

FOR LEASE

8550 Bilstein Boulevard

OFFICE/SHOWROOM WAREHOUSE

Hamilton, OH 45015

PRESENTED BY:

CHUCK CIOLINO, CCIM

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

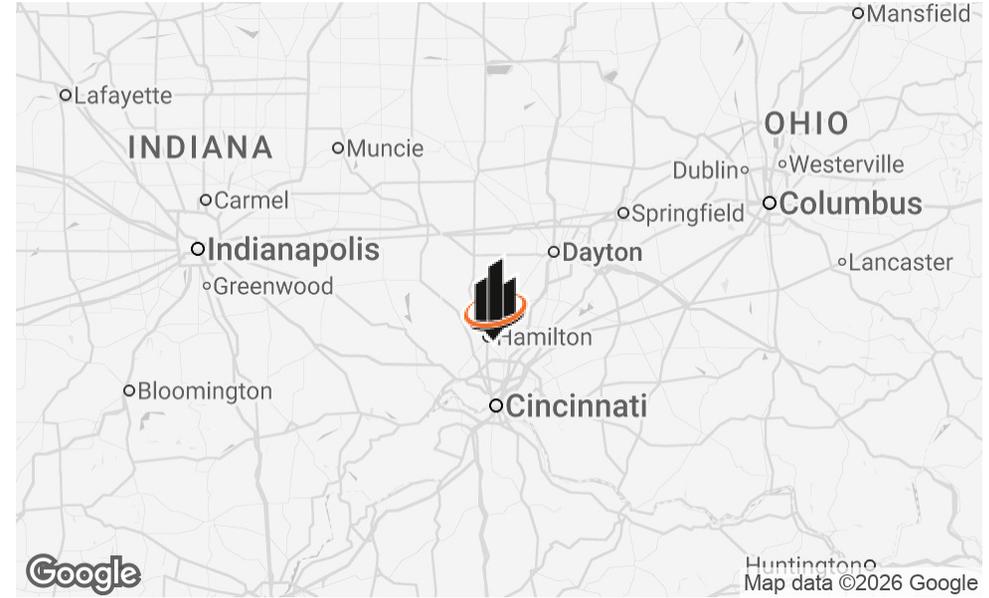
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- +/- 6,000 SF Total
- +/- 2,800 SF Office Space
- +/- 3,200 SF Warehouse Space
- One Dock Door
- One Drive-In Door
- Ceiling Height 14', Column spacing 20 X 40

OFFERING SUMMARY

LEASE RATE:	\$9.95 SF/yr (MG)
CAM ESTIMATE	\$1.25 SF
AVAILABLE SF:	6,000 SF

PROPERTY DESCRIPTION

Position your business for success in this meticulously maintained single-tenant office/warehouse located on Bilstein Boulevard. This property offers unparalleled regional access via State Route 4 and the Union Center/Symmes corridor, ensuring seamless logistics for employees, vendors, and clients throughout Greater Cincinnati.

The pre-engineered metal building was constructed in 1985 and is well maintained including a new roof installed in 2021 ensuring long-term operational efficiency. The space features a 2,800 SF office/showroom, 3,200 SF warehouse, dock door, drive-in door and 22 parking spots making it ideal for a multitude of users including showroom, warehouse, light industrial, medical, service, etc.

The flexible layout supports efficient operations with a balance of office/showroom and warehouse space, while the location offers ease of access in one of the region's most accessible hubs.

