

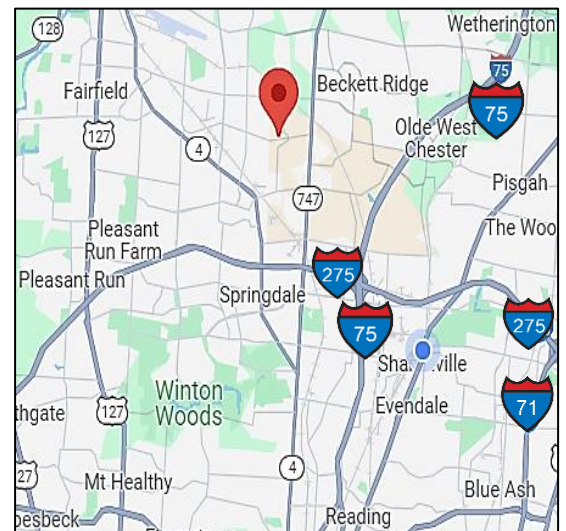
FOR SALE OR LEASE
Port Union III
West Chester Twp., Ohio 45011

**Port Union
Technology
Campus**



PROPERTY FEATURES:

- ❖ **35,605 Total SF – Two (2) Structures**
- ❖ **Annex D: 8,725 SF warehouse/storage space**
- ❖ **Annex E: 13,440 SF office on two (2) floors - 26,880 SF**
- ❖ Three (3) drive-in doors
- ❖ One (1) loading dock truck well
- ❖ Approximately 6.0 acres
- ❖ 90+ parking stalls
- ❖ **Annex D is only for sale and not for lease**
- ❖ **Sale Price: \$5,751,000 (\$161.52 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 – 2017
- ❖ One (1) executive suite with full bathroom
- ❖ Twenty (20) private offices
- ❖ Eight (8) furnished conference rooms
- ❖ Main reception lobby
- ❖ Approximately 200 fully equipped modern work stations wired into network backbone
- ❖ Furnished employee cafeteria/break space with prep kitchen and gathering space on both floors
- ❖ Tech innovation lab and assembling room

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.
- ❖ **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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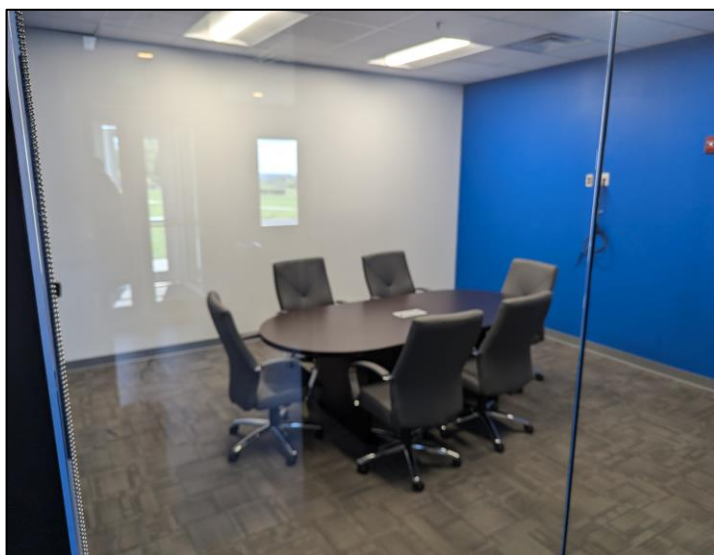
ANNEX D (NOT FOR LEASE BUT FOR SALE)



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ANNEX E OFFICE – TWO STORIES



