

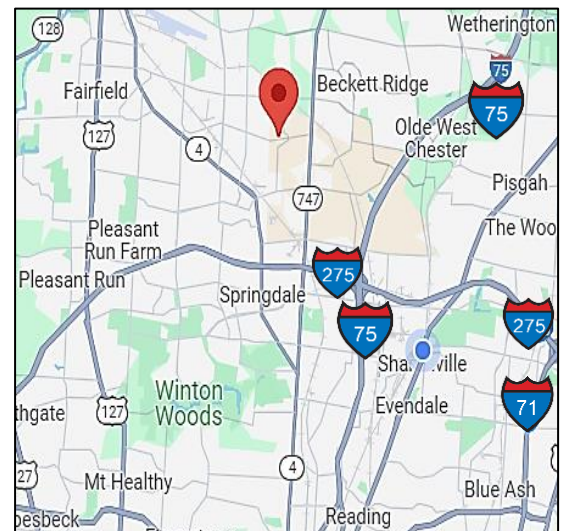
FOR SALE OR LEASE
Port Union II
West Chester Twp., Ohio 45011

**Port Union
Technology Campus
and Data Center**



PROPERTY FEATURES:

- ❖ **15,745 Total SF - Two (2) Structures**
- ❖ **Annex A: 8,480 SF office/warehouse space**
- ❖ **Annex B: 7,265 SF office/warehouse space**
- ❖ Situated on approximately 2.0 acres
- ❖ 45+ parking stalls
- ❖ **Sale Price: \$2,545,000 (\$161.64 PSF)**
- ❖ **Lease Rate: \$15.00 PSF NNN**



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**
REAL ESTATE

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ADDITIONAL FEATURES:

- ❖ Site construction – 2013
- ❖ Four (4) executive suites with full bathrooms
- ❖ Approximately 50 fully equipped modern work stations wired into network backbone
- ❖ Six (6) private offices
- ❖ 3,000 SF training and meeting space
- ❖ One (1) furnished conference room
- ❖ Fully furnished prep kitchen and break space
- ❖ Fitness facility (Hammer/Life Fitness) with locker rooms
- ❖ Furnished employee cafeteria/break space with pool table

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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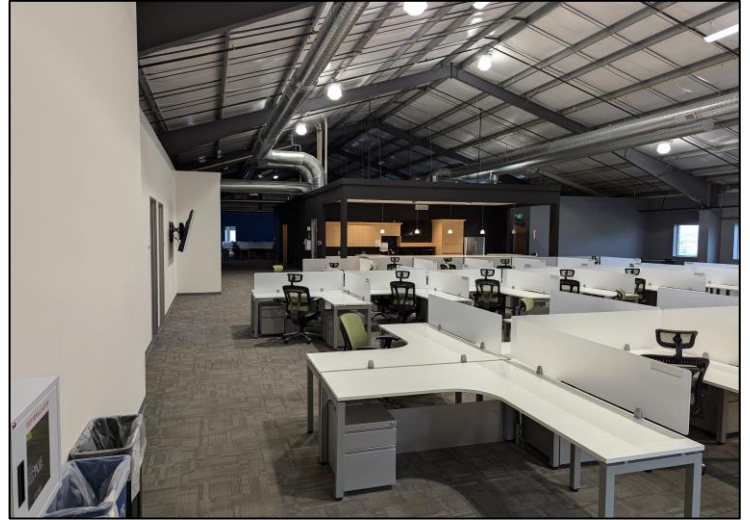
ANNEX A and ANNEX B



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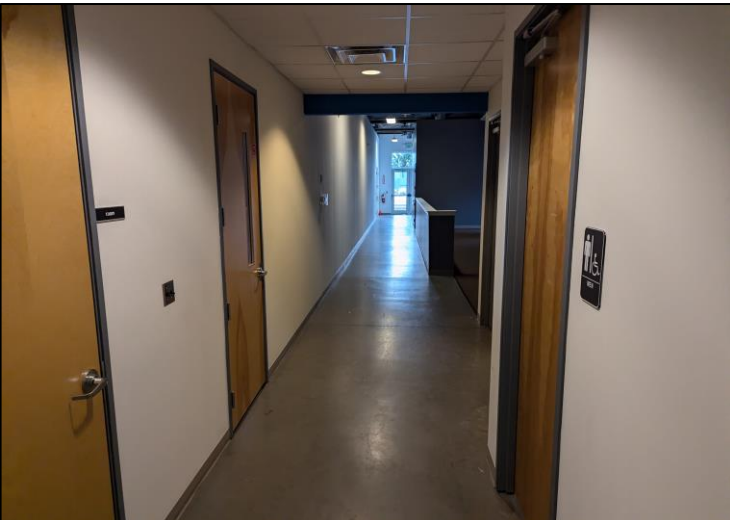
ANNEX A and ANNEX B



