

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

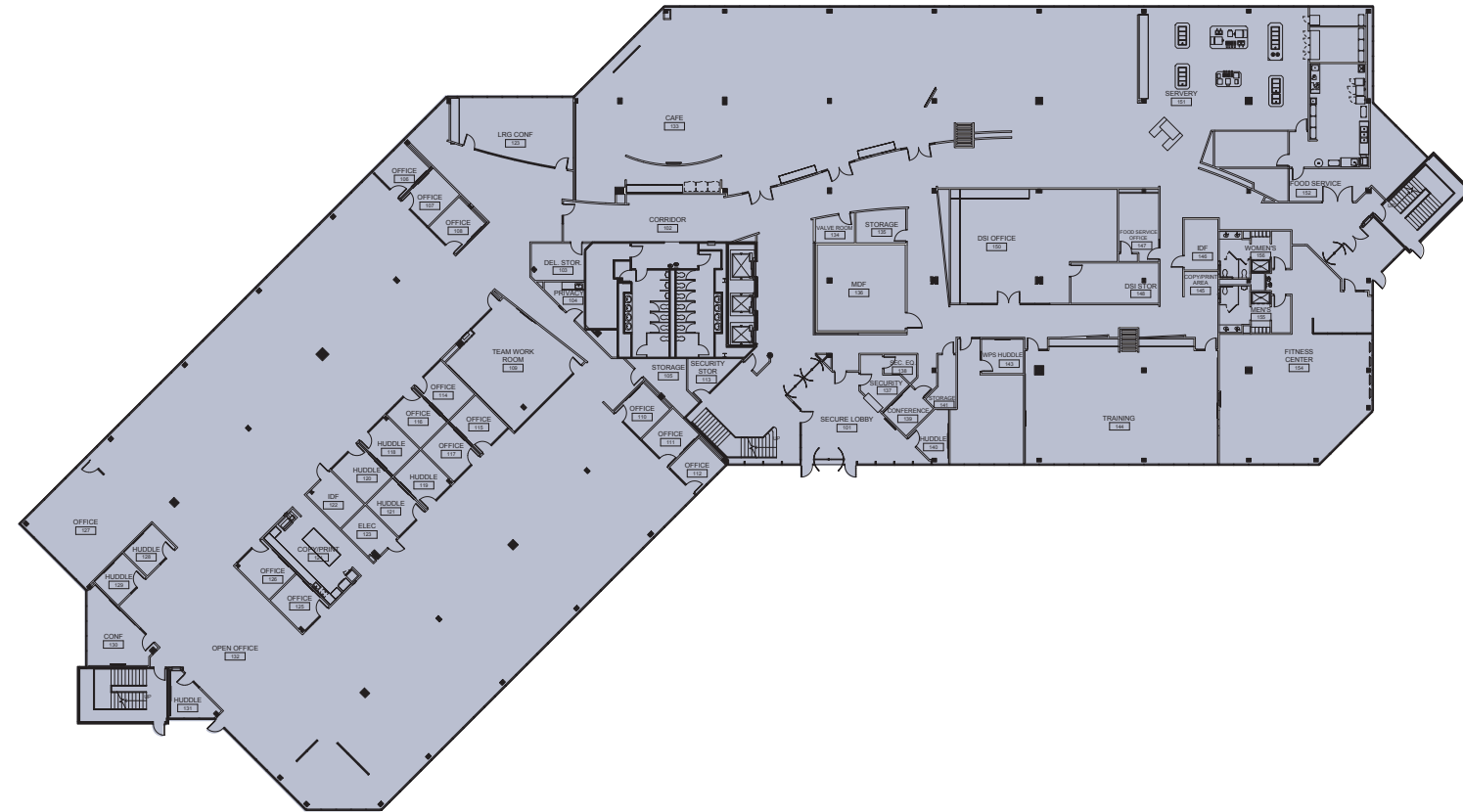
- 1 KROGER DIVISION OFFICE
- 2 SHEAKLEY
- 3 GE AVIATION SYSTEMS
- 4 CBTS
- 5 CINCOM SYSTEMS
- 6 HUMANA
- 7 PROCTOR & GAMBLE
- 8 MACY'S
- 9 PROCESS PLUS
- 10 STATE OF OHIO



