

# EXECUTIVE CENTRE

25

EXECUTIVE CENTRE 3  
25 MERCHANT STREET, SPRINGDALE, OH  
**CLASS A OFFICE SPACE FOR SALE OR LEASE**





KEY FACTS

138,835 SF  
BUILDING

Surface and covered  
PARKING

Three Westinghouse hydraulic elevators (Two are 3,000 lb capacity, one is 4,000 lb capacity)  
ELEVATORS

Asking Rate  
\$12.00 / SF N

29,937 SF  
AVAILABLE

4  
FLOORS

Four roof top units with hermetic compressors, VAV boxes, Control Solutions, I/Net 2000 Energy Management System  
HVAC

OpEx  
\$7.47 / SF

1986  
YEAR BUILT

1  
LOADING DOCKS

180 kW Kohler 277/480 volt 3 phase diesel generator with Liebert 80 KVA UPS system  
BACK-UP POWER

Replaced in 2017  
NEW ROOF



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

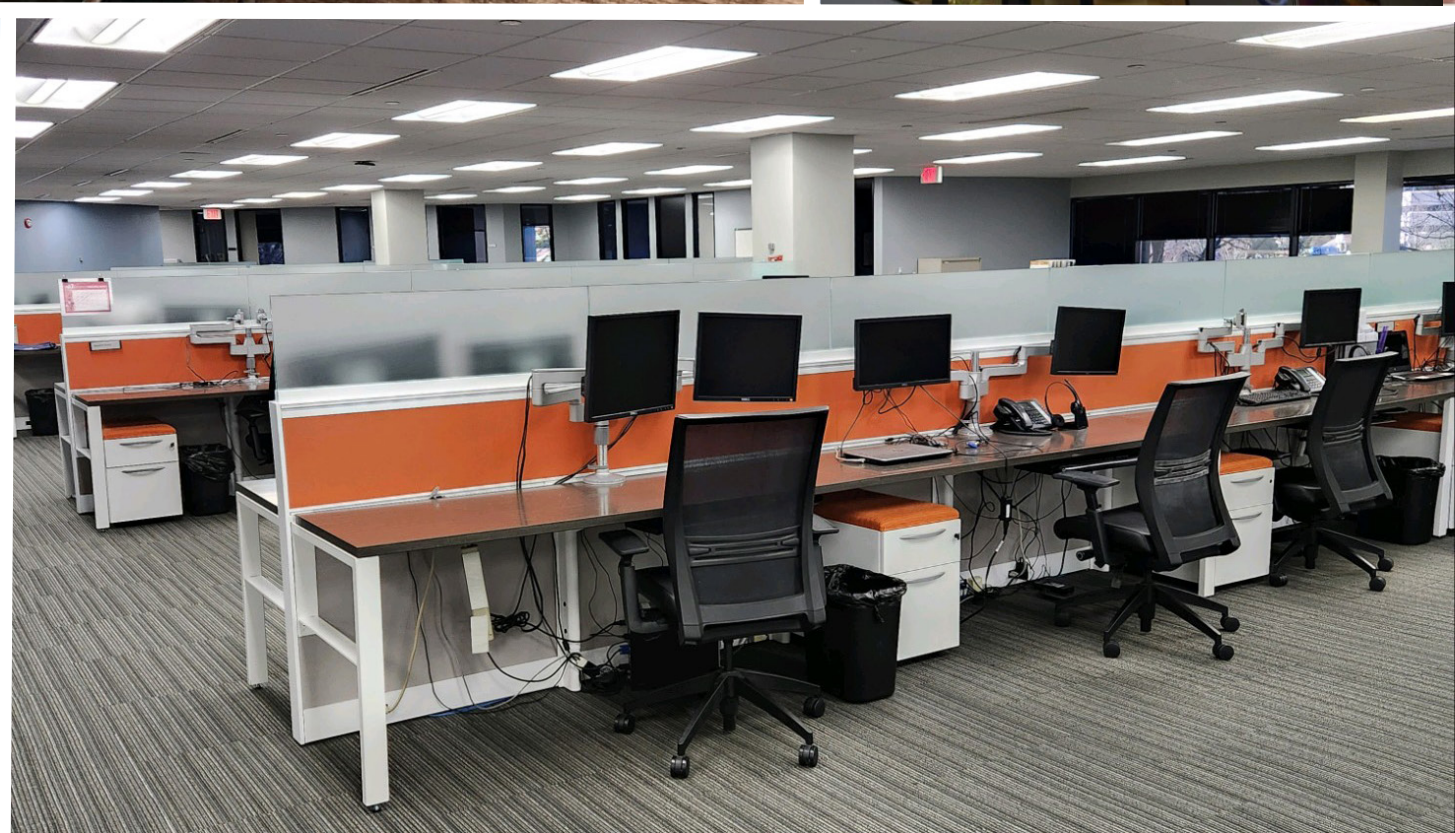
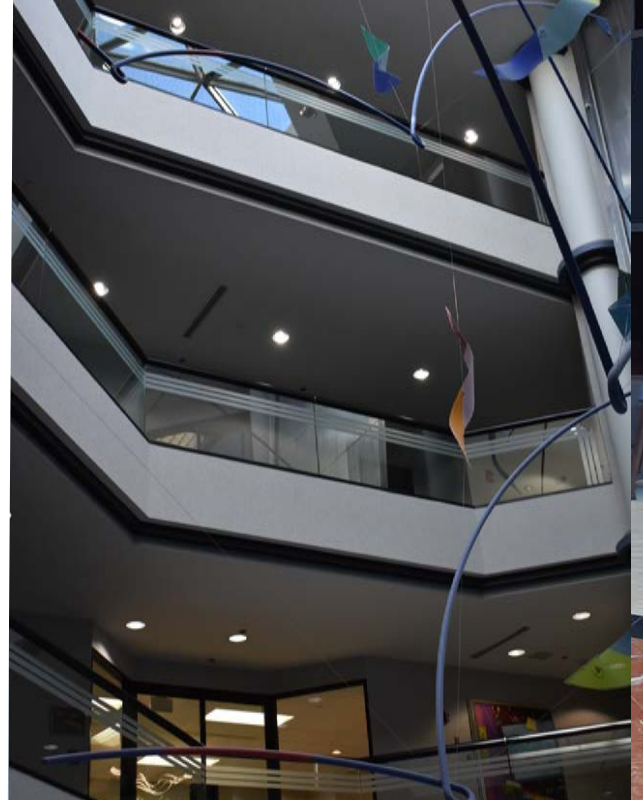
## CORPORATE NEIGHBORS

