

FOR SALE OR LEASE
SINGLE STORY OFFICE BUILDING
31,361 SF



NEWMARK

1103 ALLEN DRIVE
MIAMI TOWNSHIP, OHIO 45150

BUILDING FEATURES

- Move-in ready condition
- Single-occupant control, branding and security
- Back-up generator with UPS
- 9/1,000 SF parking ratio
- Efficient floorplate
- Floor to ceiling windows
- All new window blinds in 2021

AREA FEATURES

- No local earnings tax in Miami Township
- Quick access to I-275 via OH 28
- Amenity-rich area

BUILDING INFORMATION

BUILDING SIZE	31,363 SF
ACRES	4.97
YEAR BUILT	1996
MUNICIPALITY	Miami Township
ZONING	O-1
FLOORS	1
DECK HEIGHT	13'
FINISHED CEILING HEIGHT	+/-10'
PARKING	282 (9/1,000)

ROOF

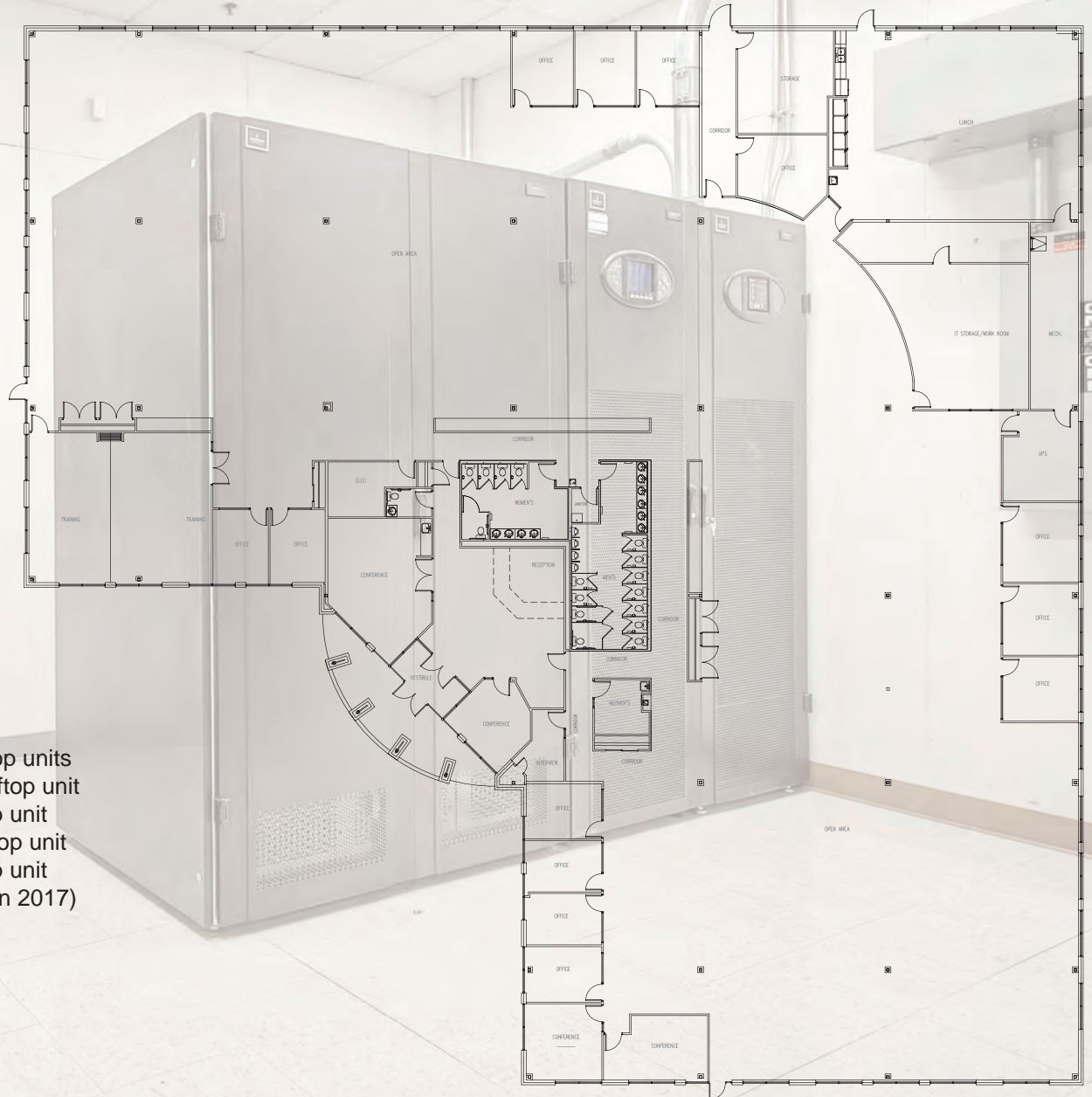
- Carlisle ballasted EPDM roof system
- 15-year warranty (installed in 2017)

