

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

\$12.50 / 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

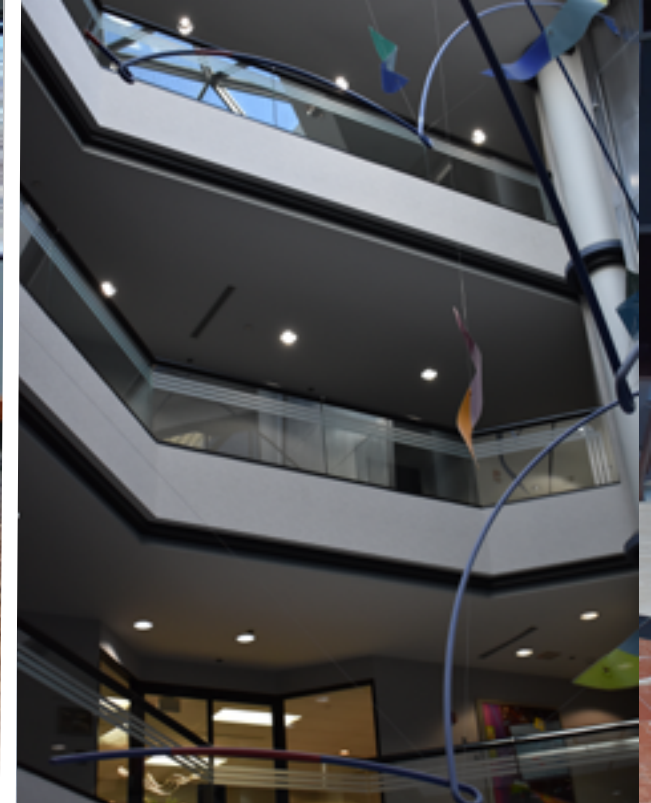
- 1 EXECUTIVE CENTRE 1
- 2 EXECUTIVE CENTRE 2
- 3 EXECUTIVE CENTRE 3

CORPORATE NEIGHBORS

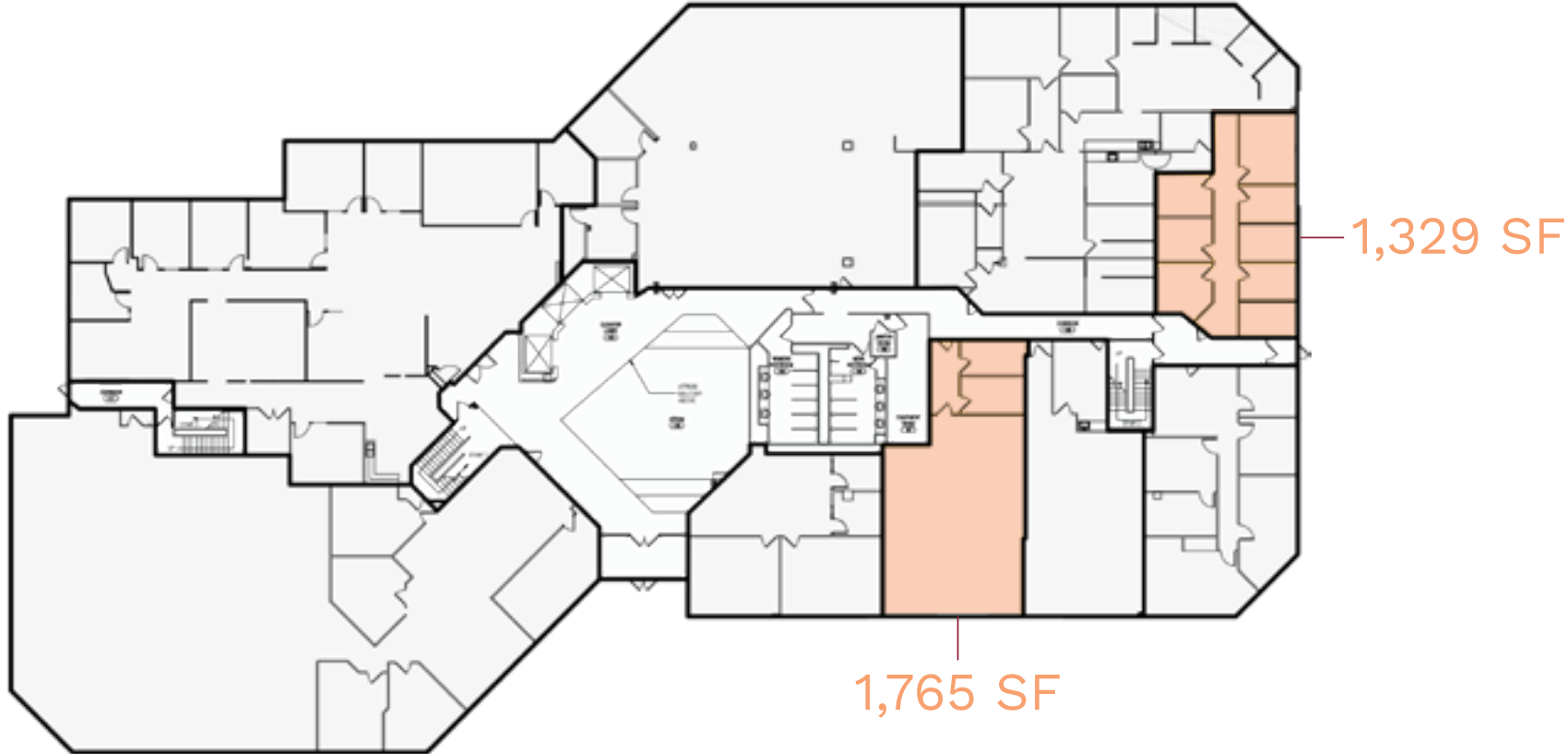
- 1 KROGER DIVISION OFFICE
- 2 SHEAKLEY
- 3 GE AVIATION SYSTEMS
- 4 CBTS
- 5 CINCOM SYSTEMS
- 6 HUMANA
- 7 PROCTOR & GAMBLE
- 8 MACY'S
- 9 PROCESS PLUS
- 10 STATE OF OHIO



