

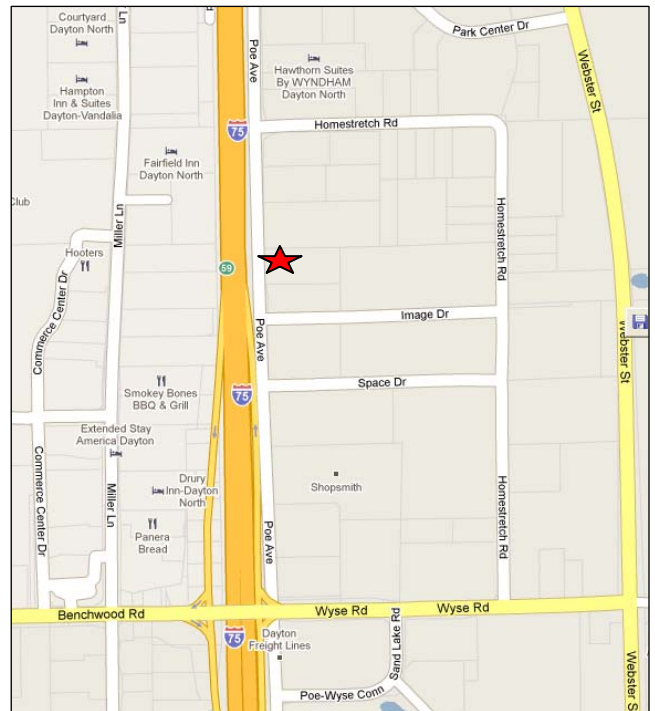
FOR LEASE

7250 Poe Avenue Vandalia, Ohio 45414



20,457 TOTAL SQUARE FEET AVAILABLE

- Newly renovated
- Visibility and easy access from I-75
- On-site conference/training center with seating for 180 and Board Room Seating 40 available
- Office furnishings available
- Attractive Gross Rental Rates
- Close to Restaurants, Hotels, Shops
- On-site ownership and responsive property management
- Suites ranging in size from 2,203 to 15,350 rentable square feet
- State of the Art Fitness Center on-site



**Carey Laumer
Commercial Realty**

8583 Mason-Montgomery Road, Ste. 6
Mason, OH 45040



Individual Member



Individual Memberships,
Society of Industrial &
Office Realtors

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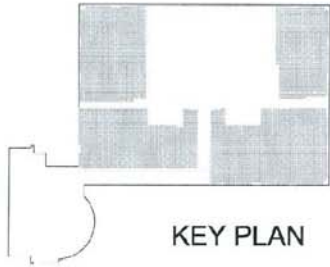
FOR LEASE

**7250 Poe Avenue
Vandalia, Ohio 45414**

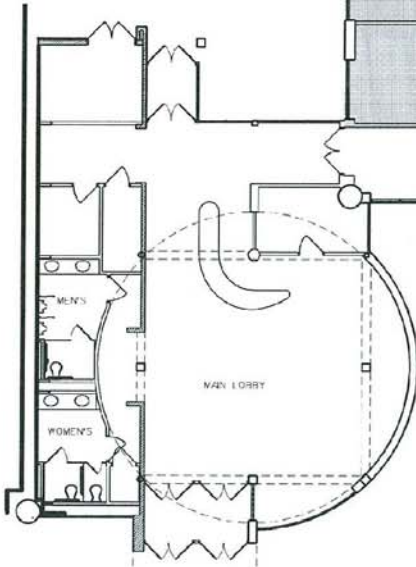
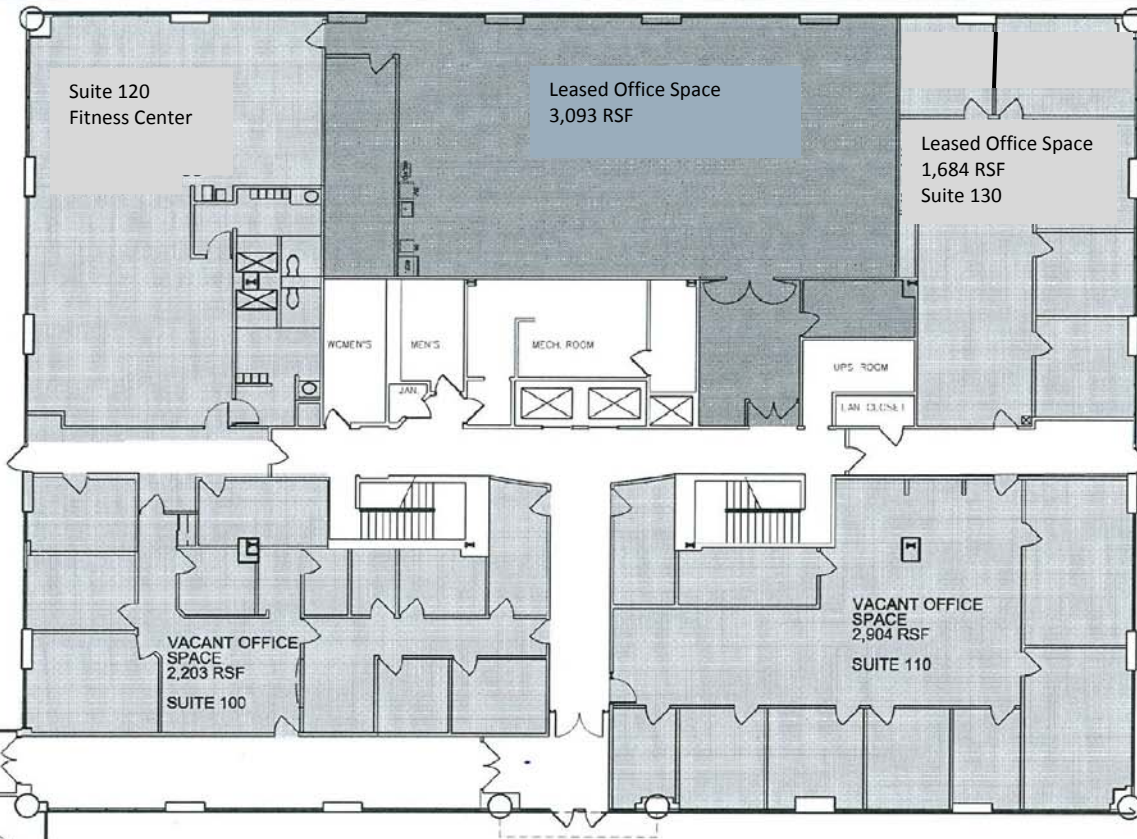
Available Office Space//RSF:	Suite 100: 2,203 RSF Suite 110: 2,904 RSF Suite 200: 15,350 RSF (full floor)
On-Site Parking:	Five parking spaces per 1,000 rentable square feet leased; in common with other tenants and non-reserved
Year 1 Rental Rate/RSF:	\$17.50 full service (includes utilities/janitorial service)
Tenant Finish Allowance:	It is Landlord's goal to complete desired renovations to the existing space at Landlord's cost; to be confirmed once approved space plan is priced
Amenities:	<ul style="list-style-type: none">❖ The vacant spaces are wired with CAT-5 network wiring❖ A first floor furnished conference/training center capable of seating 180 and third floor Board Room seating 40, available for rent by tenants; inquire re: fees❖ Easy access to I-75 and area restaurants, hotels and shops❖ On-site ownership and property management❖ Abundant natural light❖ On-site fully-equipped fitness center w/showers; memberships just \$15/mo.