MECHANICAL

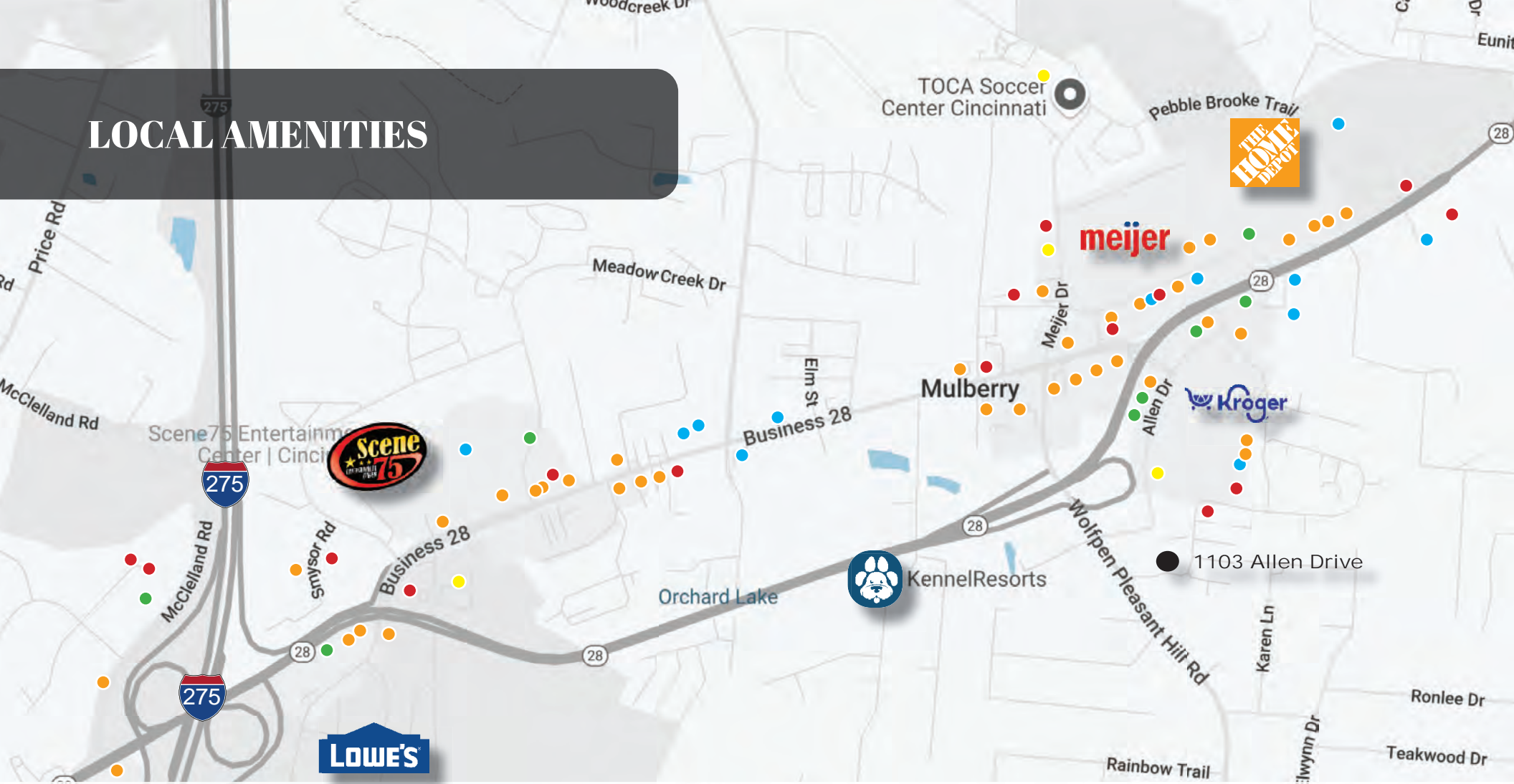
- (6) Trane YSD Std efficient 15-ton gas heat rooftop units
- (1) Trane YSD Std efficient 12.5-ton gas heat rooftop unit
- (1) Trane YSC Std efficient 8-ton gas heat rooftop unit
- (2) Trane YSC Std efficient 7.5-ton gas heat rooftop unit
- (1) Trane YSC Std efficient 5-ton gas heat rooftop unit
- Tracer SC building automation system (installed in 2017)

LIGHTING

- INTERIOR - LED fixtures, installed in 2021
- EXTERIOR - LED fixtures installed in 2021



LOCAL AMENITIES



RESTAURANTS

- Planet Fitness
- Wendy's
- Donatos Pizza
- McDonald's
- Sharkey's Cuts
- Panera
- Starbucks
- Tropical Smoothie
- Marco's Pizza
- Hot Head Burritos
- Gold Star Chili
- Long John Silver's
- Jersey Mike's Subs
- Jet's Pizza
- Butterbee's
- Greenie's
- White Castle
- Sonic Drive-in
- El Rancharo Mexican
- Subway
- Skyline Chili
- May-Thai
- Wings and Rings
- Freddy's
- Taco Bell
- El Taco Veloz
- Waffle House
- Jimmy John's
- China Town Buffet
- Chipotle
- Chick-fil-A
- Dunkin'
- Pickles & Bones BBQ
- Dairy Queen
- O'Charley's
- IHOP
- Arby's
- Crumbl
- Penn Station