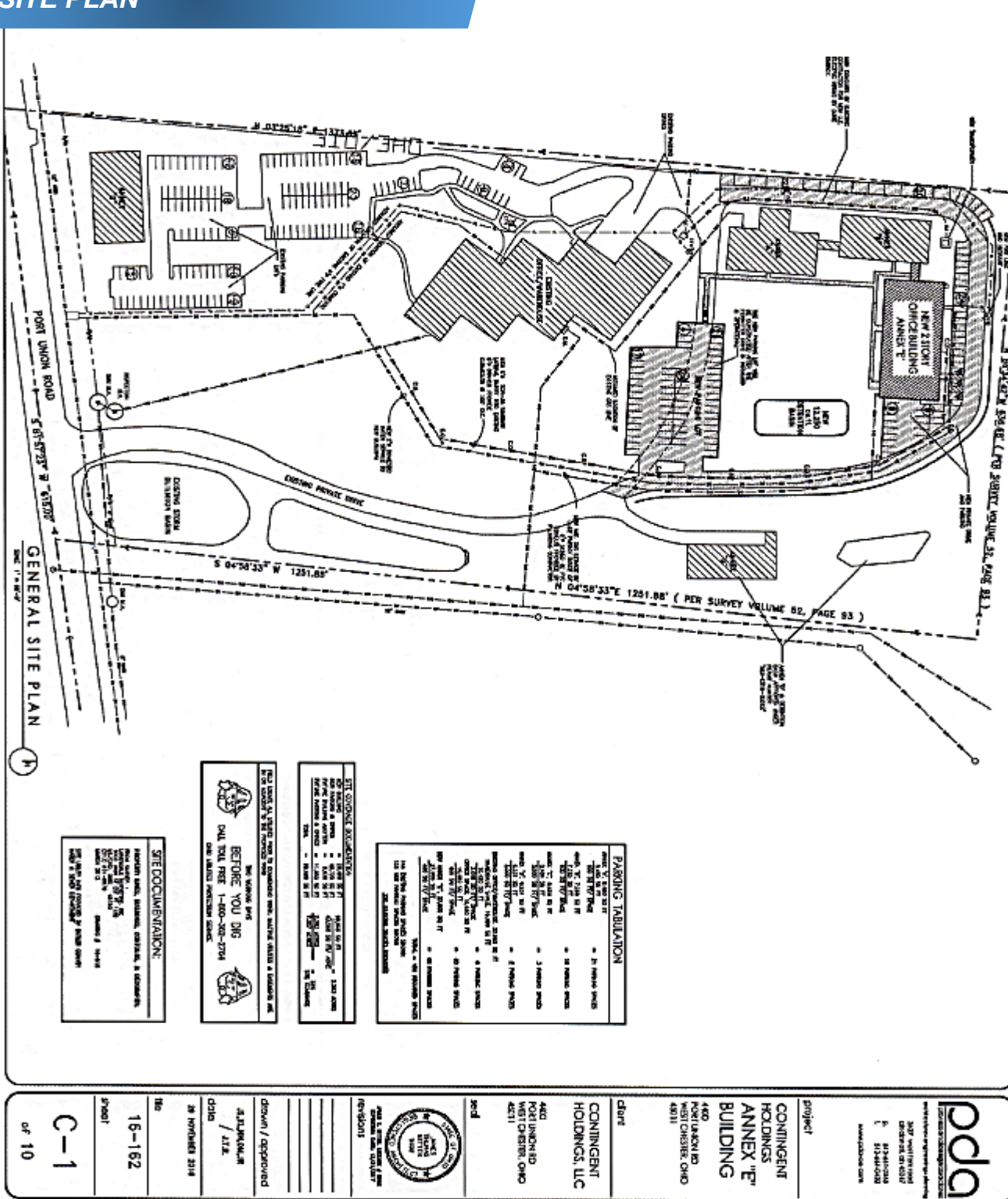
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ANNEX E



SITE PLAN



SITE DOCUMENTATION:
 PREPARED BY: JEFF WOLF & PARTNERS
 DATE: 11/15/12
 DRAWN BY: JEFF WOLF
 CHECKED BY: JEFF WOLF
 SCALE: AS SHOWN

BETTER YOU DMS
 CALL TOLL FREE 1-800-300-2704
 ONE SOURCE PROFESSIONAL SERVICE

LET'S CONSIDER EXCLUSIVITY:
 60 DAYS TO COMPLETE
 90 DAYS TO COMPLETE
 120 DAYS TO COMPLETE
 150 DAYS TO COMPLETE
 180 DAYS TO COMPLETE
 210 DAYS TO COMPLETE
 240 DAYS TO COMPLETE
 270 DAYS TO COMPLETE
 300 DAYS TO COMPLETE
 330 DAYS TO COMPLETE
 360 DAYS TO COMPLETE
 390 DAYS TO COMPLETE
 420 DAYS TO COMPLETE
 450 DAYS TO COMPLETE
 480 DAYS TO COMPLETE
 510 DAYS TO COMPLETE
 540 DAYS TO COMPLETE
 570 DAYS TO COMPLETE
 600 DAYS TO COMPLETE

PARKING TABULATION	
TYPE OF PARKING	NUMBER OF SPACES
ASPHALT PAVED	100
GRAVEL PAVED	50
TOTAL	150

Project: CONTINGENT HOLDINGS ANNEX "E" BUILDING
 400 PORT UNION RD WEST CHESTER, OHIO 45011

Client: CONTINGENT HOLDINGS, LLC
 400 PORT UNION RD WEST CHESTER, OHIO 45011

Prepared by: JEFF WOLF & PARTNERS REAL ESTATE
 15-162
 28 NOVEMBER 2014

Scale: AS SHOWN

Sheet: C-1 of 10

Professional Seal: JEFF WOLF, REALTOR, LICENSE NO. 100000000



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