Note: The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

For more information, contact:
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KEY PLAN

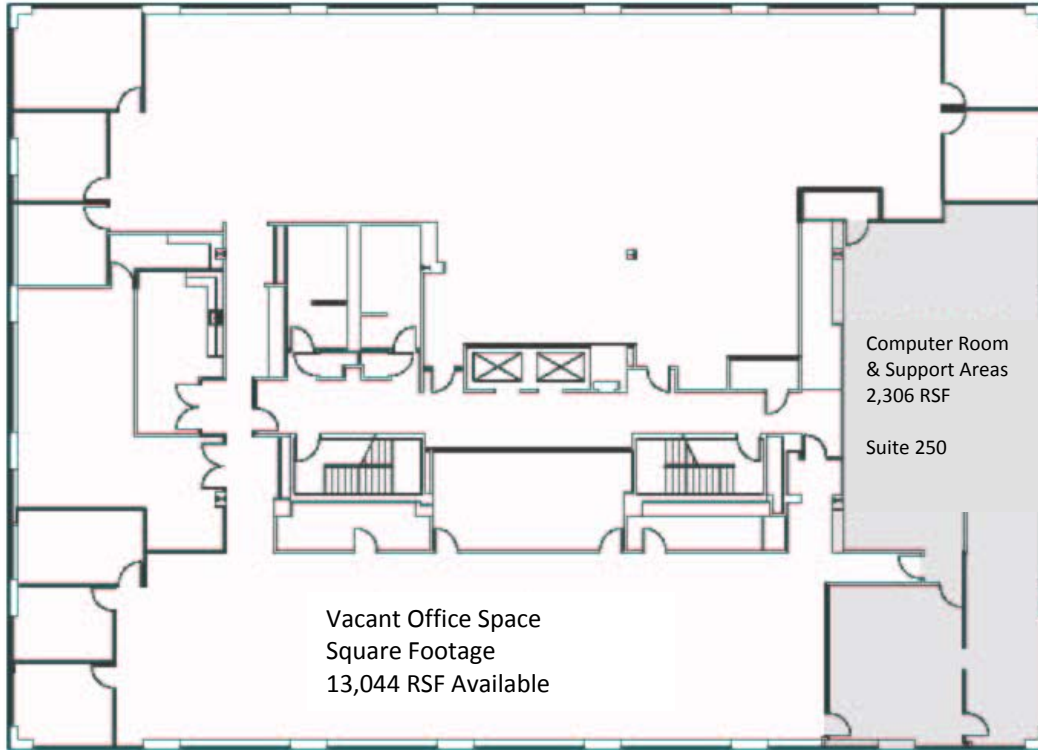
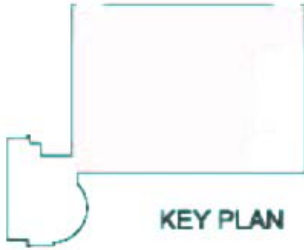


FIRST FLOOR RENTABLE
SQUARE FOOTAGE
7,350 RSF AVAILABLE

REVISION: AS BUILT PLAN	ISSUE: RENTABLE SQ. FT.	APPROVED BY: PI	SD-01
DRAWING TITLE: FIRST FLOOR	SCALE: NOT TO SCALE	DATE: 03-16-2010	
PROJECT: 7250 POE AVE.		PROJECT NO.: 105201	SHEET: I-110

emersion

1776 Mentor Ave. m.I. 216; Cincinnati, Ohio 45212 p:513.841.9100 f:513.841.9222 DESIGN



**SECOND FLOOR RENTABLE
SQUARE FOOTAGE
13,044 RSF AVAILABLE**

REVISION: AS BUILT PLAN	ISSUE: RENTABLE SQ. FT.	APPROVED BY: PI	SD-02
DRAWING TITLE: SECOND FLOOR	SCALE: NOT TO SCALE	DATE: 02-24-2010	
PROJECT: 7280 POE AVE.		PROJECT NO.: 186291	SHEET: I-120