

EXECUTIVE CENTRE

EXECUTIVE CENTRE 2

55 MERCHANT STREET, SPRINGDALE, OH

CLASS A OFFICE SPACE FOR SALE OR LEASE



KEY FACTS

174,544 SF

BUILDING

Surface and covered

PARKING

THREE WESTINGHOUSE
HYDRAULIC ELEVATORS
(TWO ARE 3,000 LB CAPACITY,
ONE IS 4,000 LB CAPACITY)

ELEVATORS

Asking Rate

\$11.50 / SF N

87,276

AVAILABLE

4

FLOORS

EIGHT 50 TO 60-TON TRANE
ROOFTOP AIR CONDITIONING
UNITS, WITH CONSTANT
VOLUME AND FAN POWERED
VAV BOXES FITTED WITH
480V REHEAT COILS

HVAC

OpEx

\$6.73 / SF

1986

YEAR BUILT

2

LOADING DOCKS

80 KW KOHLER, 150 GALLON
DIESEL GENERATOR WITH
400 KVA UPS SYSTEM

BACK-UP POWER

REPLACED IN 2018

NEW ROOF



Monument and
building signage
available



Convenient
access to I-275
and I-75



Largest office
park in
Tri-County



Nearby retail, dining,
grocery, and lodging
amenities



LOCATION

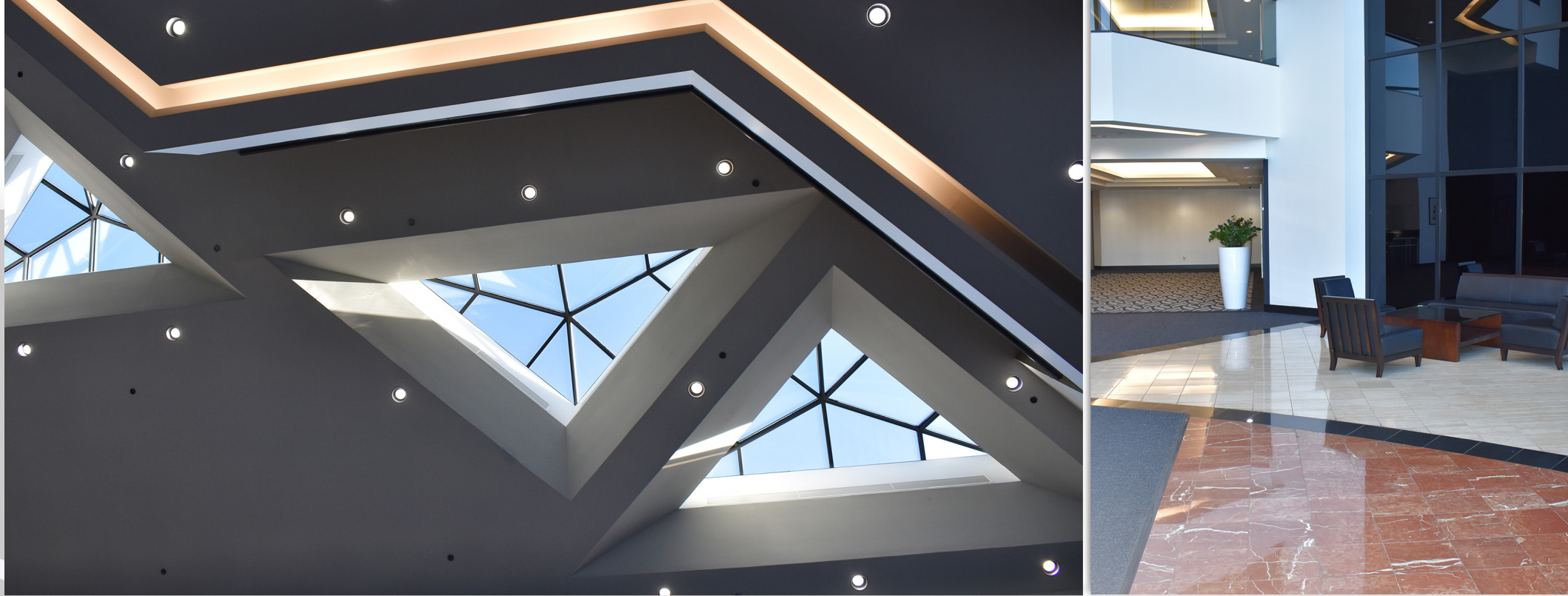
- 1 EXECUTIVE CENTRE 1
- 2 EXECUTIVE CENTRE 2
- 3 EXECUTIVE CENTRE 3

CORPORATE NEIGHBORS

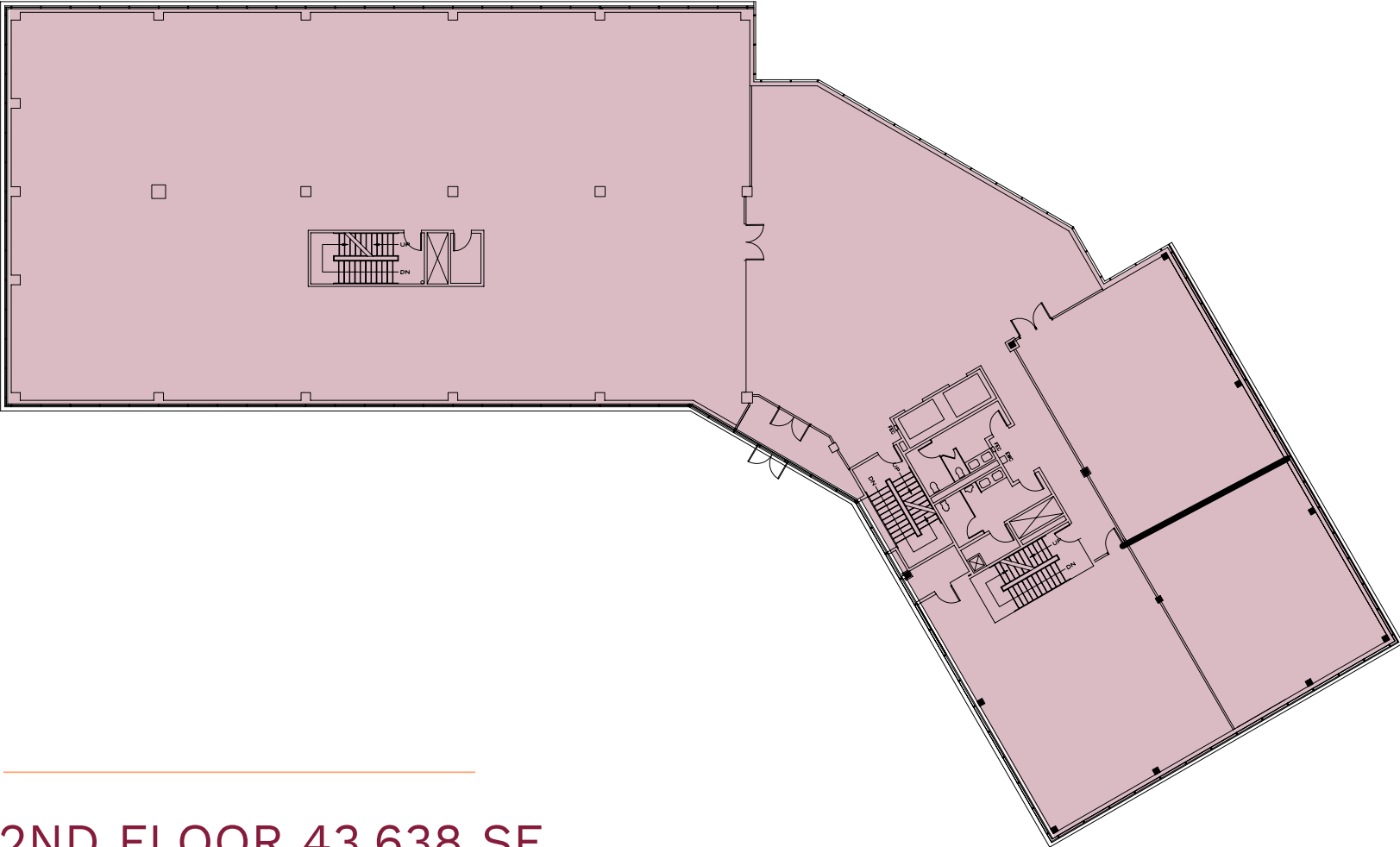
- 1 KROGER DIVISION OFFICE
- 2 SHEAKLEY
- 3 GE AVIATION SYSTEMS
- 4 CBTS
- 5 CINCOM SYSTEMS
- 6 HUMANA
- 7 PROCTOR & GAMBLE
- 8 MACY'S
- 9 PROCESS PLUS
- 10 STATE OF OHIO



