

# Evendale Office Condominiums

## Glendale-Milford at Reading Road



### Best Priced New Construction in Cincinnati

- Office project built by Robert Lucke Interests
- Joint venture with Al. Neyer, Inc., Cincinnati's leading commercial real estate developer
- New brick construction by reputable builder
- Four free-standing, single-story buildings
- Convenient parking at your door
- Individual covered entrances with outdoor signage
- Handicapped accessibility
- Custom interior with finish allowance
- 10' ceilings
- All business amenities nearby
- Design and selection services provided

#### EXCLUSIVELY LISTED BY:

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[www.robertluckeinterests.com](http://www.robertluckeinterests.com)



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## Glendale-Milford at Reading Road

**Population:**

|              |              |              |
|--------------|--------------|--------------|
| <b>Year:</b> | <b>3 mi:</b> | <b>5 mi:</b> |
| 2000         | 45,292       | 142,375      |
| 2003         | 45,789       | 155,088      |

**Home Values:**

- **Median Value:** \$182,041
- **Values \$100k-200k:** 24%
- **Values \$200k-500k:** 41%

**Household Income:**

- **Under \$50k:** 20%
- **\$50k-75k:** 41%
- **\$75k-150k:** 28%
- **Over \$150k:** 11%

*59% of households in a 5 mile radius have incomes of \$75,000 or greater*

**Major Employers:**

- General Electric
- Super-Wal-mart
- Norwood Hardware
- Formica

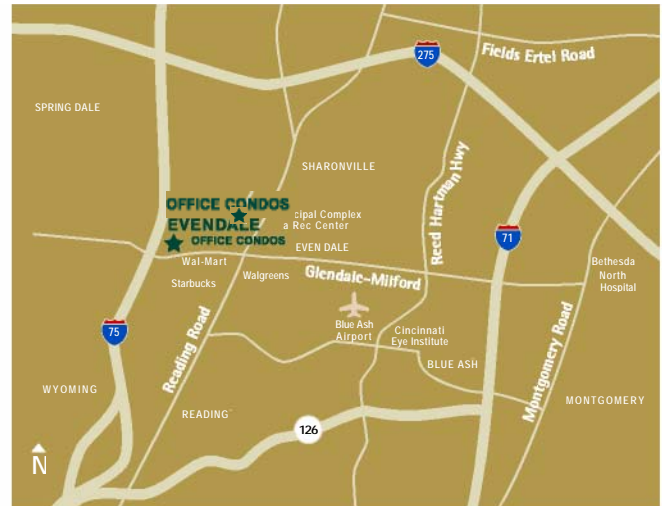


**Evendale Location Data:**

- Premier regional corridor
- 15 miles north of Cincinnati
- Low earnings tax area
- Convenient parking at your door
- Individual entrances
- Outdoor signage

**Traffic Data (2003 ODOT Survey):**

- **Glendale-Milford East:** 17,700 vehicles/day
- **Glendale-Milford West:** 19,600 vehicles/day
- **Reading at Glendale Milford:** 17,200 vehicles/day



*Evendale Office Condominiums is located at the intersection of Reading Road and Glendale-Milford Road.*

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## Glendale-Milford at Reading Road



