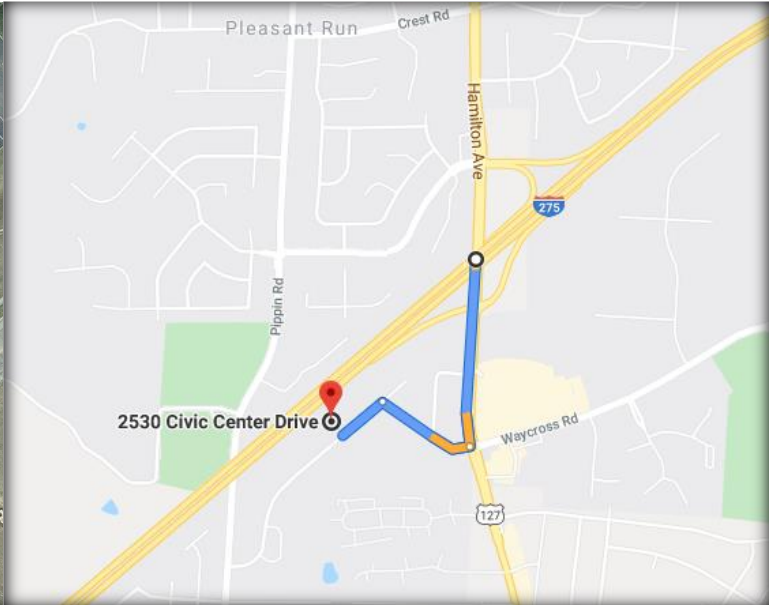


For Sale



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



2928 Colerain Ave Ste 100
Cincinnati OH 45225

Contact:
John or Kevin

513.784.1776
www.dwyercr.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

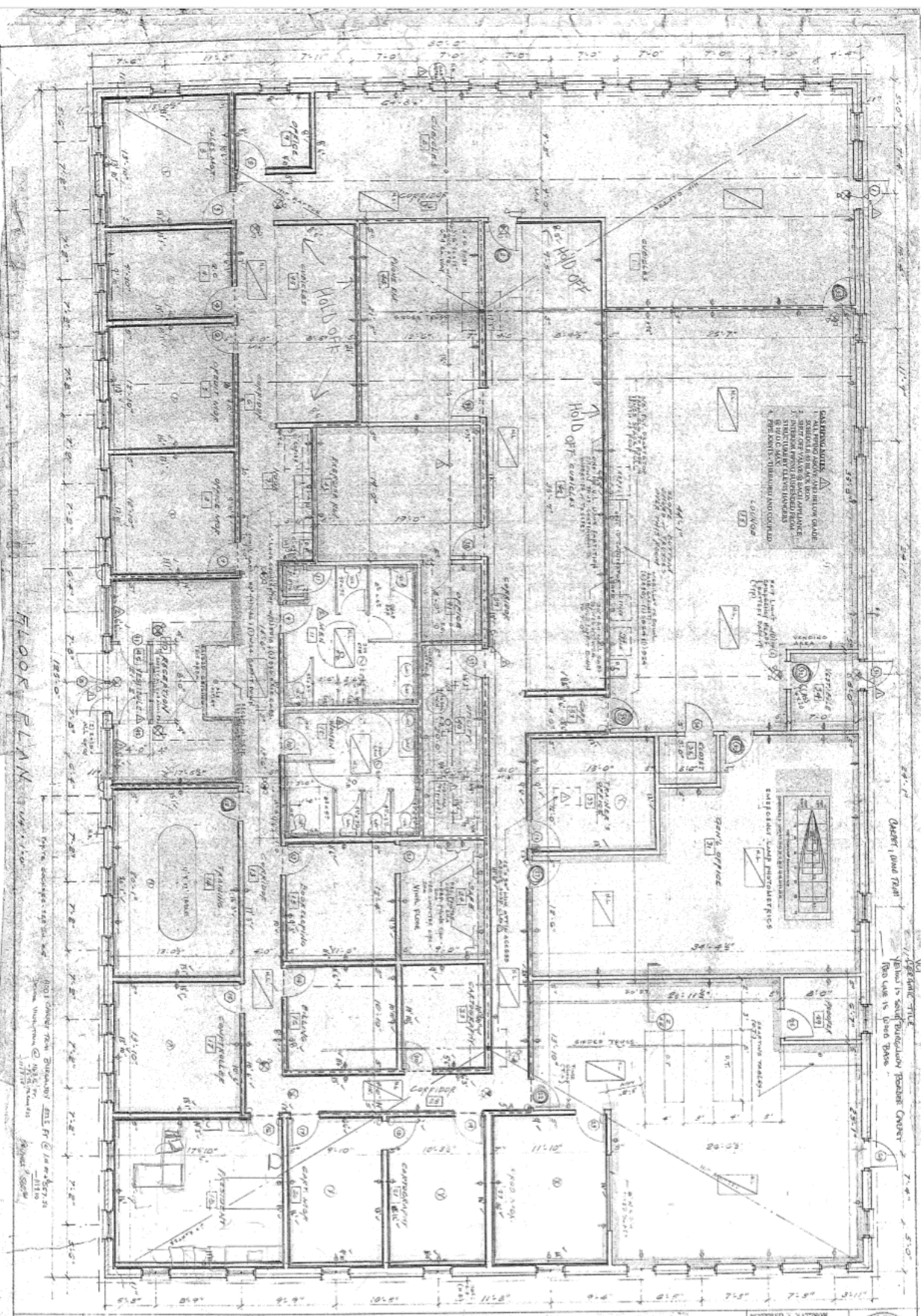
Available: At Closing

Asking Price: \$1,199,000



2928 Colerain Ave Ste 100 Cincinnati OH 45225

513.784.1776 www.dwyercre.com



FLOOR PLAN

1001 Orange-Town Boulevard
 Cincinnati, Ohio 45221
 1978
 1170
 1170

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

WATSON & WATSON
 ARCHITECTS
 1275 Fenwick Lane
 Cincinnati, Ohio 45219
 1978



A1

GENERAL NOTES

1. All construction and construction methods shall be in accordance with the County of Hamilton Specifications for Road and Street Construction.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals 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 environmental permits and approvals from the appropriate authorities.
6. The Contractor shall be responsible for obtaining all necessary zoning permits and approvals from the appropriate authorities.
7. The Contractor shall be responsible for obtaining all necessary fire department permits and approvals from the appropriate authorities.
8. The Contractor shall be responsible for obtaining all necessary police department permits and approvals from the appropriate authorities.
9. The Contractor shall be responsible for obtaining all necessary health department permits and approvals from the appropriate authorities.
10. The Contractor shall be responsible for obtaining all necessary public works permits and approvals from the appropriate authorities.
11. The Contractor shall be responsible for obtaining all necessary water utility permits and approvals from the appropriate authorities.
12. The Contractor shall be responsible for obtaining all necessary sewer utility permits and approvals from the appropriate authorities.
13. The Contractor shall be responsible for obtaining all necessary gas utility permits and approvals from the appropriate authorities.
14. The Contractor shall be responsible for obtaining all necessary electric utility permits and approvals from the appropriate authorities.
15. The Contractor shall be responsible for obtaining all necessary telephone utility permits and approvals from the appropriate authorities.

NOTES TO SPECIFICATIONS

1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2. The Contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.

3. The Contractor shall be responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.

4. The Contractor shall be responsible for obtaining all necessary environmental permits and approvals from the appropriate authorities.

5. The Contractor shall be responsible for obtaining all necessary zoning permits and approvals from the appropriate authorities.

6. The Contractor shall be responsible for obtaining all necessary fire department permits and approvals from the appropriate authorities.

7. The Contractor shall be responsible for obtaining all necessary police department permits and approvals from the appropriate authorities.

8. The Contractor shall be responsible for obtaining all necessary health department permits and approvals from the appropriate authorities.

9. The Contractor shall be responsible for obtaining all necessary public works permits and approvals from the appropriate authorities.

10. The Contractor shall be responsible for obtaining all necessary water utility permits and approvals from the appropriate authorities.

