



**OFFICE SPACE AVAILABLE FOR LEASE**

**PROPERTY DETAILS SUMMARY**

- ⇒ **92,300 SQUARE FEET**—CLASS B OFFICE SPACE AVAILABLE
- ⇒ 120,000 TOTAL SQUARE FEET
- ⇒ FLEXIBLE OFFICE SPACE—3,000—16,000 SQUARE FEET
- ⇒ FIBER-OPTIC NETWORK THROUGHOUT FACILITY
- ⇒ CLASS B EXTERIOR AND INTERIOR FINISHES
- ⇒ TENANT IMPROVEMENTS ALLOWANCE
- ⇒ OWNER-OCCUPIED FACILITY
- ⇒ AMPLE SURFACE PARKING, ADJACENT TO FACILITY
- ⇒ TENANT ACCESS TO ON-SITE CONFERENCE, PRESENTATION AND COMPUTER TRAINING FACILITIES
- ⇒ IDEALLY LOCATED AT CENTER OF CINCINNATI-DAYTON METROPLEX AND 45 MINUTES FROM 2 INTERNATIONAL AIRPORTS

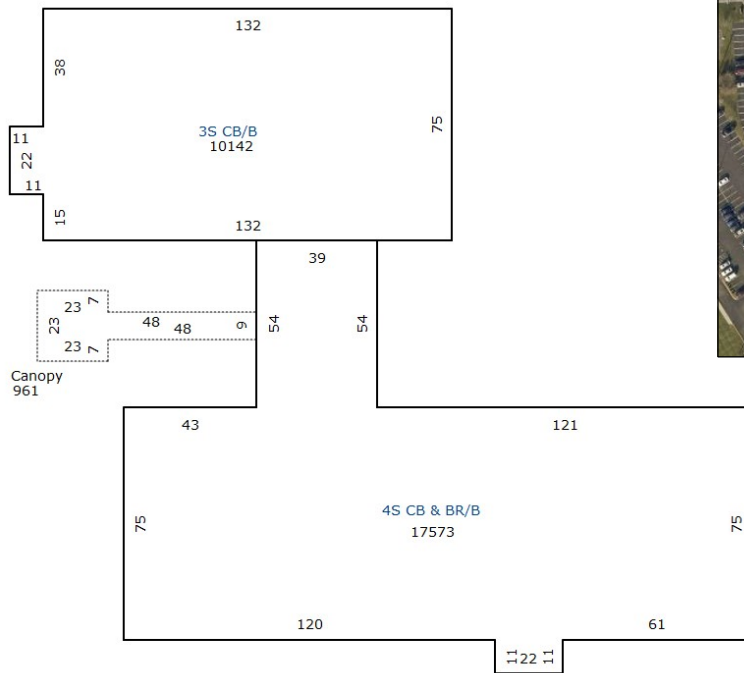
**GROSS LEASE RATE: \$14.95/SF**



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## VORA SOLUTION CENTER—ADDITIONAL DETAILS

### AVAILABLE OFFICE SPACE

- ◆ Flexible office space available (3,000-16,000 sq. ft.) in 118,300 total square foot facility
- ◆ Building owner has full-time, on-site presence, with owner-occupied space
- ◆ Gross Lease Rate—\$14.95/SF/yr.
- ◆ Security card access required for buildings and individual suites
- ◆ Tenant Improvements allowance, depending upon size of space and term of lease
- ◆ Ideal space for loft/creative offices
- ◆ Class B interior and exterior finishes
- ◆ Well-maintained, concrete exterior and landscaping
- ◆ \$1.7 million in renovations and upgrades since 2017
- ◆ Constructed in 1978
- ◆ Fiber-optic network throughout facility
- ◆ ADA accessible and passenger elevator access to all floors
- ◆ Ample lighted, surface parking area

### IDEAL CENTRAL LOCATION

- ◆ Situated in the heart of the Tri-County area, in office park setting
- ◆ Center of the Cincinnati-Dayton corridor in Southwest Ohio
- ◆ Approximately 20 minutes from downtown Cincinnati
- ◆ Convenient access to two international airports (Greater Cincinnati-Northern Kentucky International (CVG) and Dayton International (DAY))
- ◆ Approximately 15 minutes from Butler County Regional Airport (capable of handling most private corporate jets)



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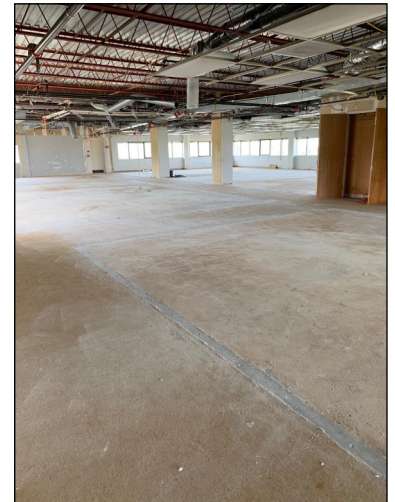
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**ACCESSIBLE,  
STRATEGIC  
LOCATION**



**VALUE-ADDED,  
TENANT  
AMENITIES**



**ADVANCED  
TECHNOLOGY**

**SECURE ACCESS  
TO BUILDING  
& SUITES**



**COST-  
EFFECTIVE,  
FLEXIBLE  
OFFICE SPACE  
SOLUTIONS**



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