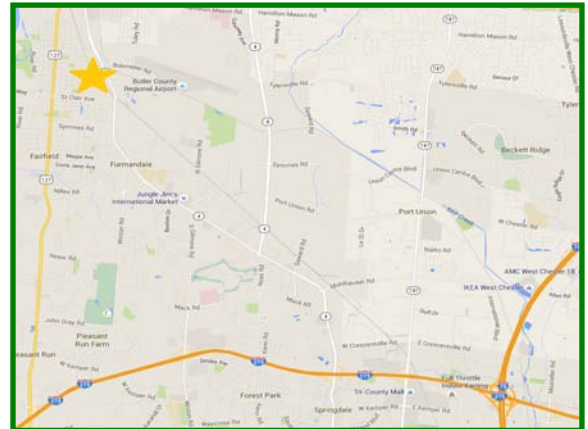


# **AVAILABLE** **FOR SUBLEASE** **Office Space**



**3105-3113 Dixie Hwy, Hamilton, OH**

- Class A space at Class B rental rates!
- Immediate availability
- Option for 13,300-33,750 square feet available
- Located in Cambridge Plaza
- Storage space in rear with loading dock
- Furniture and office equipment available
- Building security
- Lease expires August 30, 2025
- Full and partial lease terms considered



*For further information or to arrange a showing, please contact:*

**Dan George or Bob Crable**

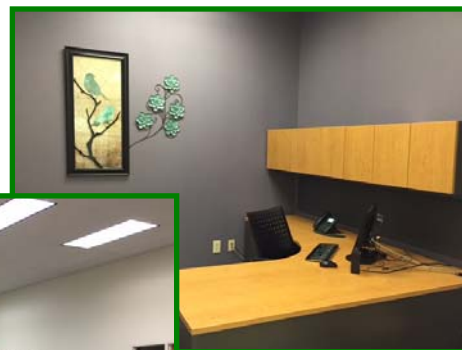
(513) 762-7622

E-mail: [dan.george@capitalrealestate.org](mailto:dan.george@capitalrealestate.org)  
OR [bob.crable@capitalrealestate.org](mailto:bob.crable@capitalrealestate.org)

*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*

COMMERCIAL  
Real Estate





## General Building Specifications

<b>Property ID:</b>	P6462006000072
<b>Property Type:</b>	Commercial / Office
<b>Municipality:</b>	Hamilton, OH
<b>Zoning:</b>	425-C Neighborhood Shopping Center
<b>Available Dimensions:</b>	From 220' x 50' Up To Approximately 220' x 150'
<b>Construction:</b>	"Class A" Finishes
<b>Miscellaneous:</b>	Rear Loading Dock, Storage

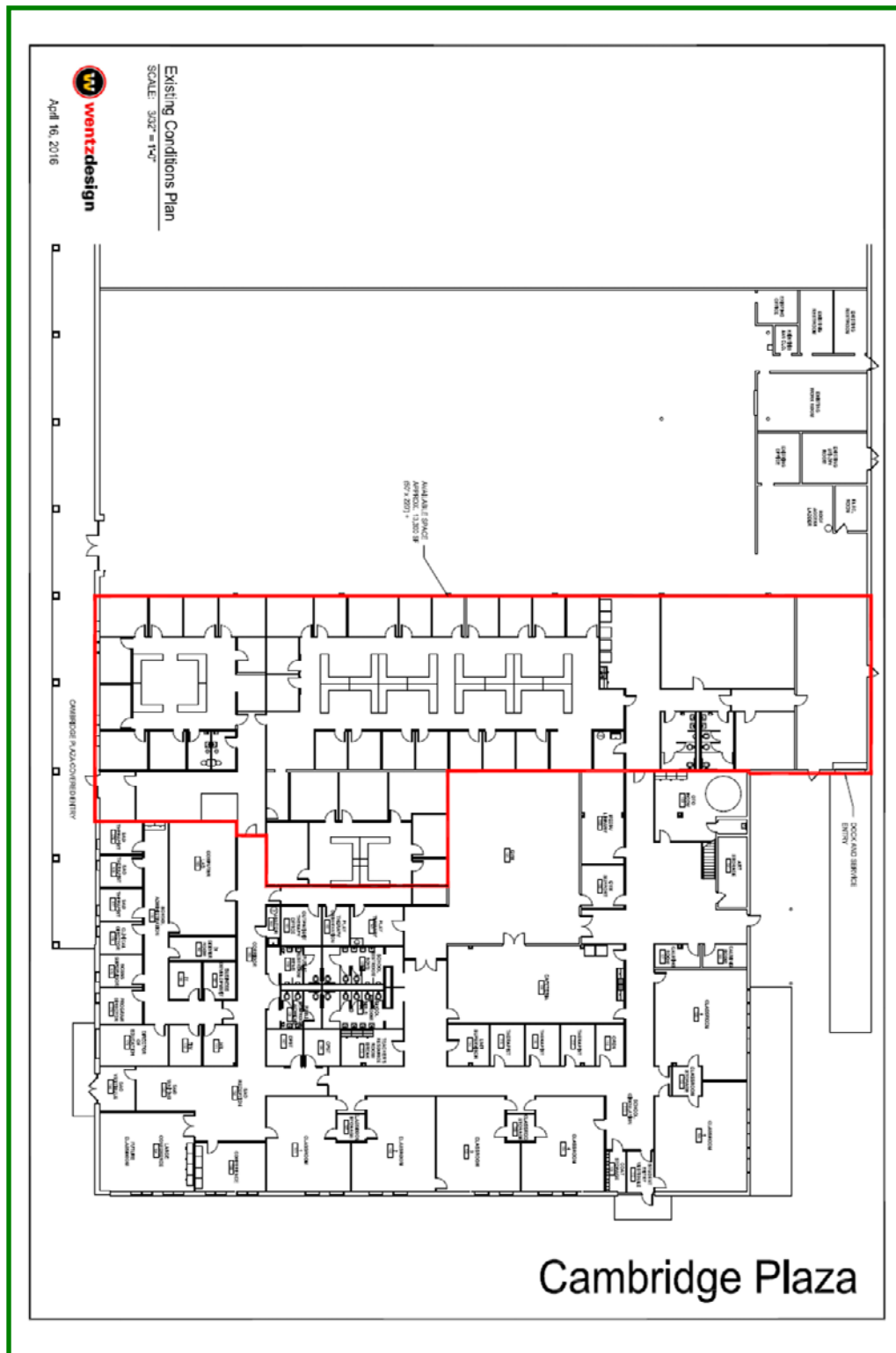
## Availability Specifications

<b>Total Available:</b>	Between 13,000-33,750 SF
<b>Air Conditioning/Heat:</b>	Central/Central
<b>Security System:</b>	Swipe Key & Panic Alarm
<b>Parking:</b>	Complex Has 237 Spots

**Sublease Rate:** **\$7.56 / sq. ft. / year NNN(\*)**  
**(\*) estimated 2017 CAM expenses, real estate taxes, utilities & janitorial services is \$3.75 / sq.**

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## Floor plan



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