

# EXECUTIVE CENTRE

111

EXECUTIVE CENTRE 1

111 MERCHANT STREET, SPRINGDALE, OH

CLASS A OFFICE SPACE FOR SALE OR LEASE

EC1  
111 merchant street





KEY FACTS

173,396 SF  
BUILDING

Surface and covered  
PARKING

TWO 3,000 LB CAPACITY PASSENGER ELEVATORS; ONE 4,000 LB CAPACITY FREIGHT ELEVATOR  
ELEVATORS

Asking Rate  
\$12.00 / SF N

173,396 SF  
AVAILABLE

4  
FLOORS

EIGHT SELF-CONTAINED 55-TON TRANE ROOFTOP AIR CONDITIONING UNITS SERVING VAV, CONSTANT VOLUME AND FAN POWERED BOXES, CVBS AND FPBS ARE FITTED WITH 480V REHEAT CELLS  
HVAC

OpEx  
\$7.47 / SF

1986  
YEAR BUILT

2  
LOADING DOCKS

KOHLER 2,000 KW, 3,000 GALLON DIESEL GENERATOR SUPPORTING THE BUILDING; 300 KW 150 GALLON DIESEL GENERATOR SUPPORTING LIFE SAFETY SYSTEMS  
BACK-UP POWER



Monument and building signage available



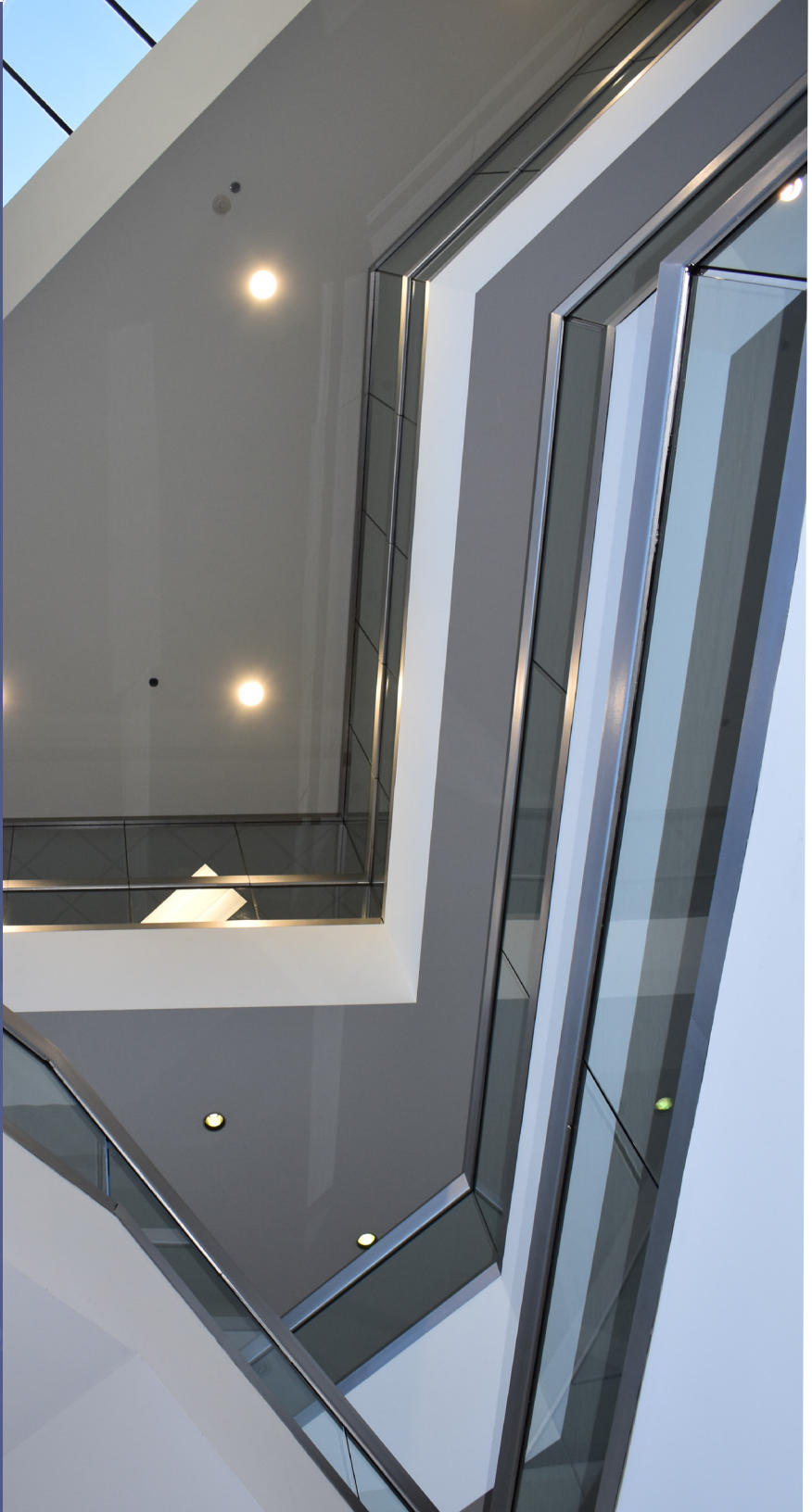
Convenient access to I-275 and I-75



Largest office park in Tri-County



Nearby retail, dining, grocery, and lodging amenities





# LOCATION

- 1 EXECUTIVE CENTRE 1
- 2 EXECUTIVE CENTRE 2
- 3 EXECUTIVE CENTRE 3

## CORPORATE NEIGHBORS

- 1 KROGER DIVISION OFFICE
- 2 SHEAKLEY
- 3 GE AVIATION SYSTEMS
- 4 CBTS
- 5 CINCOM SYSTEMS
- 6 HUMANA
- 7 PROCTOR & GAMBLE
- 8 MACY'S
- 9 PROCESS PLUS
- 10 STATE OF OHIO



