

Capital Real Estate Partners, LLC

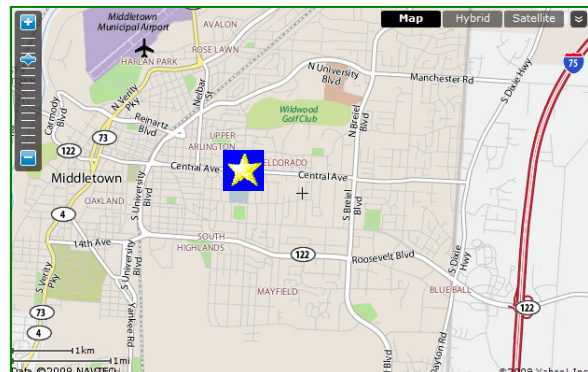
# AVAILABLE FOR LEASE

## Professional Office Space



**103 McKnight Drive, Middletown, Ohio**

- Flexible floor plan
- Available for sublease
- Private outside entrances
- Central location in a residential setting



*For further information, please contact:*

**Larry Wood**

(513) 762-7622

E-mail: [larry.wood@capitalrealestate.org](mailto:larry.wood@capitalrealestate.org)

*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*



## General Building Specifications

<b>Property ID:</b>	103 McKnight Drive
<b>Property Type:</b>	Professional Office
<b>Municipality:</b>	City of Middletown
<b>Zoning:</b>	P-1 Professional Office
<b>Year Built:</b>	1999
<b>Construction:</b>	Conventional structural frame & masonry walls
<b>Exterior Façade:</b>	Brick Veneer
<b>Miscellaneous:</b>	Numerous Outside Entries Common Kitchen Facilities

## Availability Specifications

<b>Total Available:</b>	11,104SF
<b>Minimum Office Size:</b>	750 SF
<b>Air Conditioning:</b>	Central
<b>Heat:</b>	Gas F/A
<b>Power / Electric:</b>	220v, 800 Amps
<b>Security System:</b>	Yes
<b>Parking:</b>	50 spaces

<b>Sub Lease Rate:</b>	<b>\$ 11.00/SF</b>
<b>Op Ex. charges (estimated)</b>	<b>\$.50/ SF</b>
<b>Utility Charge</b>	<b>Pro rata</b>

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