

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

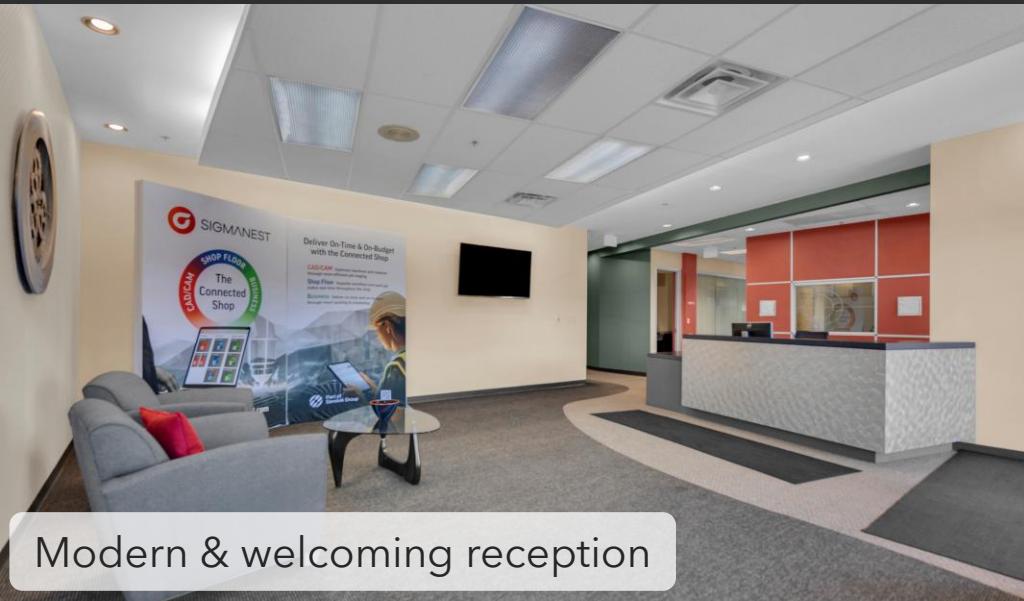
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Nick Barela
President, Principal
nick.barela@republic-cre.com
Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com



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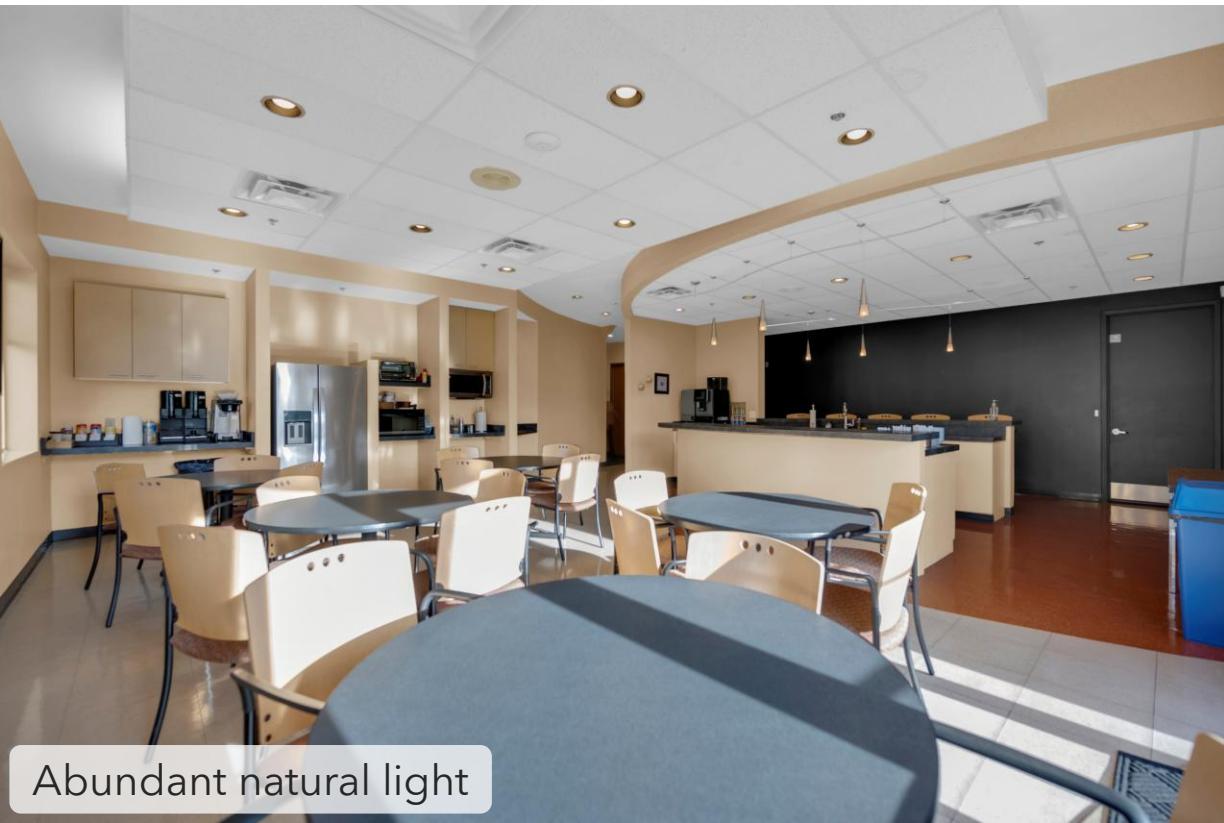
INTERIOR PHOTOS



