

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

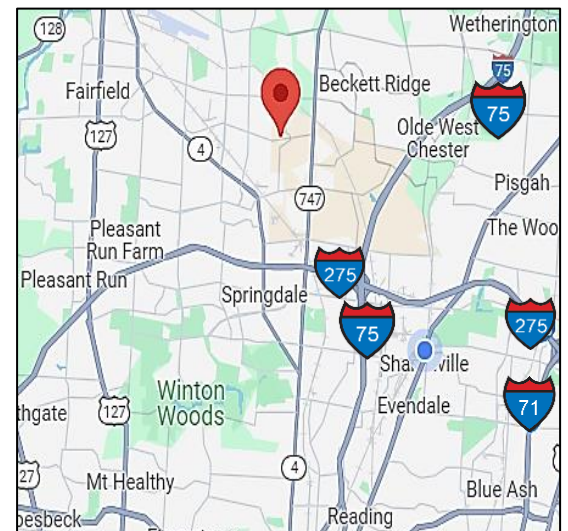
**Port Union
Technology Campus
and Data Center**



Annex C
Main Building

PROPERTY FEATURES:

- ❖ **41,464 Total SF – Two (2) Structures**
- ❖ **Main Building: 32,980 SF**
- ❖ **Annex C: 8,484 SF warehouse/storage space**
- ❖ **Approximately 8.0 acres**
- ❖ **200 parking stalls**
- ❖ **Sale Price: \$6,702,000 (\$161.63)**
- ❖ **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**
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ADDITIONAL FEATURES:

- ❖ Site construction - 2010
- ❖ One (1) executive suite with full bathroom, prep kitchen and adjacent board room
- ❖ Approximately 150 fully equipped modern work stations wired into network backbone
- ❖ Approximately 25 fully furnished private offices
- ❖ Lobby and reception area fully furnished
- ❖ 1,000 SF lower-level data center
- ❖ 3,000 SF tech innovation lab
- ❖ 5,000 SF tech assembly and production floor
- ❖ 2,000 SF loading dock with one (1) truck well and one (1) drive-in door
- ❖ 25Kw whole site Kohler generator with current maintenance records
- ❖ Four (4) furnished conference rooms
- ❖ Fully furnished prep kitchen, gathering area and break space

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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AERIAL VIEWS



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MAIN BUILDING AND ENTRANCE VIEWS



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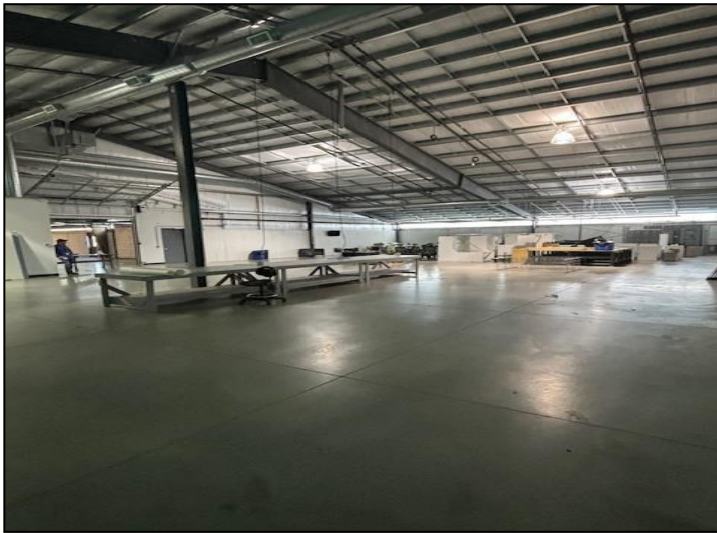
MAIN BUILDING