AMENITIES



FLOORPLANS

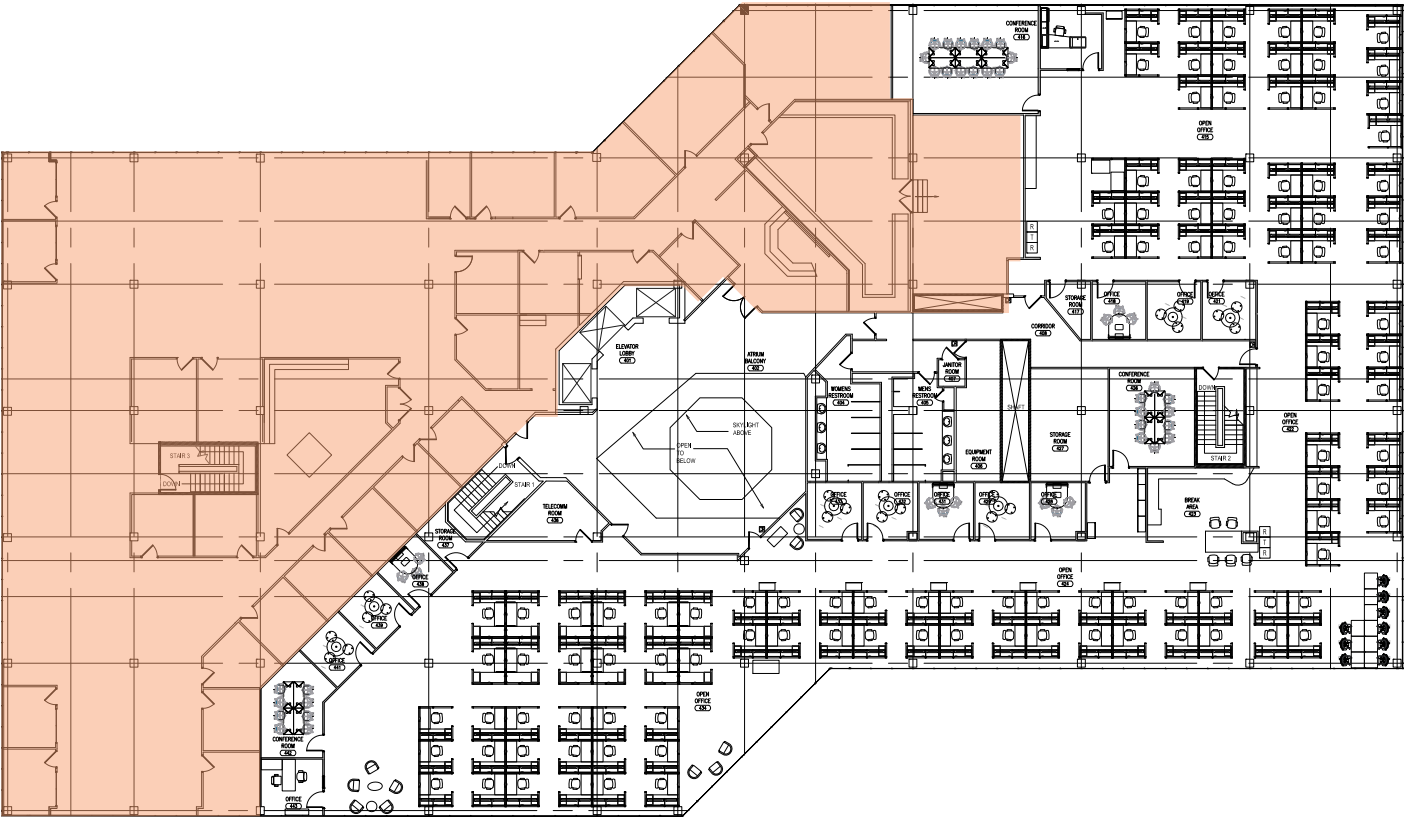


1ST FLOOR



2ND FLOOR

FLOORPLANS



4TH FLOOR 16,106 SF



EXECUTIVE CENTRE



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