

**7138 & 7150 Office Park
Drive
Liberty Township, OH
45069**

**3,740 & up to 5,000 SF
Office For Lease**



AVAILABLE:

2,800, 3,740 or up to 5,000

USES:

Professional office

OFFERED AT:

\$15 PSF NNN

\$4.25 PSF OpEx

OCCUPANCY:

7138 - Immediate

7150 - Negotiable

LOCATION:

1.2 miles to I-75 at the Tylersville exit and SR 129, Liberty Centre, Cincinnati Children's Hospital, Voice of America Center & much more. Liberty Township is located in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Located along the I-75 Growth Corridor, with Cincinnati 20 miles to the south and Dayton 25 miles to the North.

SUMMARY:

Professional office space located in Liberty Township on the border of West Chester.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Owner/Broker
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

7138 & 7150 Office
Park Drive

3,740 & 5,000 SF
For Lease

7138:

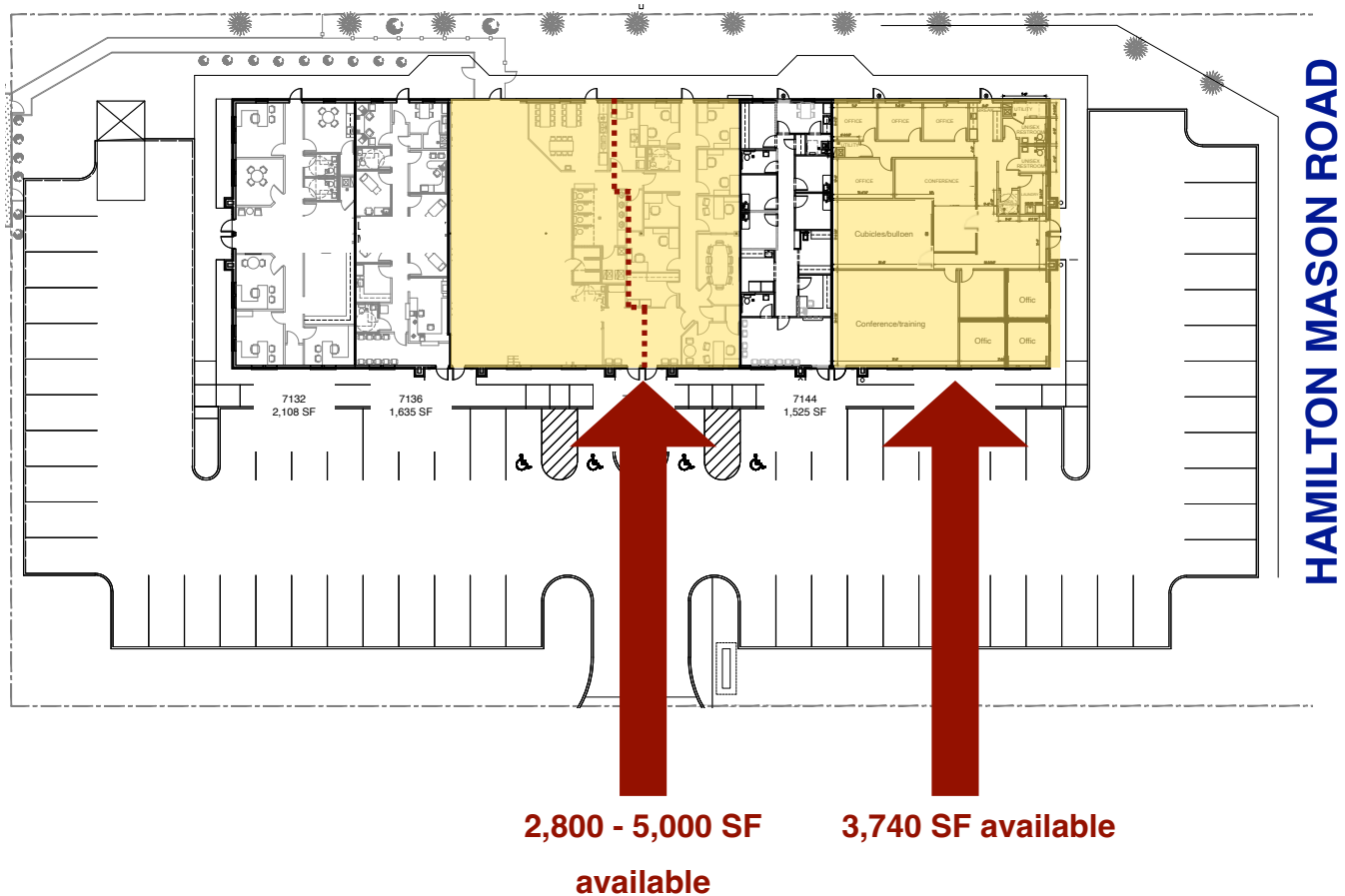
- 5,000 SF - can be demised to 2,800 SF
- Private offices, conference room, reception, large bull pen area, kitchenette, lounge with laundry hookup, multiple restrooms, & 2 storage closets

