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Real Estate Services

Middletown Medical Campus For Lease!

$10/SF

4214-4222 Grand Ave.
Middletown 45044

PROPERTY FEATURES:

- 22,500 SF of Existing Medical Space
- Can be Combined with 1,791 SF in Front
- Four Separate Medical Suites
- Signage Opportunity- On Building
- $10/SF NNN

- Commercial
- Investment
- CRE

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Fact Sheet

Price:	$10/SF NNN
County:	Butler
City:	Middletown
Building Size:	22,500SF
Parking Spaces:	125+ Shared
Electric:	3 Phase
Restrooms:	10+
Fire:	Fire Alarms, No Fire Suppression System

Property Description:

In the heart of Middletown, find this beautiful 22,500 SF Medical Building. Currently broken out into four individual suites, each with their own addresses. Spaces can be leased all together or separate depending on tenant needs. Building includes lots of common area space, including a 2,379 SF Staff Area, with a shared conference room, lounge, storage, workspace, and restroom.

Space Sizes:
4214 A- 7,083 SF | 4214 B-550 SF | 4218- 1,737 SF | 4220 - 7,416

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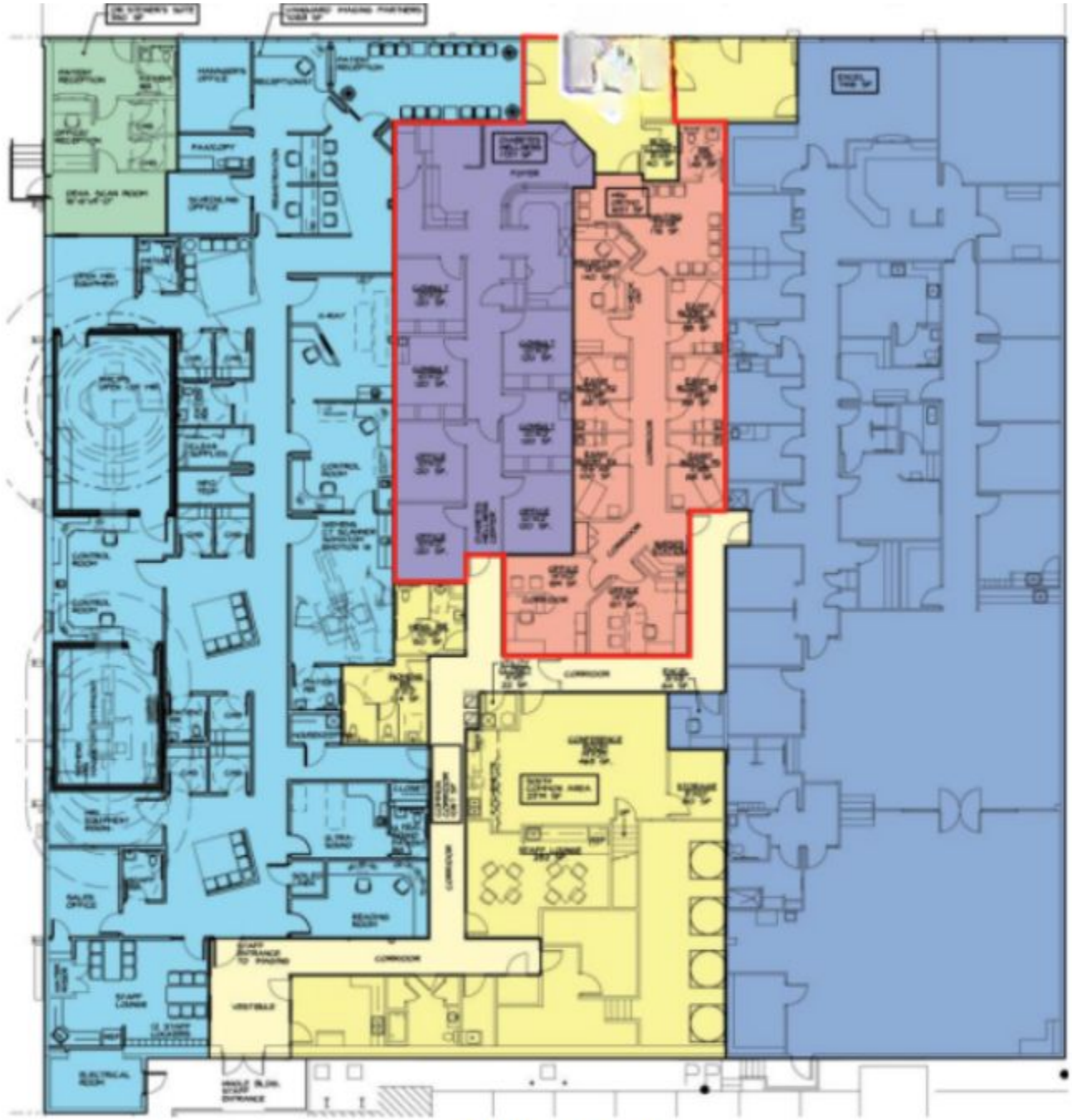

