



Office space For lease

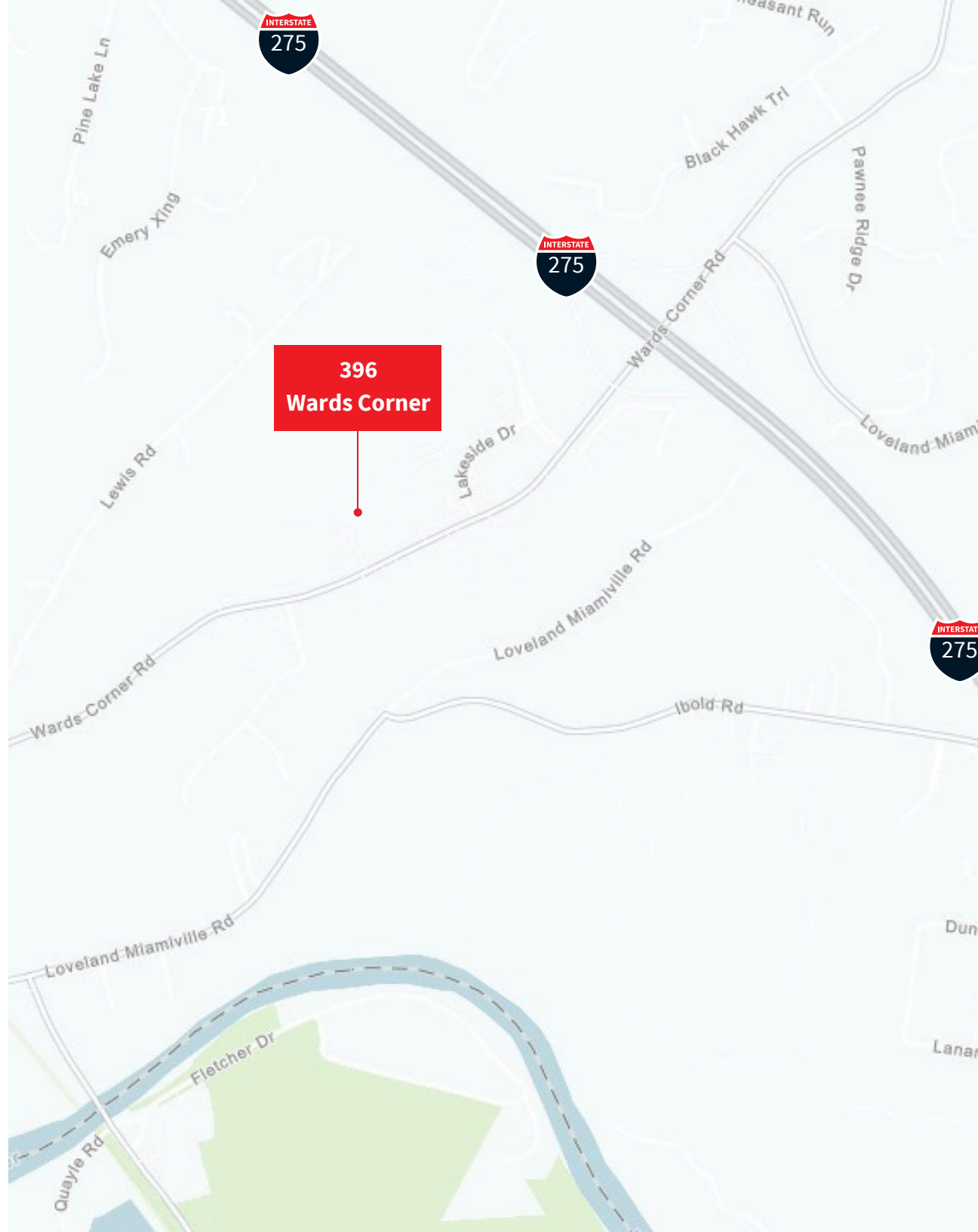
396 Wards Corner, Loveland, OH 45140

Property Overview

396 Wards Corner Road is located in a desirable suburban market 25 miles northeast of Cincinnati. The property benefits from Loveland's strong demographics, excellent schools, and convenient access to I-275 and SR-28. This established community offers proximity to Cincinnati's urban amenities while maintaining suburban appeal and stable property values.

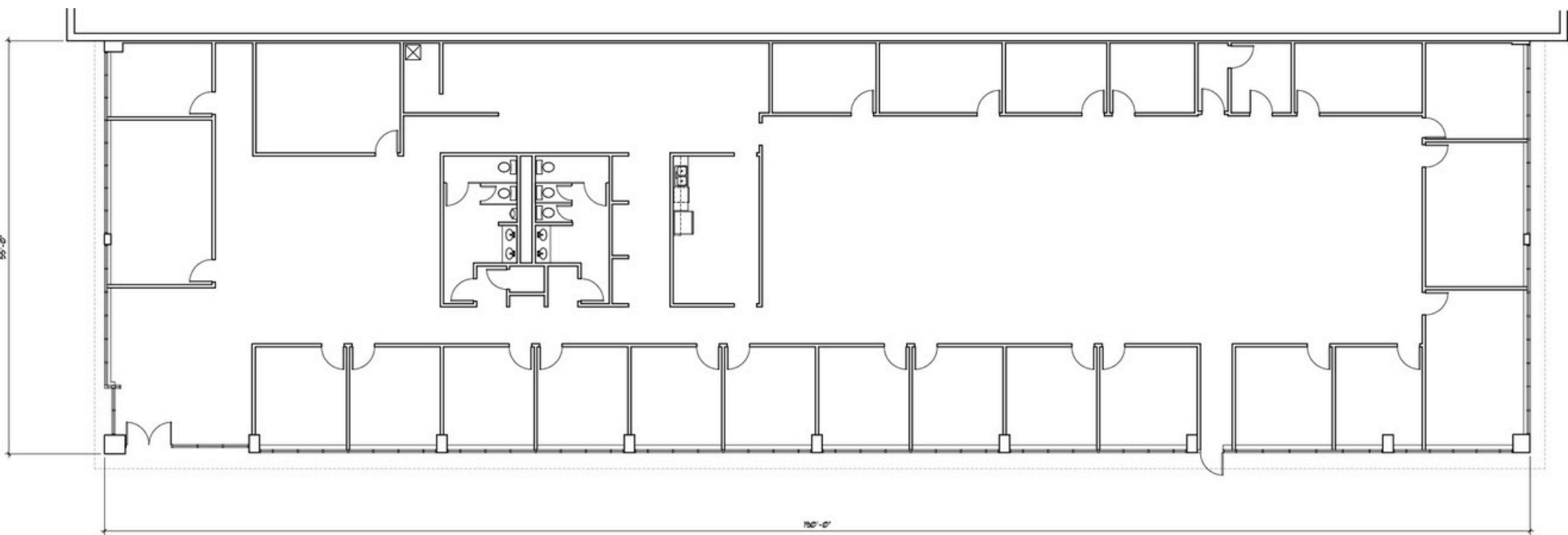
Highlights of the space include:

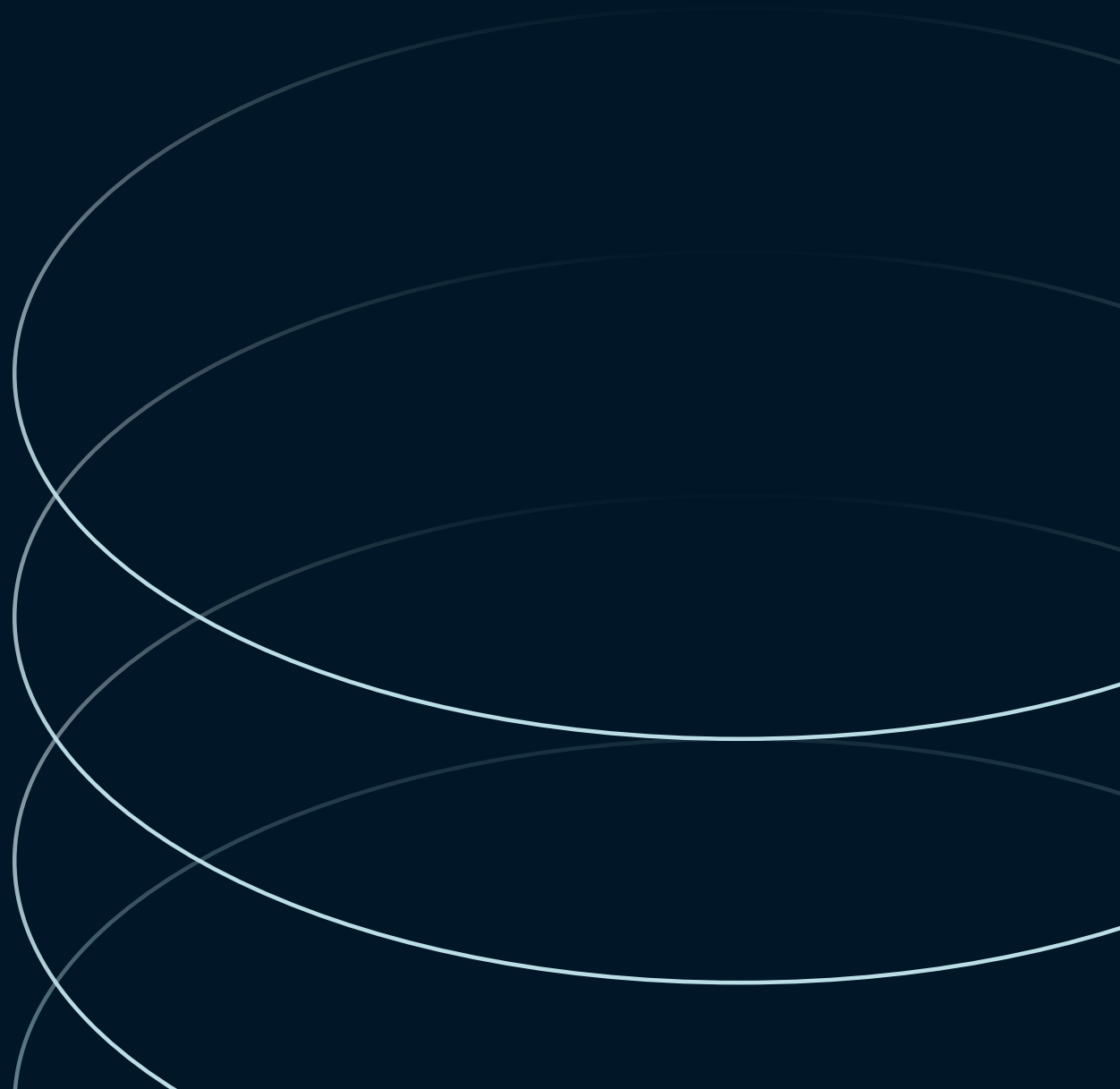
- No local earnings tax
- 10,450 SF
- Undergoing complete renovation:
 - carpet/flooring
 - paint
 - lights
 - restrooms
 - breakroom
- 20 offices, 3 conference rooms, 1 kitchen
- \$12.00 NNN Rent + \$1.80/SF Opex
- Dedicated parking
- Move in ready with new finishes
- Wooded views



Floorplan - 1st Floor

10,450 SF





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