

660 N University Blvd  
Middletown, OH 45042

**FOR SALE/LEASE**

**Office | 11,352 SF**

**\$7.25 Modified Gross**

Sale Price Upon Request

BUTLER  
HERITAGE  
Federal Credit Union

660

**NABergman**



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bergmancommercial.com



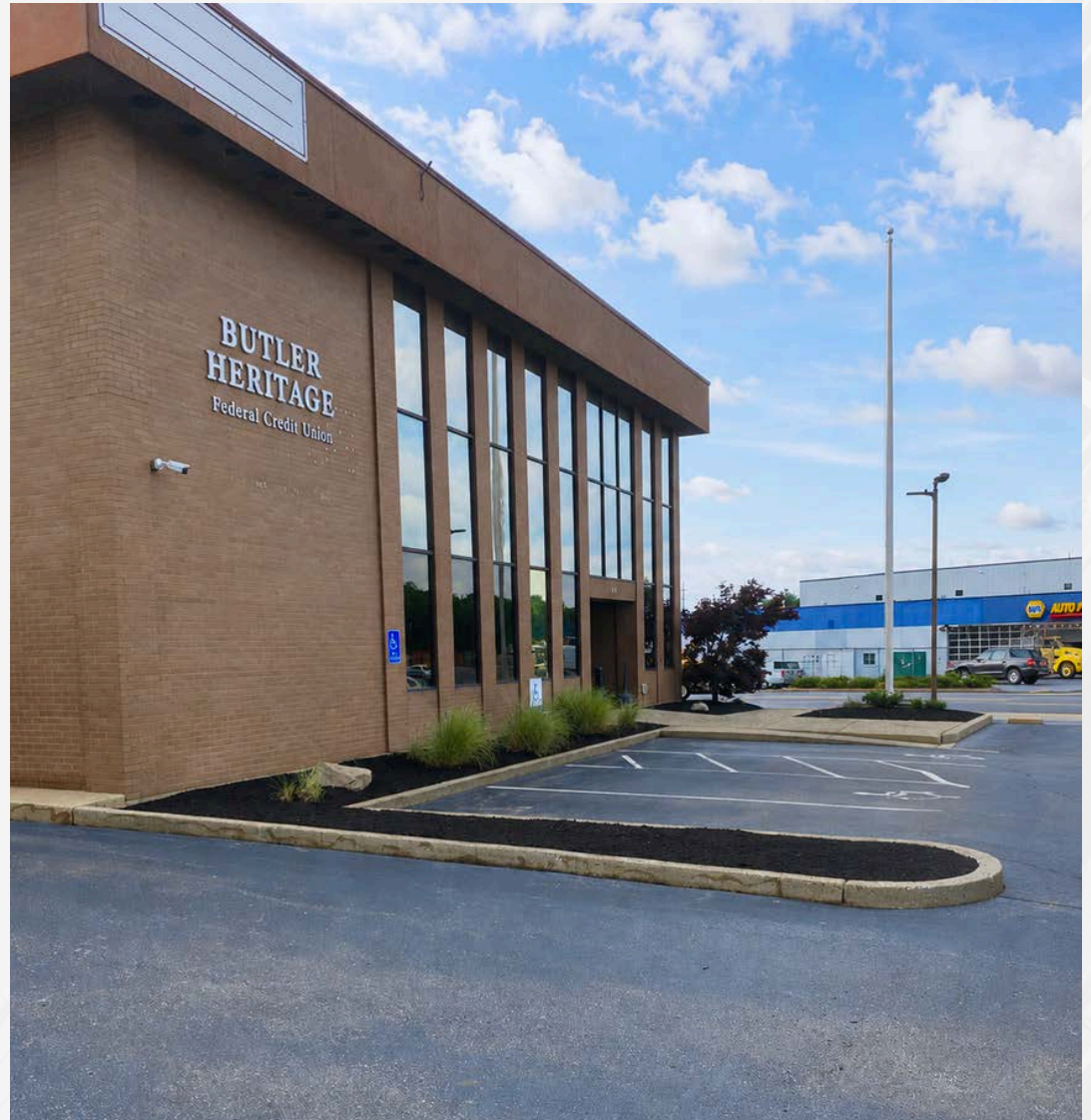
4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## Property Description

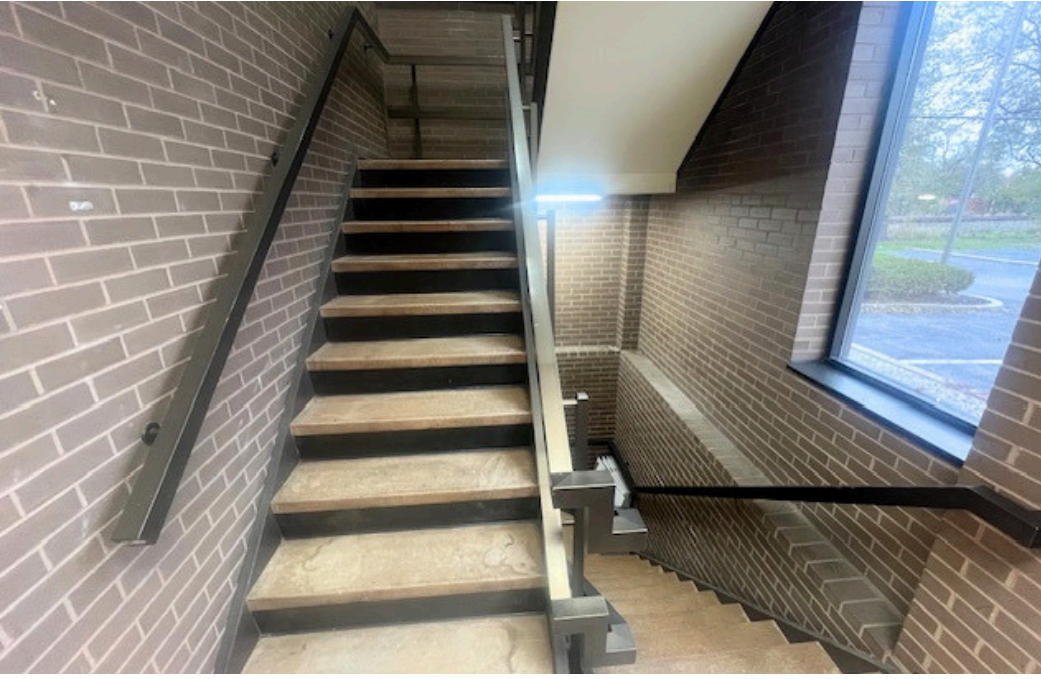
660 N University Blvd is a freestanding former bank branch with a flexible layout suitable for single or multiple tenants. The building features a spacious main level with private offices, three drive-thru lanes plus an ATM lane, and a fully finished basement for additional usable space. Large windows, ample parking, and multiple access points make it well suited for office, medical, retail, or service uses.

