



- **55,070± SF Multi-Tenant Office Complex** situated on **5.73± acres** with a well-maintained, professional campus setting with a common area conference room.
- **94% Leased** to a diverse roster of established, long-term tenants, providing immediate and stable cash flow.
- **Upside Rent Potential** with opportunities to capture market-rate rents as existing leases roll over.
- **Strong In-Place Income** with consistent occupancy and dependable rental revenue.
- **Located in a Strong Amenity Corridor** surrounded by restaurants, retail, hotels, banking, and other daily conveniences that support tenant retention.

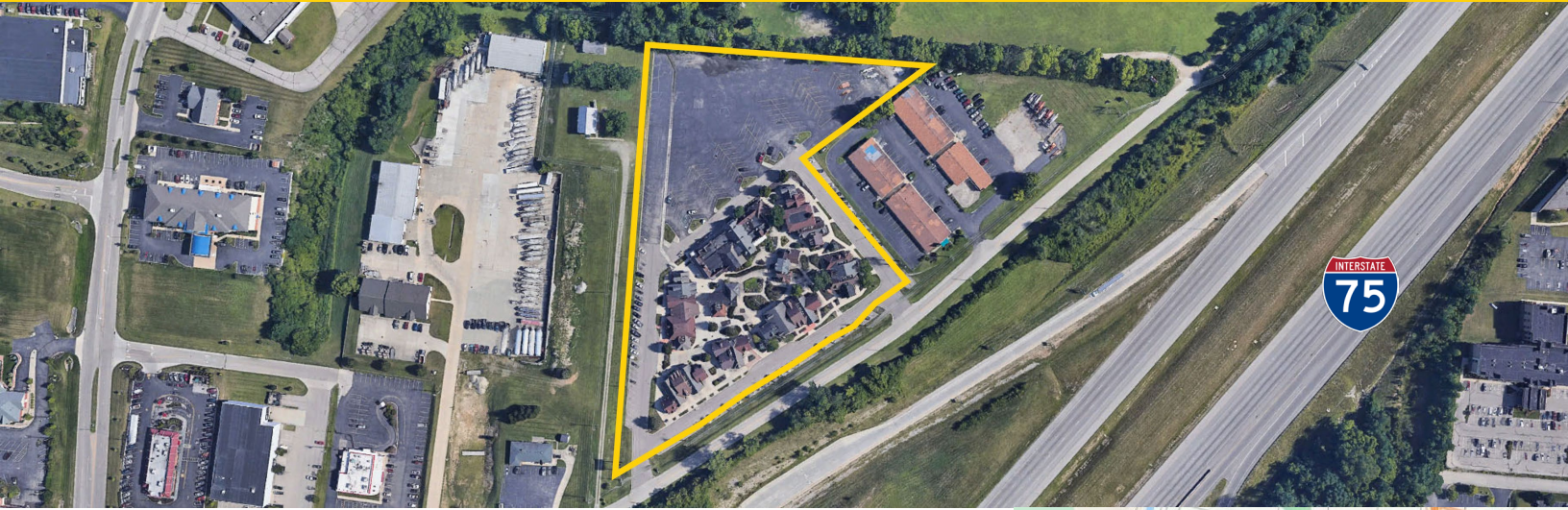
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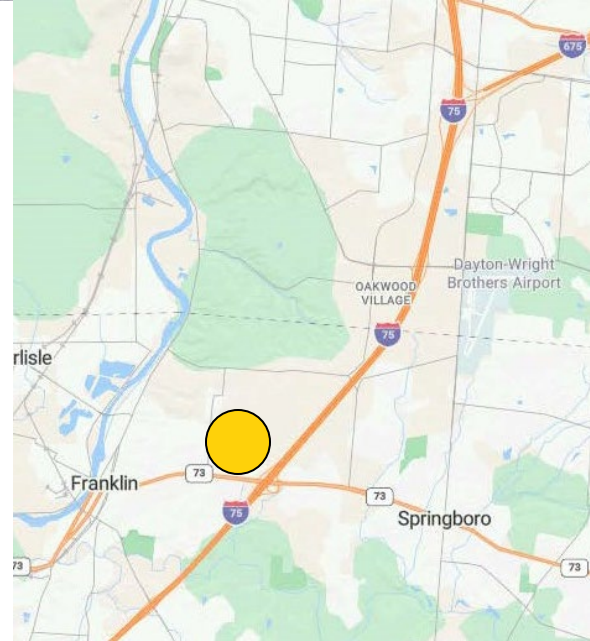
Steve Ireland
Vice President

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Address:	8401 Claude Thomas Road Franklin, Ohio 45005
Property Type:	Multi-Tenant Condos
Rentable SF:	55,070±
Occupancy:	94%
Parcel Number:	0420301003
Parcel Size:	5.73± Acres
Parking:	Ample
Year Built:	1973
Asking Price:	\$3,500,000
CAP Rate:	8%
Average NOI:	\$284,403
Lease Type:	Modified Gross (Tenant pays their own electricity)



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Photos