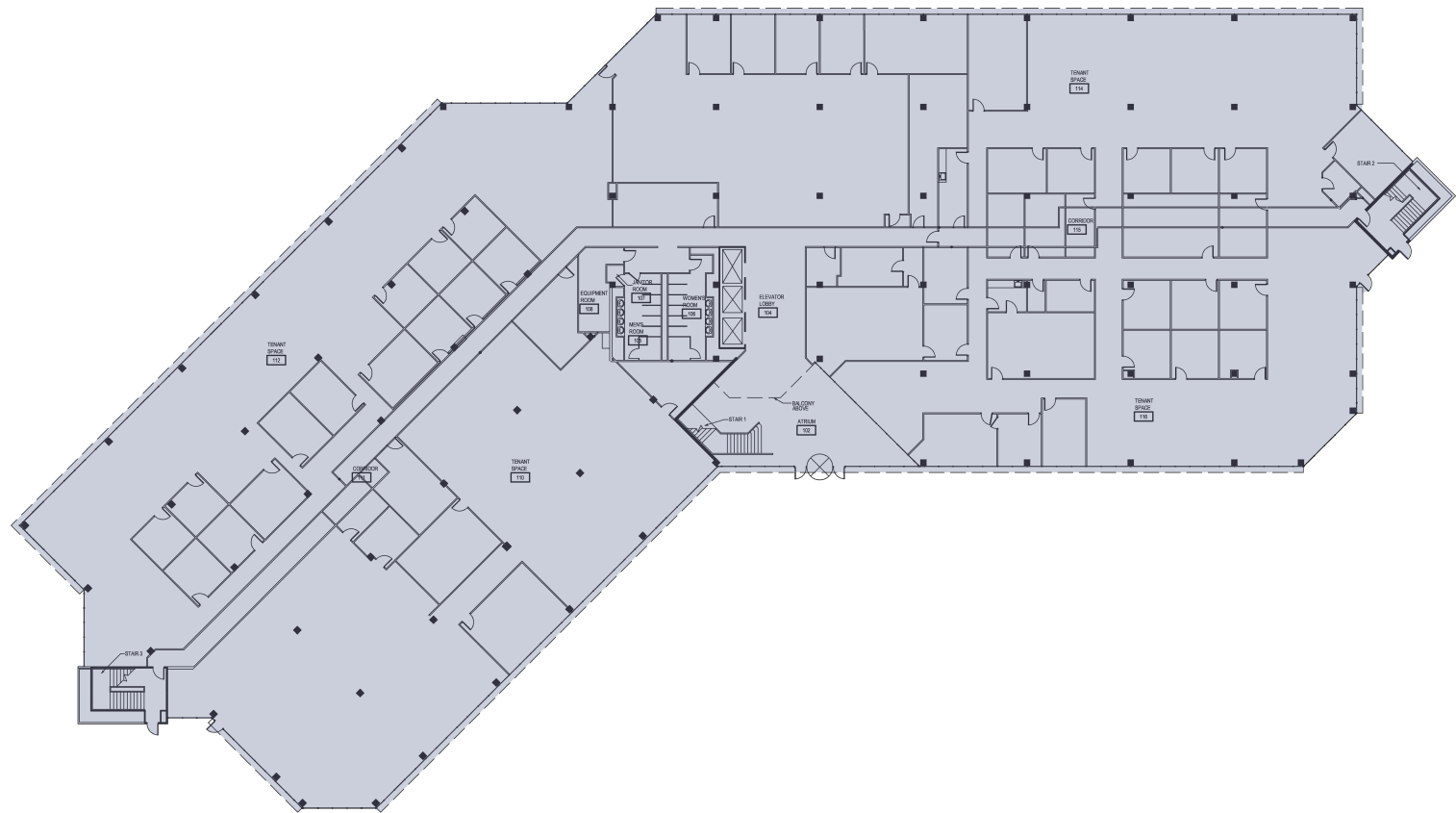


# AMENITIES

