

Office/Warehouse Space For Lease

Chappell Crossing Commerce Center West Chester, Ohio

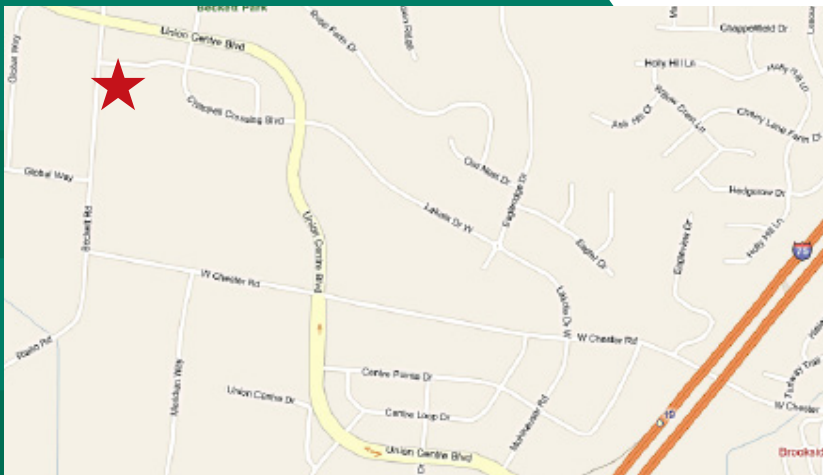


FEATURES

- **8,132 SF Available**
- Canopy covered entrance
- Dock doors
- Drive-in ramp
- 100% HVAC
- 90% office space (open)
- 20' clear height
- 40' x 140' bays
- Lease rate: \$8.50 PSF NNN (\$2.60)

LOCATION

Chappell Crossing Commerce Center
Beckett Road at Union Centre
West Chester, Ohio 45069