**Building 200:** 8,928 sf  
2920 Glendale-Milford Road

**Suite 210:** **SOLD**

**Suite 230:** **SOLD**

**Suite 240:** 3,046 sf

**Building 300:** 8,928 sf  
2930 Glendale-Milford Road

**Suite 310:** **SOLD**

**Suite 320:** **SOLD**

**Suite 330:** 2,966 sf

**Suite 340:** 2,232 sf

**Building 400:** 7,800 sf  
2940 Glendale-Milford Road

**Suite 410:** **SOLD**

**Suite 420:** 3,200 sf

**Suite 430:** **SOLD**

**Building 500:** 7,800 sf  
2950 Glendale-Milford Road

**Suite 510:** **SOLD**

**Suite 520:** 2,900 sf

**Suite 530:** 2,900 sf

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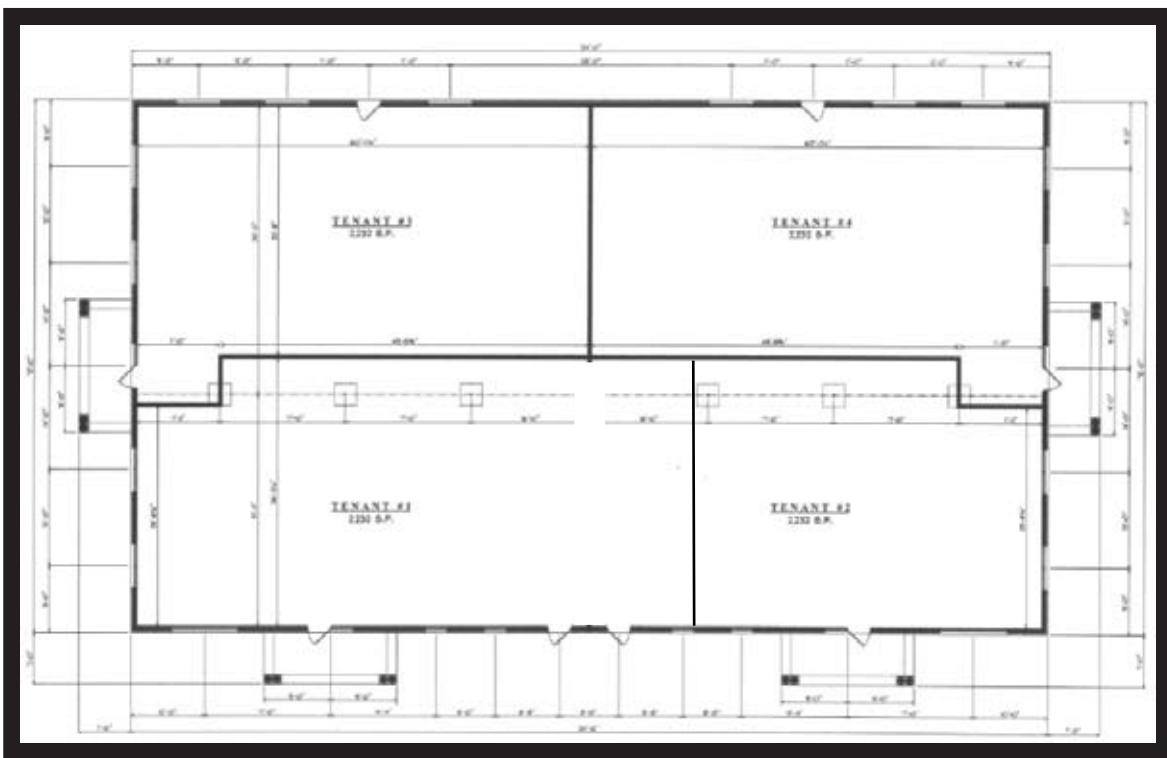
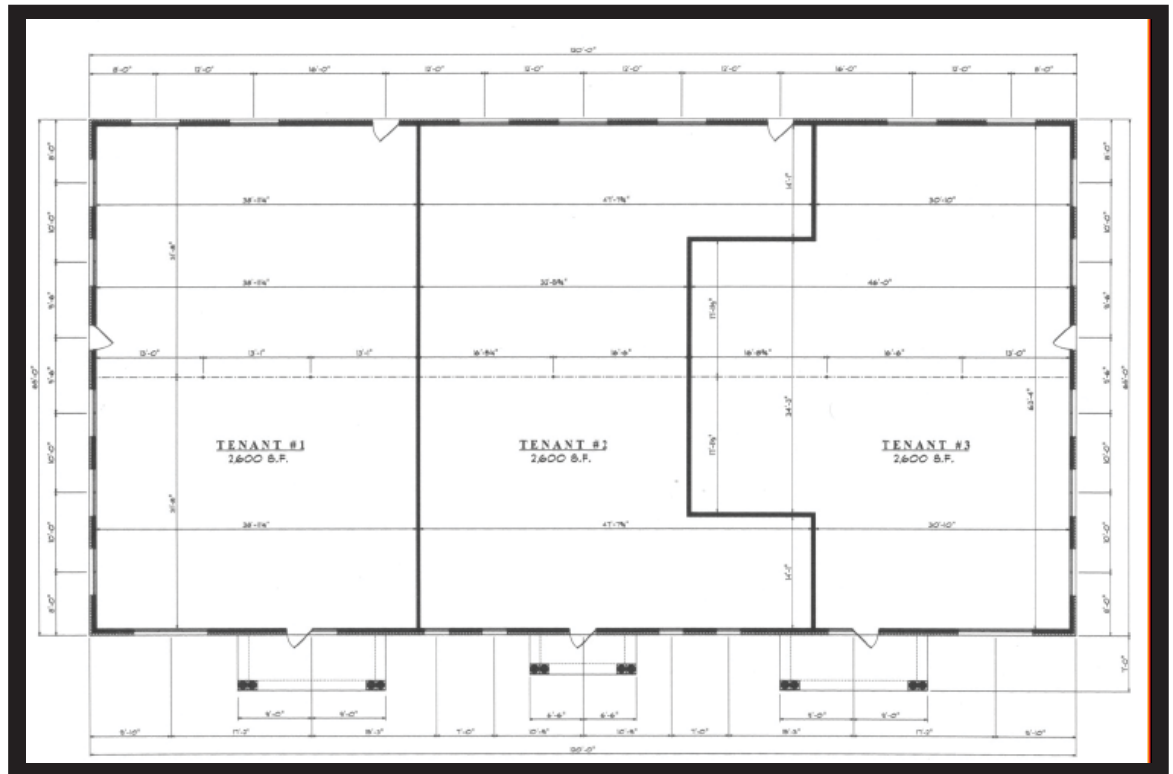
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**EVENDALE OFFICE CONDOMINIUMS  
Estimated Annual Operating Expenses**

