



● AVAILABLE FOR LEASE OR PURCHASE

# KEMPER MEADOW BUSINESS CENTER

1445 Kemper Meadow Drive · Cincinnati, Ohio 45240

BUILDING SIZE  
**22,775 SF**

LAND AREA  
**4.59 Acres**

AVAILABILITY  
**October 2026**

EXCLUSIVELY REPRESENTED BY



PROPERTY OVERVIEW

# A Rare Owner-User & Investment Opportunity

<b>BUILDING SIZE</b> <b>22,775 SF</b>	<b>LAND AREA</b> <b>4.59 Acres</b>	<b>YEAR BUILT</b> <b>1994 / 2005</b>
<b>PARKING</b> <b>100 Spaces</b>	<b>ASKING PRICE</b> <b>\$2,350,000</b>	<b>LEASE RATE</b> <b>\$11.95/SF NNN</b>

PROPERTY HIGHLIGHTS

- Single-tenant office building on a park-like campus setting
- Beautifully designed and finished interior – move-in ready
- Abundant natural light throughout the building
- 100 parking spaces including dedicated visitor lot
- Industrial zoning with warehouse/flex expansion potential
- Available October 2026 as current tenant vacates



1445 KEMPER MEADOW DRIVE · FOREST PARK, OHIO

EXTERIOR PHOTOGRAPHY

# Exterior & Campus Setting

PARK-LIKE CAMPUS

100 PARKING SPACES

OUTDOOR DINING AREA

BEAUTIFULLY LANDSCAPED





SITE OVERVIEW

# Campus & Site Features

1445 Kemper Meadow Drive  
Forest Park, Ohio 45240

- **Visitor Parking**  
Dedicated visitor lot at building entrance off Norbourne Drive
- **Employee Parking**  
100 total spaces — ample parking for staff and guests
- **Norbourne Drive Access**  
Direct access from Norbourne Drive with excellent visibility
- **Room to Expand**  
Industrial zoning supports warehouse or flex-space addition on remaining acreage
- **Park-Like Campus Setting**  
Beautifully landscaped grounds on 4.59 acres

PROPERTY

1445 Kemper Meadow Drive · Cincinnati, OH 45240

**22,775 SF** · **4.59 Acres**

# Modern, Welcoming Interior



INTERIOR PHOTOGRAPHY

# Functional Office Suites & Conference Facilities

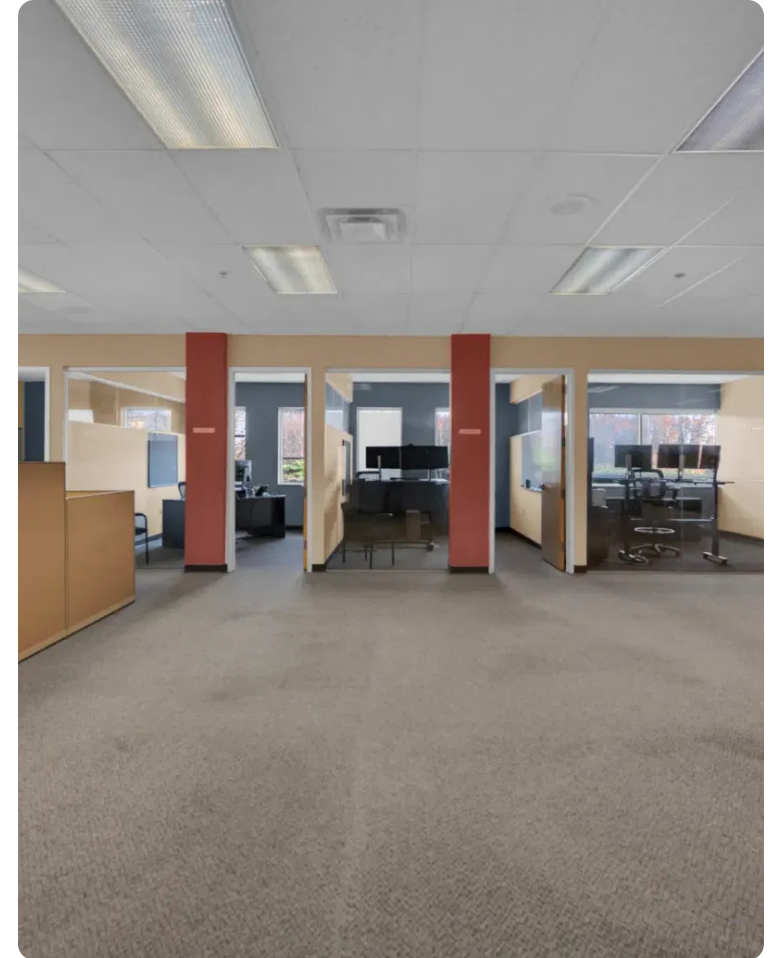
Private offices, collaborative workspaces, and fully equipped conference rooms throughout.