- 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



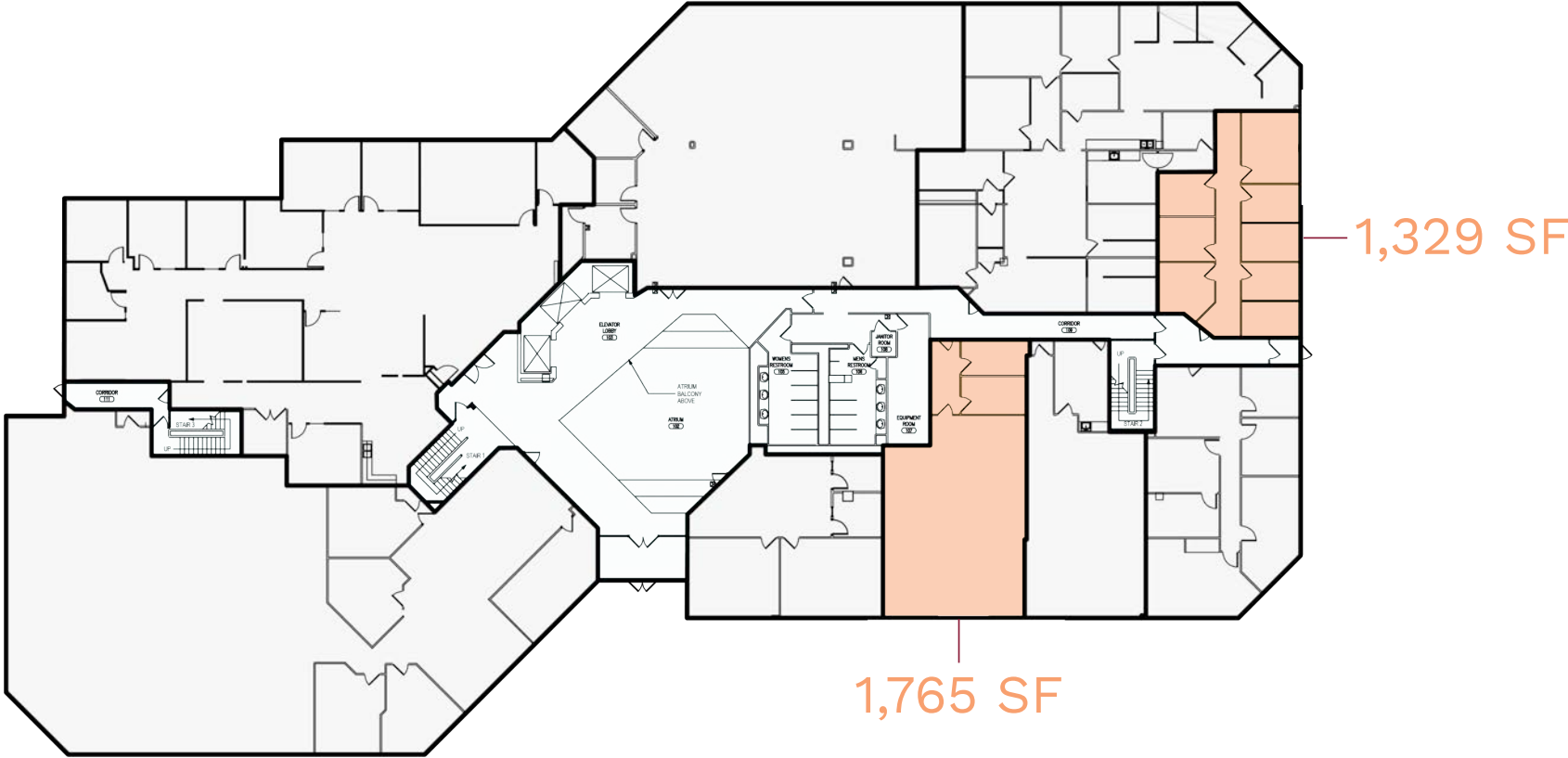


# AMENITIES