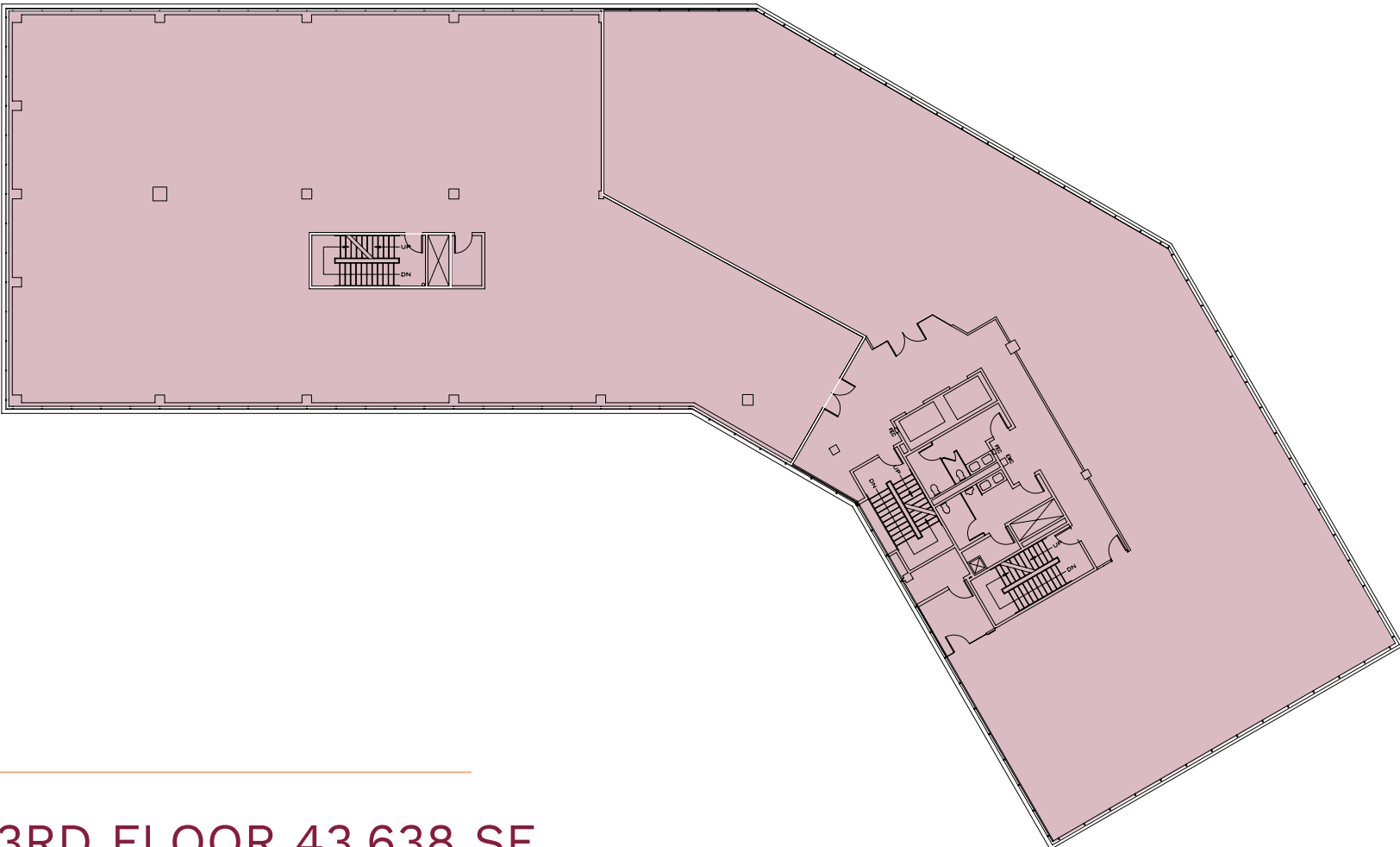
AMENITIES



FLOORPLANS



2ND FLOOR 43,638 SF
(FULL FLOOR) AVAILABLE



3RD FLOOR 43,638 SF
(FULL FLOOR) AVAILABLE

EXECUTIVE CENTRE



CONTACT

MICHELLE KLINGENBERG

+1 513 719 3703

michelle.klingenberg@jll.com

TODD PEASE

+1 513 297 2506

todd.pease@jll.com

BRITNEY AVILES

+1 859 743 7034

britney.aviles@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