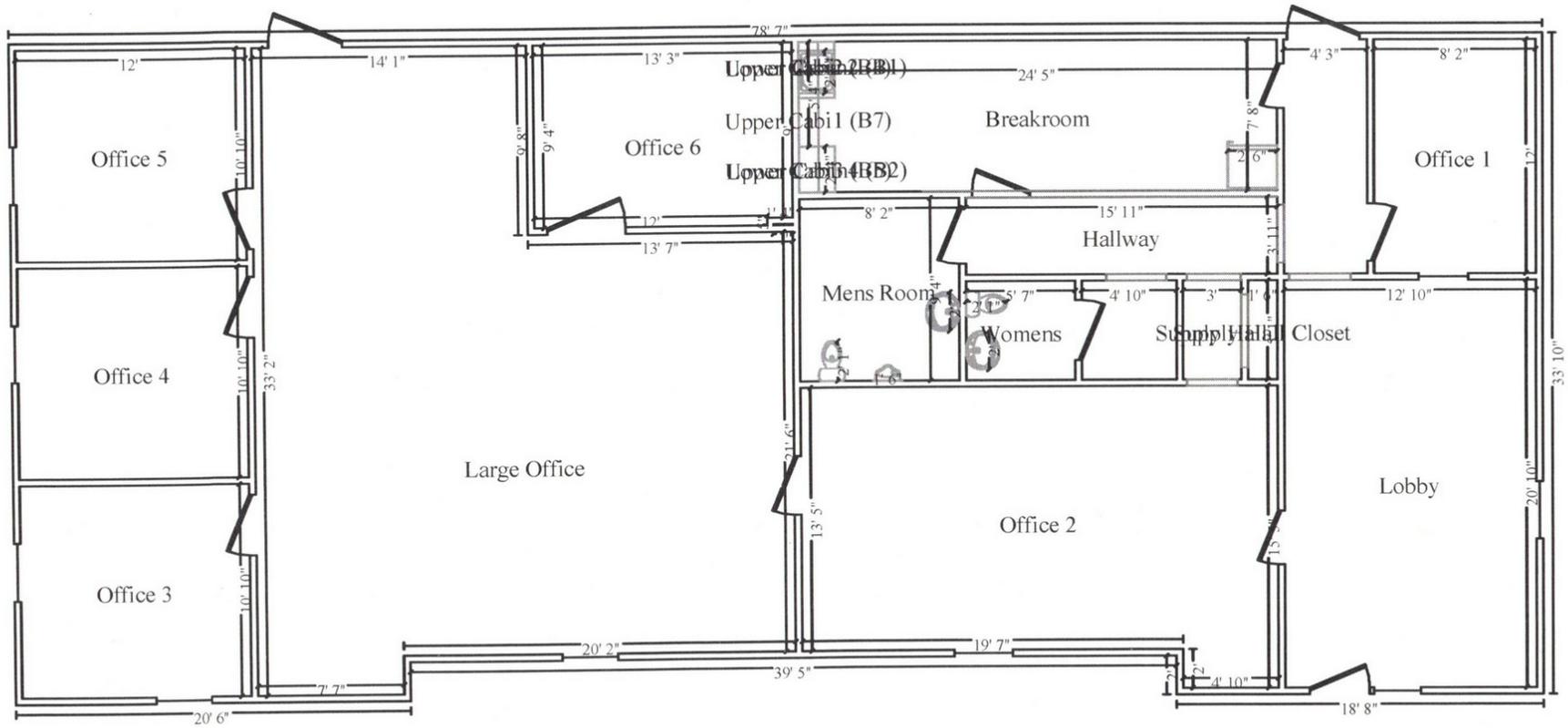
ADDITIONAL PHOTOS



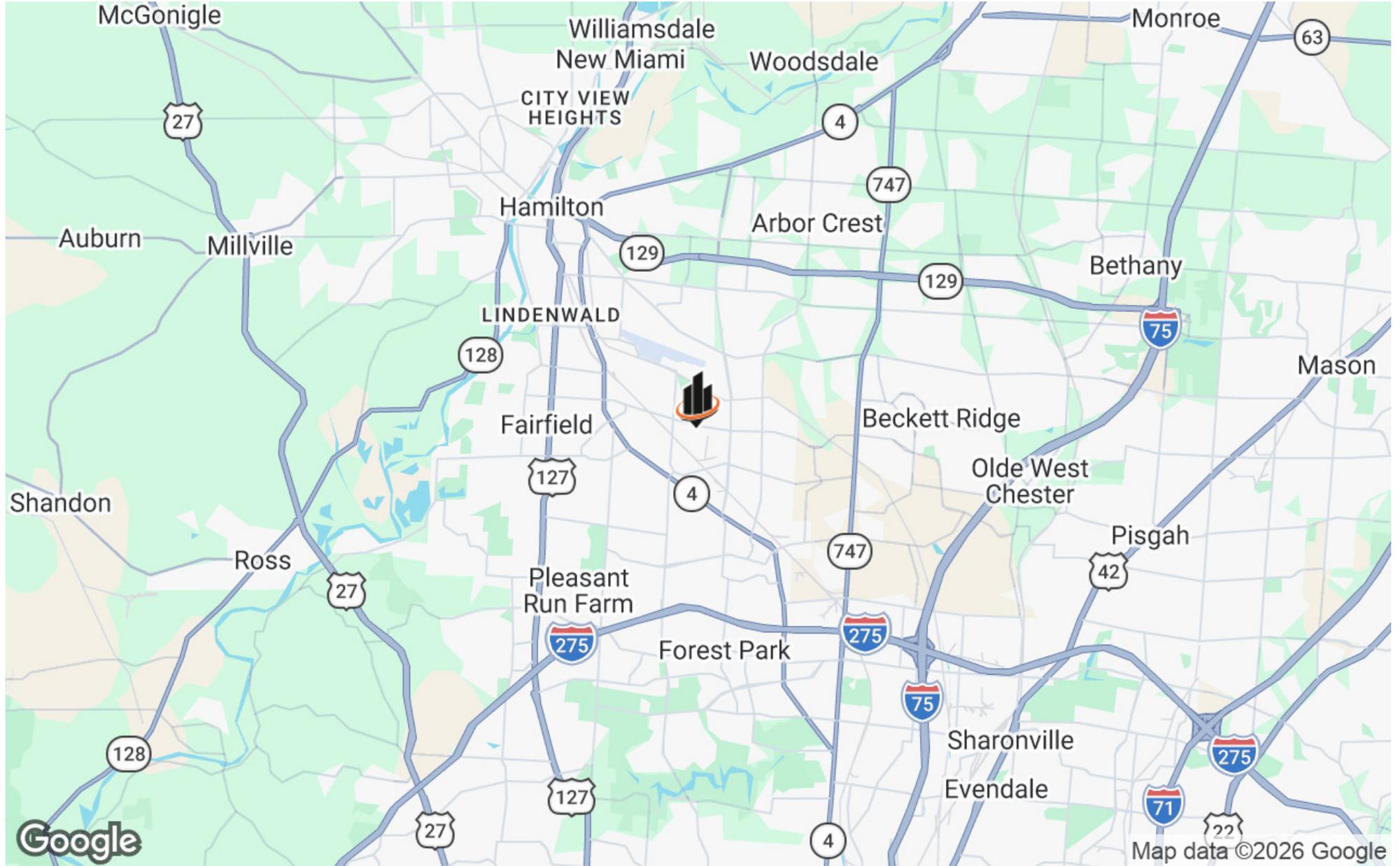
