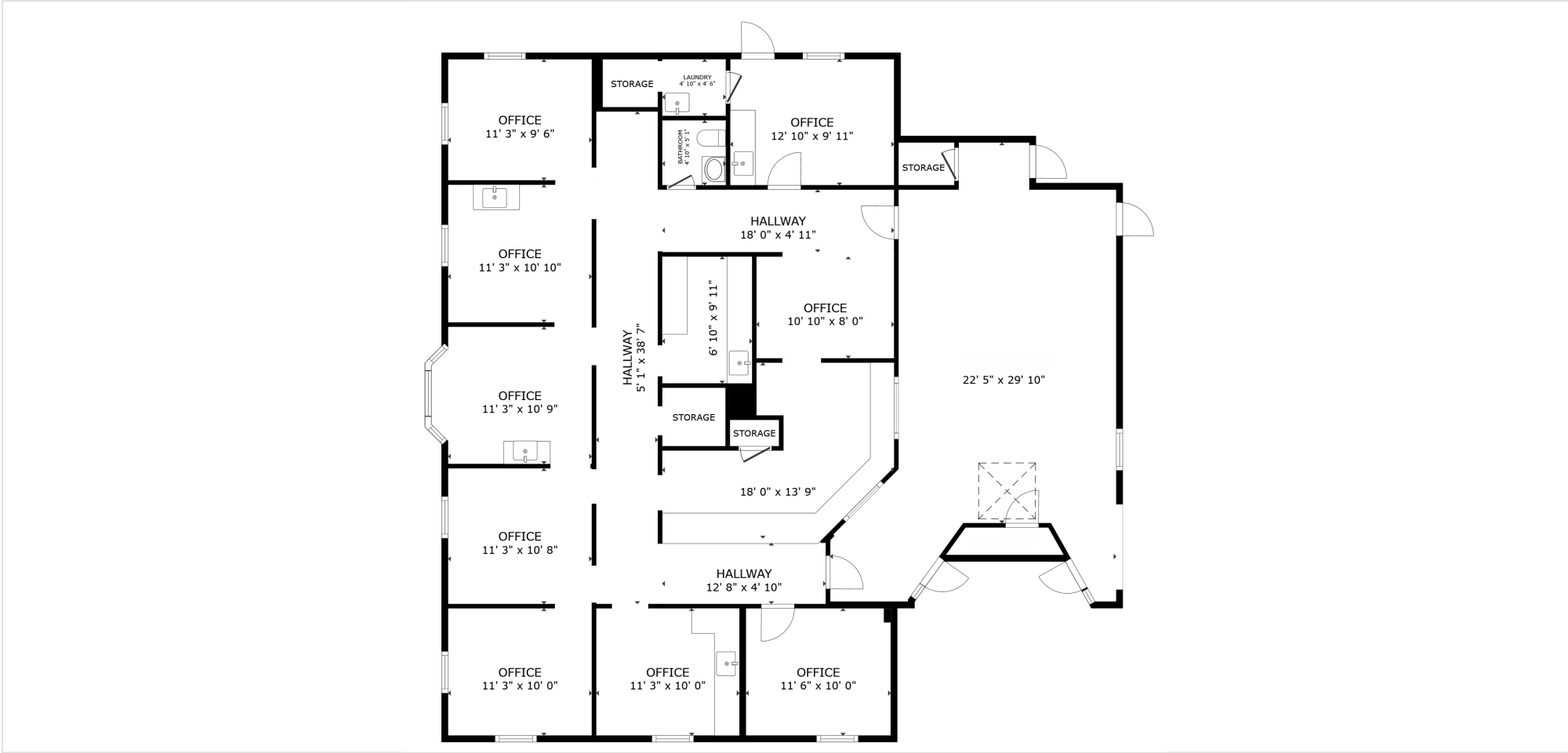
Exterior (Continued)



Interior Gallery — Suite A



Floor Plan — Suite A



Suite A | ±2,500 SF | Northern Half of Building

 [View 3D Virtual Tour](#)

Location & Amenities



LOCATION HIGHLIGHTS

- › Located on Roosevelt Boulevard (US-122), Middletown, Ohio 45044
- › 21,141 vehicles per day — high-visibility medical corridor
- › Minutes from Atrium Medical Center (Premier Health) — Level III Trauma Center
- › Easy access to I-75 (Exit 32) — serving Cincinnati and Dayton metro areas
- › Positioned among established medical practices: Family Medical Practice, Premier Health Specialty Physicians, Roosevelt Surgical Associates

NEARBY AMENITIES

- Dining:** Skyline Chili • Olive Garden • Donatos Pizza • Mi Mexico • Mom's Restaurant
- Services:** Speedway (24 hrs) • Multiple banks • Grocery stores
- Healthcare:** Atrium Medical Center • Advanced Eye Solutions • Family Medical Practice

DEMOGRAPHICS (5-MILE RADIUS)

89,753 POPULATION (2025)	\$65,671 AVG HH INCOME	35,086 TOTAL HOUSEHOLDS
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Medical Office Market — Butler County

- **National Trends:** Medical office vacancy is trending down in 2025 due to tight supply and limited new construction.
- **Investment Strength:** Medical office cap rates remain compressed compared to traditional office space, hitting a record 50 bps gap in 2024.
- **Job Growth:** Medical office-using jobs grew 3.1% in 2024, adding over 221,200 roles nationally.
- **Local Submarket:** Butler County features 146,198 SF of total commercial inventory across 13 properties, indicating limited competition.
- **Strategic Corridor:** Roosevelt Boulevard is the established medical destination and healthcare corridor in Middletown.
- **Anchor Institution:** Atrium Medical Center anchors the local healthcare ecosystem, driving consistent patient and provider traffic to the immediate area.

3.1%

MOB JOB GROWTH
(2024)

10%

NATIONAL MOB VACANCY
(TRENDING DOWN)

21,141

DAILY TRAFFIC COUNT
ROOSEVELT BLVD

50k+

MIDDLETOWN
POPULATION
SERVED

Contact Us



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