| <u>2011</u>                                       | <u>\$/Sq Ft</u> |
|---|-----------------|
| Gas & Electric/paid monthly                       | \$ 1.75         |
| Estimated Real Estate Taxes<br>Paid per half year | \$ 2.02         |
| Condo Fees/paid monthly                           | \$ 1.59         |
|   | <u>\$ 5.36</u>  |



## Exhibit "B"

### Evendale Office Condominiums Standard Finish Work Specifications

#### Utility Features

- One (1) - 90% gas furnace w/air conditioning (per 2500 sq. ft.) or based on occupants and usage.
- R-30 ceiling insulation (blown in) for efficiency
- R-13 side wall insulation
- One (1) exterior hose faucet
- 20 gallon electric Hot Water Heater
- Ice maker water line in kitchen

#### Electrical Features

- Lighting-Building standard 2' x 4' fluorescent
- 1 Fluorescent Light per 80 square feet of area
- Duplex Receptacles-wall mounted standard 110-volt duplex convenience outlets provided; 1 per 100 square feet of area
- Switches – 1 wall mounted single pole switch per 200 square feet of area
- Exit Lighting per code
- Smoke detectors per code
- Garbage Disposal in kitchen
- 6 Recessed Lights in lobby
- Minimum of 125 amp service- 3 phase service provided

#### Restrooms

- Two restrooms per unit shall be provided; handicapped accessible and determined by local code
- Vinyl floor and vinyl base
- Toilet accessories shall consist of chrome finish toilet paper holder, paper towel dispenser, and plate glass oval mirror
- MOEN faucets
- Exhaust fan in each restroom as determined by local code
- Handicapped accessible sink
- 2 Handicapped Grab Bars in each Restroom
- Elongated Commodes