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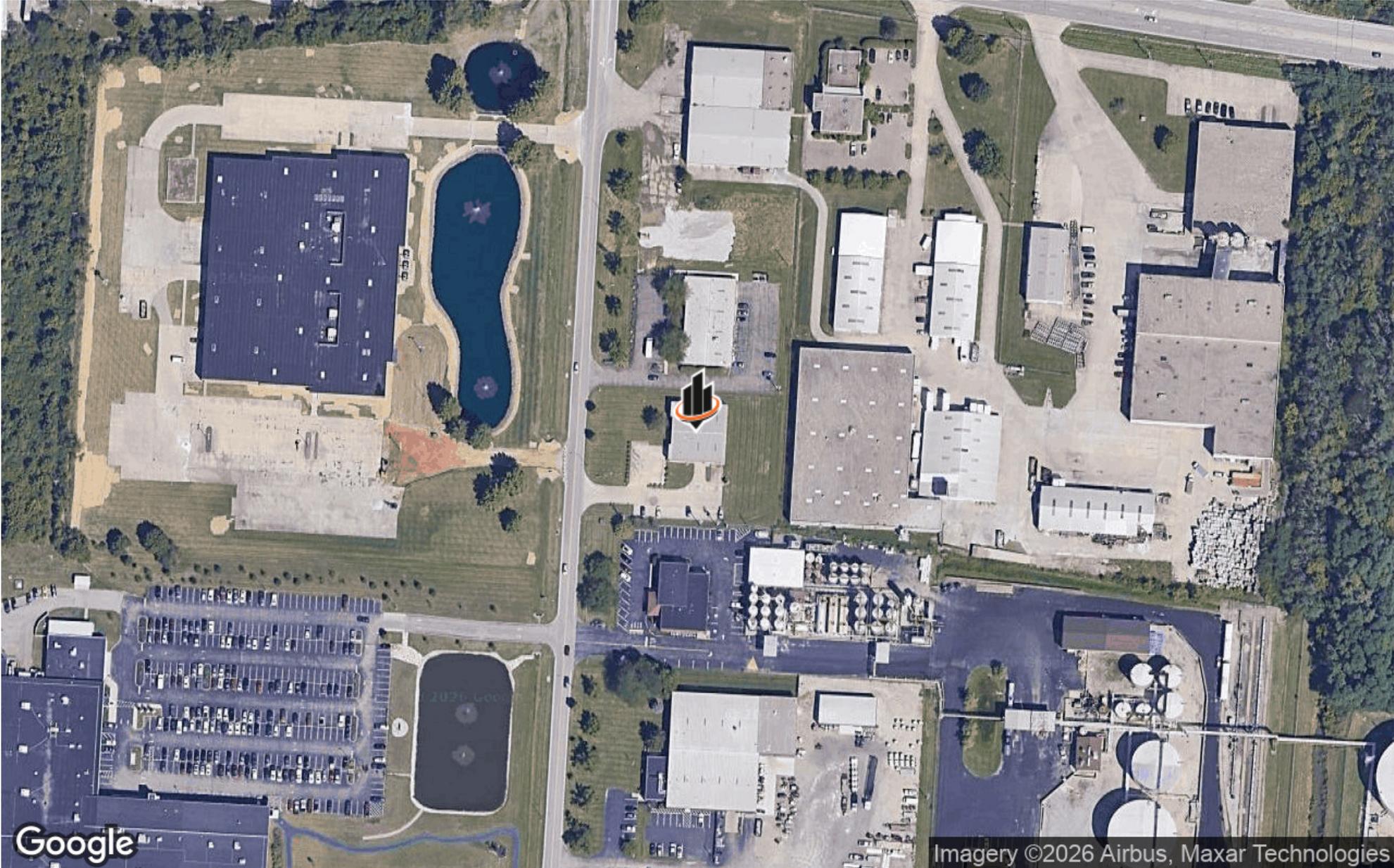
OFFICE/SHOWROOM FLOOR PLAN