7150:

- 3,740 SF
- End cap, up to 7 private offices, 2 conference rooms, large bull pen area w/ 8 cubicles, kitchenette, laundry hookup, two restrooms, & 2 storage closets

PROPERTY INFO:

- Finished 10' ceilings
- All brick construction
- Irrigation system in place
- 68 parking spaces (4.85/1,000 SF ratio)
- Individual secured private entry
- Highly developed commercial and residential area
- Easy access to I-75 & SR 129
- Monument signage



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AERIAL MAP

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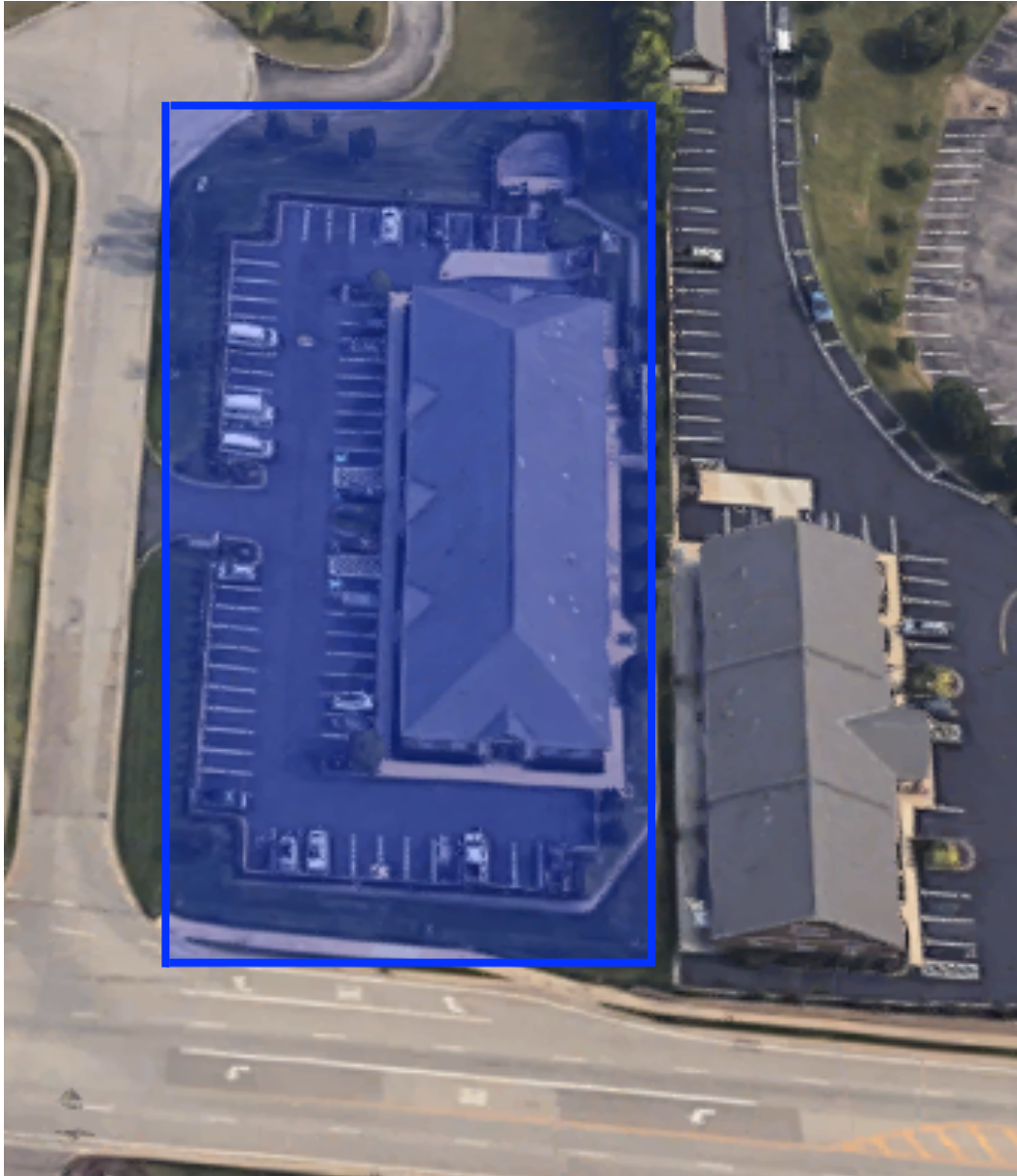
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SITE MAP

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