

KEMPER MEADOW BUSINESS CENTER

1445 Kemper Meadow Drive
Cincinnati, Ohio 45240

22,775 SF on 4.59 Acres
Owner-User or Investor



Sale Opportunity Highlights

Single tenant office building
Abundant parking, 100 spaces
Beautiful campus-like setting
Industrial expansion potential
Situated on 4.59 acres

Built in 1994, renovated in 2005
Beautifully designed & finished ([link](#))
Existing NNN lease until 11-Oct-26
\$11.95/SF NNN + \$5.92 OpEx
Asking \$2,350,000 | 8.5% cap rate

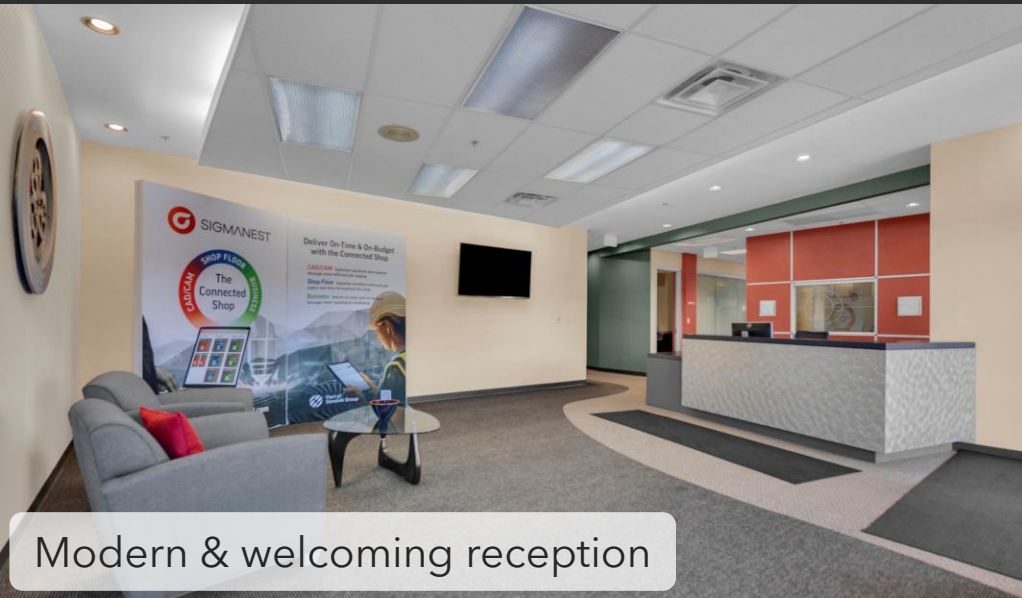
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INTERIOR PHOTOS



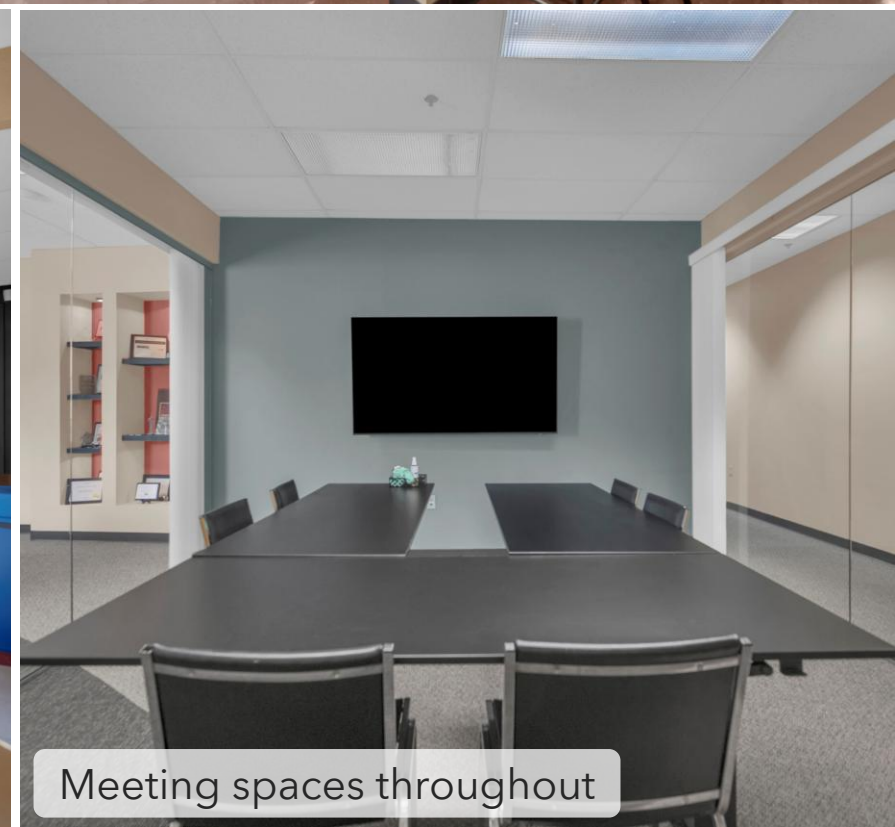
Modern & welcoming reception



Functional & collaborative café



Abundant natural light



Meeting spaces throughout

EXTERIOR PHOTOS



AERIAL VIEW



Kemper Meadow Drive

Visitor parking

Employee parking

Room to expand
Industrial zoning
Warehouse/flex potential

Norbourne Drive

WANT MORE PHOTOS?

FULL RESOLUTION PHOTOS
ARE AVAILABLE.

