

**7138 Office Park Drive
Liberty Township, OH
45069**

**5,000 SF Office For
Lease**

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE



AVAILABLE:

5,000 SF

USES:

Professional office

OFFERED AT:

\$15 PSF NNN

\$4.25 PSF OpEx

LOCATION:

1.2 miles to I-75 at the Tylersville exit and SR 129, Liberty Centre, Cincinnati Children's Hospital, Voice of America Center & much more. Liberty Township is located in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Located along the I-75 Growth Corridor, with Cincinnati 20 miles to the south and Dayton 25 miles to the North.

SUMMARY:

Professional office space located in Liberty Township on the border of West Chester.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Owner/Broker
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

7138 Office Park Drive

5,000 SF
For Lease

YEAR BUILT:
2008

OCCUPANCY:
On or before 6/1/2025

PROPERTY INFO:

- Private offices, conference room, reception, large bull pen area, kitchen, lounge with laundry hookup, multiple restrooms, & 2 storage closets
- Finished 10' ceilings
- All brick construction
- Irrigation system in place
- 68 parking spaces (4.85/1,000 SF ratio)
- Individual secured private entry
- Highly developed commercial and residential area
- Easy access to I-75 & SR 129
- Monument signage



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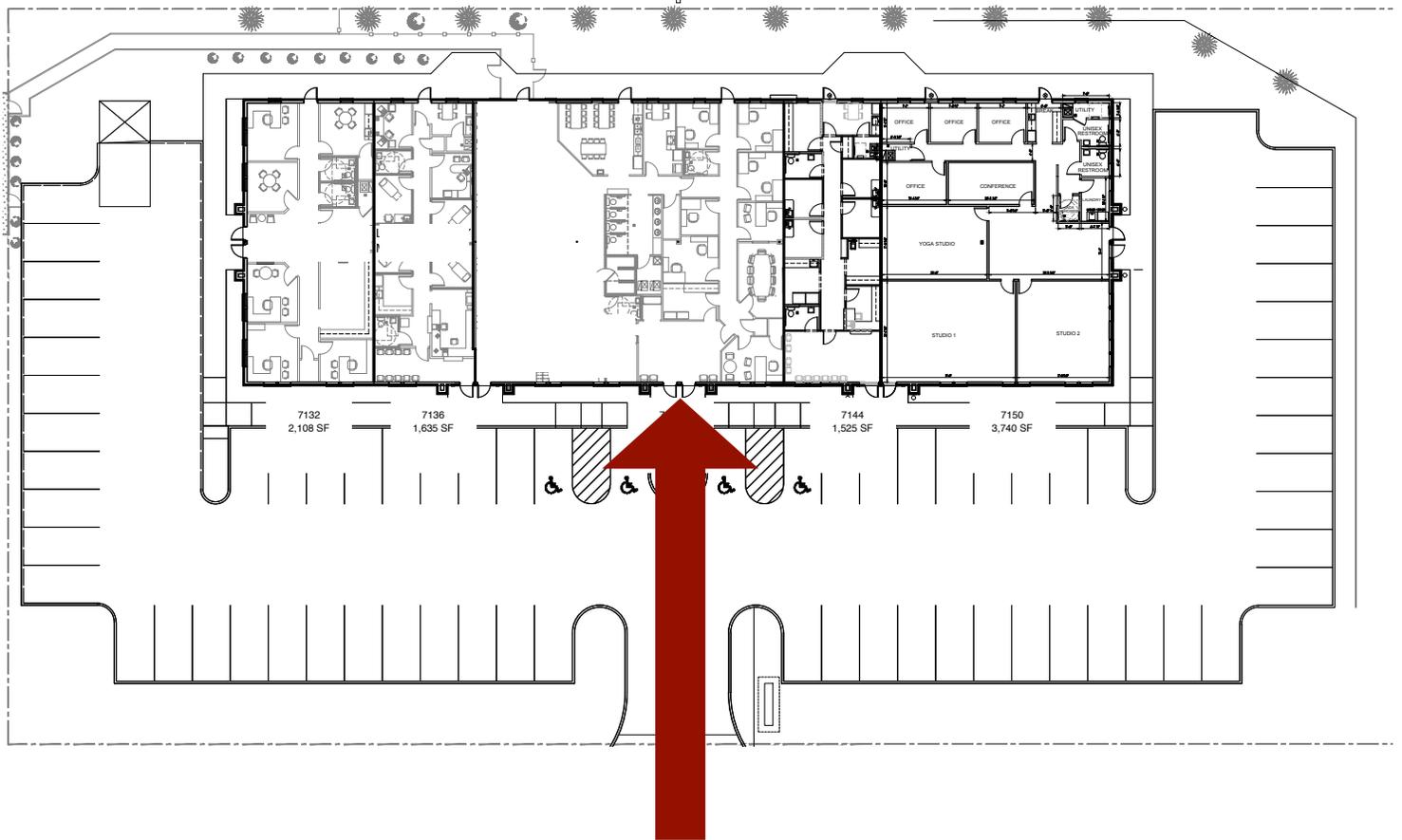
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SITE & FLOOR PLAN

