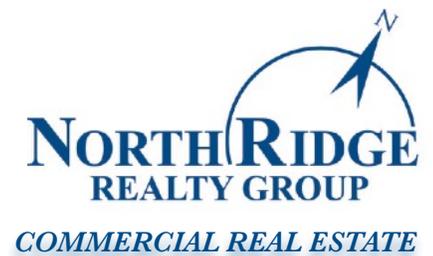


**7138 & 7150 Office Park
Drive
Liberty Township, OH
45069**

**3,740 & 5,000 SF Office
For Lease**



AVAILABLE:

3,740 & 5,000 SF

USES:

Professional office

OFFERED AT:

\$15 PSF NNN

\$4.25 PSF OpEx

OCCUPANCY:

7138 - Immediate

7150 - Negotiable

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

OVERVIEW

7138 & 7150 Office
Park Drive

3,740 & 5,000 SF
For Lease

7138:

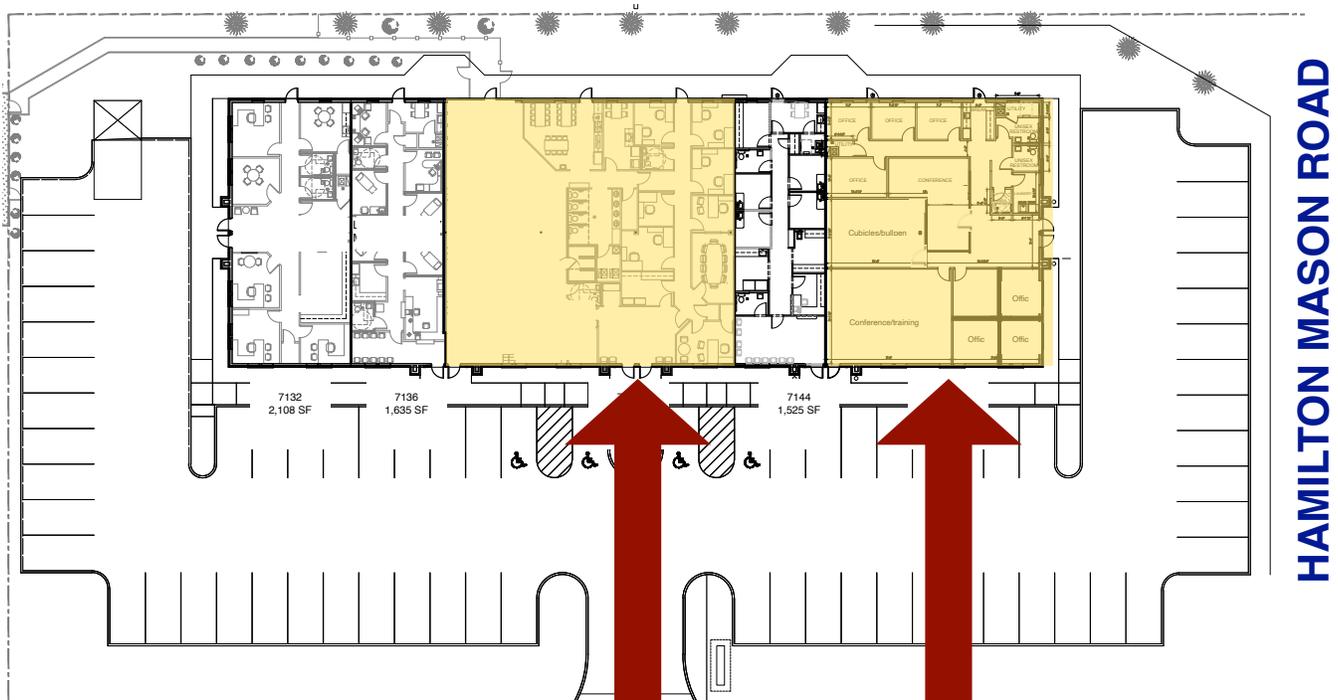
- 5,000 SF - can be demised
- Private offices, conference room, reception, large bull pen area, kitchenette, lounge with laundry hookup, multiple restrooms, & 2 storage closets

7150:

- 3,740 SF
- End cap, up to 7 private offices, 2 conference rooms, large bull pen area w/ 8 cubicles, kitchenette, laundry hookup, two restrooms, & 2 storage closets