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ANNEX C

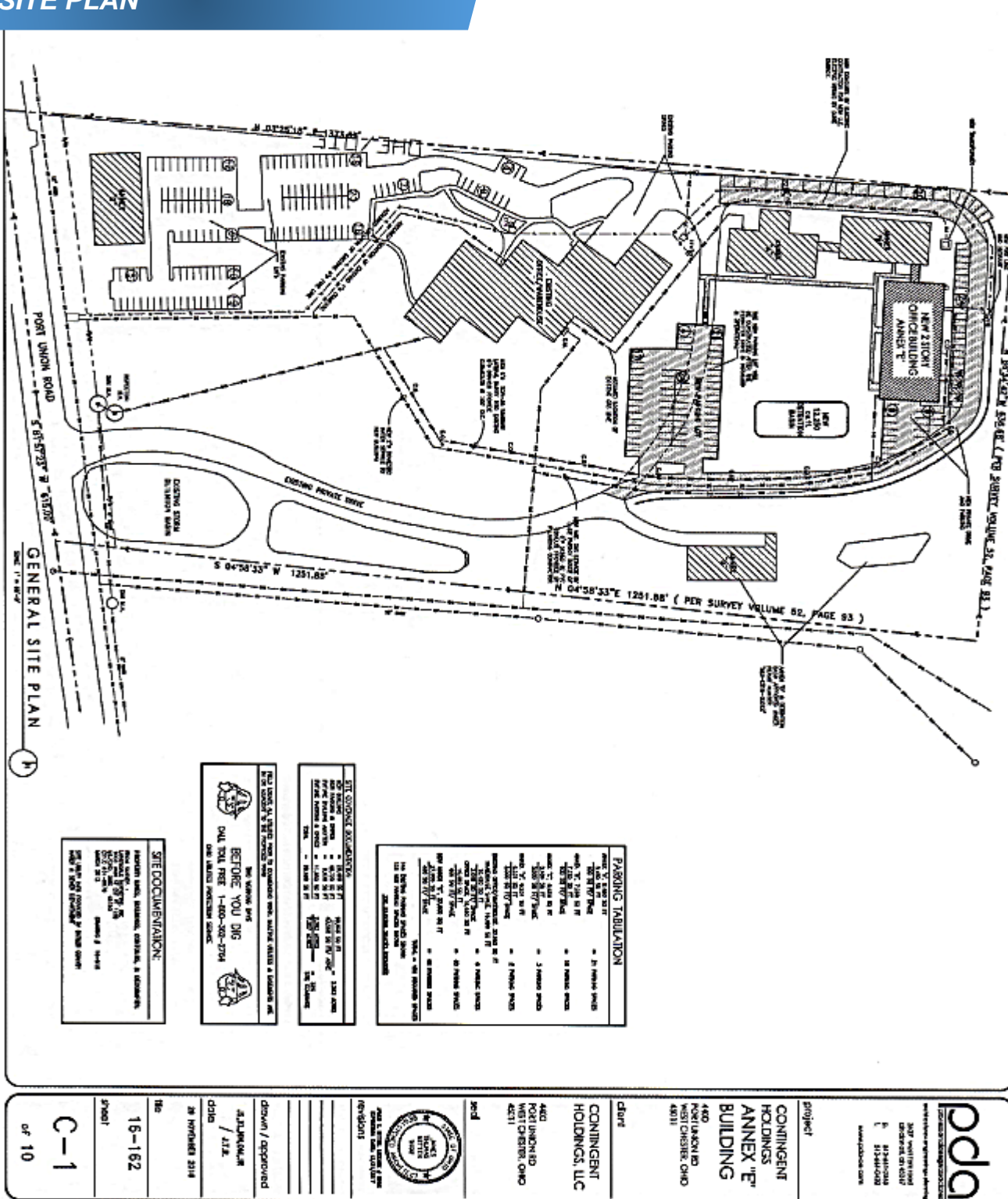


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SITE PLAN



SITE DOCUMENTATION:
 Planning, zoning, historical, aerial, & topographic maps.
 Survey of 10/11/11.
 Survey of 10/11/11.
 Survey of 10/11/11.
 Survey of 10/11/11.

BEYOND YOU DRG
 CALL TOLL FREE 1-800-300-2704
 ONE LIMITED PARTNERSHIP OFFICE

SET CONSTRUCTION SPECIFICATIONS:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, & PLUMBING CODE (IMC), THE INTERNATIONAL ELECTRICAL CODE (IEC), AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

PARKING TABULATION	
TYPE OF PARKING	NUMBER OF SPACES
ASPHALT PAVED	10
GRAVEL PAVED	10
TOTAL	20

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

Client: CONTINGENT HOLDINGS, LLC

Architect: JEFF WOLF & PARTNERS REAL ESTATE

Drawn / Approved: J. WOLF / J.W.

Date: 28 NOVEMBER 2014

Title: 15-162

Sheet: C-1 of 10

Scale: AS SHOWN

Notes: SEE SHEET C-2 FOR CONTIGUOUS AREAS.



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