



## East Pointe 200

3420 Atrium Boulevard  
Middletown, Ohio 45005

**SALE PRICE:**  
**CONTACT AGENT**

**LEASE RATE:**  
**\$14.50 PSF NNN**

### Property Overview

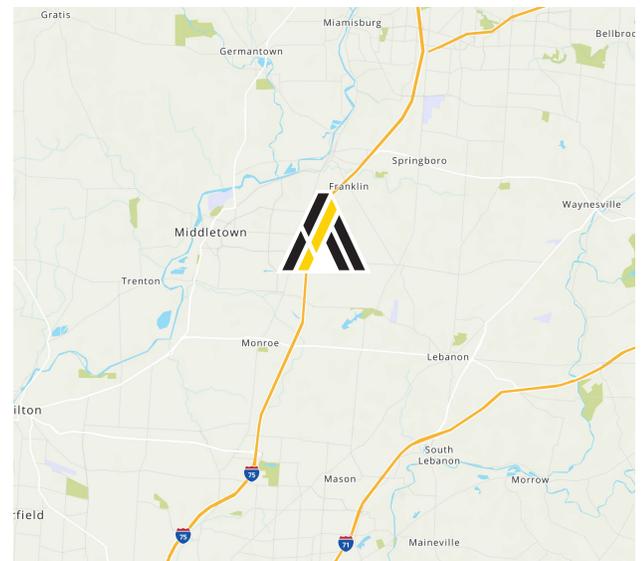
Strategically positioned in the heart of Middletown's rapidly growing business corridor, this 52,382± SF Class A office building presents a rare opportunity for both tenants and investors to secure space in a highly visible and well-connected location. With flexible suite sizes, move-in ready office space, and existing rental income, the property is ideally suited for owner/users, investors, or tenants seeking high-quality office space in a thriving market.

#### Leasing Opportunities:

- 2,582± SF - 26,191± SF Available
- Move-in ready office suites with furniture available, allowing tenants to minimize upfront costs and occupancy timelines.
- Flexible floor plans suitable for a wide variety of professional users who want a modern Class A office environment with ample natural light.
- Excellent signage opportunities and exposure along one of Middletown's newest growing commercial corridors.

#### Investment / Owner-User Opportunity:

- 52,382± SF Class A office building also available for sale.
- Excellent opportunity for an owner/user to occupy a portion of the building while benefiting from existing rental income.
- Opportunity to capitalize on significant area growth and future appreciation.



#### Tony Witt, SIOR, CCIM

Principal

937.313.6419

Tony.Witt@ApexCommercialGroup.com

#### Amber Wenzler, SIOR

Senior Vice President

937.520.8314

Amber.Wenzler@ApexCommercialGroup.com

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## Location & Area Highlights

Directly adjacent to the site is Middletown's newest project, Renaissance Pointe, a \$200+ million mixed-use development currently under construction. This transformative project will bring significant new activity and amenities to the area, further enhancing the long-term value of nearby properties. The property is in close proximity to Interstate 75, providing convenient connectivity to Dayton and Cincinnati, and across the street from Premier Health's Atrium Medical Center.



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