FITNESS/ACTIVITIES

- Dance Etc.
- Recreations Outlet
- ProForce Sports
- Kids First Too
- Planet Fitness
- TOCA Soccer

BANKS/CREDIT UNIONS

- Fifth Third Bank
- PNC Bank
- Sharefax
- Chase Bank
- First Commonwealth
- Foundation
- KeyBank
- Huntington

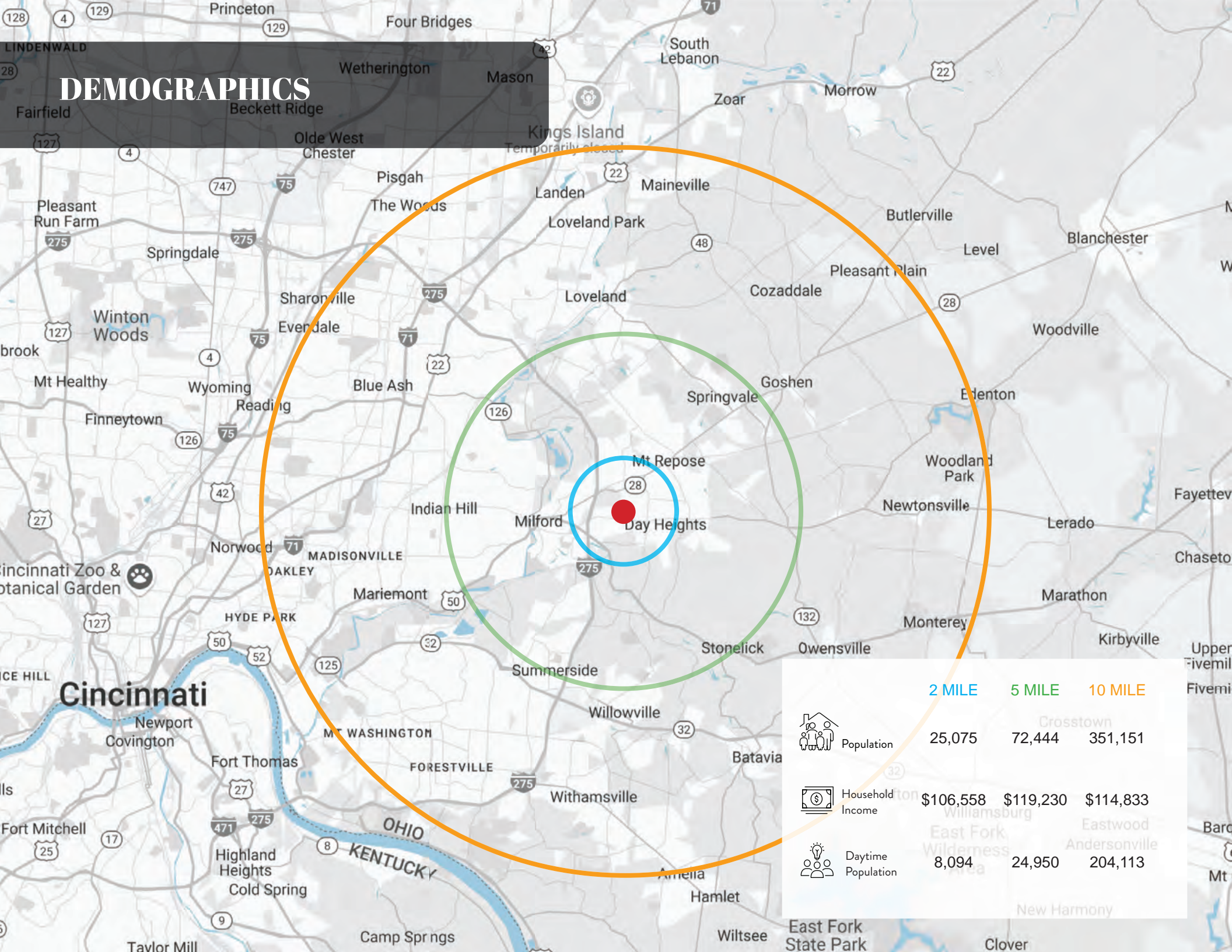
MEDICAL

- MyEyeDr.
- Hometown Urgent Care
- Cincinnati Dental
- Mercy Urgent Care
- Cincinnati Dental Services
- Optima Dermatology
- Vance Dentistry
- CareFirst Urgent Care
- Hills Compounding
- Village Dental
- LifeStance Therapists

SHOPPING/SERVICES

- UPS Store
- Pet Supplies Plus
- Tire Discounters
- Valvoline
- Verizon
- Palm Beach Tan
- Supercuts
- Mike Castrucci Ford
- Aldi
- Kennel Resorts
- Meijer
- Kroger
- Home Depot
- Lowe's
- Sherwin-Williams

DEMOGRAPHICS



	2 MILE	5 MILE	10 MILE
Population	25,075	72,444	351,151
Household Income	\$106,558	\$119,230	\$114,833
Daytime Population	8,094	24,950	204,113



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