CONTACT

Chris Nachtrab
chris.nachtrab@everestrealstate.com
513/769-2509

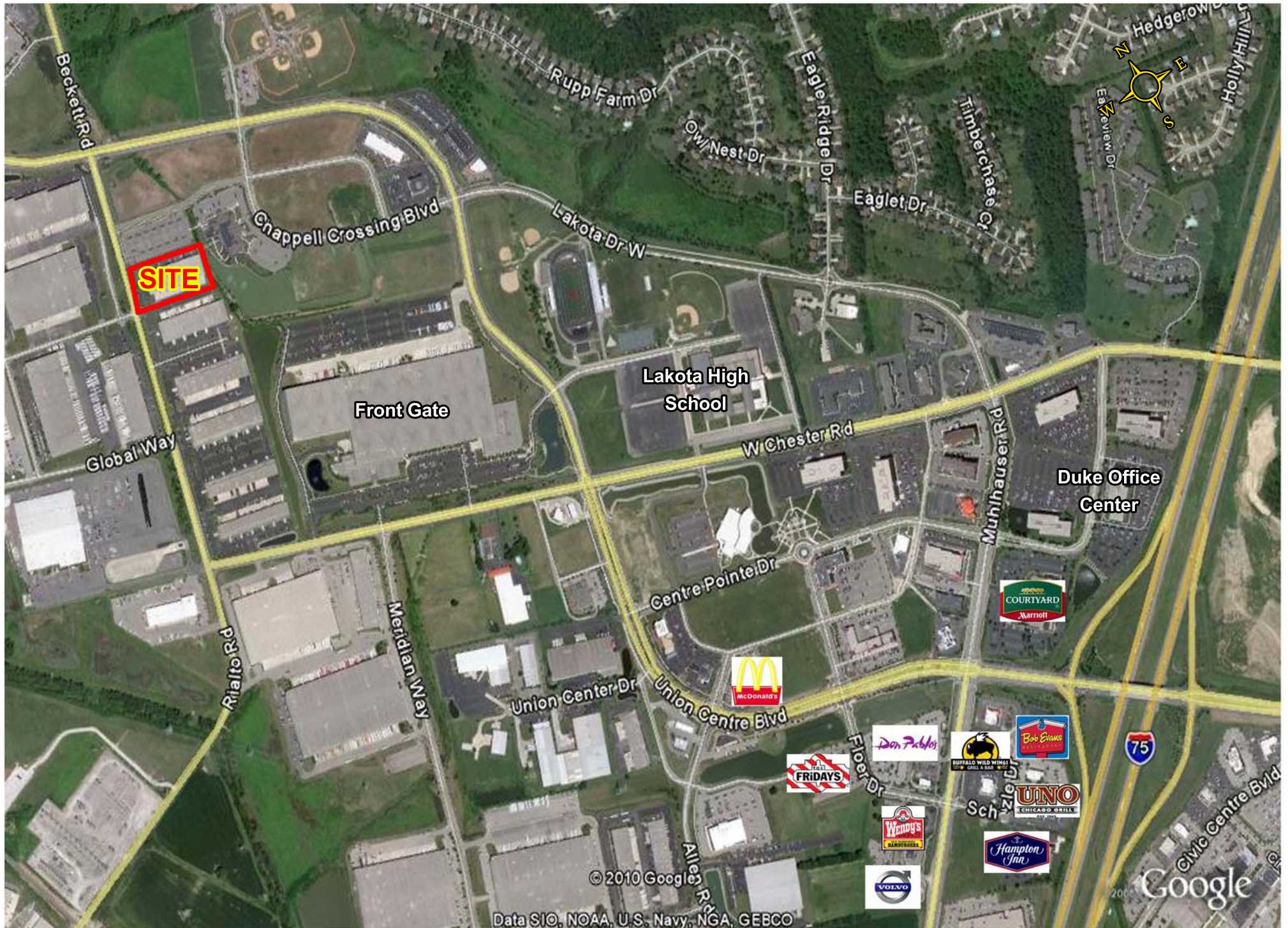


EVEREST

COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



SITE

Front Gate

Lakota High School

Duke Office Center



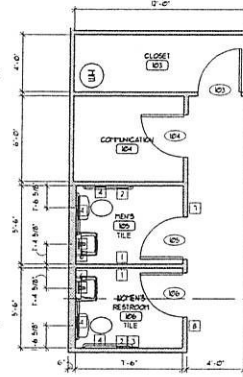
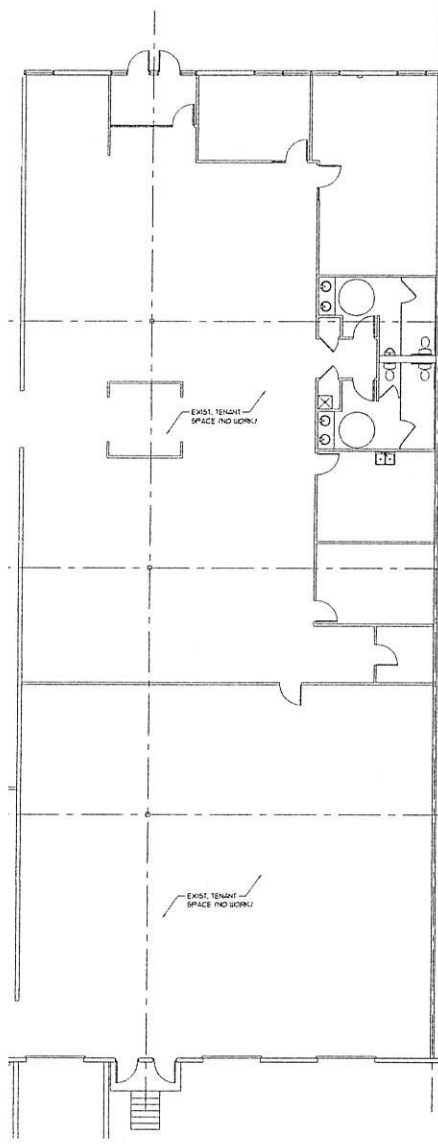
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

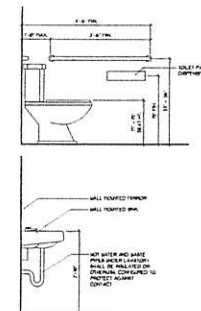
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ENLARGED RESTROOM PLAN
SCALE: 1/4" = 1'-0"