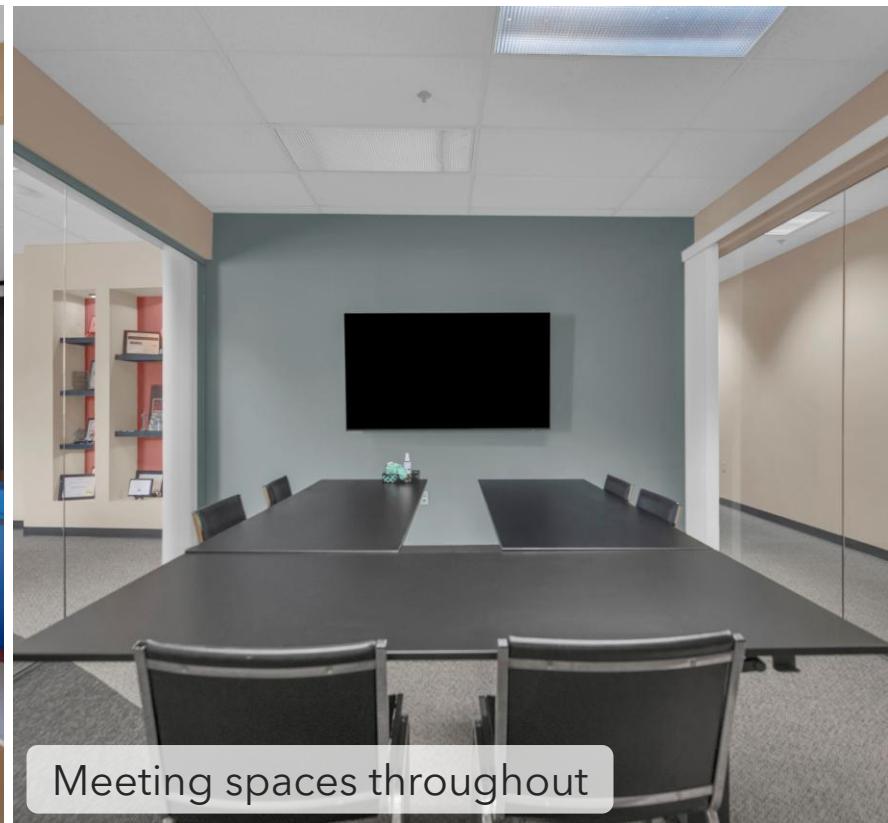
Modern & welcoming reception



Functional & collaborative café

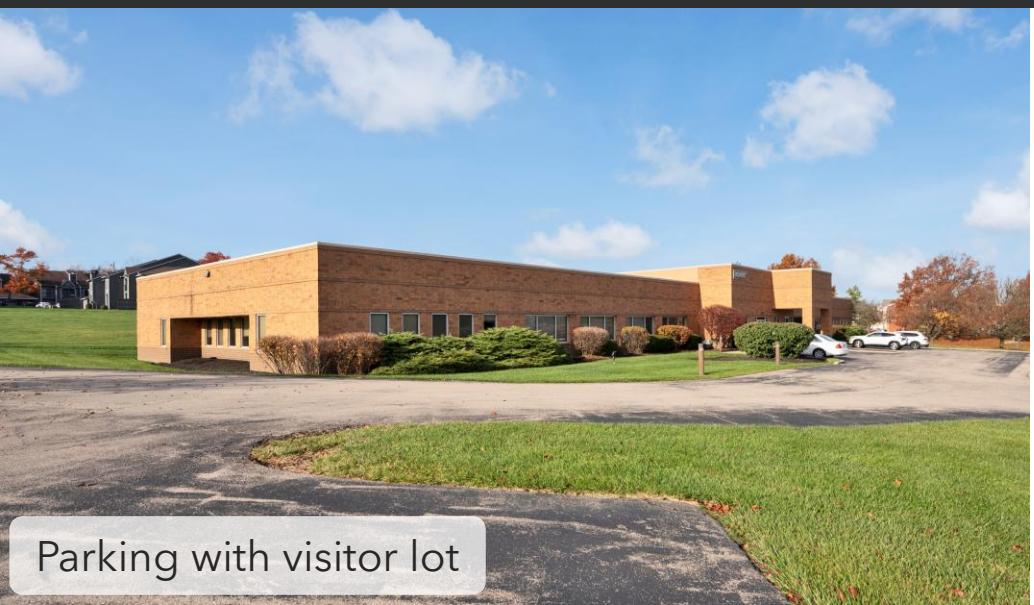


Abundant natural light



Meeting spaces throughout

EXTERIOR PHOTOS



AERIAL VIEW



WANT MORE PHOTOS?

FULL RESOLUTION PHOTOS ARE AVAILABLE.

