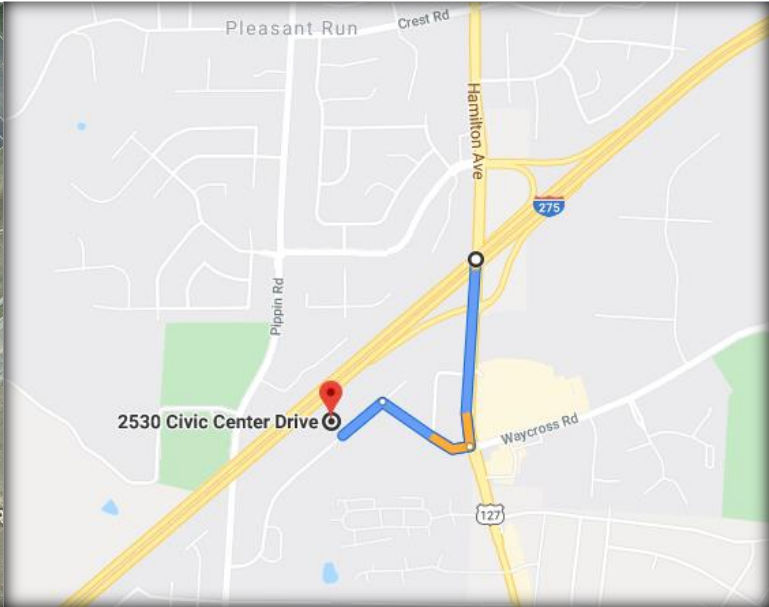


For Sale



2530 Civic Center Dr Cincinnati OH 45231 10,000 SF on 2 Acres



DWYER
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100
Cincinnati OH 45225

Contact:
John or Kevin

513.784.1776
www.dwyercre.com

2530 Civic Center Dr Cincinnati OH 45231

Parcels:	510.0022.0086 & 510.0022.0087	
Municipality:	Colerain Twp	
Land Area:	2 Ac	
Curb Cuts:	Two	
Year Built:	2000	
Zoning:	B-3	
Total SF:	10,000	
Construction:	Brick	
Parking:	47 Total Stalls	
Roof:	Three Dimensional	Replaced 2011, 30 yr
HVAC:	Five Units	Replaced 2017
Electric:	Yes	Duke Energy
Gas:	Yes	Duke Energy
Water:	Yes	CWW
Sewer:	Yes	MSD
Lighting:	Fluorescent	T-8
Internet	Fiber & Coax	CAT 5 wired
Restrooms:	Mens: 3 Stalls 2 Urinals	Womens: 4 Stalls
Sprinkler System:	None	
Access to I-275:	3/4 Mile	
@ Exit 36		
FFE	Negotiable	

Amenities:

- Private Offices (14)
- Training Rooms
- Cubicle Areas
- Huddle Rooms
- Computer Room
- Large Break Room
- Mail / Copy Room
- Covered Main Entrance
- Highway Signage 4' x 13' Fixed Sign w/ Digital Rider