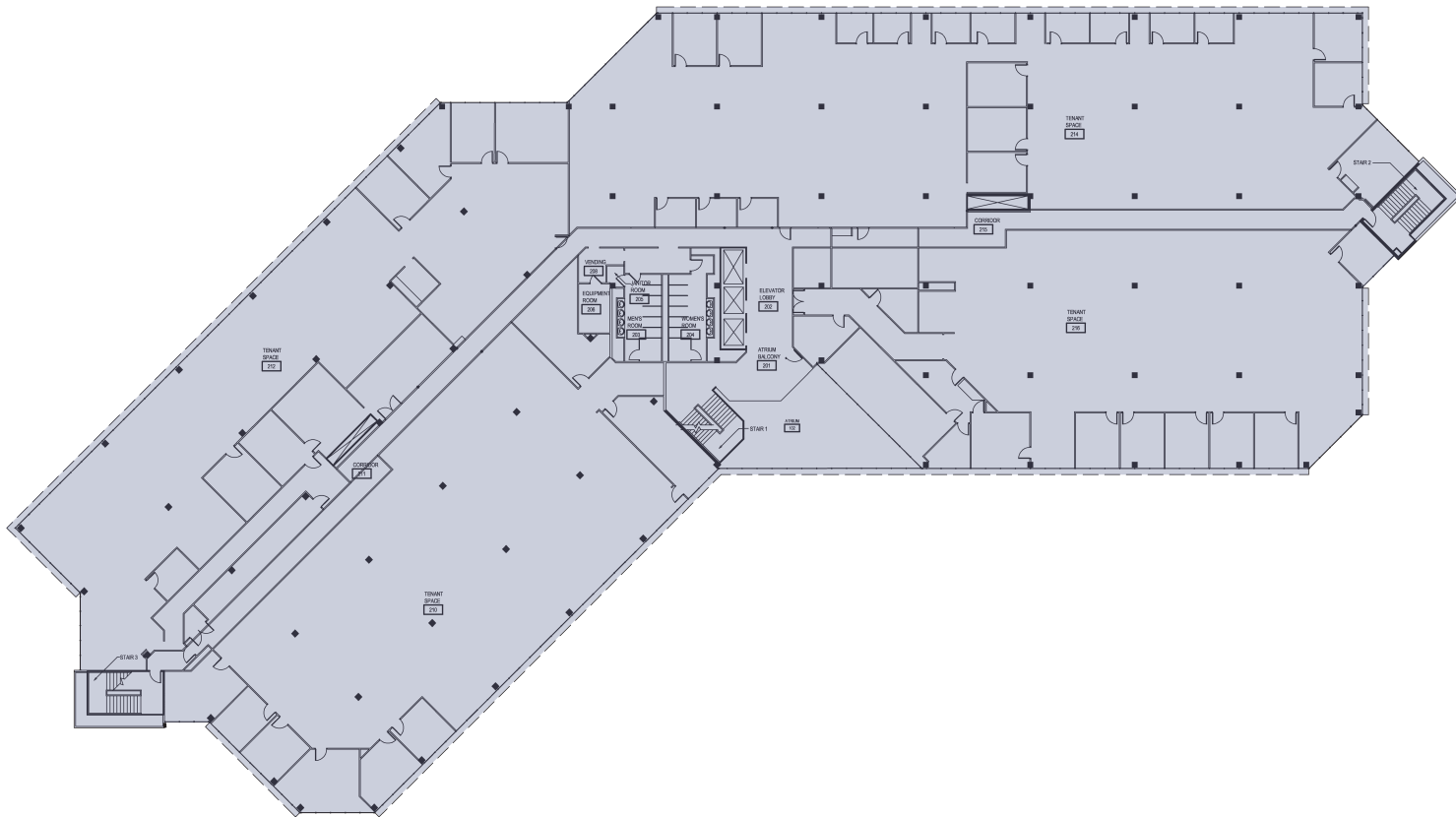




# FLOORPLANS



