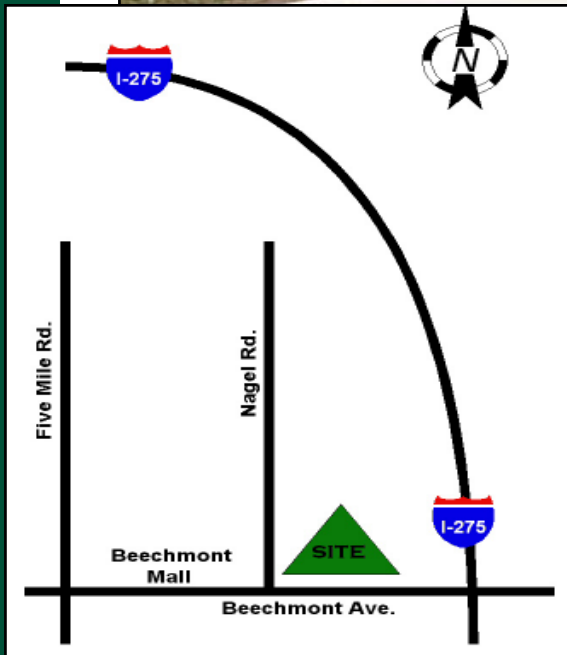




FOR LEASE

**8070-8078 BEECHMONT AVE
CINCINNATI, OH (ANDERSON TOWNSHIP)**



Anderson Office Park

- ▲ **Various suites available**
 - Executive 100-500 SF
 - Professional/Medical 500-3,000 SF
- ▲ **Excellent location close to expressway, restaurants & retail**
- ▲ **Abundant free parking**
- ▲ **Interior build out to suit**

9912 Carver Road
Suite 100
Cincinnati, OH 45242

TEL: 513-769-2500
FAX: 513-769-2512

www.everestrealstate.com

FOR MORE INFORMATION, CONTACT:

Chris Vitori
chris.vitori@everestrealstate.com
513-769-2510



The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

8070-8078 Beechmont Avenue



Property Address:	8070 Beechmont Avenue Cincinnati, OH (Anderson Township)
Property Type:	Office
Zoning:	E- Retail (includes office)
Gross Square Footage:	30,000 Total 5 buildings - 6,000 SF per Building 3,000 SF per Floor - 2 Floors per Building
Amenities:	Courtyard Setting, Corner Location Beechmont Ave. & Nagle Rd.
Year Built:	1979
Elevator:	Building "C" Only
Heat Source/Type:	Gas Forced Air
Air Conditioning:	Heat Pump System
Parking:	4.3/1000 SF
Lease Rate:	\$11.00/SF
Operating Expenses:	\$3.25/SF

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