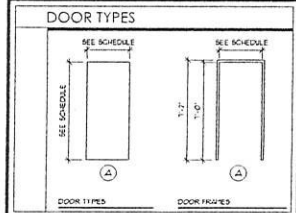
ADAAG HEIGHTS
SCALE: 1/2" = 1'-0"

RESTROOM SCHEDULE	
ALL ACCESSORIES TO BE ADAAG COMPLIANT	
1	C - HOLD PAPER TOWEL DISPENSER - BRADLEY 253
2	TOILET TISSUE DISPENSER - BRADLEY 522
3	MANDATORY WASTE DISPOSAL - BRADLEY 472-D
4	HORIZONTAL URINE BIN - 24" AFF. (24" X 36" D) - BRADLEY 62
5	FLOOR - 24" X 36" - BRADLEY 300
6	LIQUID SOAP DISPENSER - BRADLEY 644-2
7	TRENCH RESTROOM SIGNAGE - ADA COMPLIANT
8	WOMEN'S RESTROOM SIGNAGE - ADA COMPLIANT

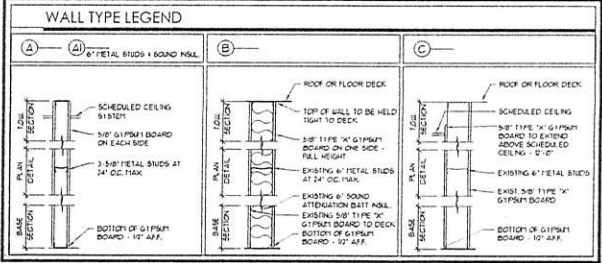
HARDWARE SCHEDULE	
HARDWARE SET # 1	
1	EXISTING PUSH-PULL TO RETAIN
1	NEW DEADBOLT WITH KEYS EXTERIOR AND EMERGENCY LEVER INTERIOR
HARDWARE SET # 2	
1	PAIR HINGES
1	PASSAGE SET
1	FLOOR OR WALL STOP
1	SET BLENDERS
HARDWARE SET # 3	
1	PAIR HINGES
1	PRIVATE SET
1	CLOSER
1	FLOOR OR WALL STOP
1	SET BLENDERS
HARDWARE SET # 4	
1	PAIR HINGES
1	LOCKSET - OFFICE FUNCTION
1	FLOOR OR WALL STOP
1	SET BLENDERS

DOOR & HARDWARE ABB.			
ALUM	ALUMINUM	ST	STAIN
APP	APPLICABLE	GL	TEMP/SAFETY GLASS
MET	MOLDED METAL	WD	WOOD
P	PAINT	PF	PREFINISHED
SCD	SOLID CORE WOOD	INSUL	INSULATED

- DOOR & HARDWARE NOTES**
- ALL HARDWARE SHALL MEET ADA REQUIREMENTS
 - EXIT HARDWARE SHALL ALLOW FOR EGRESS AT ALL TIMES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE SEE DOOR SCHEDULE FOR SPECIFIC HARDWARE FUNCTIONS
 - TEMPERED SAFETY GLASS SHALL BE INSTALLED IN ALL DOORS
 - HARDWARE SHALL HAVE US 260 FINISH UNLESS NOTED OTHERWISE



DOOR SCHEDULE											
NO.	OPENING		DOOR				FRAME		FIRE RATING	HOUR	CONTENTS
	W	H	THKNS	TYPE	MATL	FINISH	MATL	FINISH			
100	EXISTING	-	-	-	-	-	-	-	-	1	EXISTING TO RETAIN
100A	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	2	-
101	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	4	-
102	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	4	-
103	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	2	-
104	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	4	-
105	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	3	PRIVATE
106	3'-0" x 1'-0"	1-3/4"	A	SCD	ST	A	M1	P-3	-	3	PRIVATE
107	EXISTING	-	-	-	-	-	-	P-3	-	-	EXISTING TO RETAIN
107A	EXISTING	-	-	-	-	-	-	-	-	-	EXISTING OVERHEAD DOOR