CLICK THE IMAGE BELOW



FLOOR PLAN & LAYOUT



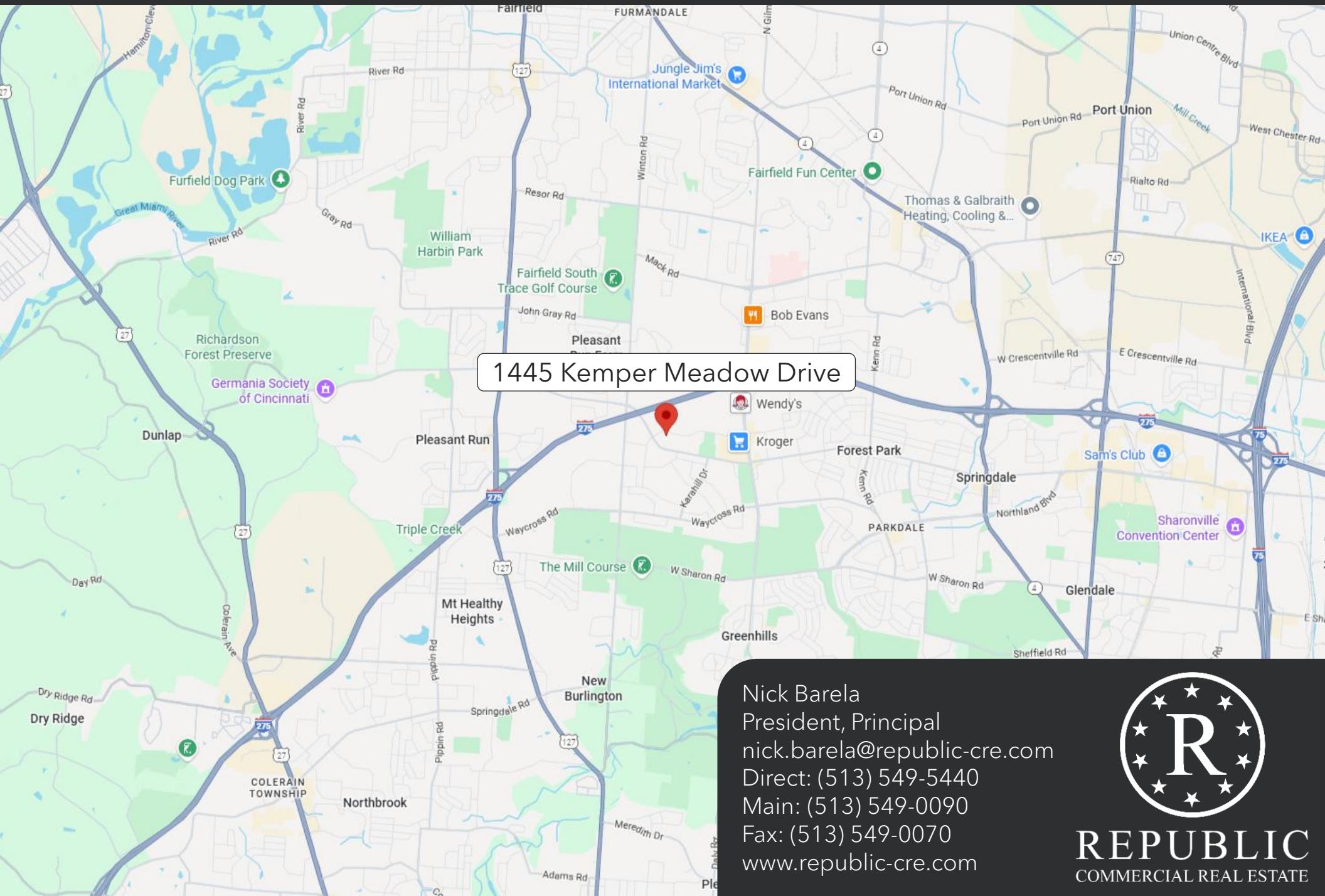
1445 Kemper Meadow Drive - 22,775 SF
([Matterport sample virtual tour link](#) green area)

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
SigmaTEK Systems, LLC	\$ 200,400	\$ 16,700.00
Total Annual Income	\$ 200,400	\$ 16,700.00
Expense Detail (Paid by Tenant)		
Real estate taxes	\$ 49,932	\$ 4,160.97
Electricity	\$ 36,652	\$ 3,054.32
Landscaping	\$ 15,969	\$ 1,330.71
Janitorial	\$ 8,575	\$ 714.62
Trash Removal	\$ 3,000	\$ 249.96
Security	\$ 2,863	\$ 238.58
Water	\$ 2,682	\$ 223.53
Fire & Security	\$ 2,537	\$ 211.45
HVAC Service	\$ 2,243	\$ 186.94
Stormwater	\$ 262	\$ 21.87
Misc.	\$ 1,530	\$ 127.53
Property insurance	\$ 8,629	\$ 719.07
Total expenses	\$ 134,875	\$ 11,239.56
Annual NOI	\$ 200,400	\$ 16,700.00
Capitalization Rate	8.5%	

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LOCATION MAP



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