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5,000 SF available

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AERIAL MAP

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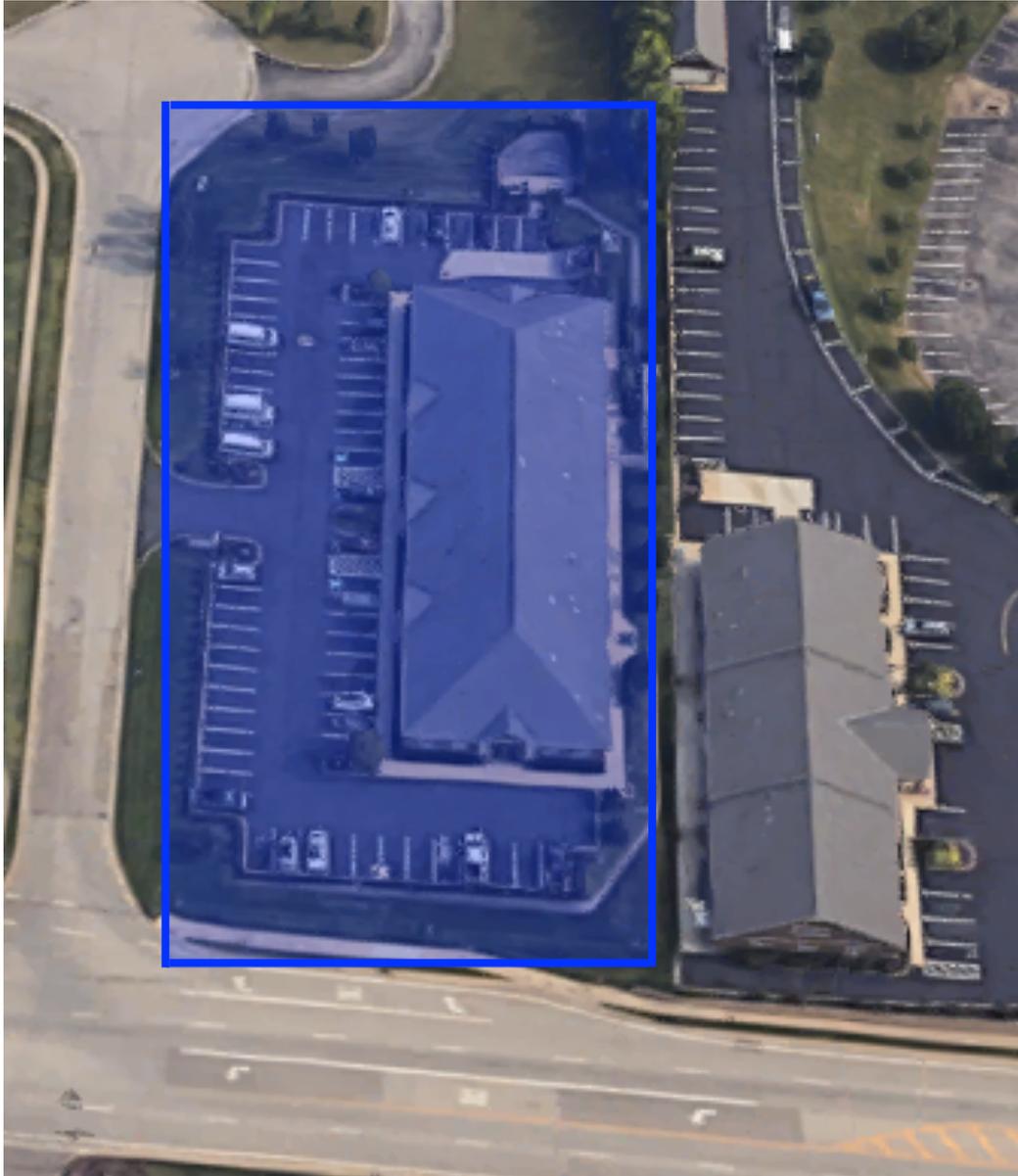
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SITE MAP

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