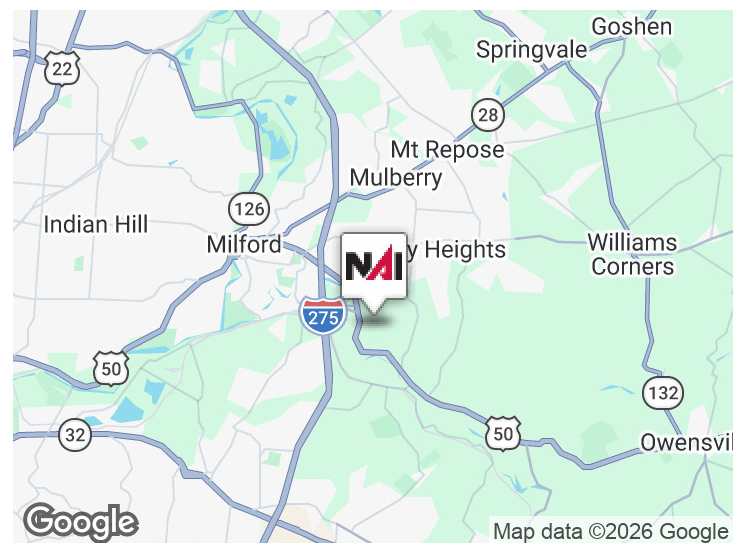


## TechneCenter At Park 50

400 TechneCenter Drive Milford, Ohio 45150 (Miami Twp.)

### Property Highlights

- “The” Class A Office Space at Park 50
- 0% Earnings Tax
- Miami Township
- Well-Maintained
- On Site Property Management and Maintenance
- Executive Offices with Full-Height Windows
- Outstanding Views of the Little Miami River Valley
- Professional Campus Setting
- Close to a Wide Variety of Restaurants & Service Businesses
- Convenient to I-275, I-71, I-75, and Cincinnati International Airport



### For More Information

**Mark Freiberg, CCIM**

O: 513 886 3303

[mfreiberg@bergman-group.com](mailto:mfreiberg@bergman-group.com)

**TechneCenter at Park 50 400 TechneCenter Drive Milford, OH 45150**

### Milford Park TechneCenter At Park 50

<b>Address/City/County:</b>	400 TechneCenter Drive Milford, Clermont County, OH 45150
<b>Available SF:</b>	Various Size Suites Available Up To 8,000 SF
<b>Lease Rate:</b>	\$11.45/SF/YR (Gross Full Service)
<b>Building Size:</b>	71,149 SF
<b>Submarket</b>	Milford/Office



TechneCenter at Park 50 400 TechneCenter Drive Milford, OH 45150



SCU Sharefax Credit Union | KeyBank | TACO BELL

Freddy's STEAKBURGERS | BUFFALO WINGS & WINGS | Chick-fil-e

BURGER KING | Arby's | FOUNDATION BANK | PAPA JOHN'S Better Ingredients. Better Pizza.

