

FOR LEASE

# Eastgate Commerce Center

4440 Glen Este Withamsville Rd | Cincinnati OH 45245



**NAI**Bergman

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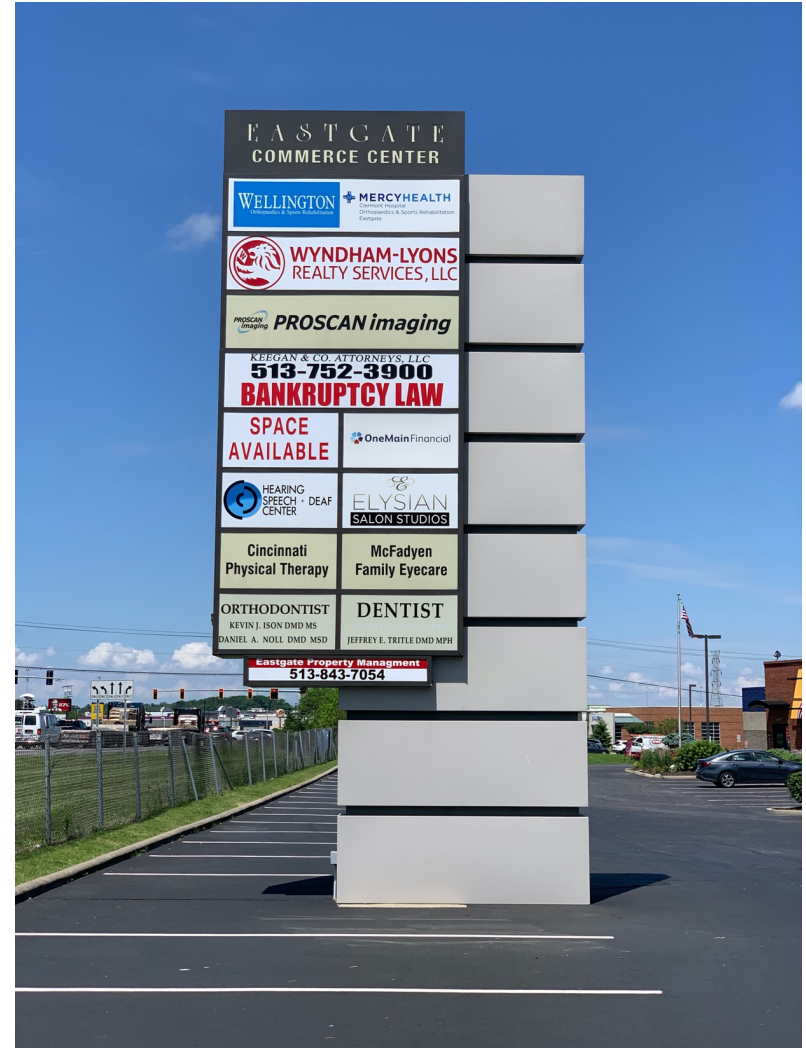
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## PROPERTY HIGHLIGHTS

The Eastgate Commerce Center (EGCC) provides the Cincinnati Eastgate area with professional Class 'B' retail space. Strategically placed along OH-32 for ease of access and great visibility. Totaling over 50,000 SF, EGCC is convenient for both employees and customers.

- Monument signage visible from OH-32.
- Ample Parking
- Easy Access to OH-32 and I-275
- Great Visibility on OH-32
- Near Restaurants, Hotels, Banks and Retail
- Suite Sizes Range from 1,850 SF to 8,870 SF
- Under New Ownership and Management
- Property underwent new improvements in 2019 and 2020