CLICK THE IMAGE BELOW



FLOOR PLAN & LAYOUT



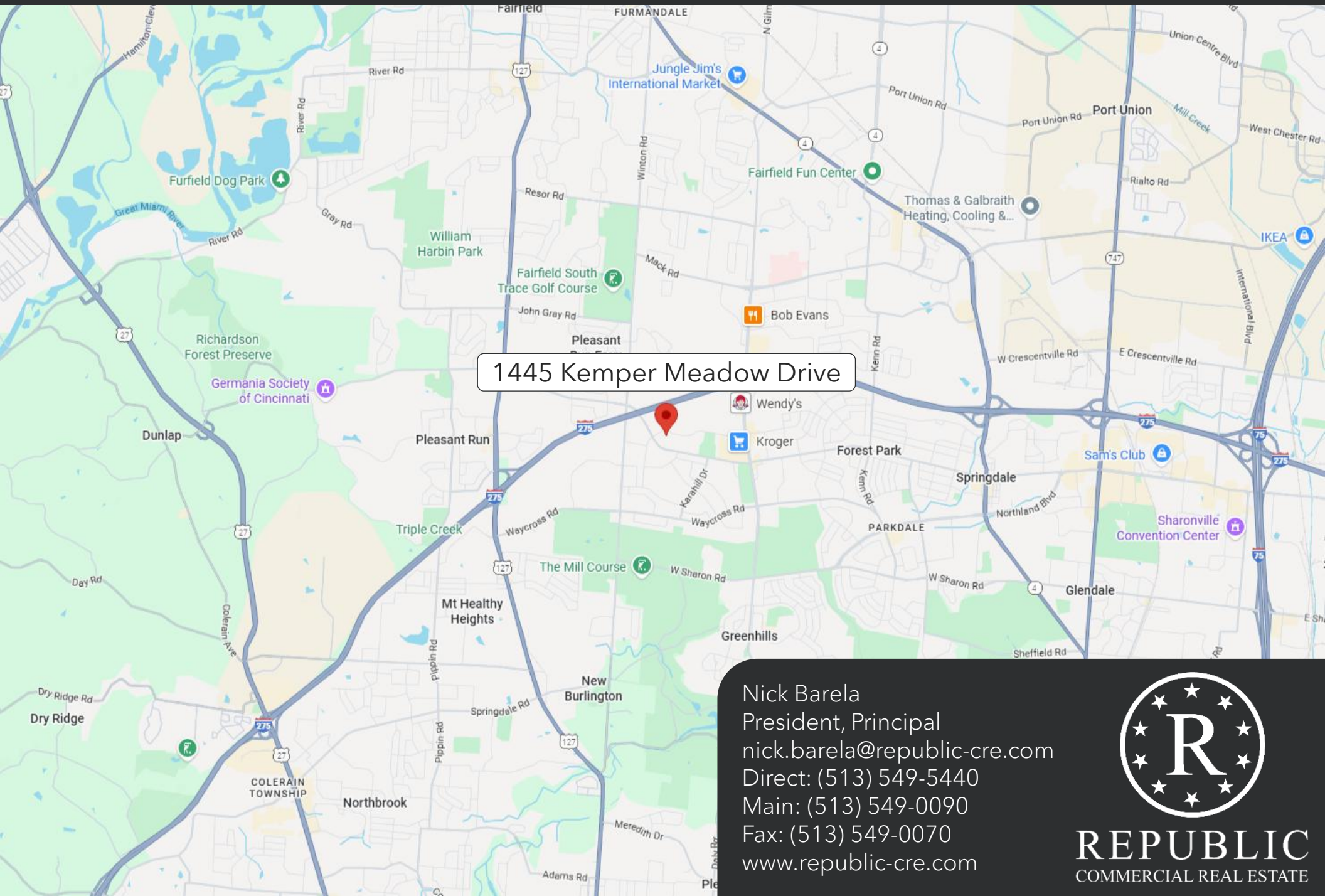
1445 Kemper Meadow Drive - 22,775 SF
([Matterport sample virtual tour link](#) green area)

FINANCIAL SNAPSHOT

Tenants	Leased SF		Notes			
SigmaTEK Systems, LLC	22,775	Lease extension until October 11, 2026.				
Total square footage	22,775	Renewal negotiable but not a right.				
Income & Expense Detail (2024)						
Tenant Rent	Annual		Monthly	Per/SF		
SigmaTEK Systems, LLC	\$	200,400	\$	16,700.00	\$	8.80
Total Annual Income	\$	200,400	\$	16,700.00	\$	8.80
Expense Detail (Paid by Tenant)						
Real estate taxes	\$	49,932	\$	4,160.97	\$	2.19
Electricity	\$	36,652	\$	3,054.32	\$	1.61
Landscaping	\$	15,969	\$	1,330.71	\$	0.70
Janitorial	\$	8,575	\$	714.62	\$	0.38
Trash Removal	\$	3,000	\$	249.96	\$	0.13
Security	\$	2,863	\$	238.58	\$	0.13
Water	\$	2,682	\$	223.53	\$	0.12
Fire & Security	\$	2,537	\$	211.45	\$	0.11
HVAC Service	\$	2,243	\$	186.94	\$	0.10
Stormwater	\$	262	\$	21.87	\$	0.01
Misc.	\$	1,530	\$	127.53	\$	0.07
Property insurance	\$	8,629	\$	719.07	\$	0.38
Total expenses	\$	134,875	\$	11,239.56	\$	5.92
Annual NOI	\$	200,400	\$	16,700.00	\$	8.80
Capitalization Rate	8.5%					

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LOCATION MAP



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