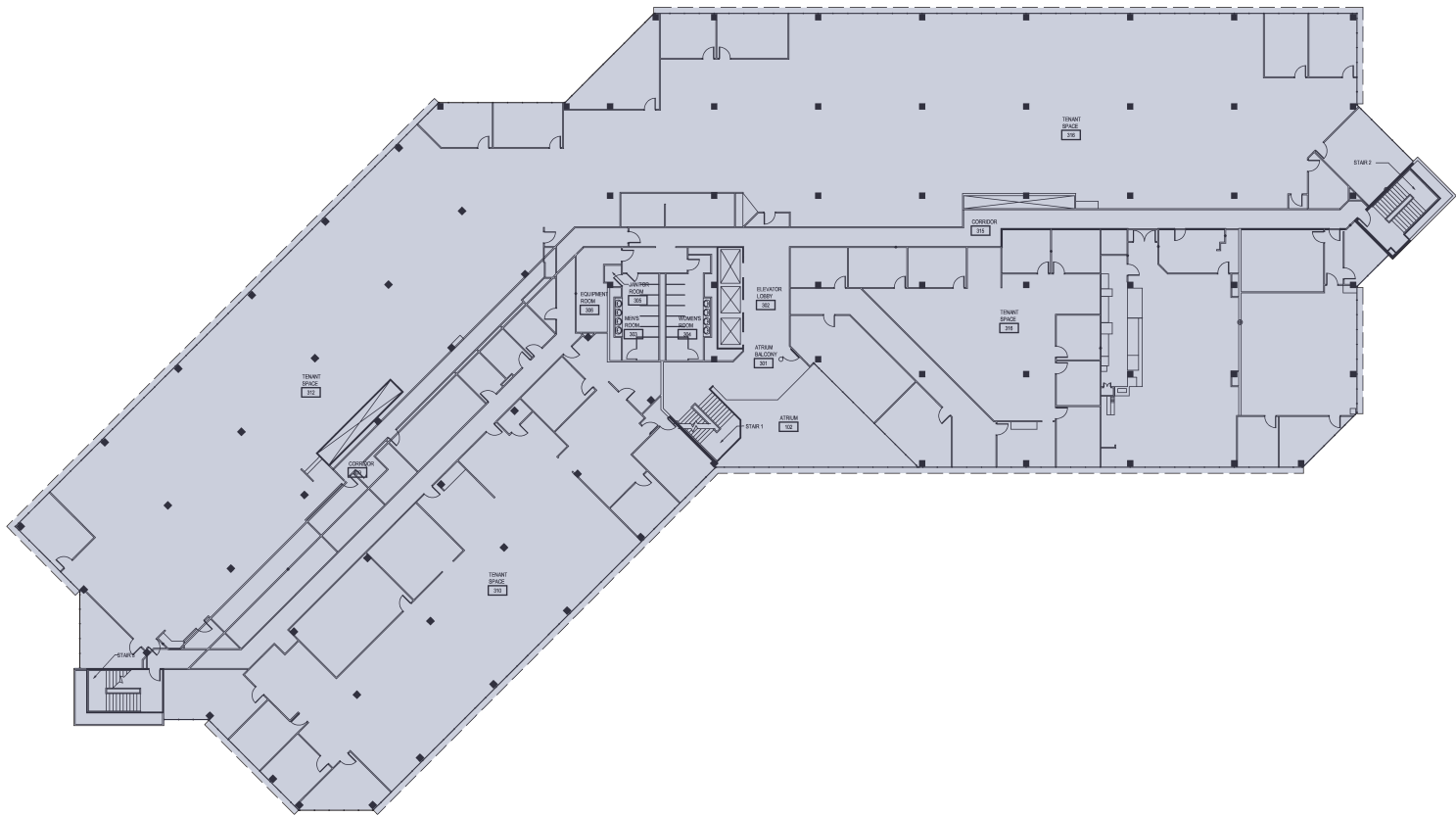
1ST FLOOR 43,349 SF  
(FULL FLOOR) AVAILABLE