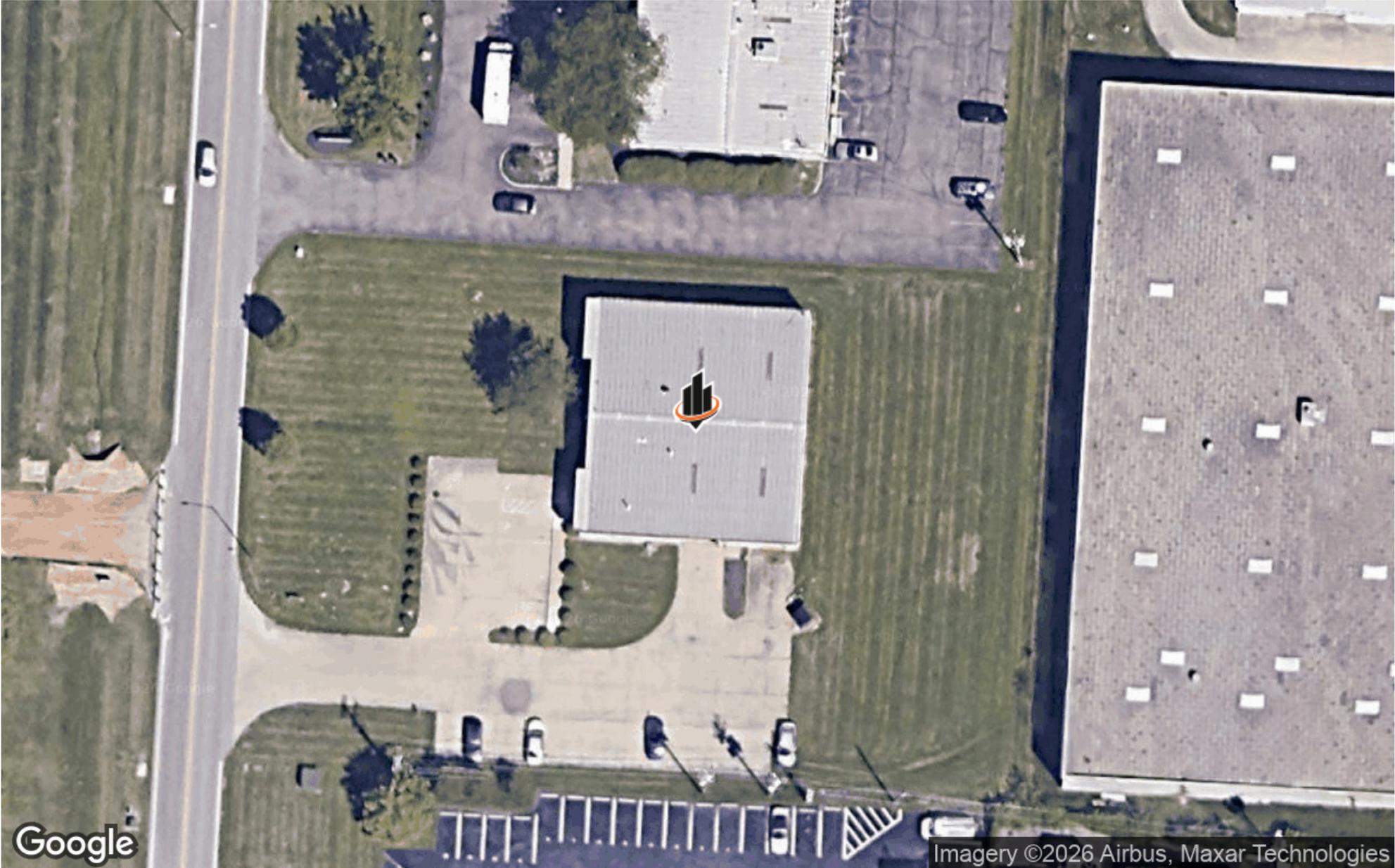
LOCATION MAP



AERIAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 7 MILES

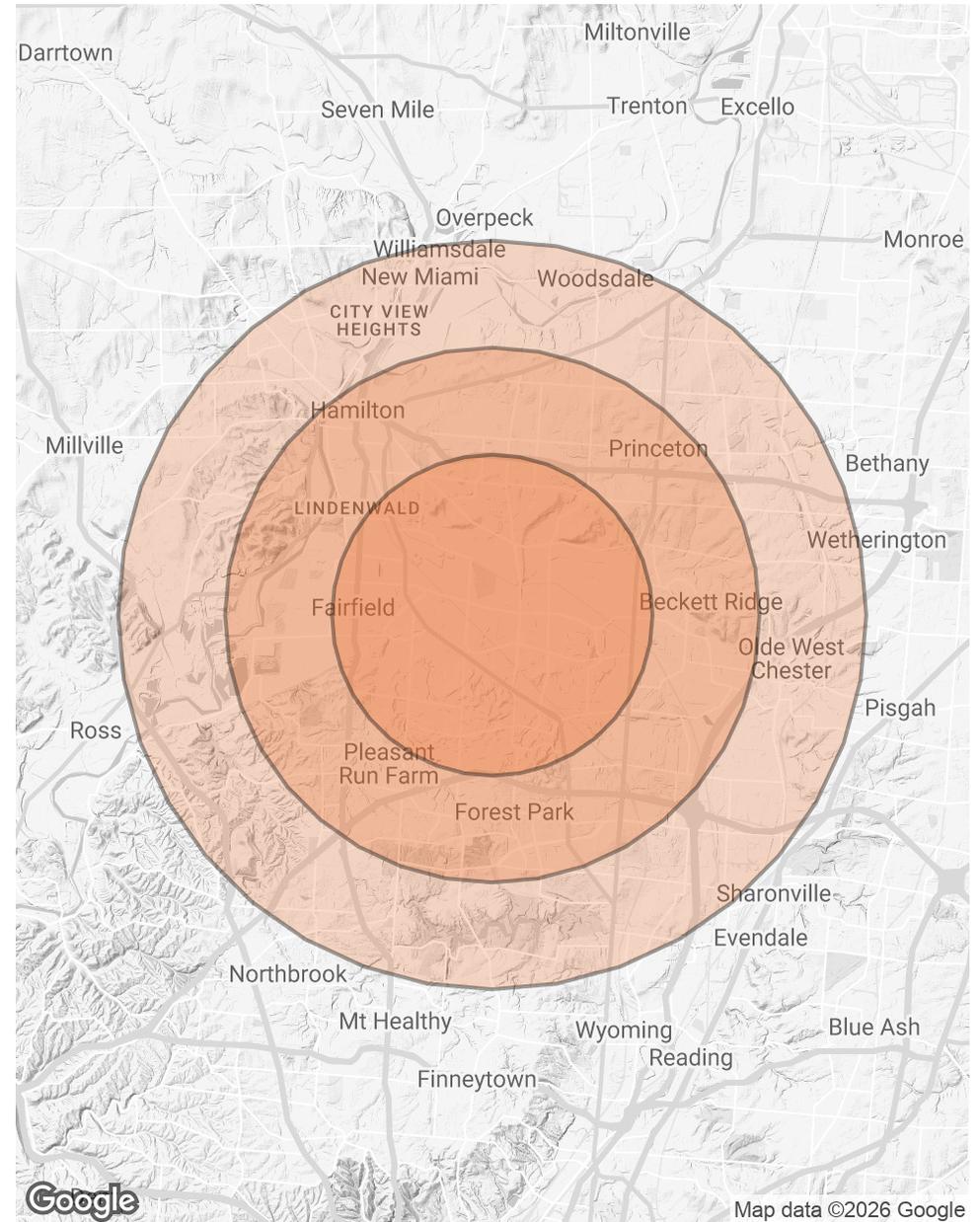
	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	57,923	165,622	277,550
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