PROPERTY INFO:

- 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



**5,000 SF available - 3,740 SF available
can be demised**

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AERIAL MAP

7138 & 7150 Office
Park Drive

3,740 & 5,000 SF
For Lease



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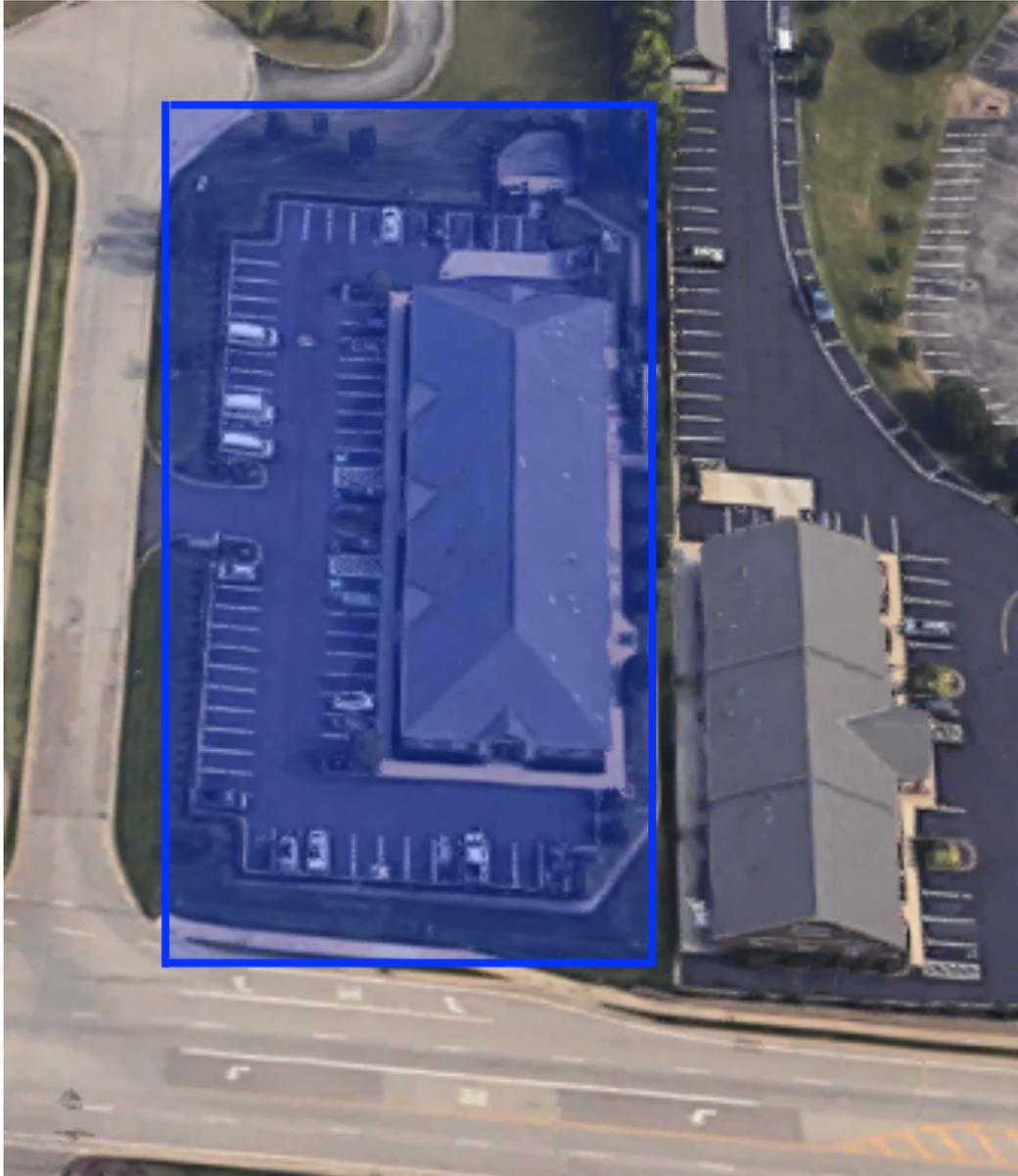
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SITE MAP

7138 & 7150 Office
Park Drive

3,740 & 5,000 SF
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