#### Custom Features

- Lobby: 6'-0" Granite Counter Top with Custom Wood front at Front Desk
- Receptionist: 6'-0" Laminate Counter desktop on Custom Cabinetry
- Ceramic tile entry with 3 ¼" ogee wood base (20 sq. ft. per thousand of sq ft. purchased)
- 10' ceiling height
- Sound attenuation provided in 1 executive office, conference room, bath walls, mechanical room
- Brass Lever door handles
- Interior wall allowance of (1) LF of drywall per twelve (12) SF of building space
- All walls painted with 2 coats of paint, 1 color throughout with exception of custom color in one (1) room selected by Purchaser
- Conference room finish includes tray ceiling, 1-piece 2 5/8" chair rail and 1-piece 4 ¼" crown molding and 3 ¼" wood base
- 6-panel 6'-8" painted colonial interior door allowance of (1) door per 250 sq.ft.
- 28oz. Commercial wall-to-wall carpeting with 4" vinyl base
- Wood wrap and cased windows with 2 ¼" colonial casing
- (1) Coat closet per unit with one row of wire shelving
- Kitchen includes 8'-0" of cabinets, laminate top, stainless steel standard sink, and chrome faucet, vinyl floor & vinyl base
- Painted Drywall Ceilings (Smooth)
- Upgraded Carpet in Conference Room

#### Purchaser to Supply: (Through Sellers Suppliers)

Telephone  
Cable  
Security  
Computer Wiring  
Window Blinds  
Sound System

#### NOTE:

- (1) The color and style of all window blinds shall be almond to match window color and uniformity in the office project. Said window blinds will be supplied by the Purchaser and approved by the Association prior to installation.
- (2) Furnace sizing to be dependant upon size and breakdown of each unit.
- (3) Medical users with patient visitation require medical grade wiring.

# EVENDALE

## Office Condominiums

## The Village of Evendale Business Case

Glendale-Milford at Reading Road



### Business Incentives

- The Lowest Tax base in Hamilton County
- A pro-business position by the Village has led to significant investments in property acquisition, road improvements, streetscapes, and beautification projects
- Access to competitive tax and financial incentives
- Highly-rated public services
- Rated as one of the Top 25 suburbs in America in 2006

### Amenities

- Starbucks Coffee
- Chipotle
- 5/3 Bank
- Wal Mart Superstore
- Evendale Municipal and Recreation Complex
- La Petite France Restaurant
- P&G Mr. Clean Car Wash

### Accessibility

- Strategically located on I-75, serving the Cincinnati/Dayton trade corridor.
- The central business district is located  $\frac{3}{4}$  mile west of the I-75 interchange.
- Conveniently located within the I-275 beltway, just 15 miles north of Cincinnati.
- $\frac{1}{2}$  mile to the Blue Ash business district.

### The State of Business

- Attracting a healthy mix of Class A office users, medical offices and facilities, and quality retailers.
- Fast becoming Cincinnati's newest healthcare hub with the recent renovation of Evendale Healthcare Center and The Prexus Surgery Center.
- Evendale Office Condominiums, a new office park offering 35,000 sq.ft. of Class A office space, is now available.
- Evendale Business Commons, an 80-acre, multi-phase \$60MM mixed-use office and retail development is well underway.
- Village Crossings shopping center, 138,000 sq. ft. of newly renovated retail space.

### Company Portfolio

- Formica
- General Electric
- Alliance Primary Care
- OKI Systems
- KDM POP Solutions Group
- Urology Associates
- Clifton Surgical LLC
- Podiatry of Hamilton
- For Women, Inc.
- Journey Lite of Southern Ohio
- More than 250 other businesses

**Companies and professional practices are finding the Village of Evendale a best-case business environment, ideally located within the I-275 beltway. A proactive business partner, Evendale assists with critical issues and offers many advantages of locating here, within this leading Greater Cincinnati business district.**