## Highlights

- Lease Rate: \$7.25 SF/yr Modified Gross
- 3 Drive Thru Lanes
- Ample Parking
- Zoned B-2
- 2 Vaults
- 2 Kitchenettes
- Multiple Bathrooms
- Full Surveillance and Security System
- Fully Finished Basement







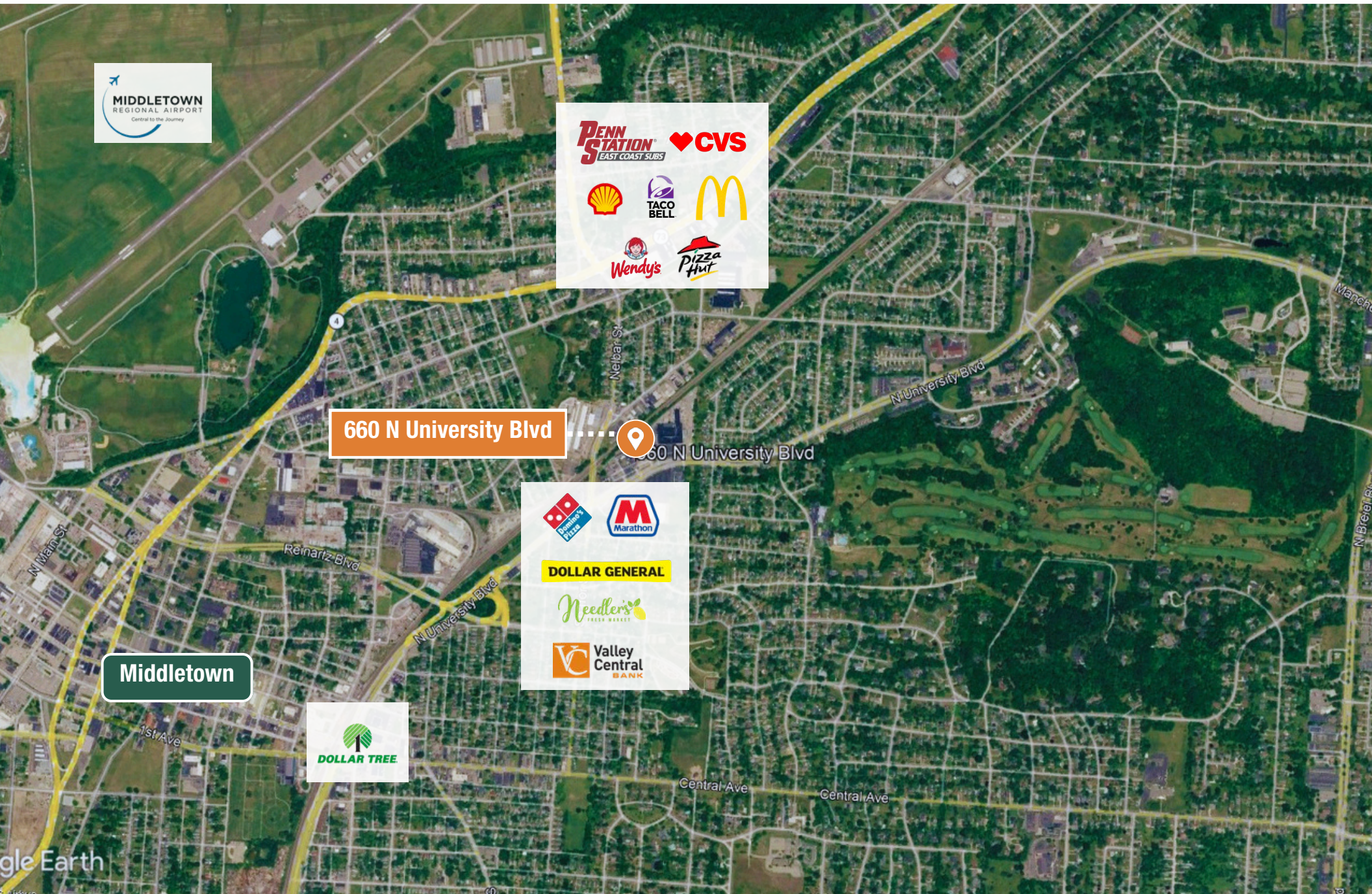
# PHOTOS

660 N University Blvd | 05



# RETAILER MAP

660 N University Blvd | 06



660 N University Blvd

660 N University Blvd

Middletown





# THANK YOU

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