

**9050 Centre Pointe
Drive
West Chester, OH
45069**



**Office Suite For Sublease
4,534 RSF**



AVAILABLE:

4,534 RSF - suite 250
Immediate occupancy
Sublease through April 30th, 2026

USES:

Turn-Key End-Cap Professional Class A Office

OFFERED AT:

Negotiable rates - contact agent

LOCATION:

Located off directly off I-75 in the middle the Cincinnati and Dayton markets with close access to 2 international airports (CVG and DAY) and 2 local airports. This site is also only 3 miles north of I-275 in a highly developed commercial and residential area with a great mix of retail, food, & service in the area — many within walking distance.

SUMMARY:

- Highly desirable area
- Ample, free parking for all tenants and guests
- Well appointed common areas
- Common conference center on site
- Workout facility on site

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

Susan Stretch

Senior VP
513.315.8522 Mobile
susan@nrrg.com

OVERVIEW

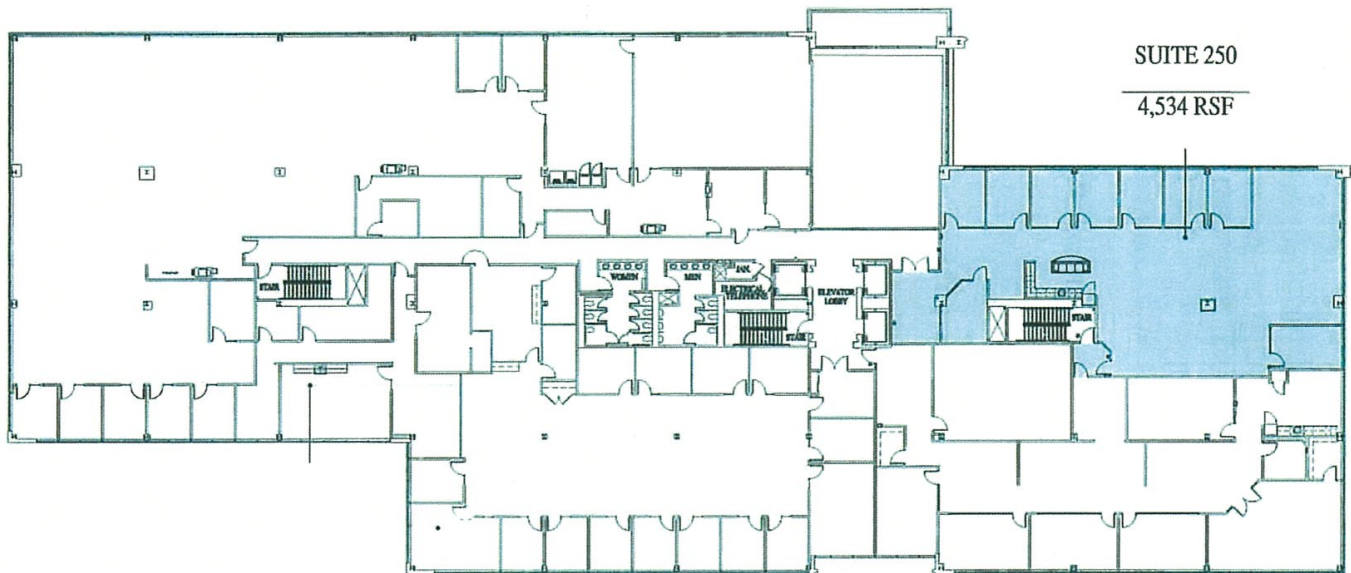
**9050 Centre
Pointe Drive
Suite 250
Office Suite For
Sublease**

SUITE #:
250

OCCUPANCY:
Immediate

SPACE INFO:

- **Suite 250:**
- 4,534 RSF turn-key end-cap
- Individual secured private entry with visibility from main entry points
- 8 private offices, kitchenette with island/bar, conference room, reception area, work room & large bull pen area
- 9' ceilings
- Large windows throughout w/ abundance of natural light
- Furniture available - desks, chairs, cubicles, conference room tables, etc.



