



● AVAILABLE FOR LEASE OR PURCHASE

KEMPER MEADOW BUSINESS CENTER

1445 Kemper Meadow Drive · Cincinnati, Ohio 45240

BUILDING SIZE
22,775 SF

LAND AREA
4.59 Acres

AVAILABILITY
October 2026

EXCLUSIVELY REPRESENTED BY



PROPERTY OVERVIEW

A Rare Owner-User & Investment Opportunity

BUILDING SIZE 22,775 SF	LAND AREA 4.59 Acres	YEAR BUILT 1994 / 2005
PARKING 100 Spaces	ASKING PRICE \$2,350,000	LEASE RATE \$11.95/SF NNN

PROPERTY HIGHLIGHTS

- Single-tenant office building on a park-like campus setting
- Beautifully designed and finished interior — move-in ready
- Abundant natural light throughout the building
- 100 parking spaces including dedicated visitor lot
- Industrial zoning with warehouse/flex expansion potential
- Available October 2026 as current tenant vacates



1445 KEMPER MEADOW DRIVE · FOREST PARK, OHIO

EXTERIOR PHOTOGRAPHY

Exterior & Campus Setting

PARK-LIKE CAMPUS

100 PARKING SPACES

OUTDOOR DINING AREA

BEAUTIFULLY LANDSCAPED



SITE OVERVIEW

Campus & Site Features

1445 Kemper Meadow Drive
Forest Park, Ohio 45240

- **Visitor Parking**
Dedicated visitor lot at building entrance off Norbourne Drive
- **Employee Parking**
100 total spaces — ample parking for staff and guests
- **Norbourne Drive Access**
Direct access from Norbourne Drive with excellent visibility
- **Room to Expand**
Industrial zoning supports warehouse or flex-space addition on remaining acreage
- **Park-Like Campus Setting**
Beautifully landscaped grounds on 4.59 acres

PROPERTY

1445 Kemper Meadow Drive · Cincinnati, OH 45240

22,775 SF · **4.59 Acres**

Modern, Welcoming Interior



INTERIOR PHOTOGRAPHY

Functional Office Suites & Conference Facilities

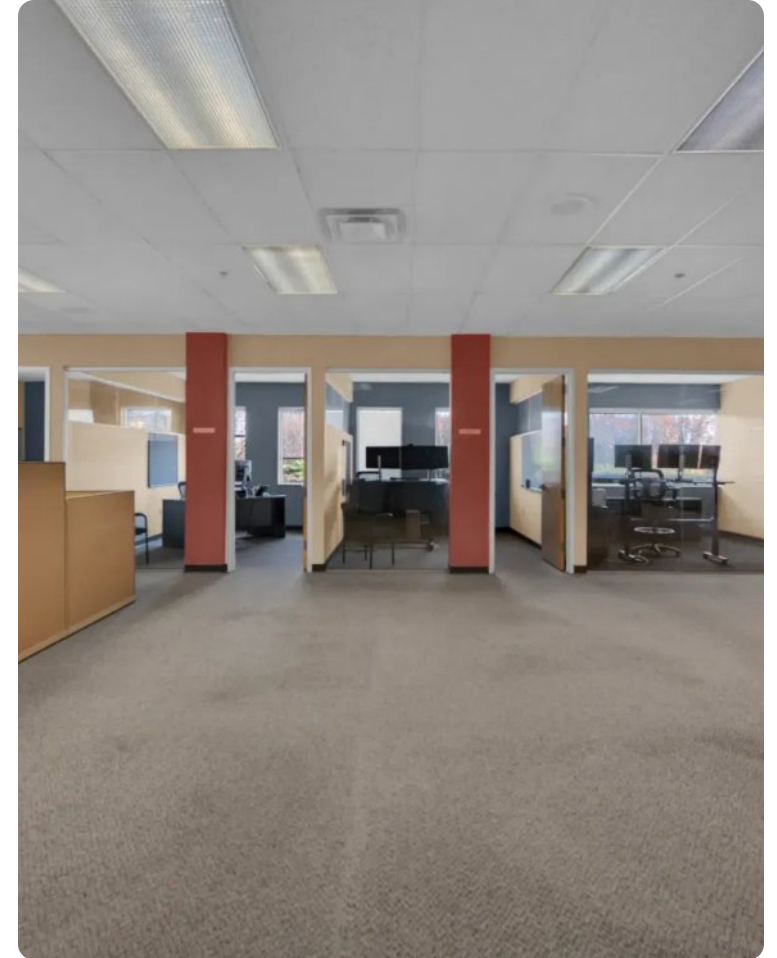
Private offices, collaborative workspaces,
and fully equipped conference rooms
throughout.



