

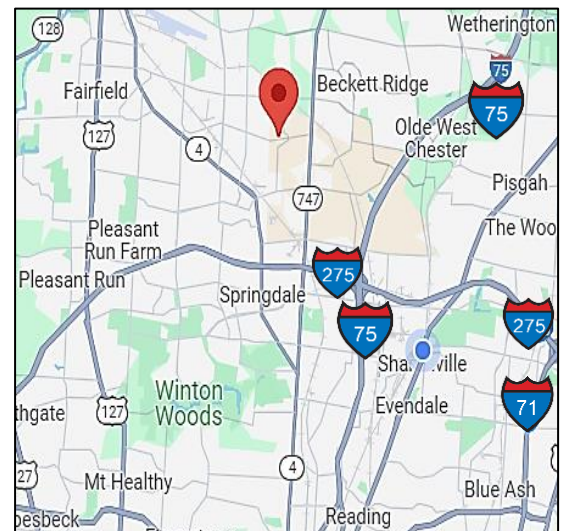
**FOR SALE OR LEASE**  
Port Union III  
West Chester Twp., Ohio 45011

**Port Union  
Technology Campus  
and Data Center**



**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

**Jeff Wolf, SIOR, CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**Kim Auberger**  
Jeff Wolf & Partners Real Estate  
859.630.9121  
[kim@jeffwolfrealestate.com](mailto:kim@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

# FOR SALE OR LEASE

Port Union III  
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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.
- ❖ Site is served by two separate high-capacity fiber networks and redundant satellite services with site-wide power redundancy and a 1,000 SF concrete reinforced data center making it ideal for data center needs and larger data center conversion and expansion.
- ❖ **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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& PARTNERS  
REAL ESTATE

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**AERIAL VIEWS**



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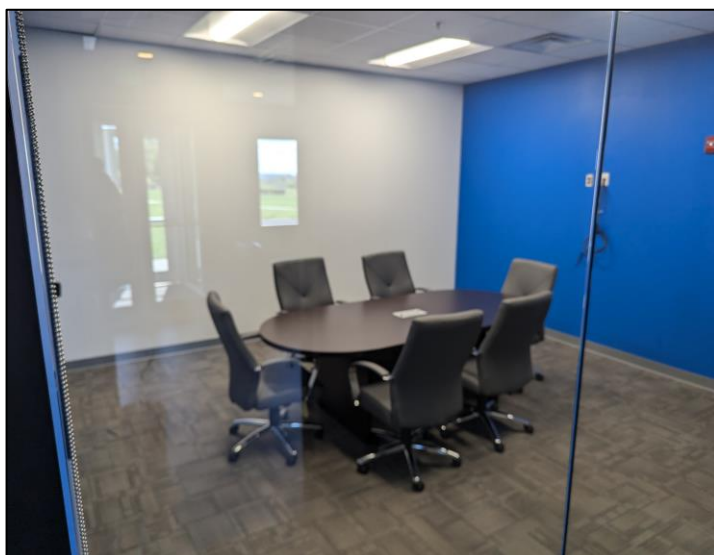
**ANNEX D (NOT FOR LEASE BUT FOR SALE)**



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**ANNEX E OFFICE – TWO STORIES**



