

# OFFICE CONDO FOR LEASE!



1051 Summit Dr.  
Middletown, OH 45042

**\$3,400/Month + Utilities**

## PROPERTY FEATURES:

- 3,440 SF Office Condo
- Zoned O-1 for Flexible Professional Use
- Ample Parking
- Located in a Credible Office Park



❑ Commercial  
❑ Investment  
❑ Land

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Real Estate Services



## Fact Sheet

<b>Address:</b>	1051 Summit Dr. Middletown, OH 45042
<b>Lease Rate:</b>	\$3400/Month + Utilities
<b>County:</b>	Butler
<b>City:</b>	Middletown
<b>Building Size:</b>	3,440 SF
<b>Year Built:</b>	1990
<b>Zoning:</b>	O-1 (Office)
<b>Roof:</b>	Shingle
<b>HVAC:</b>	Yes
<b>Taxes:</b>	\$1,677.46

### Property Description:

Located in the heart of Middletown, this well-maintained 3,440 SF office building is an ideal opportunity for businesses seeking functionality, convenience, and value. Situated on Summit Drive in Butler County, the property is zoned O-1 (Office), offering flexible use for a variety of professional services. Built in 1990, the structure features an efficient layout that supports both open workspace and private offices. This standalone building presents an attractive leasing opportunity with a possible purchase option after 5 years.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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