PRIVATE OFFICES



CONFERENCE ROOMS



COLLABORATIVE WORKSPACES

22,775 SF Single-Tenant Layout

• Built 1994 • Renovated 2005

• Move-In Ready

• Available October 2026

INTERIOR PHOTOGRAPHY

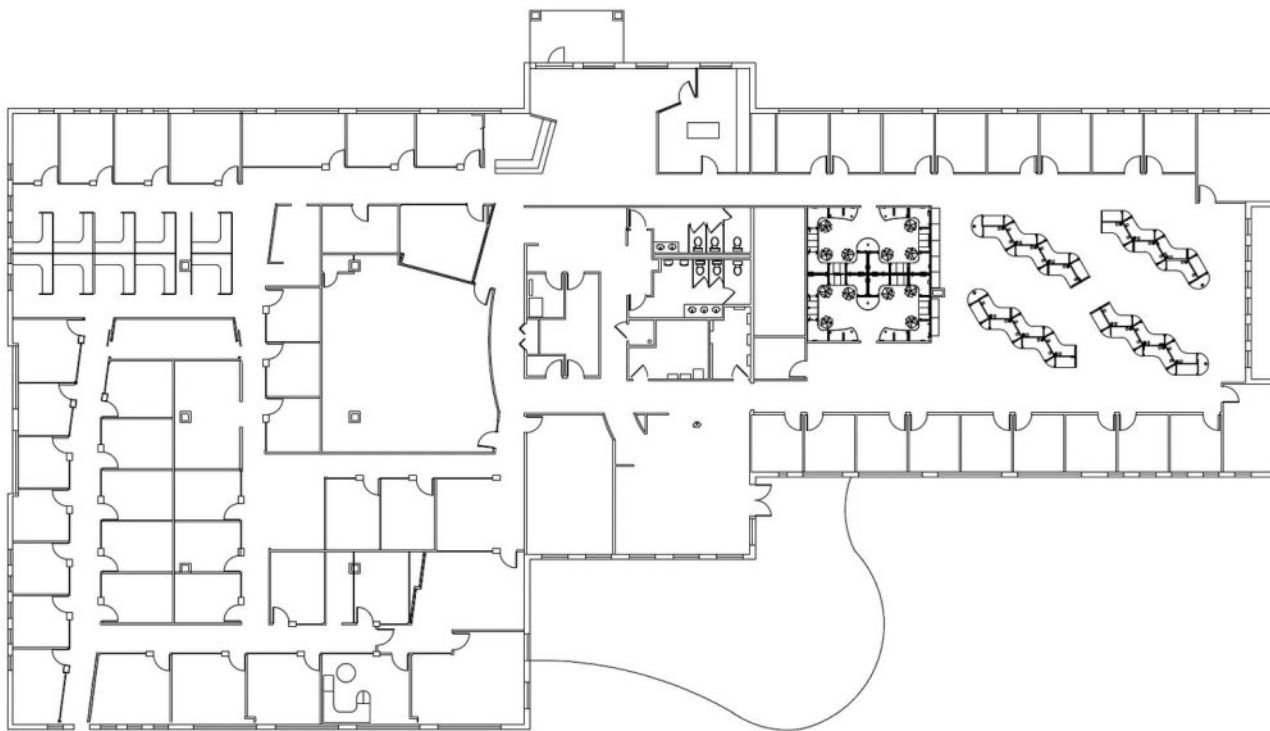
Interior Gallery

PRIVATE OFFICES • CONFERENCE ROOMS • COLLABORATIVE SPACES • NATURAL LIGHT THROUGHOUT



FLOOR PLAN

Floor Plan — 22,775 SF Single-Tenant Layout



3D VIRTUAL TOUR

Explore the Full Interior Online

Take an immersive walkthrough of the entire 22,775 SF space with our interactive Matterport virtual tour.