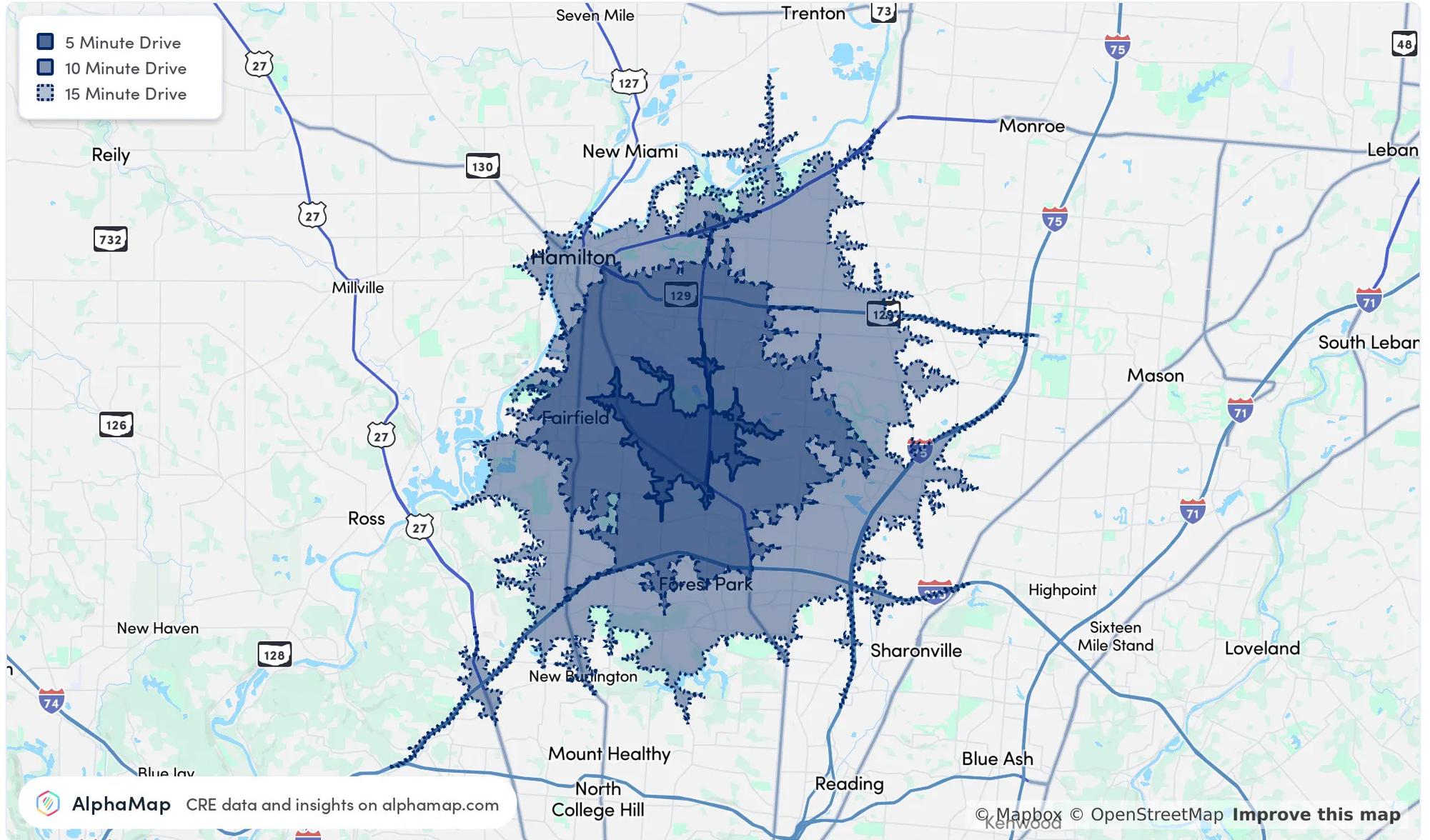
3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	23,226	63,332	105,891
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$94,835	\$98,860	\$105,051
AVERAGE HOUSE VALUE	\$220,089	\$232,920	\$255,227

