

The Offices at Liberty Center



7570 Bales Street
Liberty Township OH 45069

Todd Pease
JLL
+1 513 297 2506
todd.pease@jll.com

Life. Centered.

Liberty Center is all about quality of life and employee morale. Employees and clients alike enjoy the variety of walkable amenities including restaurants, services, entertainment and retail. Parking is free and readily accessible. Pristine landscaped walkways and open green spaces complete the town atmosphere.

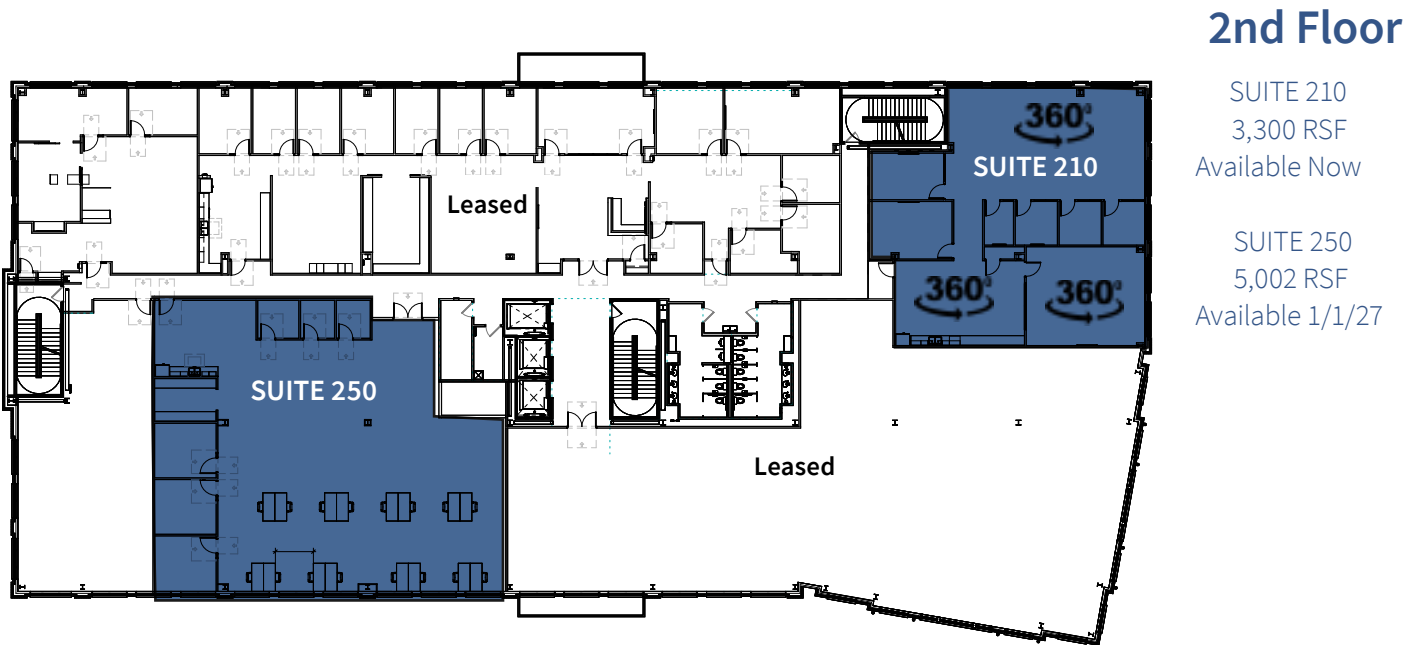
Project amenities

- Adjacent 770 spaced parking garage
- Excellent freeway access via I-75 and SR 129
- High profile visibility from SR 129
- Pristinely landscaped
- 6,000 s.f. conference center
- 60,000 s.f. of restaurant space
- 150-key Marriott AC Hotel
- 75,000 s.f. of office space
- 220 luxury residential units
- 350,000 s.f. of specialty retail
- 280,000 s.f. of anchored retail



Highly efficient open floor plans

This Class A, mixed-use structure contains approximately 75,000 gross square feet of vibrant office space



Total building size:	100,000 s.f. (75,000 s.f. office and 25,000 s.f. retail)
High speed data:	Spectrum and Altafiber high speed service available
Parking:	Adjacent 770 space parking structure, immediately accessible to The Offices at Liberty Center
Mechanical description:	The building will be equipped with an all-electric, variable air volume (VAV) HVAC system, which shall maintain 72.5° F, plus or minus 2.5°; humidity 50%, plus or minus 10%; fresh air 21 CFM per person. This all-electric system is proven to provide the highest amount of fresh air changes in the industry and drastically reduces “sick building syndrome” often times caused by heat pump systems.



Prominent Location

The Offices at Liberty Center is located on the northern portion of the Liberty Center site, accessible to Liberty Center's countless amenities, and adjacent to surface and underground parking. The offices are clearly visible from Butler County Veterans Highway.

Situated between Cincinnati and Dayton, Liberty Center brings together over 100 acres to form the most community-centric and balanced approach to private-public partnerships in the region.

Distance to Cincinnati International Airport:	37 miles
Distance to Downtown Cincinnati:	25 miles
Distance to Dayton International Airport:	43 miles
Distance to Downtown Dayton:	31 miles



THE OFFICES AT
LIBERTY CENTER

For additional information, please contact:

Todd Pease
JLL
+1 513 297 2506
todd.pease@jll.com