

# Medical | Office Condo

5240 East Galbraith Road | 3,348 Square Feet  
Kenwood, Ohio 45236 | For Sale or Lease



## Building Highlights

- 3,348 SF of medical space located on the first floor
- Grade-level access to the suite from the parking lot
- Highly visible monument signage facing East Galbraith
- Covered parking area for owners and employees
- Incredible access to I-71 via Montgomery Road
- Well managed and professionally maintained
- Class A interior finishes & efficient design
- Surrounded by numerous retail amenities
- Separated metered utilities for the suite
- Constructed in 2008

**Asking \$799,500 for Sale**

**Asking \$17.50/SF NNN + \$6.65/SF OpEx**



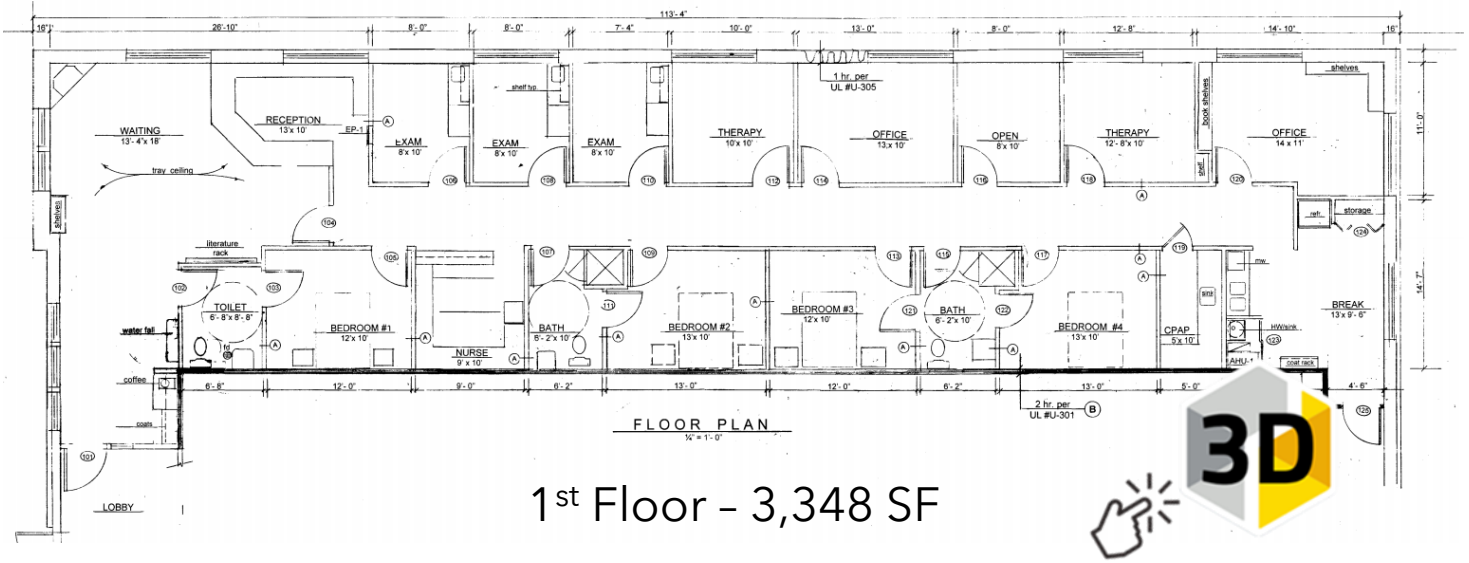
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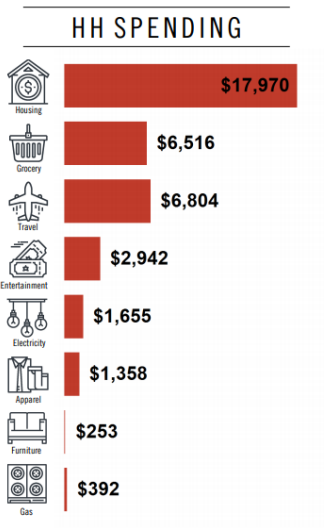
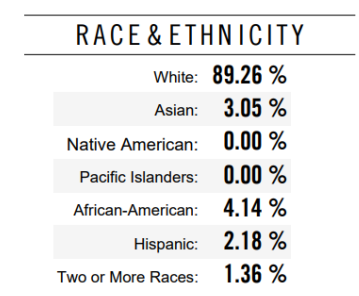
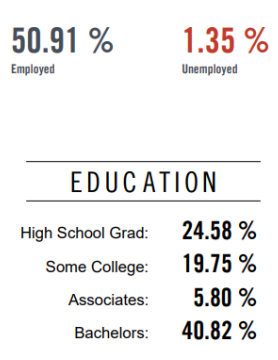
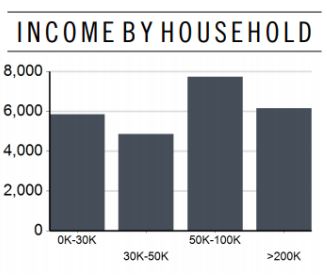
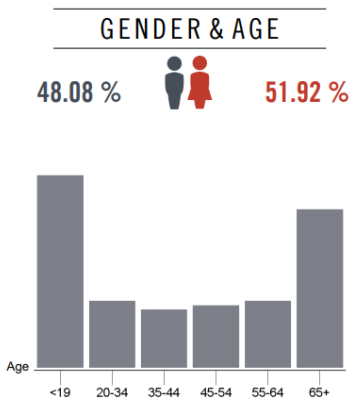
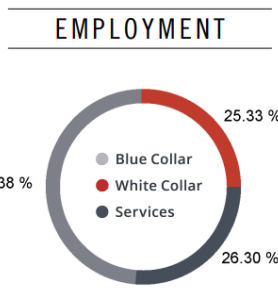
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**Main: (513) 549-0090**  
**Fax: (513) 549-0070**  
7209 Dixie Highway  
Fairfield, Ohio 45014

# Floor Plan & Infographic



CITY, STATE	<b>Cincinnati, OH</b>
POPULATION	<b>56,451</b>
AVG. HHSIZE	<b>2.28</b>
MEDIAN HH INCOME	<b>\$67,316</b>
HOME OWNERSHIP	
Renters:	<b>7,696</b>
Owners:	<b>16,896</b>



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# Additional Photographs



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