

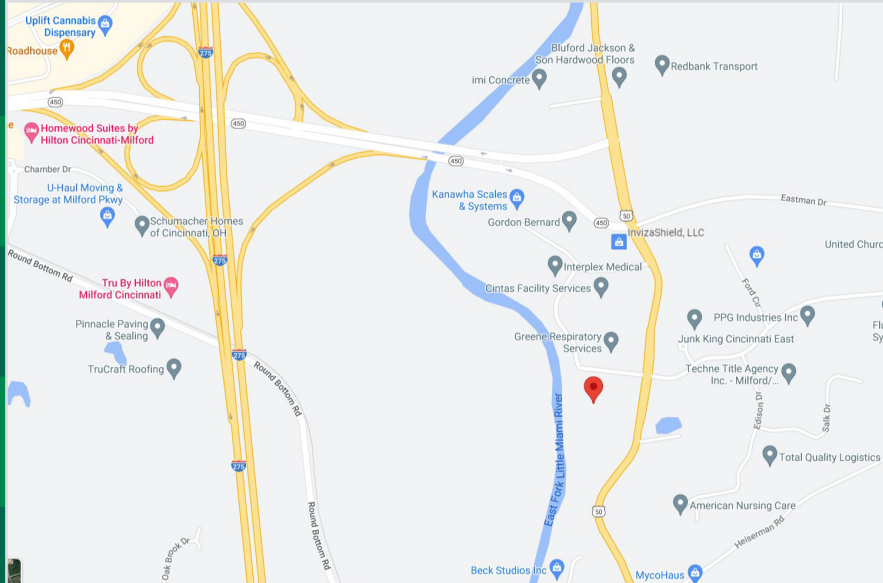
Office/Office Flex For Lease

TechneCenter at Park 50 Milford, OH



FEATURES:

- 6,051 +/- SF (Suite B1)
4,012 +/- SF (Suite B6)
Spaces are contiguous to 10,063 SF
- Well-Maintained
- 0% Earnings Tax - Miami Township
- Variety of Dock and Drive-In Doors
- Professional Park-Like Campus Setting
- Convenient Ample Parking at Your Front Door
- Abundant Natural Light
- Close to a Wide Variety of Restaurants & Service Businesses
- Located Close to I-275, Minutes from I-75 and I-71
- 30 Minutes from Cincinnati International Airport (CVG)



LOCATION

Milford Park TechneCenter at Park 50
50 West TechneCenter Drive
Milford, OH 45150

CONTACT

Mark Freiberg, CCIM

mfreiberg@everestrealstate.com

D 513/769-2502

C 513/886-3303



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

Milford Park TechneCenter at Park 50

Address/City/County:	50 West TechneCenter Drive Milford, Clermont County, OH 45150
Available SF:	6,051 +/- SF (Suite B1) 4,012 +/- SF (Suite B6) Spaces are contiguous to 10,063 SF
Lease Rate:	\$6.95/SF/YR (NNN)
Building Size:	78,793 SF
Building Class:	A
Ceiling Height:	14 Feet
Submarket:	Southeast Industrial



FOR MORE INFORMATION, CONTACT

Mark Freiberg, CCIM

mfreiberg@everestrealstate.com

D 513/769-2502

C 513/886-3303

Milford Park TechneCenter at Park 50



Break Room



Conference Room



Bullpen Area



Bullpen Area

FOR MORE INFORMATION, CONTACT:

Mark Freiberg, CCIM

mfreiberg@everestrealstate.com

D 513/769-2502

C 513/886-3303

Milford Park TechneCenter at Park 50



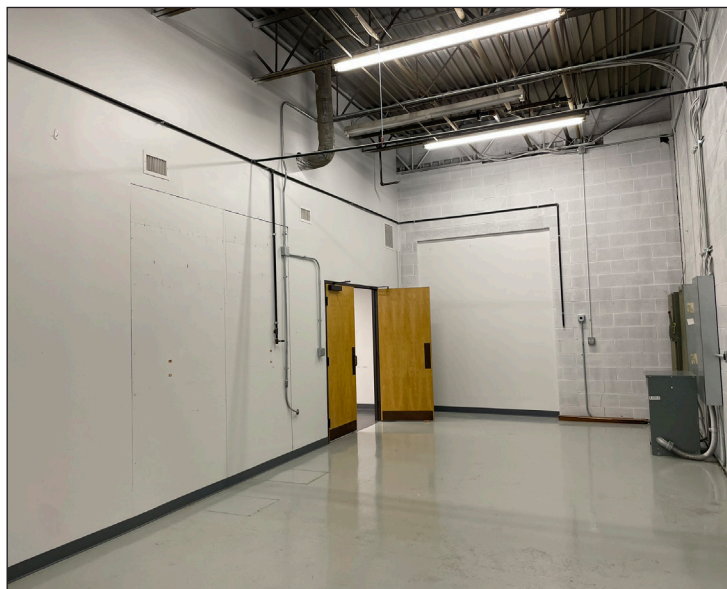
Sample - Private Office



Storage/Shop Area



Warehouse with Dock Door



Warehouse with Dock Door

FOR MORE INFORMATION, CONTACT:

Mark Freiberg, CCIM

mfreiberg@everestrealstate.com

D 513/769-2502

C 513/886-3303

Milford Park TechneCenter at Park 50



FOR MORE INFORMATION, CONTACT:

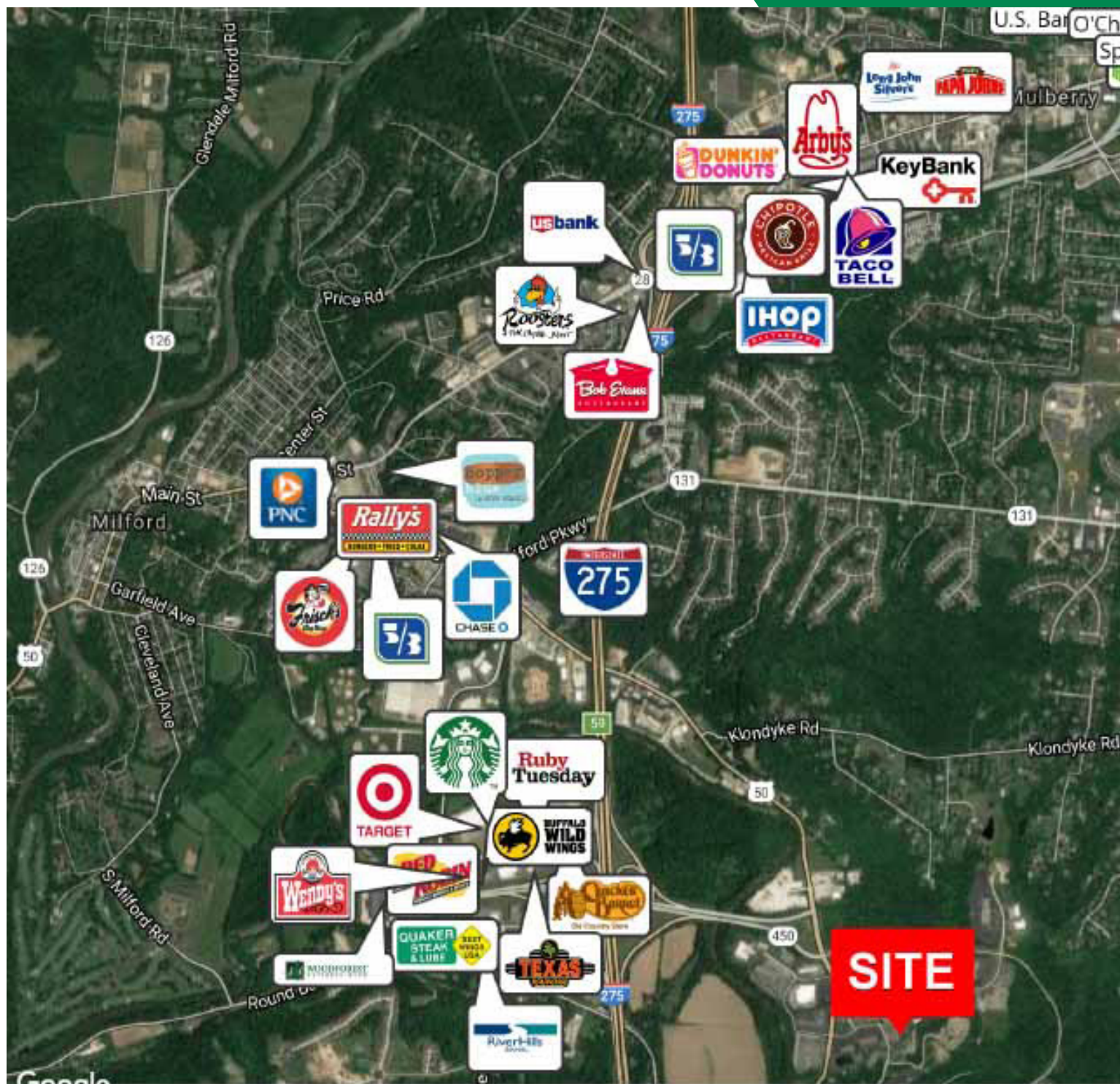
Mark Freiberg, CCIM

mfreiberg@everestrealstate.com

D 513/769-2502

C 513/886-3303

Milford Park TechneCenter at Park 50



FOR MORE INFORMATION, CONTACT

Mark Freiberg, CCIM
mfreiberg@everestrealstate.com
D 513/769-2502
C 513/886-3303

Demographic Summary Report

Milford Park Tech Center

50 W TechneCenter Dr, Milford, OH 45150

Building Type: **Flex**

RBA: **86,356 SF**

Typical Floor: **86,356 SF**

Total Available: **6,051 SF**

Warehse Avail: **-**

Office Avail: **6,051 SF**

% Leased: **92.99%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	622		29,023		83,038	
2023 Estimate	622		28,662		81,397	
2010 Census	640		27,579		74,913	
Growth 2023 - 2028	0.00%		1.26%		2.02%	
Growth 2010 - 2023	-2.81%		3.93%		8.66%	
2023 Population by Hispanic Origin	10		628		2,174	
2023 Population	622		28,662		81,397	
White	585	94.05%	26,859	93.71%	76,000	93.37%
Black	11	1.77%	770	2.69%	2,047	2.51%
Am. Indian & Alaskan	1	0.16%	42	0.15%	180	0.22%
Asian	15	2.41%	513	1.79%	1,664	2.04%
Hawaiian & Pacific Island	0	0.00%	6	0.02%	21	0.03%
Other	8	1.29%	472	1.65%	1,484	1.82%
U.S. Armed Forces	0		5		73	
Households						
2028 Projection	204		11,273		32,107	
2023 Estimate	203		11,124		31,419	
2010 Census	209		10,674		28,660	
Growth 2023 - 2028	0.49%		1.34%		2.19%	
Growth 2010 - 2023	-2.87%		4.22%		9.63%	
Owner Occupied	186	91.63%	8,292	74.54%	22,798	72.56%
Renter Occupied	17	8.37%	2,833	25.47%	8,621	27.44%
2023 Households by HH Income	202		11,123		31,418	
Income: <\$25,000	13	6.44%	1,544	13.88%	4,412	14.04%
Income: \$25,000 - \$50,000	22	10.89%	1,954	17.57%	5,382	17.13%
Income: \$50,000 - \$75,000	13	6.44%	1,611	14.48%	5,252	16.72%
Income: \$75,000 - \$100,000	13	6.44%	1,033	9.29%	3,331	10.60%
Income: \$100,000 - \$125,000	11	5.45%	1,123	10.10%	3,122	9.94%
Income: \$125,000 - \$150,000	27	13.37%	1,271	11.43%	3,311	10.54%
Income: \$150,000 - \$200,000	64	31.68%	1,321	11.88%	3,353	10.67%
Income: \$200,000+	39	19.31%	1,266	11.38%	3,255	10.36%
2023 Avg Household Income	\$154,545		\$108,941		\$104,652	
2023 Med Household Income	\$151,562		\$85,951		\$79,976	



The Following Information Has Been Prepared By The Everest Group
© 2023 CoStar Group - Licensed to The Everest Group - 83807.

7/24/2023