[LAUNCH VIRTUAL TOUR →](#)

SPACE NOTES

- Open office & workstation areas
- Private executive offices
- Conference & training rooms
- Welcoming reception & lobby
- Café / break room
- Server & utility rooms

TOTAL AVAILABLE

22,775 SF

Single-tenant • Available October 2026

FINANCIAL DETAIL

Operating Expense Detail — 2024 Actuals

NNN STRUCTURE — ALL EXPENSES PAID BY TENANT

EXPENSE ITEM	ANNUAL	MONTHLY	PER SF
Real Estate Taxes	\$49,932	\$4,161	\$2.19
Electricity	\$36,652	\$3,054	\$1.61
Landscaping	\$15,969	\$1,331	\$0.70
Property Insurance	\$8,629	\$719	\$0.38
Janitorial	\$8,575	\$715	\$0.38
Trash Removal	\$3,000	\$250	\$0.13
Security	\$2,863	\$239	\$0.13
Water	\$2,682	\$224	\$0.12
Fire & Security Monitoring	\$2,537	\$211	\$0.11
HVAC Service	\$2,243	\$187	\$0.10
Misc.	\$1,530	\$128	\$0.07
Stormwater	\$262	\$22	\$0.01
Total Expenses	\$134,875	\$11,240	\$5.92

Based on 2024 actual expenses. No income currently in place — tenant vacating October 2026. All figures subject to independent verification.

ASKING RATE SUMMARY

BASE RENT (NNN)

\$11.95 /SF/yr

Net — tenant pays all operating expenses

OPERATING EXPENSES

\$5.92 /SF/yr

2024 actuals — paid directly by tenant

TOTAL OCCUPANCY COST

\$17.87 /SF/yr

\$11.95 base + \$5.92 operating expenses

AVAILABILITY

No income currently in place. Current tenant (SigmaTEK Systems) vacating October 2026. Ideal for owner-user occupancy or value-add investor.

LOCATION & AMENITIES

Strategically Located in Forest Park, Ohio

Minutes from I-275 • Abundant Nearby Amenities

DINING & RETAIL

● Skyline Chili	0.3 mi
● McDonald's / Panera / Subway	0.5 mi
● Forest Park Shopping Center	0.8 mi
● Walmart Supercenter	1.2 mi
● Tri-County Mall Area	2.0 mi

RECREATION & SERVICES

● Forest Park Community Center	0.4 mi
● Winton Woods Park	1.0 mi
● UC Health — Forest Park	1.8 mi
● Cincinnati Children's (satellite)	2.5 mi

HOTELS

● Marriott Cincinnati North	1.5 mi
● Hampton Inn	2.0 mi
● Holiday Inn Express	2.2 mi
● Hyatt Place Cincinnati	3.5 mi

HIGHWAY ACCESS

● I-275 on-ramp	0.5 mi
● I-75 interchange	4.0 mi
● I-74 interchange	5.5 mi
● CVG Airport	22 mi



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ECONOMIC INCENTIVE

City of Forest Park Grant Program

GRANT RANGE

\$2,500



\$250,000

Subject to review of contributing
ROI to the City of Forest Park

A Compelling Incentive for Owner-Users & Investors

Forest Park actively supports businesses that contribute economic value to the community.

PROGRAM

City of Forest Park economic development grant available to qualifying businesses that occupy or invest in commercial property within city limits.

ELIGIBILITY

Owner-users, investors, and tenants may be eligible. Award is subject to City review and approval of the proposed business plan and ROI contribution.

GRANT AMOUNT

Grants range from **\$2,500 to \$250,000** and are awarded based on the applicant's demonstrated return on investment and economic contribution to the City.

WHY IT MATTERS

A grant of up to \$250,000 meaningfully offsets acquisition, renovation, or tenant improvement costs — enhancing the overall return on this investment.



Up to \$250,000 in Available City Incentives

Contact the City of Forest Park Economic Development office to initiate the application process and confirm current program terms. Republic Commercial Real Estate can facilitate introductions.

Contact the Listing Broker



Nick Barela

PRESIDENT, PRINCIPAL

Republic Commercial Real Estate

EMAIL nick.barela@republic-cre.com

DIRECT (513) 549-5440

MAIN (513) 549-0090

WEB www.republic-cre.com

PROPERTY	SIZE	ASKING PRICE	LEASE RATE	AVAILABILITY
1445 Kemper Meadow Drive	22,775 SF	\$2,350,000	\$11.95/SF NNN	October 2026