

Columbia Square Office

3530 Irwin Simpson Road
Deerfield Township, Ohio 45040

2,710 SF Available
\$11.95/SF NNN + \$4.50 in OpEx



Property Highlights

Immediate access to Montgomery Road
Adjacent to Columbia Elementary School
Amortized improvements for credit tenants
2,710 SF available on the 1st floor
Built in 1986 & renovated in 2017
Abundant surface parking area
Located in Deerfield Township
2nd floor renovation in 2021
No local earnings tax
Asking \$11.95/SF NNN for Lease



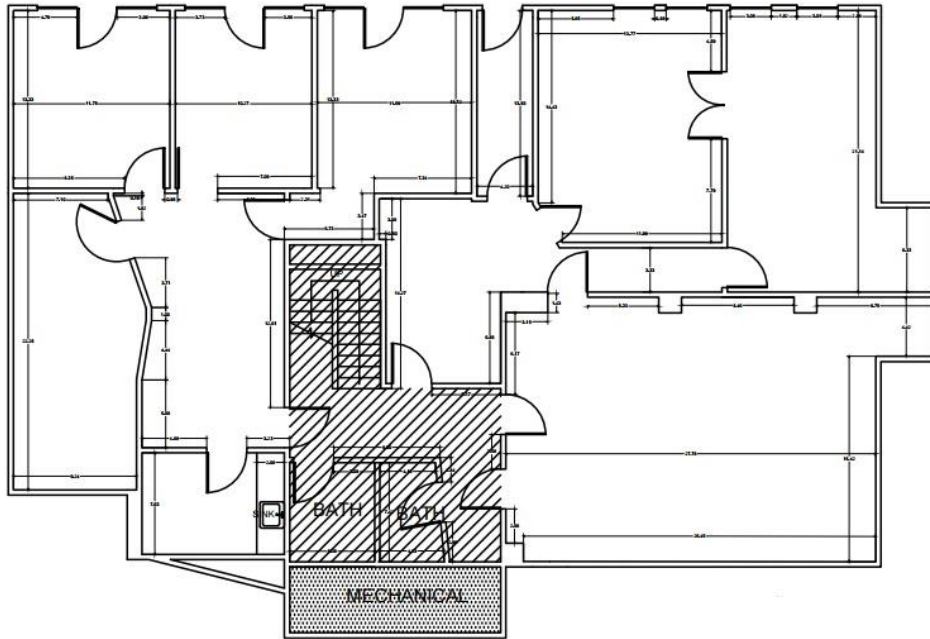
Nick Barela
President, Principal
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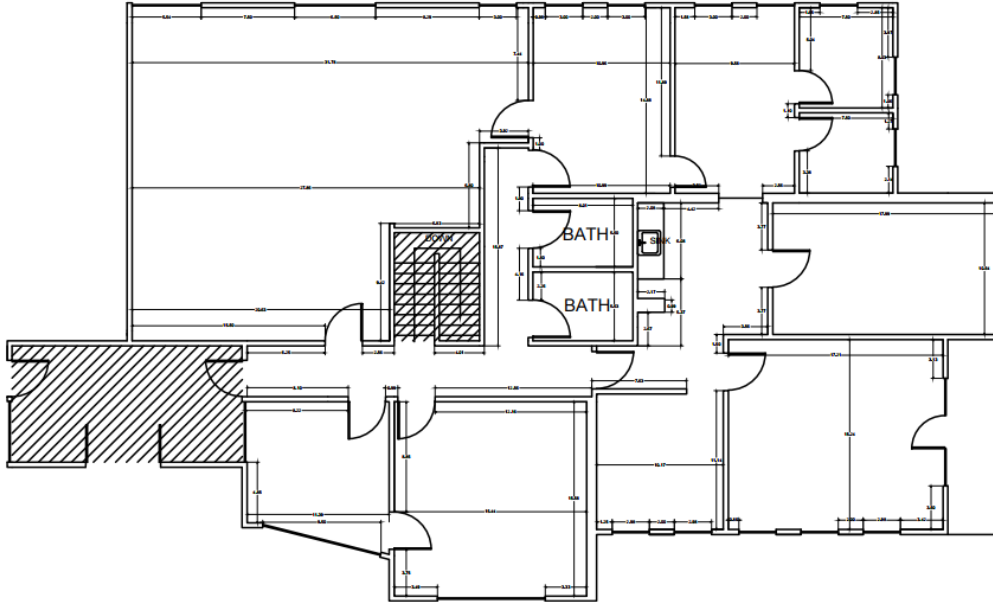
REPUBLIC
COMMERCIAL REAL ESTATE

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

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1st floor "as-built" layout
2,710 SF



LEASED

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