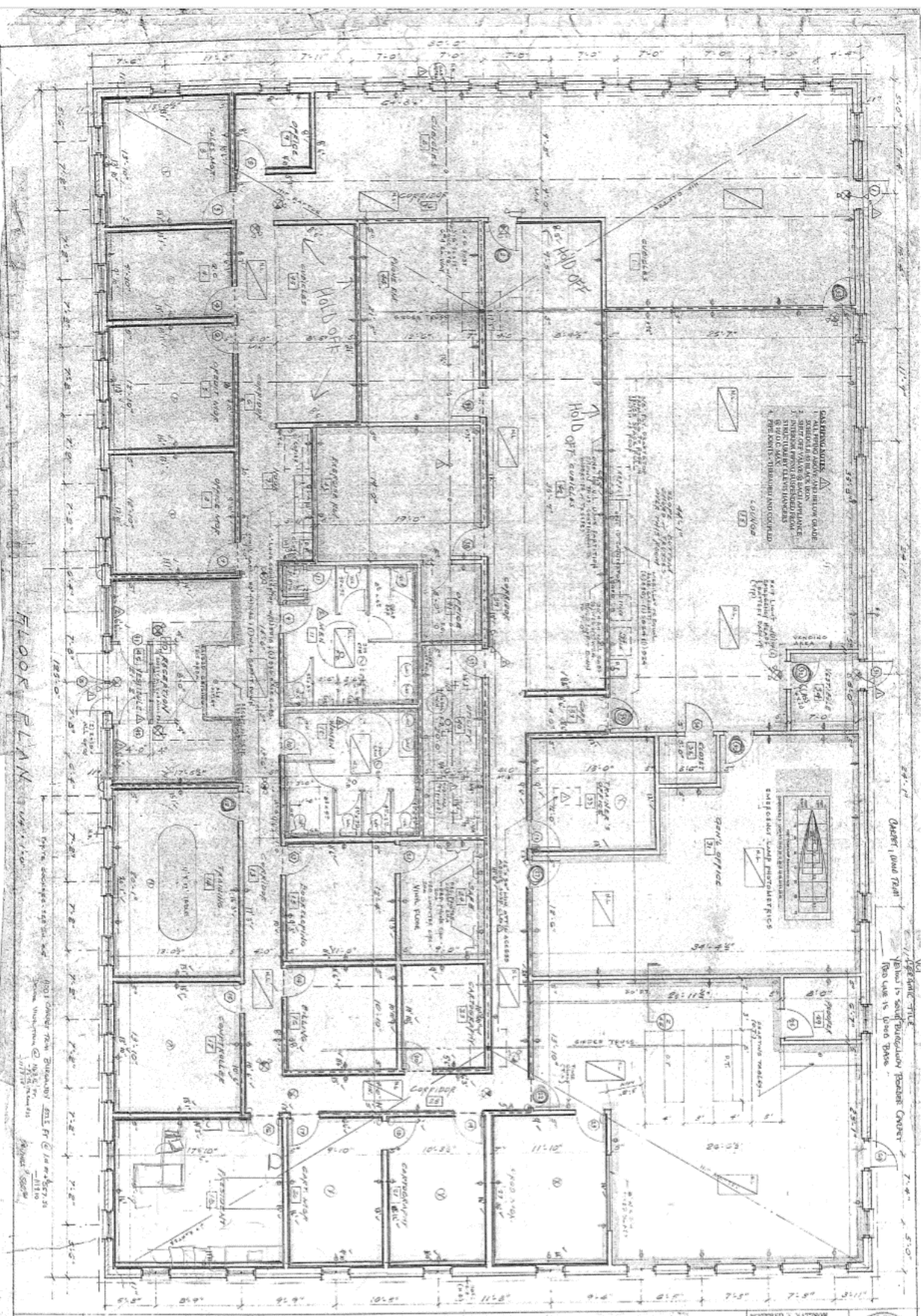
Available: At Closing

Asking Price: \$975,000



2928 Colerain Ave Ste 100 Cincinnati OH 45225

513.784.1776 www.dwyercre.com



FLOOR PLAN

1001 Orange Tree Boulevard
 Suite 1000
 Orange, Virginia 22959
 Phone: (540) 231-1110
 Fax: (540) 231-1111
 Project: 1001

OFFICE BUILDING for
UNIVERSAL ADVERTISING ASSOCIATES
 CIVIC CENTER DRIVE CINCINNATI, OHIO 45231

WATSON & WATSON
 ARCHITECTS
 1275 Fenwick Lane
 Cincinnati, Ohio 45219
 Phone: (513) 763-1100
 Fax: (513) 763-1101

STATE OF OHIO
 ARCHITECTS
 No. 11110
 Exp. 12/31/80

A1

GENERAL NOTES

1. All construction shall conform to the latest edition of the Ohio Building Code and the Ohio State Board of Building and Code Enforcement.
2. The contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.
3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.
5. The contractor shall be responsible for obtaining all necessary survey data and platting from the appropriate authorities.
6. The contractor shall be responsible for obtaining all necessary zoning and land use approvals from the appropriate authorities.
7. The contractor shall be responsible for obtaining all necessary environmental and historical approvals from the appropriate authorities.
8. The contractor shall be responsible for obtaining all necessary fire and life safety approvals from the appropriate authorities.
9. The contractor shall be responsible for obtaining all necessary accessibility approvals from the appropriate authorities.
10. The contractor shall be responsible for obtaining all necessary energy efficiency approvals from the appropriate authorities.
11. The contractor shall be responsible for obtaining all necessary stormwater management approvals from the appropriate authorities.
12. The contractor shall be responsible for obtaining all necessary traffic control and construction site safety approvals from the appropriate authorities.
13. The contractor shall be responsible for obtaining all necessary construction site safety and health approvals from the appropriate authorities.
14. The contractor shall be responsible for obtaining all necessary construction site safety and health approvals from the appropriate authorities.
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NOTES TO SPECIFICATIONS