Demographics data derived from AlphaMap



AREA ANALYTICS



Map and demographics data derived from AlphaMap

ADVISOR BIO 1



CHUCK CIOLINO, CCIM

Senior Advisor

chuck.ciolino@svn.com

Direct: **513.720.1000** | Cell: **513.720.1000**

PROFESSIONAL BACKGROUND

Chuck Ciolino, CCIM, a 38-year industry veteran, serves as the Senior Advisor for SVN | Wilson Commercial Group in Cincinnati, OH. Ciolino's commercial real estate career started in 1988 with Cincinnati Grubb & Ellis, where he ranked as the top-producing Investment Advisor for 10 consecutive years. His success with clients, creative approach to deal-making, and attention to detail didn't go unnoticed.

In 2003, Western-Southern Life recruited him to lead their investment team to dispose of non-critical assets at their Eagle Realty subsidiary. In 3 years, Ciolino successfully sold a \$160 million portfolio of commercial properties, bringing his career sales total to over \$1 billion.

He is a sought-after panel member for commercial real estate and is considered an expert at implementing 1031 Exchanges. In 2006, Ciolino opened the first Sperry Van Ness office in Cincinnati, OH, and merged with the Columbus SVN office in 2025.

Ciolino has held the prestigious Certified Commercial Investment Member (CCIM) designation since 1994 and is a member of the International Council of Shopping Centers (ICSC) and National Apartment Association.

He holds a bachelor's degree in business from the Farmer School of Business, Miami University, Oxford, Ohio.

EDUCATION

BA, Farmer School of Business, Miami University, Oxford, Ohio

SVN | Wilson Commercial Group, LLC

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ADVISOR BIO 2



SETH ASMAN

Senior Advisor

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PROFESSIONAL BACKGROUND

Seth Asman is a nationally ranked Top 3% SVN advisor and a leading producer within one of Columbus's premier commercial real estate offices. He is recognized for delivering exceptional outcomes in complex, high-value transactions and is a recipient of SVN's Partners Circle, the firm's highest honor.

Seth advises a diverse portfolio of investors, developers, business owners, financial institutions, and estate interests. His team is engaged across the full investment spectrum, including multifamily, land and development, storage, office, industrial, and retail assets. Known for a strategic, data-driven approach, Seth brings clarity to underwriting, valuation, and market positioning, helping clients maximize returns and accelerate decision-making.

With more than two decades of business and consulting experience, Seth is trusted for his ability to navigate nuanced deal structures, uncover value, and drive transactions from initial analysis through closing. His production record reflects consistent performance at the top of the SVN network and within the Columbus commercial real estate market.

Current assignments include multifamily acquisitions and dispositions, land and development opportunities, and active engagements in retail, storage, and office. Seth's advisory style blends market intelligence, financial rigor, and a commitment to long-term client success.

He holds a B.S. in Business Administration from Susquehanna University and is a licensed real estate agent. Seth is an active member of the Columbus Board of Realtors, the Ohio Association of Realtors, and the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.

Business Management

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