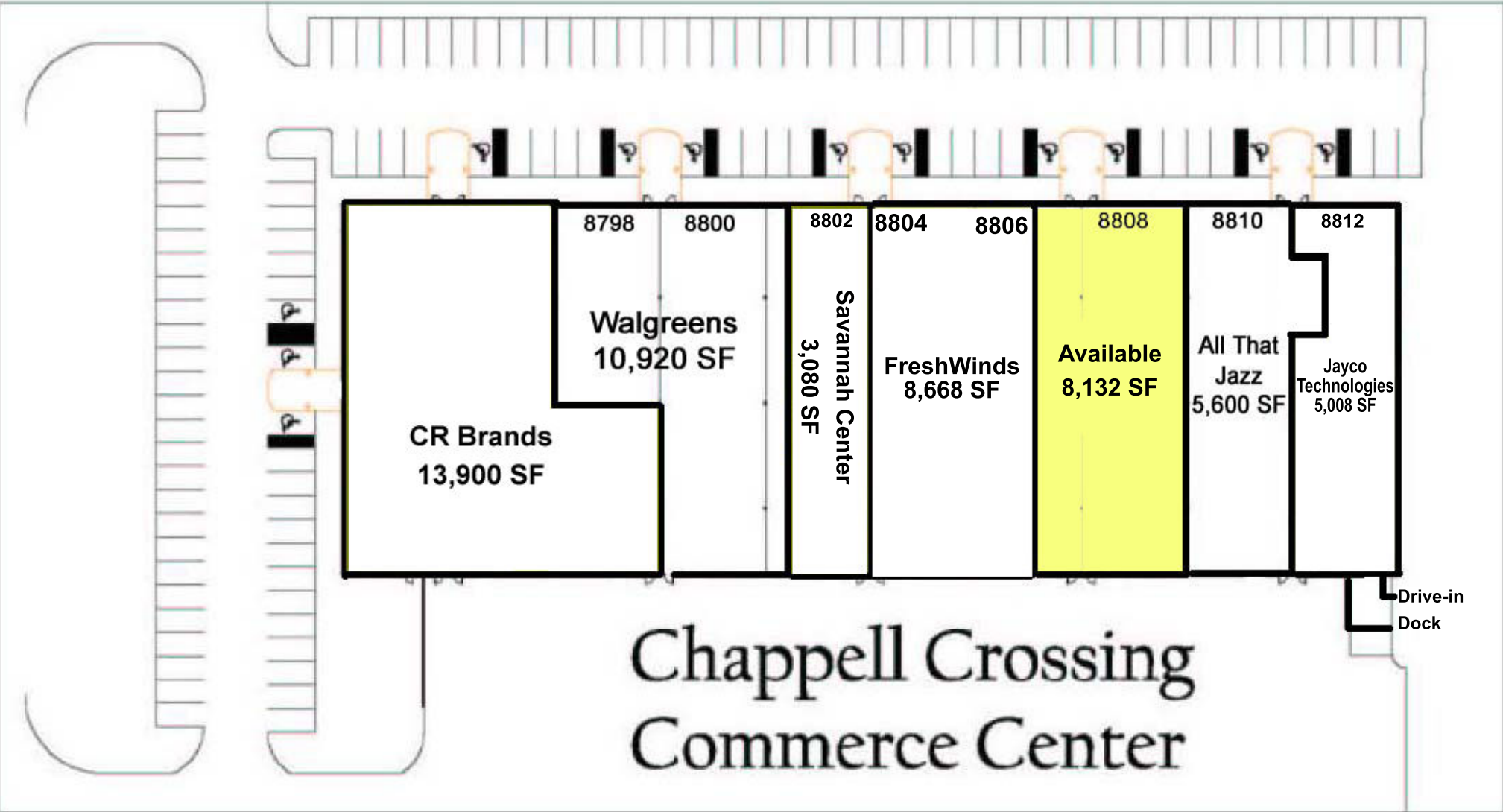
FLOOR PLAN
SCALE: 1/8" = 1'-0"

kt design|group
2728 Madison Avenue
Cincinnati, Ohio 45209
513.533.4004 Phone
513.533.3014 Fax
www.ktdesigngroup.com



WorkflowOne - Phase 3
CHAPELL CROSSING I
8804 BECKETT ROAD
WEST CHESTER, OHIO 45069

PLAN
A1.10



Chappell Crossing Commerce Center