Suite 250: 4,534 RSF

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PROPERTY PHOTOS

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AERIAL MAP

9050 Centre
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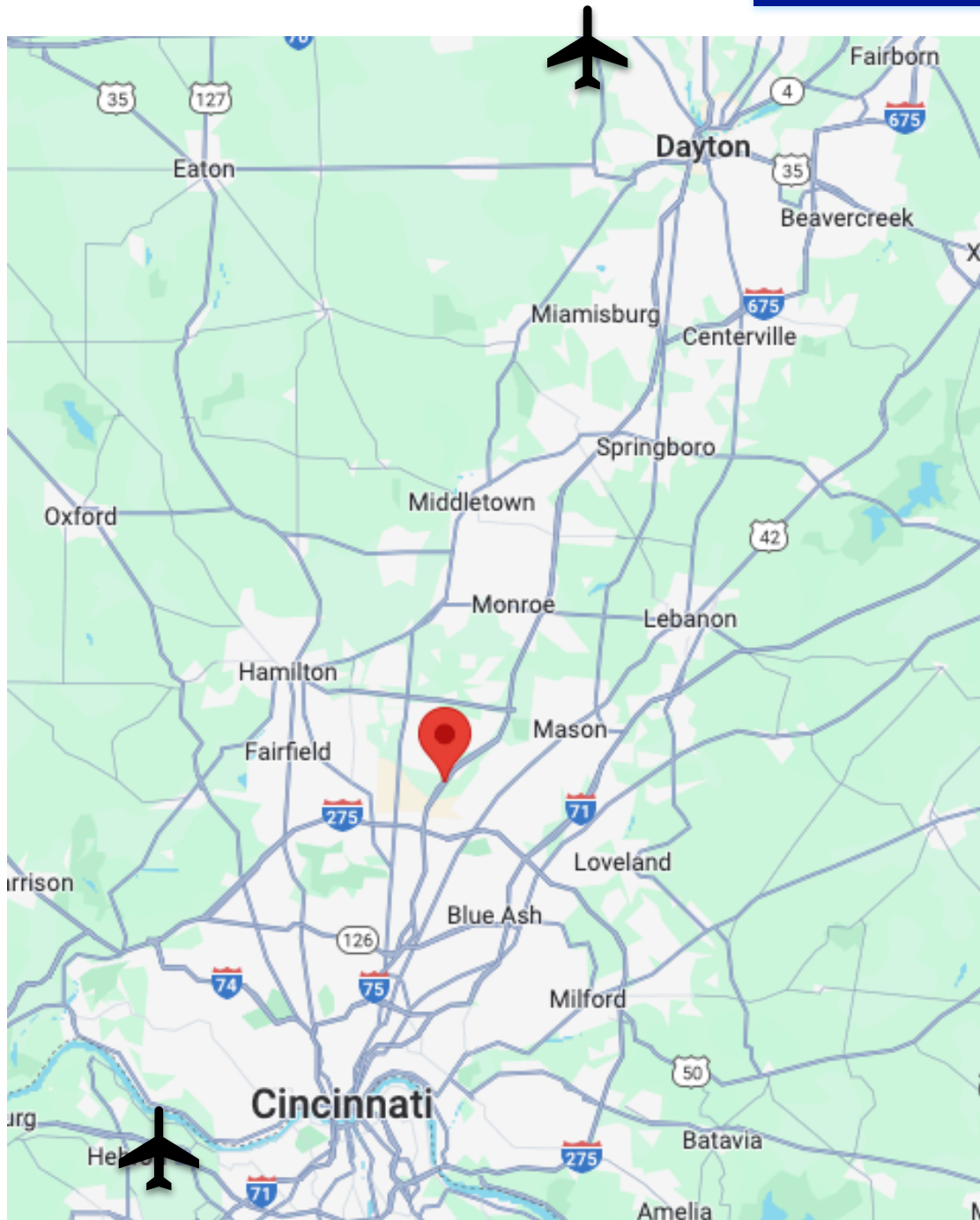
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DEMOGRAPHICS



West Chester has been named multiple times by Fortune Magazine as one of the top communities to live in the nation and Ohio Magazine has named it one of the best places to work for 3 years in a row.