## OFFERING HIGHLIGHTS

**Total SF:** 54,675 SF

**Largest Available Space:** 8,870 SF

**Smallest Available Space:** 1,850 SF

**Lease Type:** Modified Gross

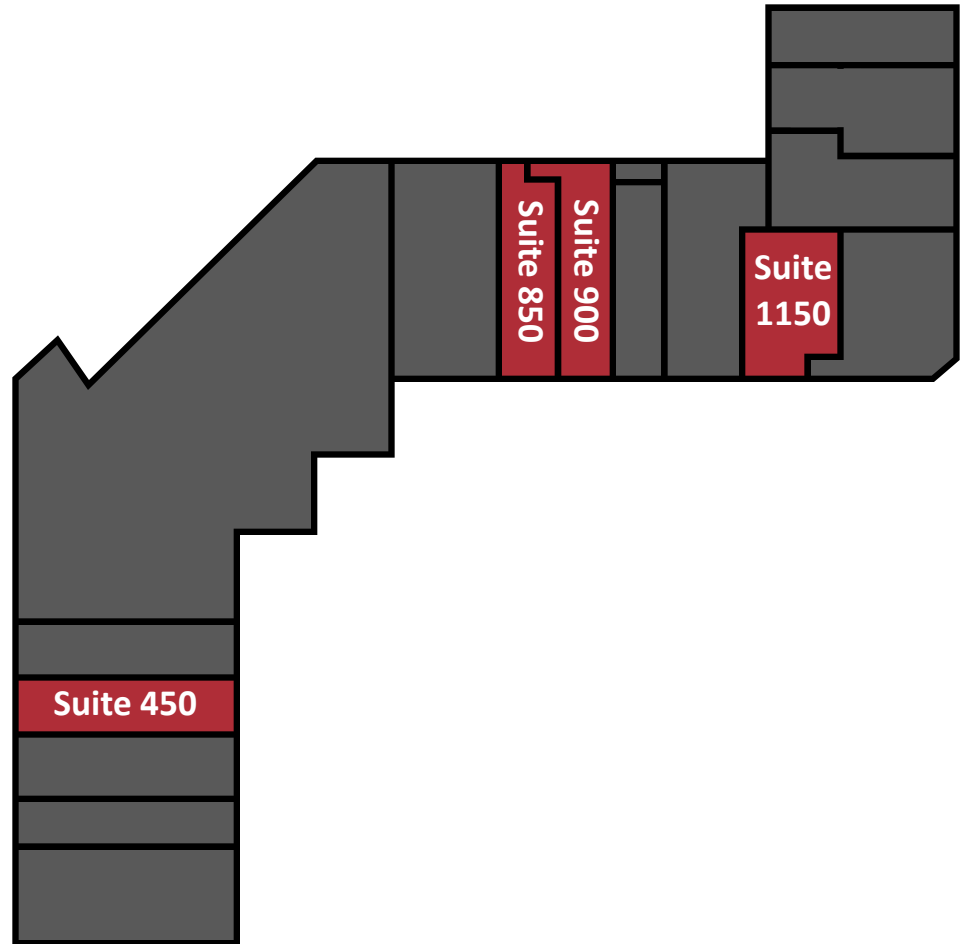
**Lease Rate:** \$15.75/SF MG

**Not Included in Rate:** Janitorial and Utilities



## FLOOR PLAN

Available	
SUITE	SQFT
450	1,890
850	2,550
900	2,000
1150	1,850

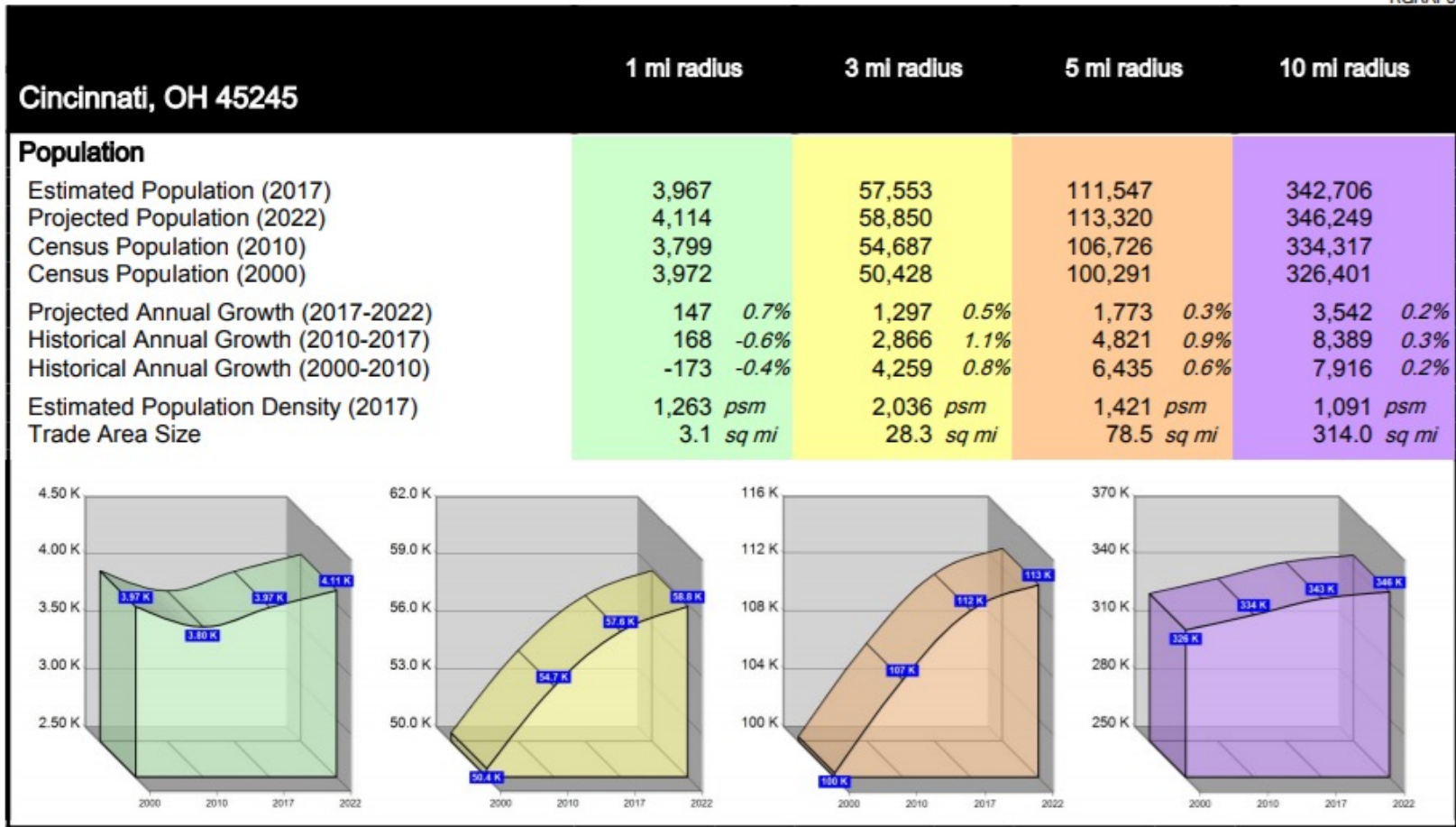


LEASED

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## AREA



### RETAILER MAP



EASTGATE MALL

Kroger

32

McDonald's | Subway | Garley's

BED BATH & BEYOND | Bob Evans | DICK'S | SONIC

Chick-fil-ee | Starbucks | Panera Bread | meijer

AVAILABLE SPACE

JUNGLE JIM'S | JJ | SUBWAY

CHIPOTLE | KFC | Applebee's | golden corral | POPEYE'S