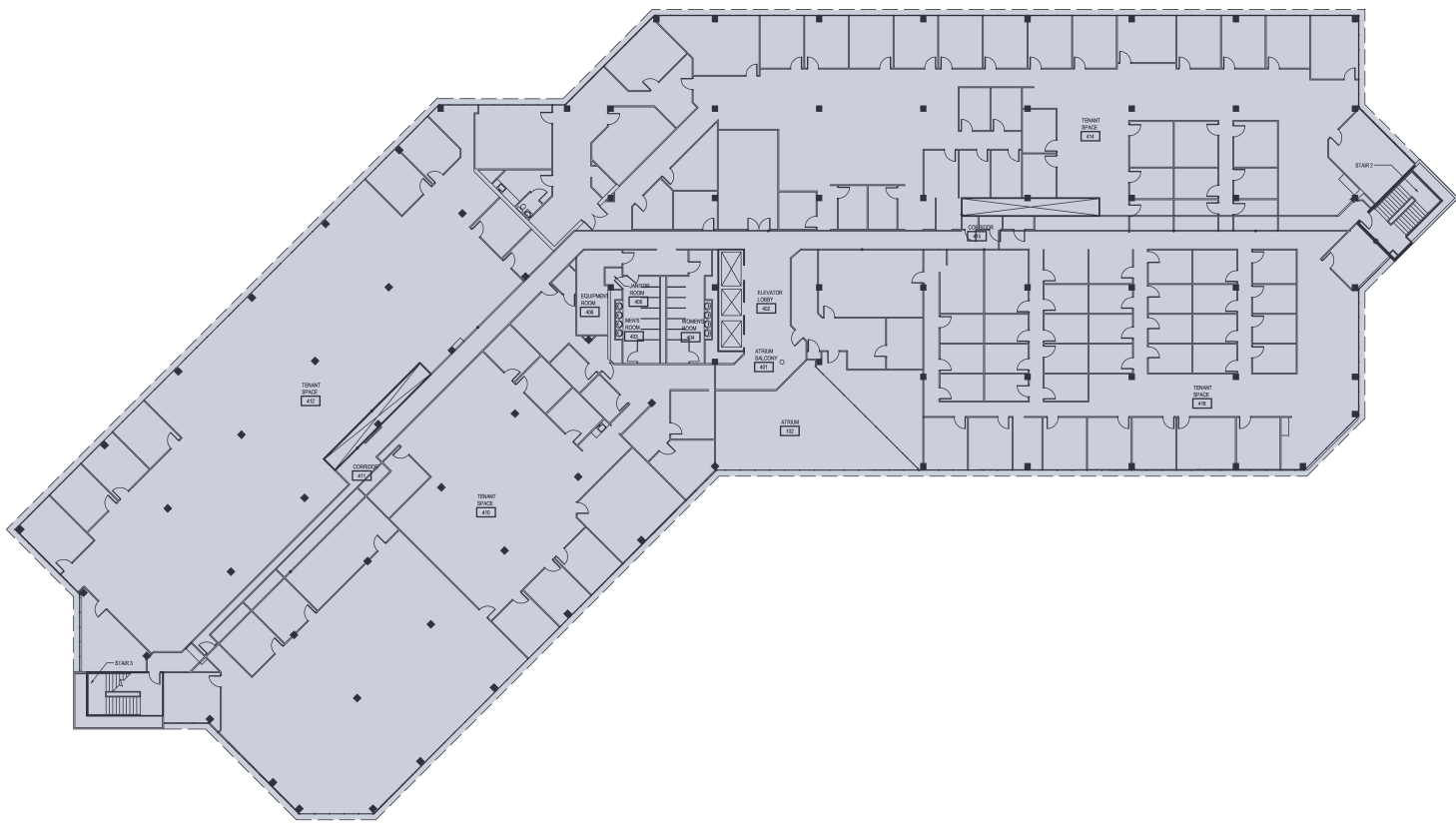
2ND FLOOR 43,349 SF  
(FULL FLOOR) AVAILABLE



# FLOORPLANS



3RD FLOOR 43,349 SF  
(FULL FLOOR) AVAILABLE



4TH FLOOR 43,349 SF  
(FULL FLOOR) AVAILABLE



A photograph of a modern, multi-story office building with a large glass facade and concrete sections. The building is reflected in the glass. The sky is clear blue. The text 'EXECUTIVE CENTRE' is overlaid on the right side of the image.

# EXECUTIVE CENTRE

## CONTACT

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