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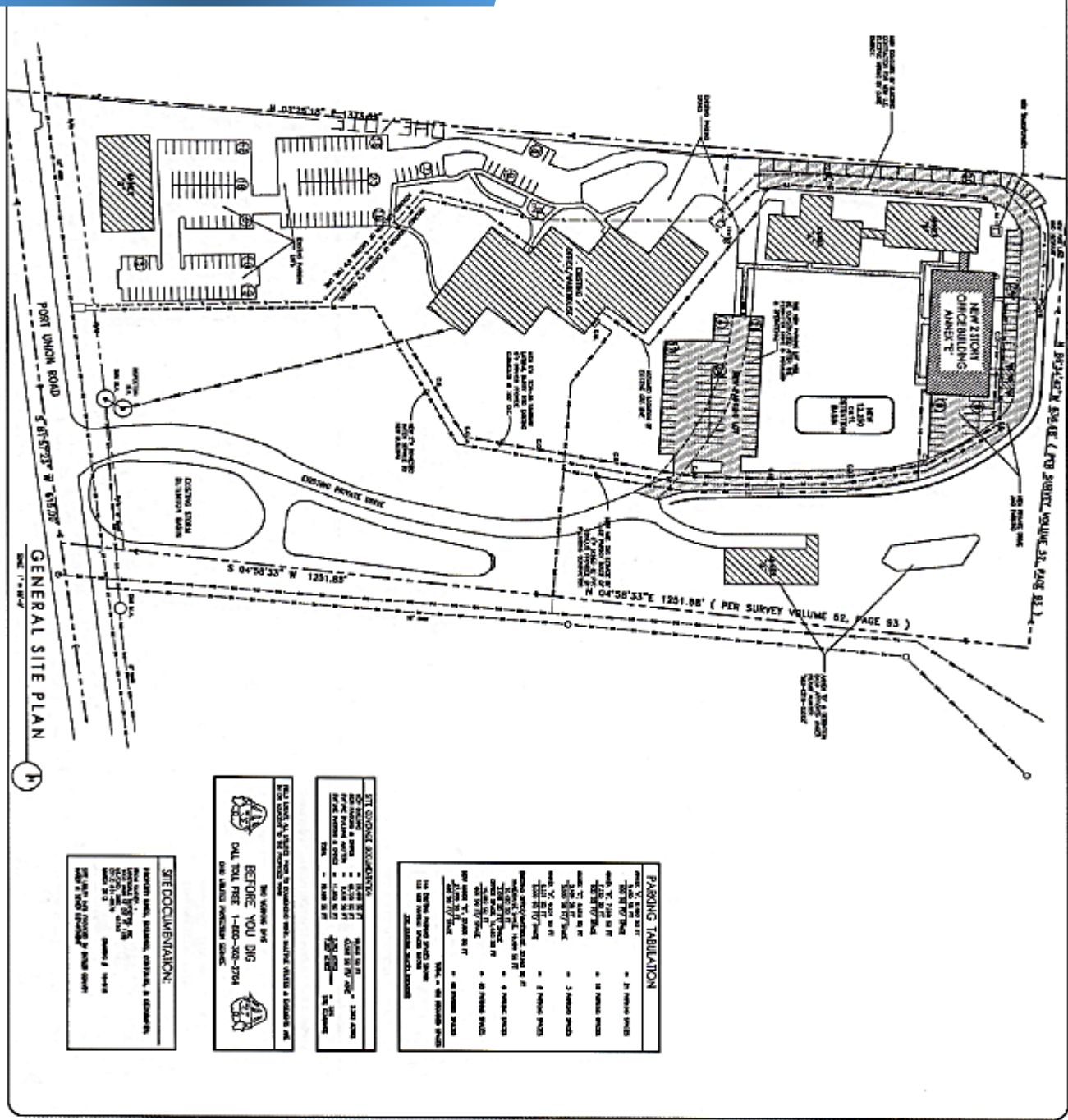
ANNEX A and ANNEX B



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SITE PLAN



SITE DOCUMENTATION:
 PRELIMINARY SITE PLAN, EXISTING CONDITIONS, & UTILITIES
 PREPARED BY: JEFF WOLF & PARTNERS
 DATE: 11/15/18
 SCALE: 1/8" = 1'-0"

GET YOUR COPY OF THE SITE PLAN TODAY!
 CALL TOLL FREE 1-800-300-2704
 WWW.JEFFWOLFREALSTATE.COM

PARKING TABULATION	
TYPE OF PARKING	NO. OF SPACES
ASPHALT PAVED	10
CONCRETE PAVED	10
TOTAL	20

project: CONTINGENT HOLDINGS ANNEX 'E' BUILDING
client: CONTINGENT HOLDINGS, LLC
address: PORT UNION RD WEST CHESTER, OHIO 45011

drawn / approved: J. WOLF
date: 28 NOVEMBER 2018

sheet: C-1 of 10

scale: 1/8" = 1'-0"

project: 15-162

sheet: C-1 of 10

project: 15-162

sheet: C-1 of 10



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