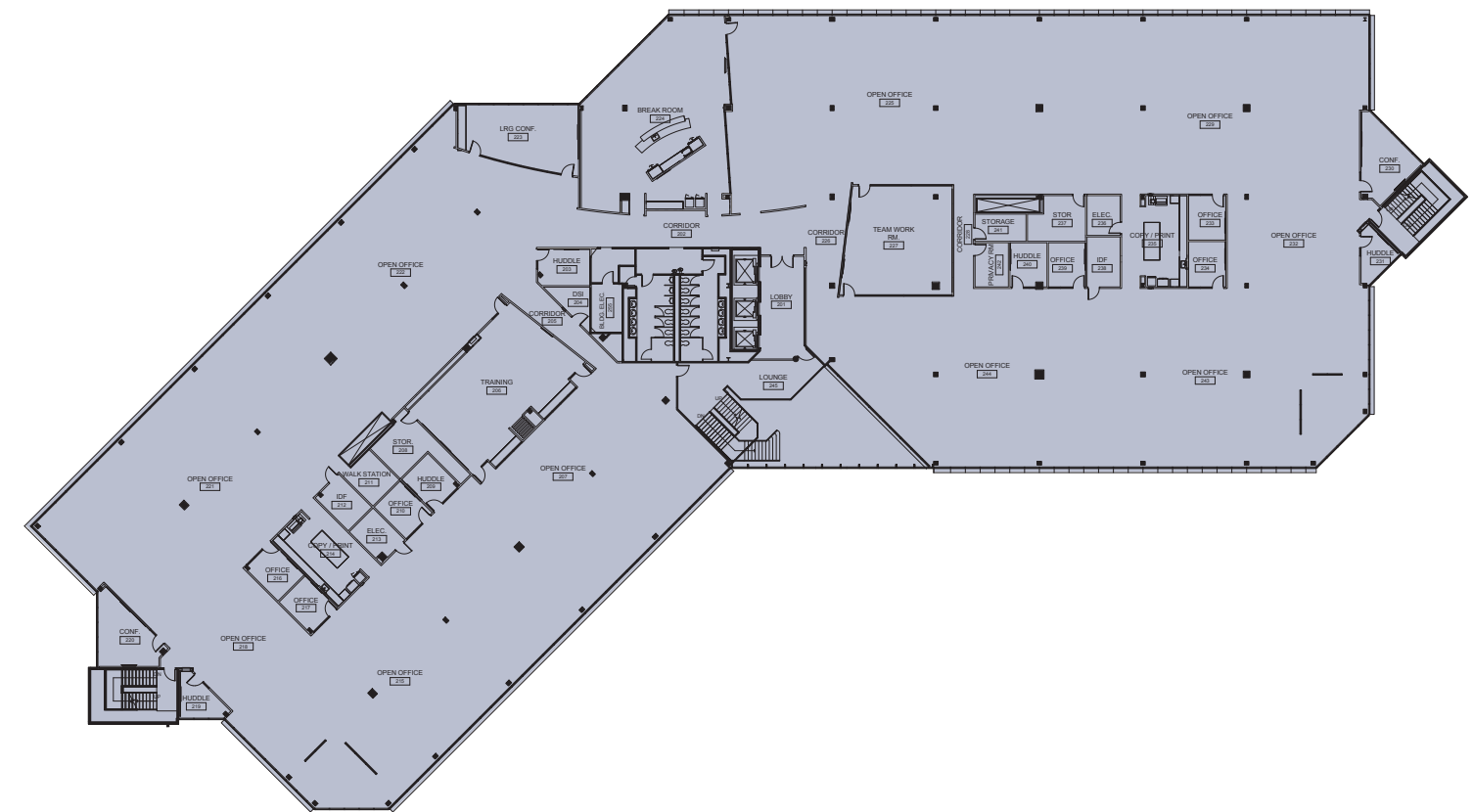
AMENITIES



FLOORPLANS

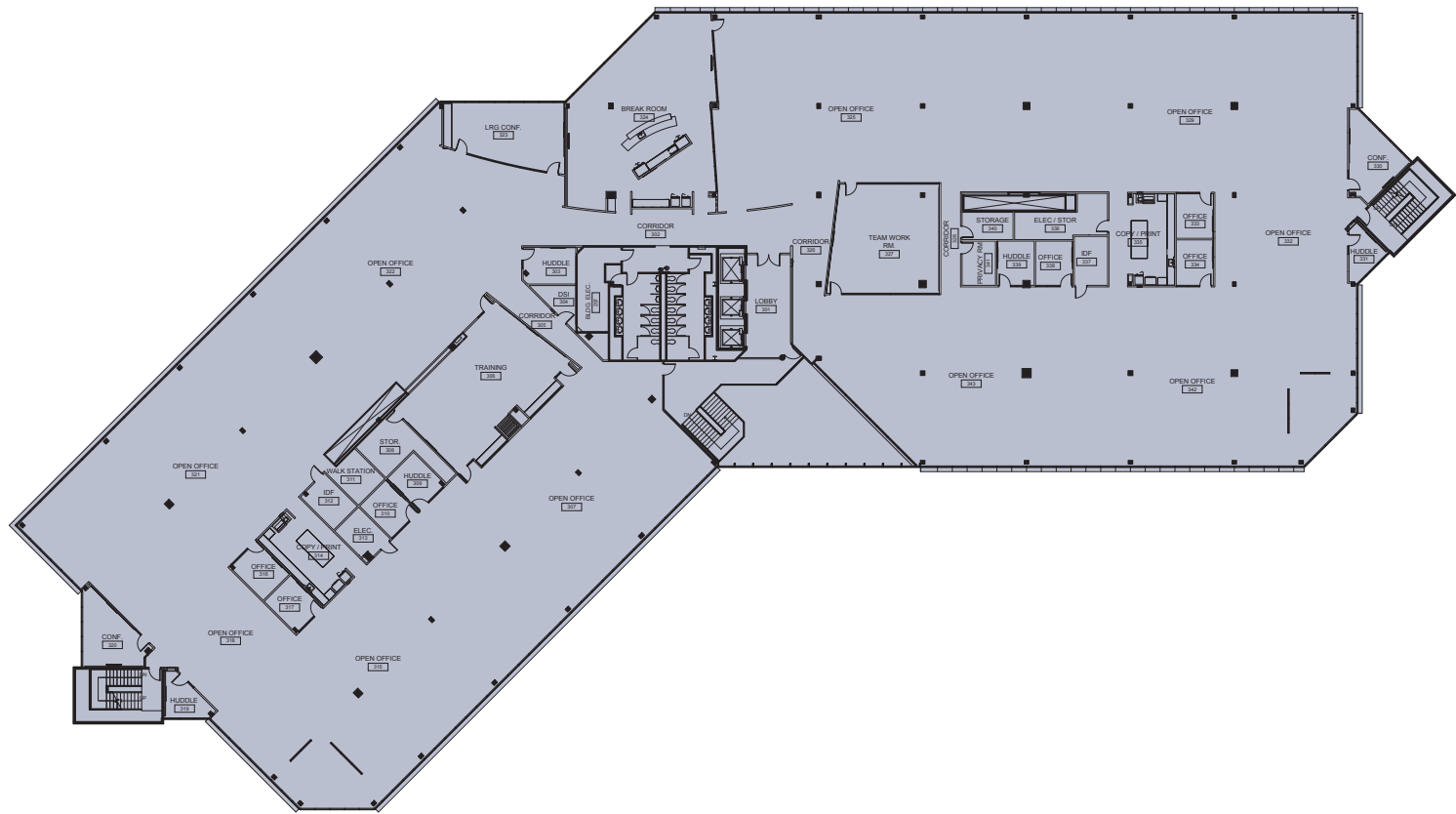


1ST FLOOR 43,349 SF
(FULL FLOOR) AVAILABLE

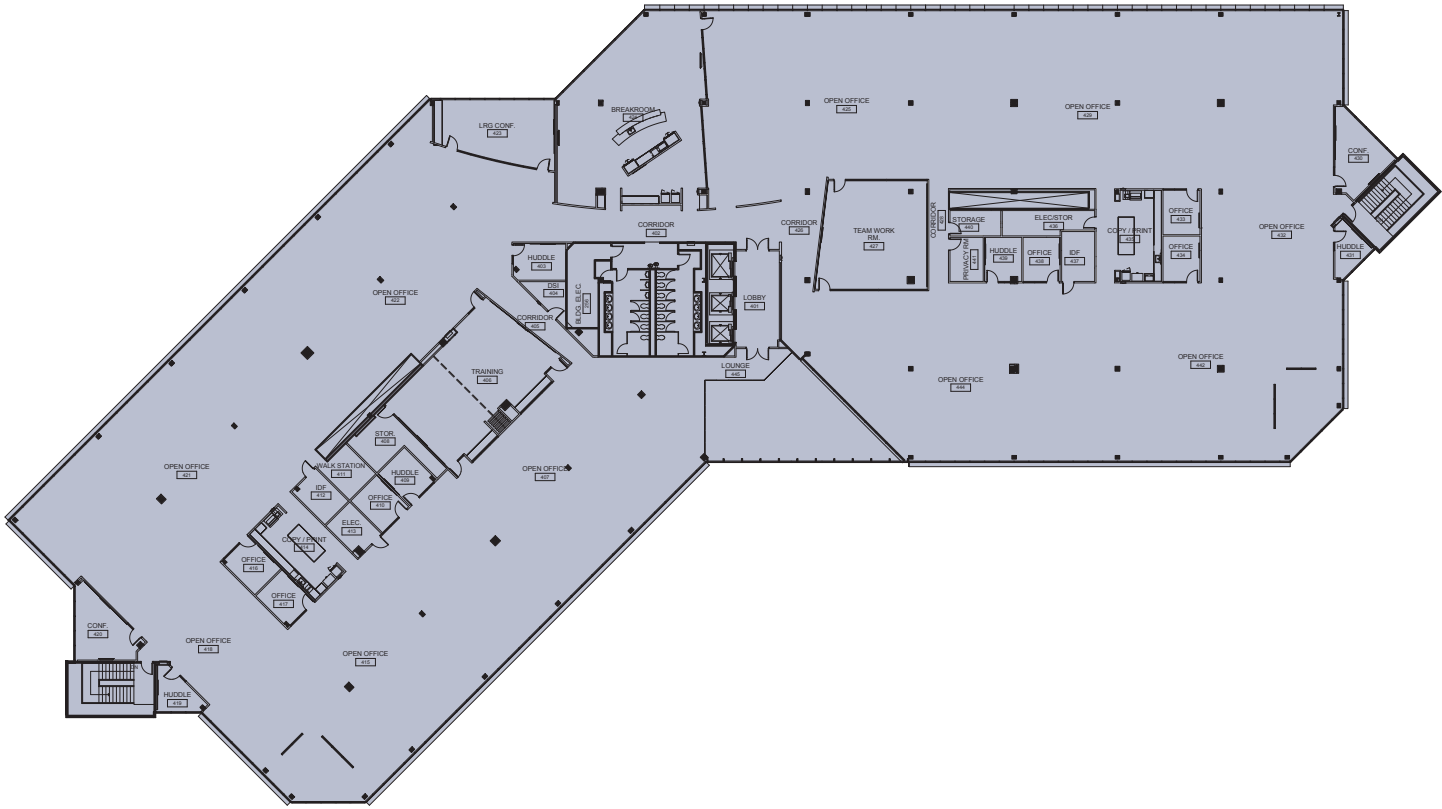


2ND FLOOR 43,349 SF
(FULL FLOOR) AVAILABLE

FLOORPLANS



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



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

A modern, multi-story office building with a large glass facade reflecting the sky and surrounding trees. The building has a concrete frame and is surrounded by greenery. The number '111' is visible on the building's facade.

EXECUTIVE CENTRE

CONTACT

MICHELLE KLINGENBERG

+1 513 719 3703

michelle.klingenberg@jll.com

TODD PEASE

+1 513 297 2506

todd.pease@jll.com

BRITNEY AVILES

+1 859 743 7034

britney.aviles@jll.com

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