22,500 SF Total

- 4214 Suite A: 7,083 SF
- 4214 Suite B: 550 SF
- 4218: 1,737 SF
- 4222: 1,657 SF
- 4220: 7,416 SF
- North Common Area: 611 SF
- South Common Area: 2,379 SF
- Common Corridor: 1,067 SF

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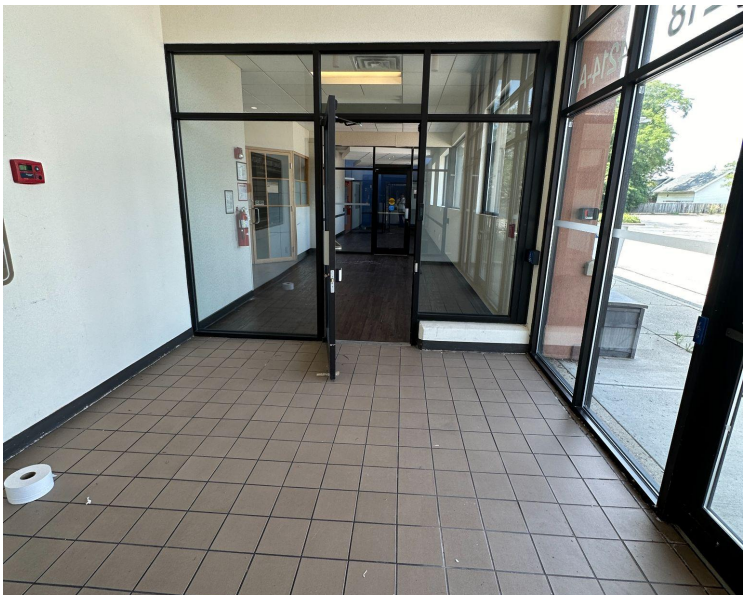

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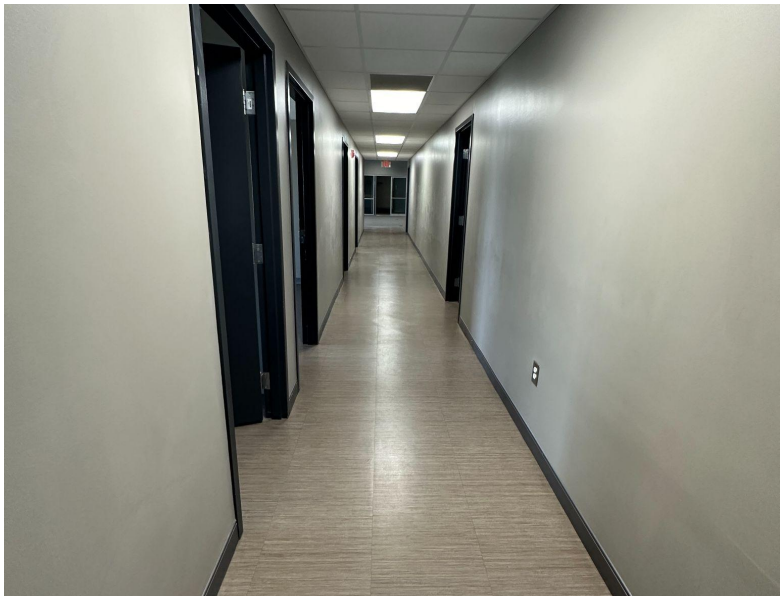

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