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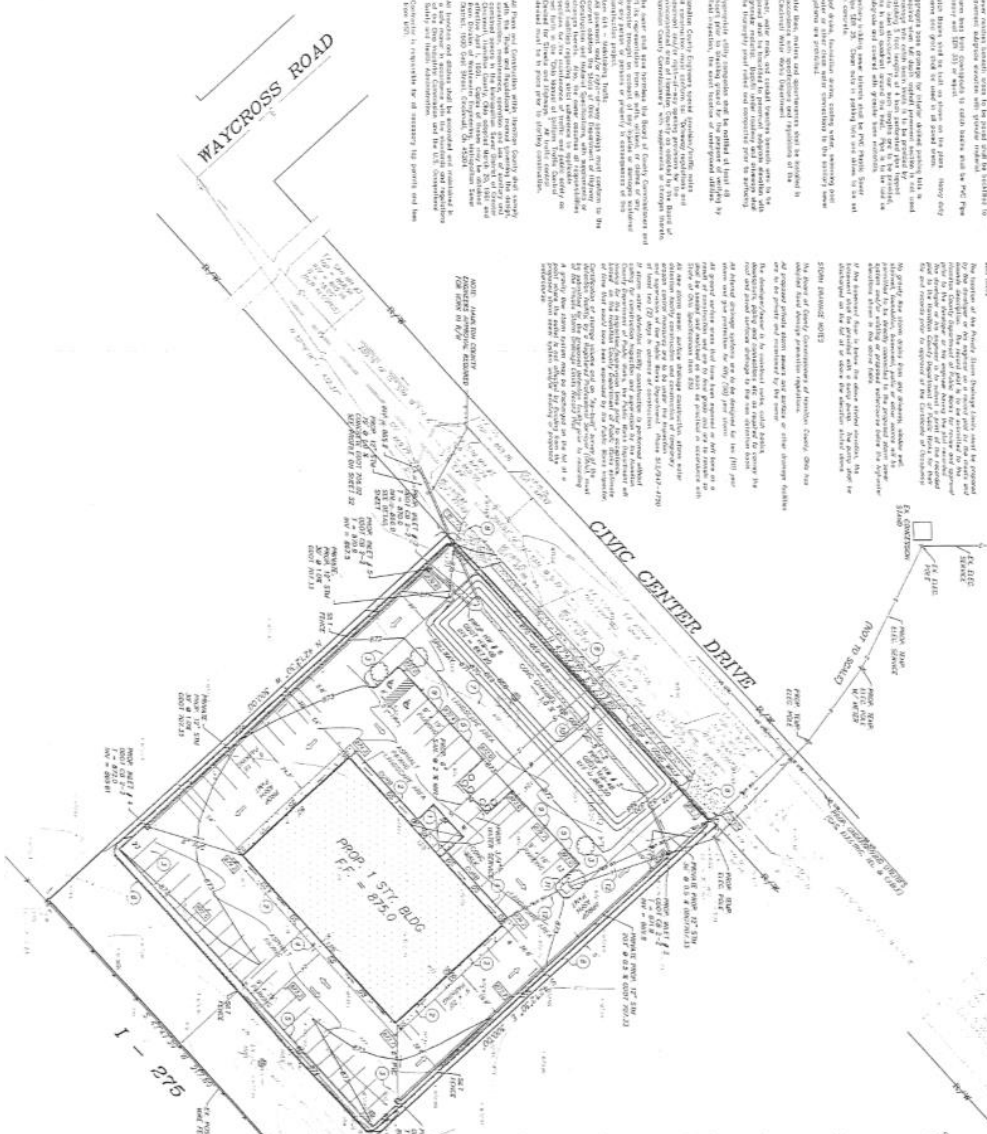
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CONTRACT INFORMATION

NO.	DESCRIPTION	DATE
1	CONTRACT AGREEMENT	10/15/2010
2	PERMIT APPLICATION	10/15/2010
3	PERMIT ISSUANCE	10/15/2010
4	CONSTRUCTION START	10/15/2010
5	CONSTRUCTION COMPLETE	10/15/2010
6	FINAL INSPECTION	10/15/2010
7	CERTIFICATE OF OCCUPANCY	10/15/2010

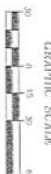


GENERAL AND SPECIAL NOTES

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NOTES

1. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS.
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19. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS.
20. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS.



SITE PLAN

SEC. 6, T.2, R.1, W.4
 COLERAIN, TOWNSHIP
 HAMILTON COUNTY, OHIO

OWNER
 UNIVERSAL ADVERTISING ASSOCIATES, INC.
 8236 HAMILTON AVENUE
 MT. HEALTHY, OHIO 45231

lga
 TITOLAS
 GRIHAM
 ASSOCIATES, INC.
 • Architects
 • Engineers
 • Surveyors
 735 Conditon Road
 Cincinnati, Ohio 45231
 Tel: 513-251-2133
 E-Mail: greg@lga.com

The utility information shown on this plan, prepared by the Ohio State Board of Building and Code Enforcement, is for informational purposes only. The contractor is responsible to verify that the appropriate utility company for field locations is contacted and that the utility information is current.

UNNECESSARY UTILITIES
 2 UNKNOWN DWS
BEFORE YOU DIG
 OHIO UTILITIES PROJECTS, SERVICE
 CONSULTANTS 3871 N. COLLETT AVENUE

Drawn By: J.L.K.
 Sheet: 1 of 2
 Date: 10/15/10

[Signature]
[Signature]