PRIVATE OFFICES



CONFERENCE ROOMS



COLLABORATIVE WORKSPACES

22,775 SF Single-Tenant Layout

• Built 1994 • Renovated 2005

• Move-In Ready

• Available October 2026

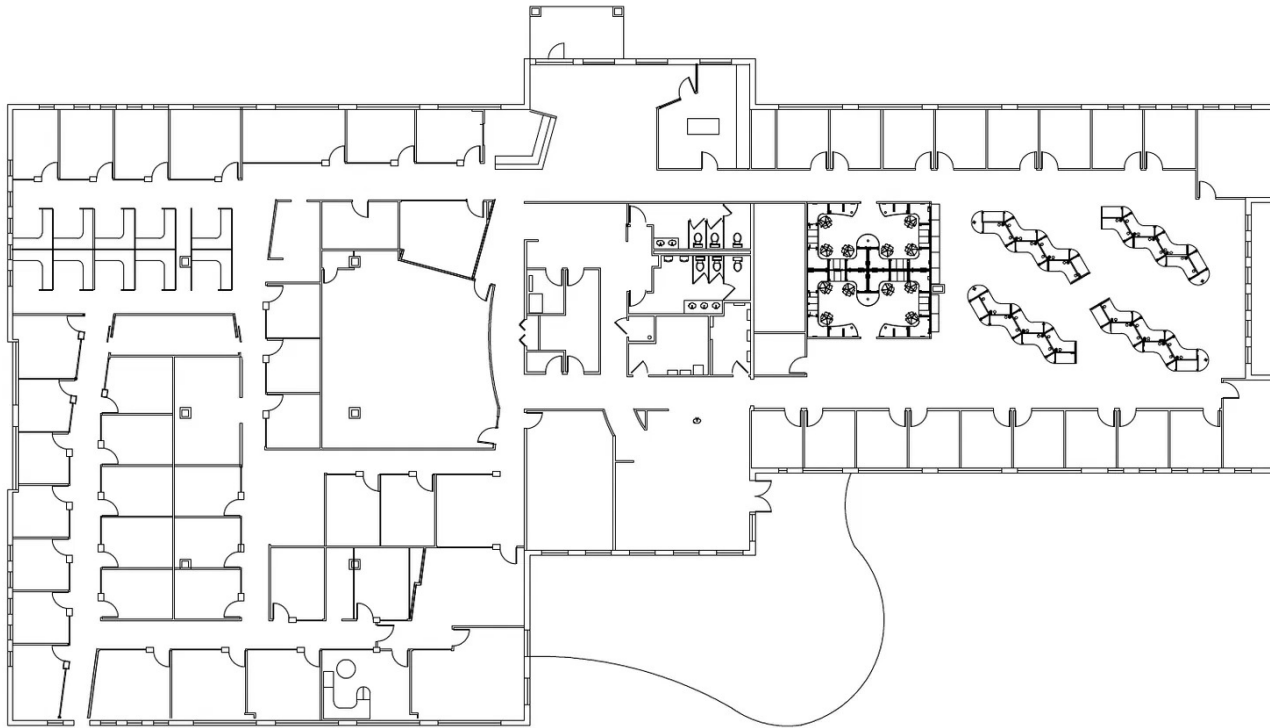
# Interior Gallery

PRIVATE OFFICES • CONFERENCE ROOMS • COLLABORATIVE SPACES • NATURAL LIGHT THROUGHOUT



## FLOOR PLAN

# Floor Plan — 22,775 SF Single-Tenant Layout



## 3D VIRTUAL TOUR

### Explore the Full Interior Online

Take an immersive walkthrough of the entire 22,775 SF space with our interactive Matterport virtual tour.

