Columbia Square Office

3530 Irwin Simpson Road 2,710 SF Available Deerfield Township, Ohio 45040 \$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



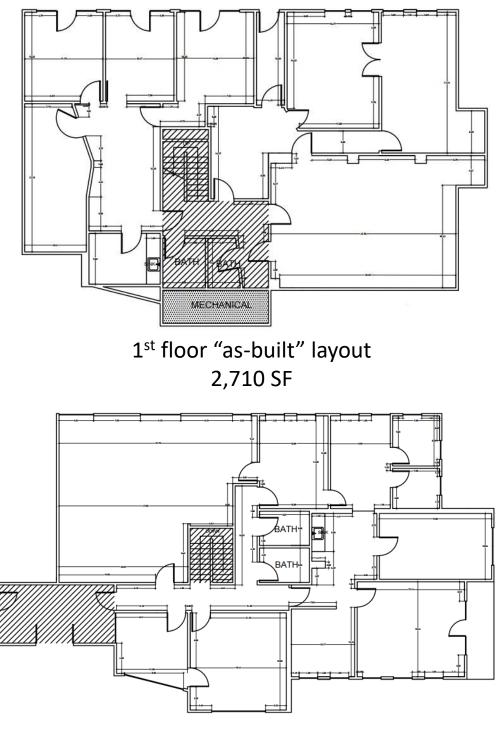
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Main: (513) 549-0090 Fax: (513) 549-0070 7209 Dixie Highway Fairfield, Ohio 45014

'he information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Selle and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.

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