

TYLER'S PLACE BUSINESS CAMPUS

7606 Tylers Place Boulevard
West Chester, Ohio 45069

\$13.95/SF + \$4.20 in OpEx
3,279 SF Available



Property Lease Highlights

- Convenient access to I-75 via Tylersville Road
- 6,558 SF building with 3,279 SF available ([floor plan](#))
- Abundant parking with over 19 spaces (3.04 ratio)
- Professional office campus with thriving businesses
- Building signage & monument signage available
- West Chester Township, no local earnings tax

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REPUBLIC
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



Monument sign facing Tyler's Place Boulevard



Classic brick and masonry finish

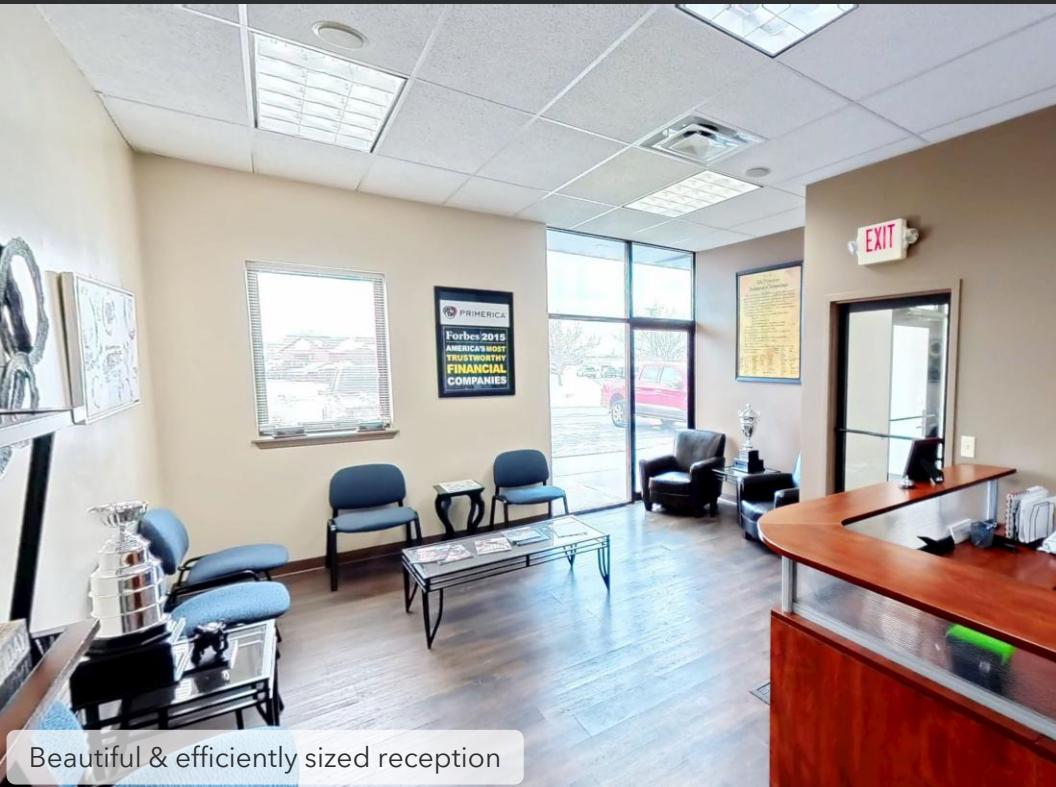


At-your-door parking with modern suite entry



Immediate access to I-75

INTERIOR PHOTOS



Beautiful & efficiently sized reception



Well appointed offices

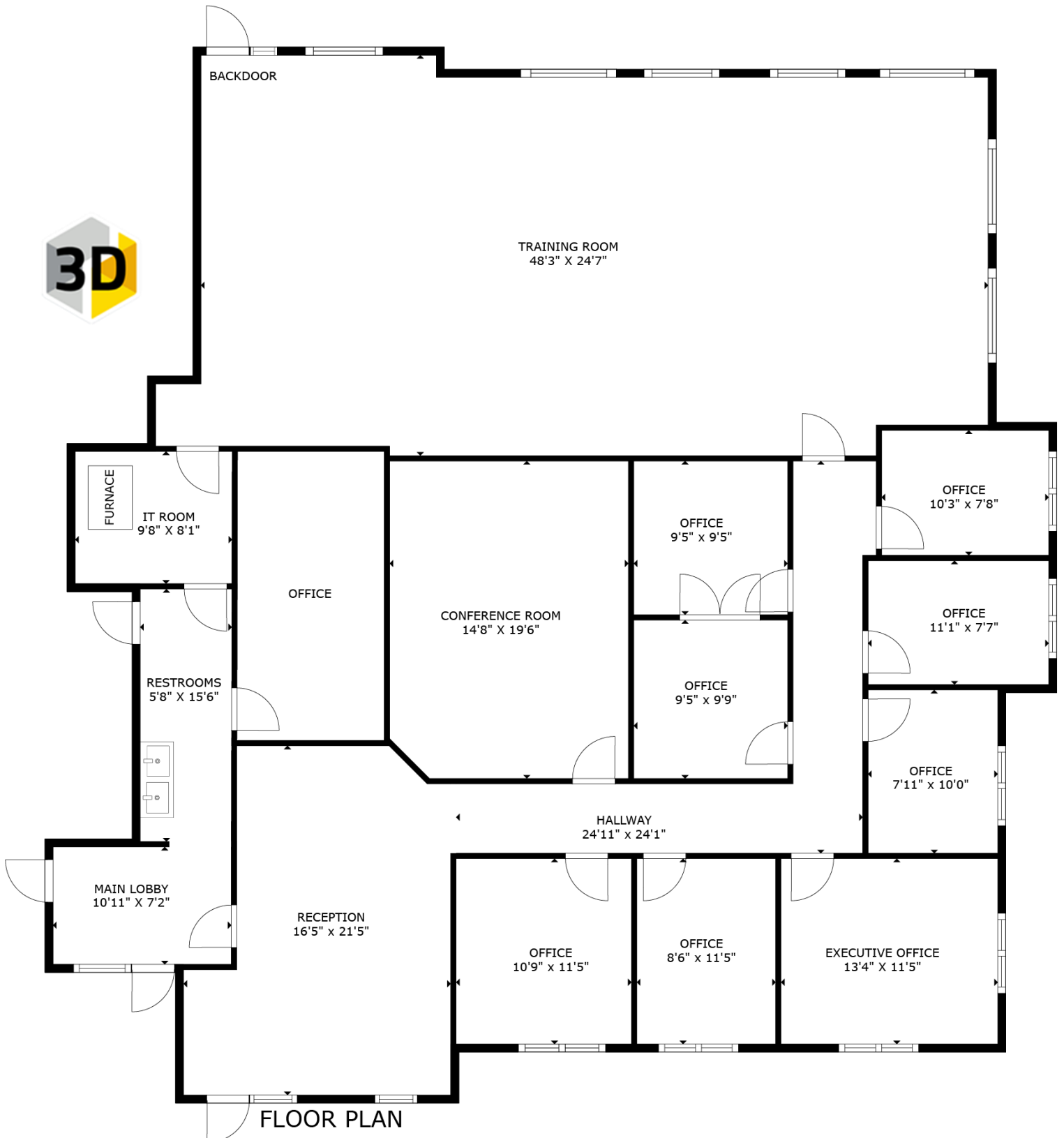


Tremendous natural light



Large training/work room

FLOOR PLAN



3,279 square feet available
([link to virtual walk-thru](#))

OPERATING EXPENSE DETAIL

7606 TYLERS PLACE BLVD — 2026 OPERATING COSTS

Tylers Place Office Park | West Chester Township, Ohio 45069

BUILDING OVERVIEW



Lot 4

Park Designation



13.5%

Association Share



6,558 SF

Building Size



\$103,540

Total Assoc. Budget



ANNUAL COSTS



Association Fees

13.5% of \$103,540 budget

\$13,978



Property Insurance

Annual premium

