



East Pointe 200

3420 Atrium Boulevard
Middletown, Ohio 45005

SALE PRICE:
CONTACT AGENT

LEASE RATE:
\$14.50 PSF NNN

Property Overview

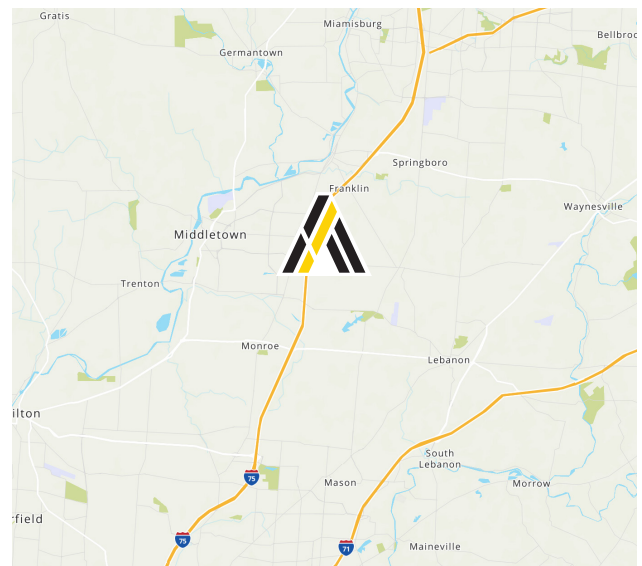
Strategically positioned in the heart of Middletown's rapidly growing business corridor, this 52,382± SF Class A office building presents a rare opportunity for both tenants and investors to secure space in a highly visible and well-connected location. With flexible suite sizes, move-in ready office space, and existing rental income, the property is ideally suited for owner/users, investors, or tenants seeking high-quality office space in a thriving market.

Leasing Opportunities:

- 2,582± SF - 26,191± SF Available
- Move-in ready office suites with furniture available, allowing tenants to minimize upfront costs and occupancy timelines.
- Flexible floor plans suitable for a wide variety of professional users who want a modern Class A office environment with ample natural light.
- Excellent signage opportunities and exposure along one of Middletown's newest growing commercial corridors.

Investment / Owner-User Opportunity:

- 52,382± SF Class A office building also available for sale.
- Excellent opportunity for an owner/user to occupy a portion of the building while benefiting from existing rental income.
- Opportunity to capitalize on significant area growth and future appreciation.



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LOCATION & AREA HIGHLIGHTS

Directly adjacent to the site is Middletown's newest project, Renaissance Pointe, a \$200+ million mixed-use development currently under construction. This transformative project will bring significant new activity and amenities to the area, further enhancing the long-term value of nearby properties. The property is in close proximity to Interstate 75, providing convenient connectivity to Dayton and Cincinnati, and across the street from Premier Health's Atrium Medical Center.