**9050 Centre
Pointe Drive
Suite 250
Office Suite For
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| Centre Pointe II | | | |
|--|----------------------------------|---------------|---|
| 9050 Centre Pointe Dr, West Chester, OH 45069 | | | |
| Building Type: Class A Office | Total Available: 3,752 SF | |  |
| Class: A | % Leased: 97.1% | | |
| RBA: 129,304 SF | Rent/SF/Yr: \$14.50 | | |
| Typical Floor: 30,470 SF | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile |
| Population | | | |
| 2028 Projection | 4,372 | 51,891 | 140,716 |
| 2023 Estimate | 4,170 | 50,661 | 137,356 |
| 2010 Census | 3,234 | 45,895 | 125,492 |
| Growth 2023 - 2028 | 4.84% | 2.43% | 2.45% |
| Growth 2010 - 2023 | 28.94% | 10.38% | 9.45% |
| 2023 Population by Hispanic Origin | 171 | 5,691 | 11,584 |
| 2023 Population | 4,170 | 50,661 | 137,356 |
| White | 3,194 76.59% | 37,793 74.60% | 102,245 74.44% |
| Black | 378 9.06% | 6,085 12.01% | 17,667 12.86% |
| Am. Indian & Alaskan | 11 0.26% | 236 0.47% | 500 0.36% |
| Asian | 491 11.77% | 4,818 9.51% | 12,617 9.19% |
| Hawaiian & Pacific Island | 6 0.14% | 352 0.69% | 516 0.38% |
| Other | 91 2.18% | 1,378 2.72% | 3,813 2.78% |
| U.S. Armed Forces | 0 | 21 | 71 |
| Households | | | |
| 2028 Projection | 1,590 | 19,256 | 53,216 |
| 2023 Estimate | 1,514 | 18,757 | 51,872 |
| 2010 Census | 1,164 | 16,794 | 47,031 |
| Growth 2023 - 2028 | 5.02% | 2.66% | 2.59% |
| Growth 2010 - 2023 | 30.07% | 11.69% | 10.29% |
| Owner Occupied | 1,368 90.36% | 13,672 72.89% | 37,781 72.84% |
| Renter Occupied | 146 9.64% | 5,084 27.10% | 14,090 27.16% |
| 2023 Households by HH Income | 1,516 | 18,759 | 51,872 |
| Income: <\$25,000 | 61 4.02% | 1,983 10.57% | 5,773 11.13% |
| Income: \$25,000 - \$50,000 | 191 12.60% | 2,673 14.25% | 6,828 13.16% |
| Income: \$50,000 - \$75,000 | 166 10.95% | 3,214 17.13% | 8,383 16.16% |
| Income: \$75,000 - \$100,000 | 200 13.19% | 2,229 11.88% | 6,509 12.55% |
| Income: \$100,000 - \$125,000 | 166 10.95% | 2,464 13.14% | 6,983 13.46% |
| Income: \$125,000 - \$150,000 | 96 6.33% | 1,462 7.79% | 3,828 7.38% |
| Income: \$150,000 - \$200,000 | 317 20.91% | 2,371 12.64% | 6,868 13.24% |
| Income: \$200,000+ | 319 21.04% | 2,363 12.60% | 6,700 12.92% |
| 2023 Avg Household Income | \$146,407 | \$114,346 | \$115,998 |
| 2023 Med Household Income | \$121,083 | \$91,930 | \$94,019 |

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