usbank | Bob Evans | CATARHES | Roosters

FIRST first financial bank | CHIPOTLE MEXICAN GRILL

INTERSTATE 275

3 | copper | McDonald's | OneMain Financial | Skylene

Kroger | Rally's | Peoples BANK

padriño | 20 Brix | River Hills BANK

Walmart | TACO BELL | Gold Star Chili | Starbucks | Wendy's

RED ROBIN | QUAKER STEAK & LUBE BEST WINGS USA | TEXAS | River Hills BANK

ROCKY HORSE Old Country Store | CHIPOTLE MEXICAN GRILL | TARGET | WOODFOREST NATIONAL BANK

**SITE**

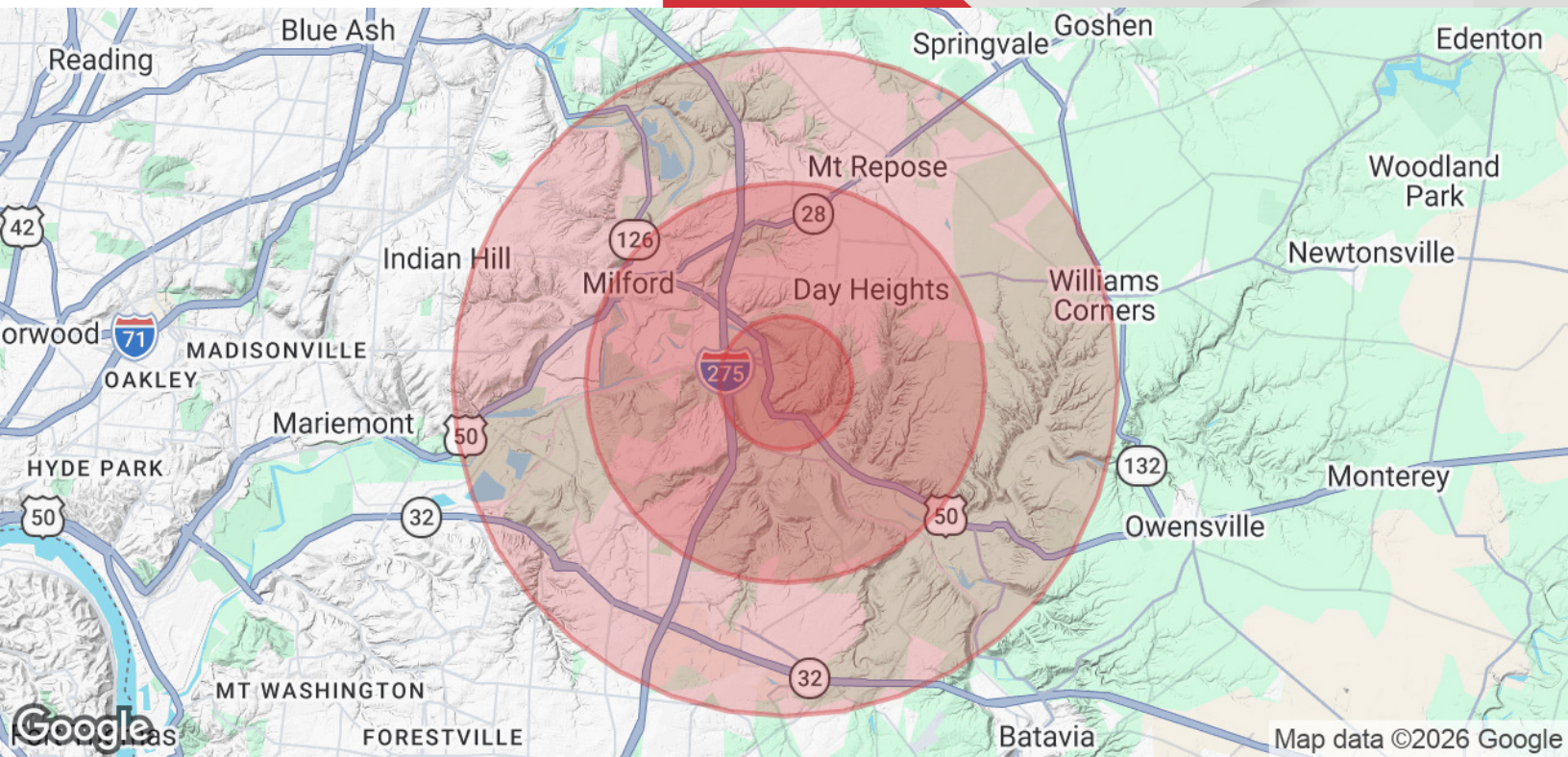
| TechneCenter at Park 50 400 TechneCenter Drive Milford, OH 45150

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Elevator Lobby

| **TechneCenter at Park 50 400 TechneCenter Drive Milford, OH 45150** |



### Population

	1 Mile	3 Miles	5 Miles
Total Population	2,130	29,320	79,022
Average Age	41.5	44.0	41.1
Average Age (Male)	44.8	43.8	41.2
Average Age (Female)	39.8	44.9	42.2

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	772	12,327	32,621
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$139,345	\$118,681	\$120,098
Average House Value	\$375,439	\$289,547	\$313,295

2023 American Community Survey (ACS)

| TechneCenter at Park 50 400 TechneCenter Drive Milford, OH 45150