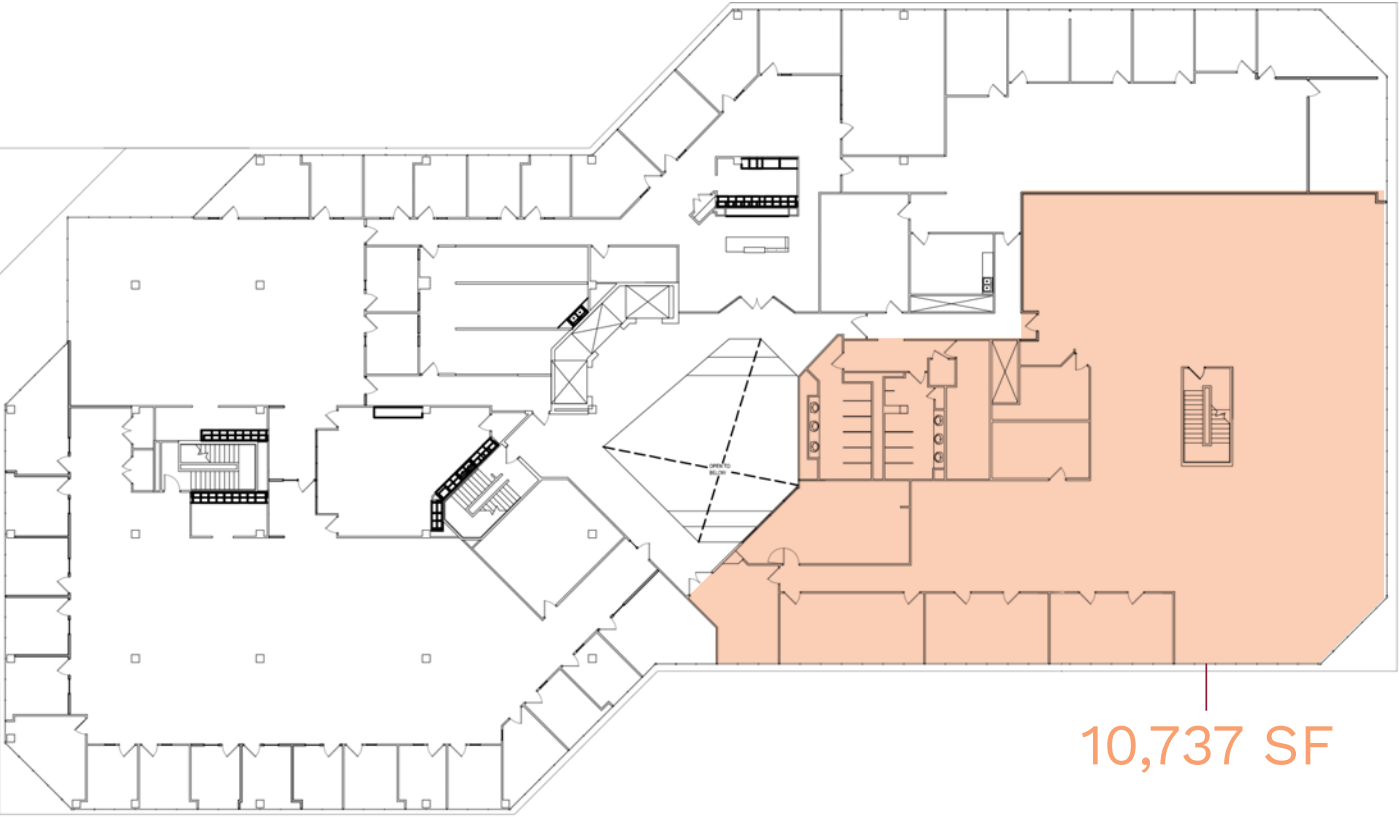




# FLOORPLANS



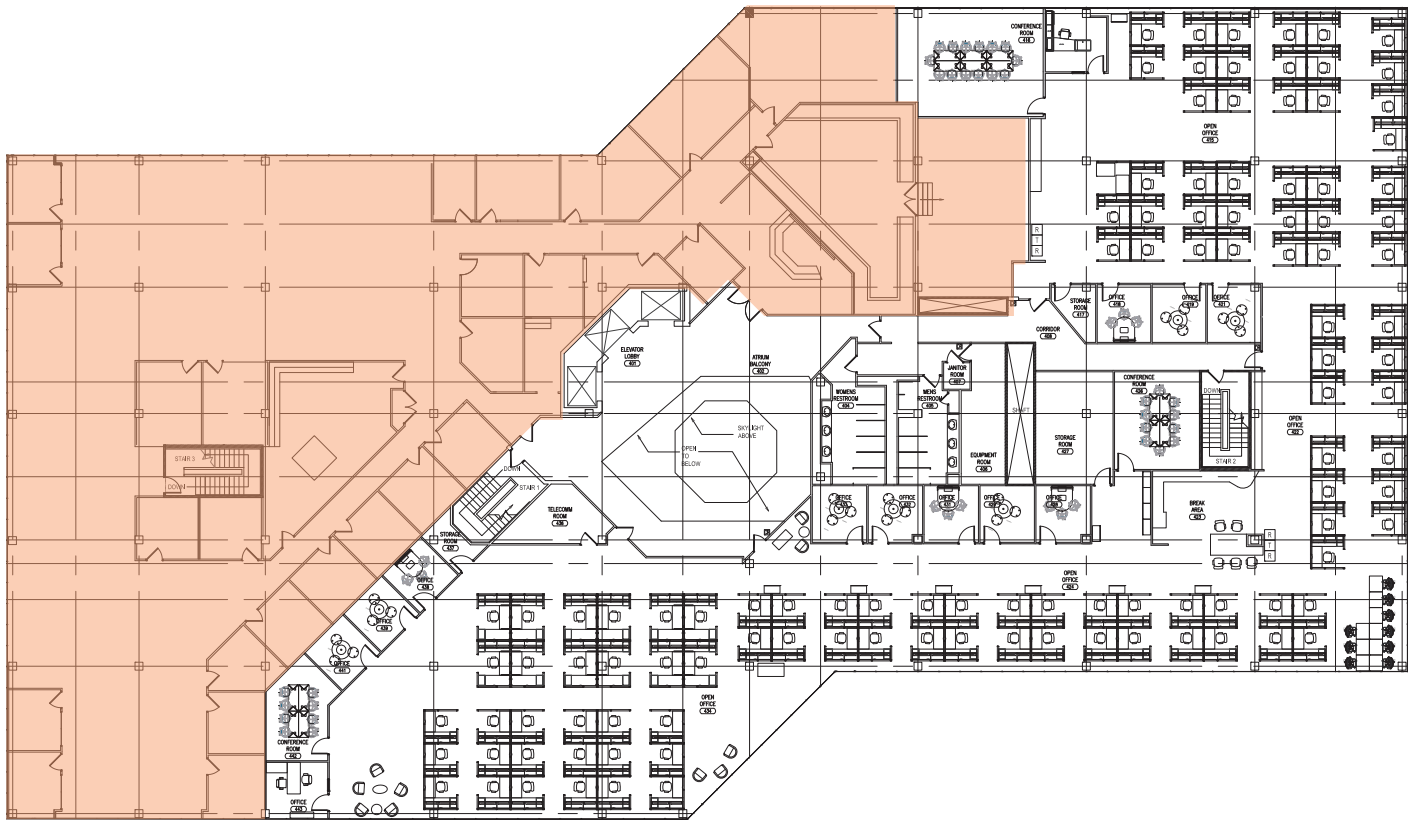
1ST FLOOR



2ND FLOOR



# FLOORPLANS



4TH FLOOR 16,106 SF





# EXECUTIVE CENTRE



## CONTACT

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