\$1,974



Liability Insurance

Annual premium

\$1,935



Real Estate Tax

Butler County 2026

\$9,648

TOTAL ANNUAL COST

\$27,535

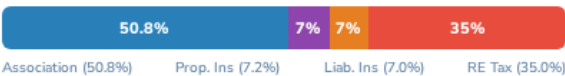


COST DISTRIBUTION



- Association: **50.8%**
- Property Ins: **7.2%**
- Liability Ins: **7.0%**
- Real Estate Tax: **35.0%**

EXPENSE ALLOCATION



PER SF COSTS



COST PER SQUARE FOOT / YEAR

Association Fees	<div></div>	\$2.13
Property Insurance	<div></div>	\$0.30
Liability Insurance	<div></div>	\$0.30
Real Estate Tax	<div></div>	\$1.47
Total NNN / SF		\$4.20

AVAILABLE SPACE

3,279 SF



\$4.20

PER SF / YEAR



\$13,772

ANNUAL NNN



\$1,148


MONTHLY NNN

DEMOGRAPHIC INFORMATION

7606 TYLERS PLACE BOULEVARD - DEMOGRAPHIC PROFILE

West Chester Township, Ohio 45069

 **65,652**
Total Population

POPULATION OVERVIEW
 **35.6 sq mi**
Area

 **1,845 per sq mi**
Population Density



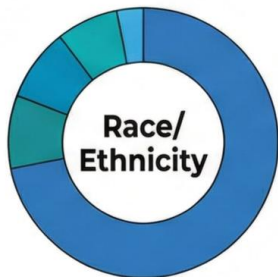
DEMOGRAPHICS

AGE

 **37.9 years**
Median Age



RACE & ETHNICITY



- White: 72%
- Black: 9%
- Asian: 9%
- Hispanic: 7%
- Other: 3%

ECONOMICS

INCOME

 **\$113,274**
Median Household Income

 **\$49,994**
Per Capita Income



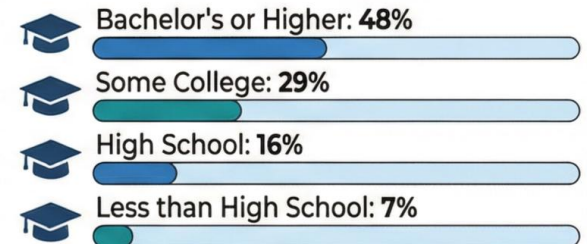
POVERTY RATE

Only 4.8%
Poverty Rate (Very Low)

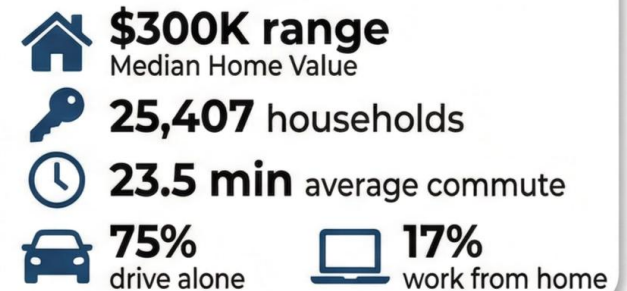


LIFESTYLE

EDUCATION



HOUSING & COMMUTE



Source: U.S. Census Bureau, American Community Survey 2023

Named Best Places to Live by MONEY Magazine

LOCATION MAP

