

#### **FOR LEASE**

### 7200 Tylersville Road #B

West Chester, OH 45069





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## **NEW PRICE REDUCTION**

#### **Property Highlights**

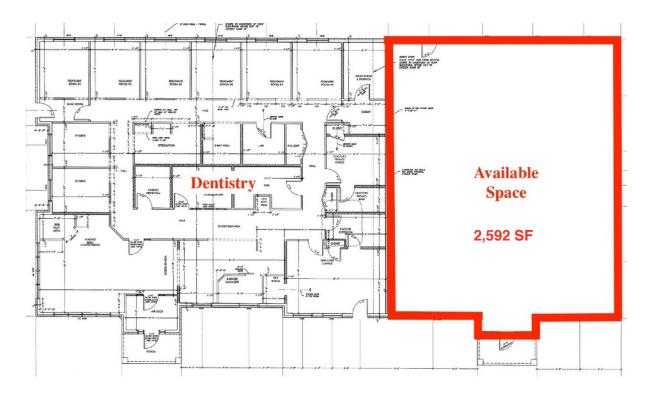
- 2,592 SF
- Professional office building (co-tenant Mueselbach Family Dental)
- End cap space
- 1st generation space new construction
- Build-to-Suit (TIA for qualified tenants)
- Ample & convenient parking with private, covered entrance
- 1/2 mile to I-75 in well developed retail/ office area
- High visibility on heavily travelled road



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#### Site Plan

#### **Property Details**

Location	West Chester, OH (Butler County)
Building Type	Professional office, multi-tenant
Year Built	2016
Available SF	2,592 SF
Amenities	1st floor private entry, ample parking
Tenant Flnish	1st generation/Build-to-Suit (allowance for qualified tenants)
Signage	Marquis and placard by door
Utilities	Separately metered
Rate	\$16.25 \$15.50 PSF NNN
NNN	\$4.25 PSF

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