[LAUNCH VIRTUAL TOUR →](#)

## SPACE NOTES

- Open office & workstation areas
- Private executive offices
- Conference & training rooms
- Welcoming reception & lobby
- Café / break room
- Server & utility rooms

## TOTAL AVAILABLE

# 22,775 SF

Single-tenant • Available October 2026

FINANCIAL DETAIL

# Operating Expense Detail — 2024 Actuals

NNN STRUCTURE — ALL EXPENSES PAID BY TENANT

EXPENSE ITEM	ANNUAL	MONTHLY	PER SF
Real Estate Taxes	\$49,932	\$4,161	\$2.19
Electricity	\$36,652	\$3,054	\$1.61
Landscaping	\$15,969	\$1,331	\$0.70
Property Insurance	\$8,629	\$719	\$0.38
Janitorial	\$8,575	\$715	\$0.38
Trash Removal	\$3,000	\$250	\$0.13
Security	\$2,863	\$239	\$0.13
Water	\$2,682	\$224	\$0.12
Fire & Security Monitoring	\$2,537	\$211	\$0.11
HVAC Service	\$2,243	\$187	\$0.10
Misc.	\$1,530	\$128	\$0.07
Stormwater	\$262	\$22	\$0.01
<b>Total Expenses</b>	<b>\$134,875</b>	<b>\$11,240</b>	<b>\$5.92</b>

Based on 2024 actual expenses. No income currently in place — tenant vacating October 2026. All figures subject to independent verification.

ASKING RATE SUMMARY

BASE RENT (NNN)

**\$11.95** /SF/yr

Net — tenant pays all operating expenses

OPERATING EXPENSES

**\$5.92** /SF/yr

2024 actuals — paid directly by tenant

TOTAL OCCUPANCY COST

**\$17.87** /SF/yr

\$11.95 base + \$5.92 operating expenses

AVAILABILITY

**No income currently in place.** Current tenant (SigmaTEK Systems) vacating **October 2026**. Ideal for owner-user occupancy or value-add investor.

LOCATION & AMENITIES

# Strategically Located in Forest Park, Ohio

Minutes from I-275 · Abundant Nearby Amenities

**DINING & RETAIL**

- Skyline Chili 0.3 mi
- McDonald's / Panera / Subway 0.5 mi
- Forest Park Shopping Center 0.8 mi
- Walmart Supercenter 1.2 mi
- Tri-County Mall Area 2.0 mi

**RECREATION & SERVICES**

- Forest Park Community Center 0.4 mi
- Winton Woods Park 1.0 mi
- UC Health – Forest Park 1.8 mi
- Cincinnati Children's (satellite) 2.5 mi

**HOTELS**

- Marriott Cincinnati North 1.5 mi
- Hampton Inn 2.0 mi
- Holiday Inn Express 2.2 mi
- Hyatt Place Cincinnati 3.5 mi

**HIGHWAY ACCESS**

- I-275 on-ramp 0.5 mi
- I-75 interchange 4.0 mi
- I-74 interchange 5.5 mi
- CVG Airport 22 mi



1445 KEMPER MEADOW DRIVE · FOREST PARK, OHIO 45240

## Contact the Listing Broker



### Nick Barela

PRESIDENT, PRINCIPAL

Republic Commercial Real Estate

EMAIL [nick.barela@republic-cre.com](mailto:nick.barela@republic-cre.com)

DIRECT (513) 549-5440

MAIN (513) 549-0090

WEB [www.republic-cre.com](http://www.republic-cre.com)

PROPERTY

**1445 Kemper Meadow Drive**

SIZE

**22,775 SF**

ASKING PRICE

**\$2,350,000**

LEASE RATE

**\$11.95/SF NNN**

AVAILABILITY

**October 2026**