

**7591 Tylers Place Blvd.  
West Chester, OH  
45069**

**4,643 SF Office For  
Lease**



**AVAILABLE:**

4,643 SF

**USES:**

Professional office

**OFFERED AT:**

\$16.50 PSF NNN

\$4.45 PSF OpEx

**OCCUPANCY:**

Immediate

**LOCATION:**

0.8 miles to I-75 at the Tylersville exit and close to Liberty Center, Cincinnati Children's Hospital, Voice of America Center & much more. West Chester 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:**

Two tenant professional office building located in 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

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## PROPERTY INFO:

- 4,643 available
- 15 offices, 2 restrooms, space available for conference room & kitchenette
- Individual secured private entry
- Highly developed commercial and residential area
- Easy access to I-75 & SR 129
- Marquis and fascia signage available
- Co-tenant: ABC Pediatric Therapy



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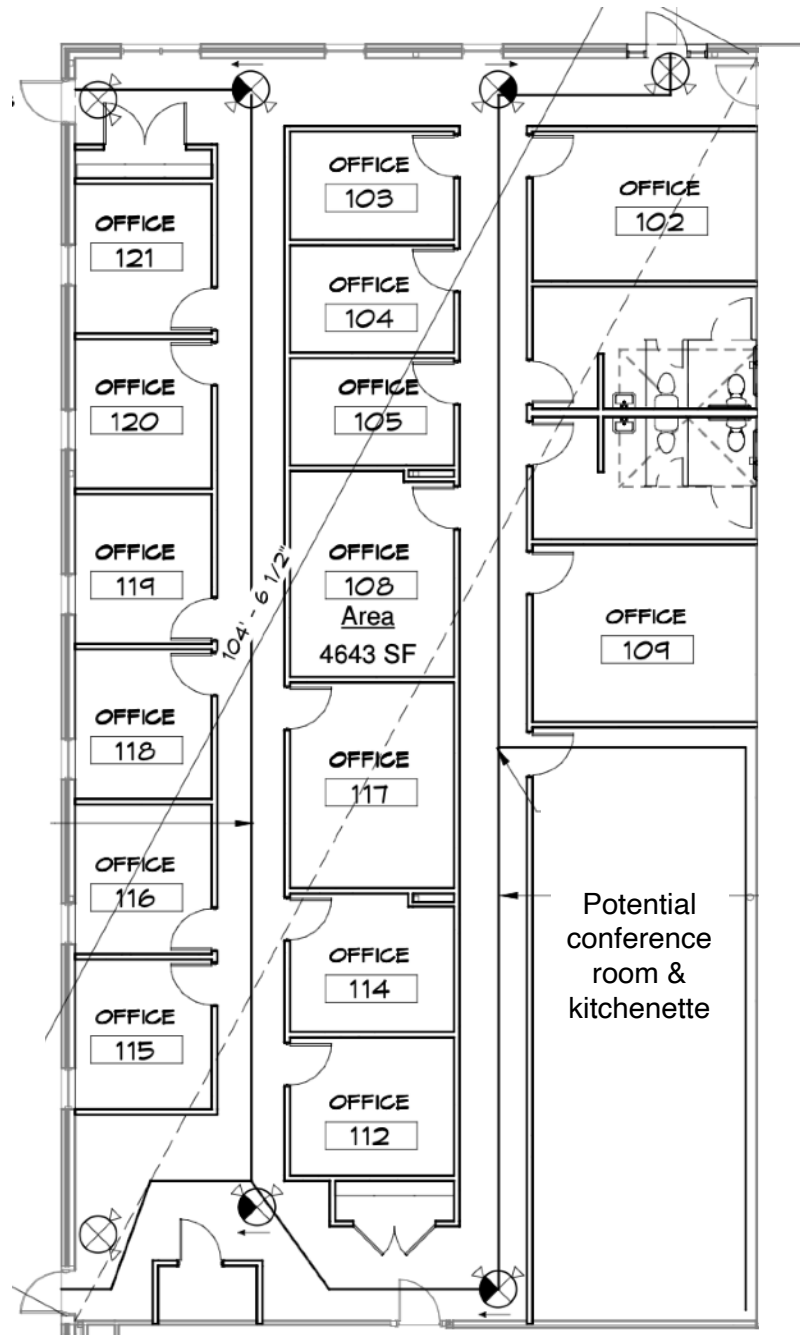
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# FLOOR PLAN

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# AERIAL MAP

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