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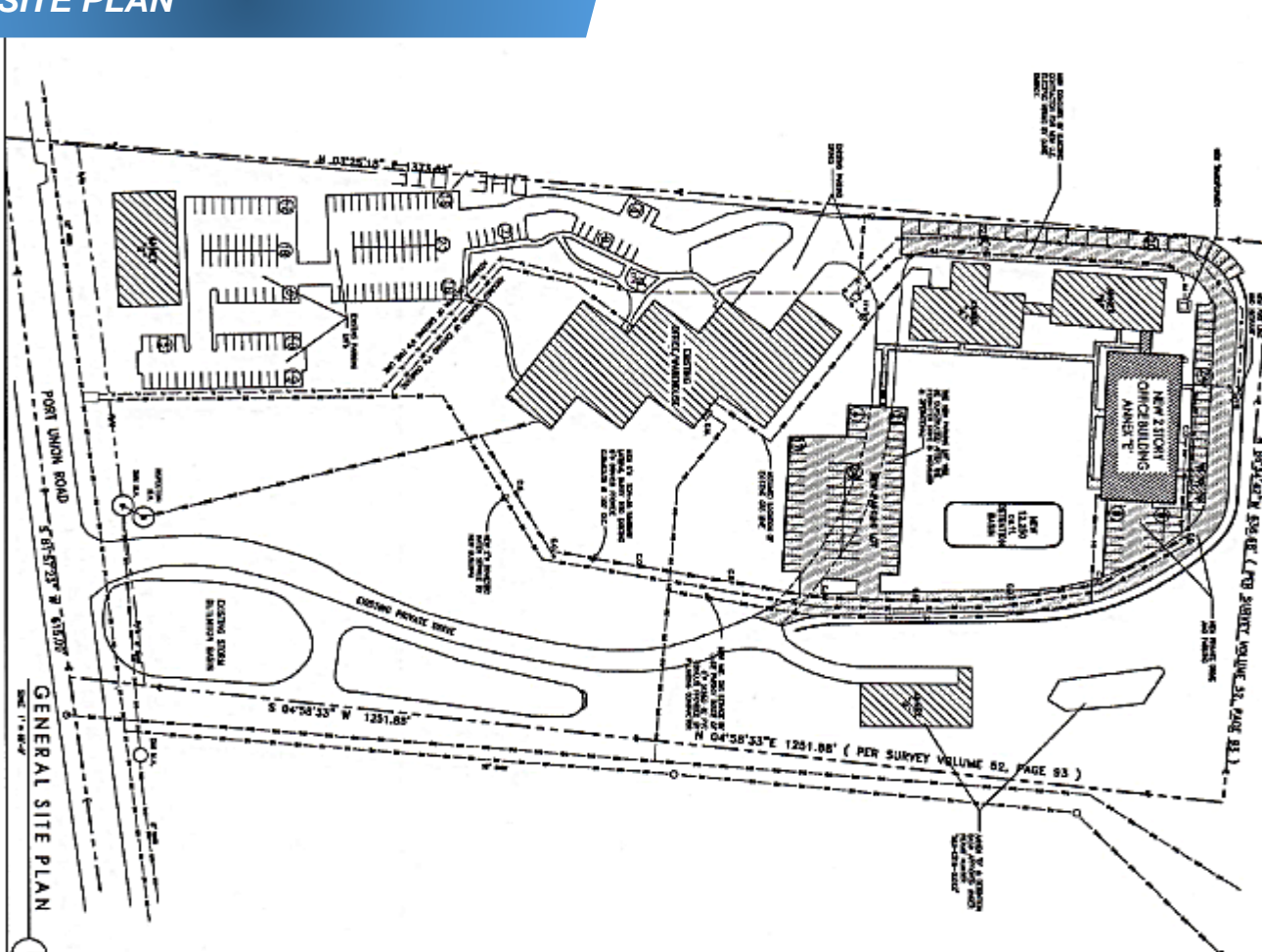
**ANNEX E**



**FOR SALE OR LEASE**  
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**West Chester Twp., Ohio 45011**

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**SITE PLAN**



**SITE DOCUMENTATION:**  
 Planning, zoning, utility, and other documents.  
 Project Name: **PORT UNION III**  
 Date: **11/15/11**  
 Prepared by: **JEFF WOLF & PARTNERS**

**BEFORE YOU DIG**  
 CALL TOLL FREE 1-800-368-2704  
 OR VISIT [www.ohio.gov](http://www.ohio.gov)

**PERMITS:**  
 Building Permit  
 Electrical Permit  
 Mechanical Permit  
 Plumbing Permit  
 Fire Department  
 Health Department  
 Public Works  
 Zoning Commission

**PROJECT:**  
 CONTINGENT HOLDINGS ANNEX 'E' BUILDING  
 4400 PORT UNION RD WEST CHESTER, OHIO 45011

**CLIENT:**  
 CONTINGENT HOLDINGS, LLC  
 4400 PORT UNION RD WEST CHESTER, OHIO 45011

**DATE:**  
 11/15/11



**Jeff Wolf, SIOR, CCIM**  
 Jeff Wolf & Partners Real Estate  
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**Kim Auberger**  
 Jeff Wolf & Partners Real Estate  
 859.630.9121  
[kim@jeffwolfrealestate.com](mailto:kim@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)