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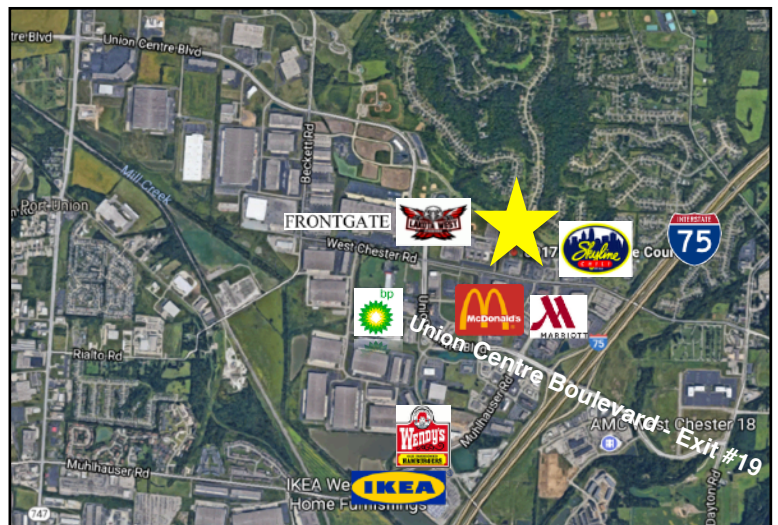
8917 Eagleridge Court

West Chester, OH 45069



Property Highlights

- 1,008 SF office
- End cap
- 2 private offices, large open area & private restroom
- Minutes to I-75 at Union Centre exit and close to lots of amenities
- Back up generator
- Separate, secured entry
- Ample & convenient parking
- No earnings tax
- Lease term of 3-5 years
- \$1,600/month + pro rata share of utilities

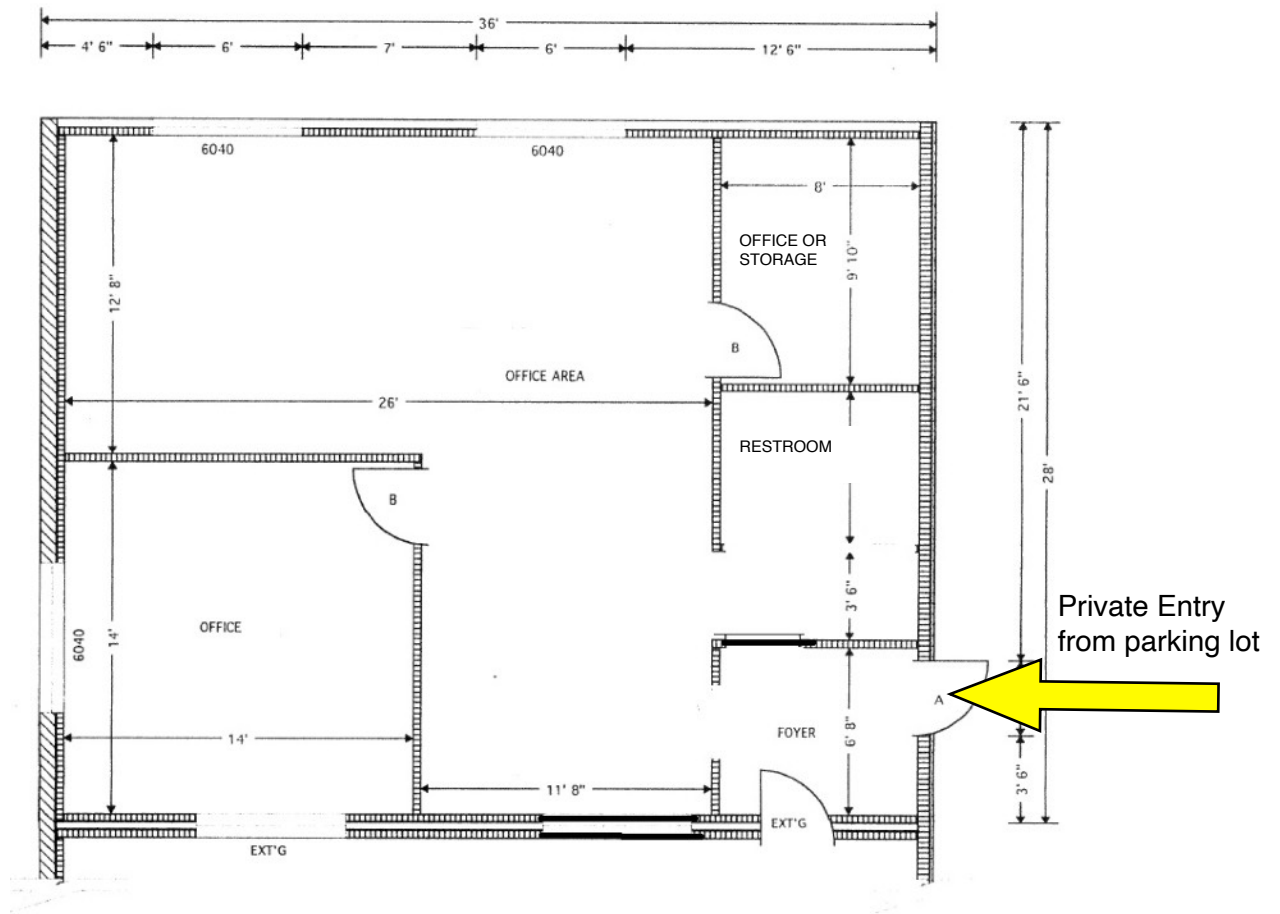


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Property Details

Location	West Chester (Butler County)
Building Type	Single story, free-standing office building
Available SF	1,008 SF professional office
Utilities	Separately metered (water included in rate)
Amenities	Private entrance, convenient location, back up generator
Parking	Ample
Occupancy	July 1, 2022 (possibly earlier)
Term	3-5 years
Lease Rate	\$1,600/month + pro rata share of utilities

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