11. The Contractor shall be responsible for obtaining all necessary sewer utility permits and approvals from the appropriate authorities.

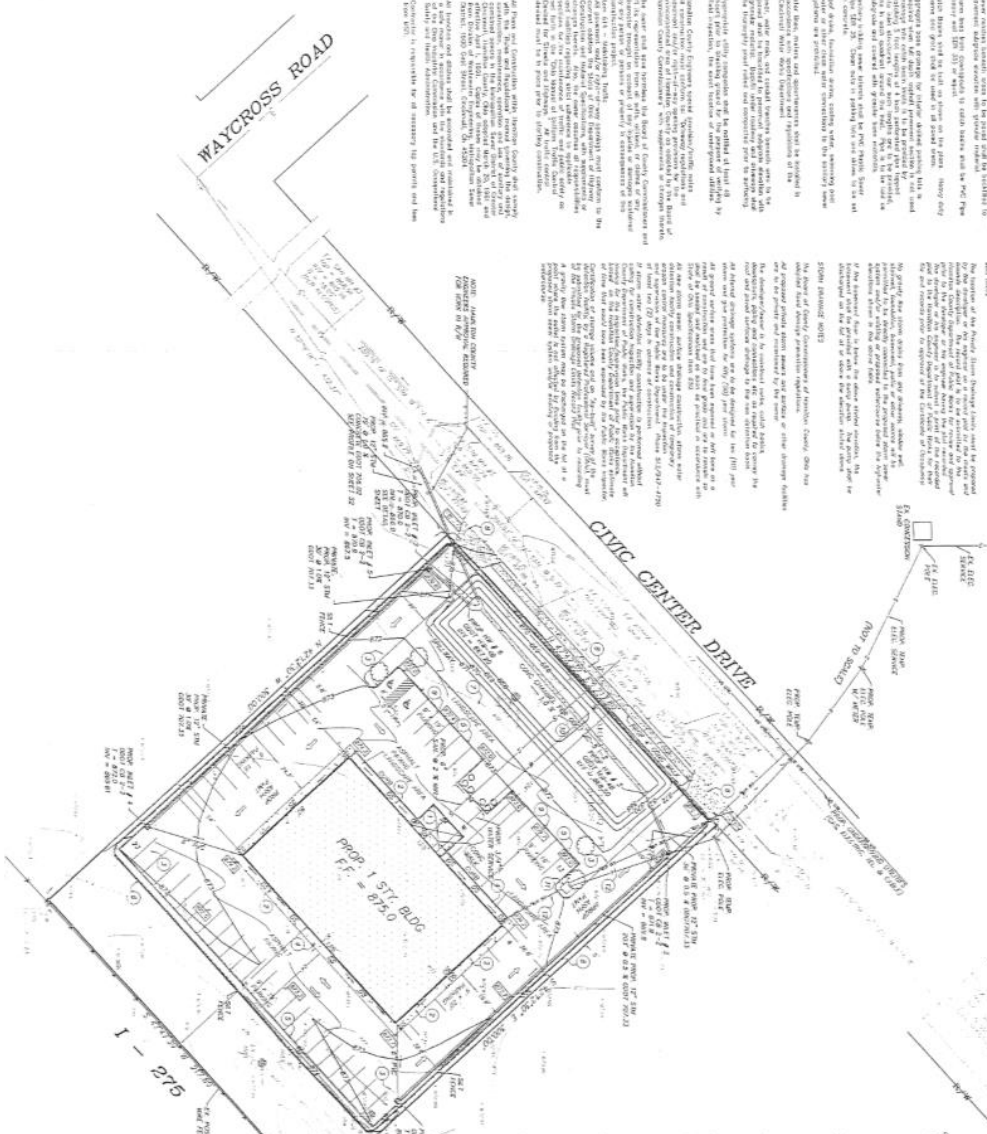
12. The Contractor shall be responsible for obtaining all necessary gas utility permits and approvals from the appropriate authorities.

13. The Contractor shall be responsible for obtaining all necessary electric utility permits and approvals from the appropriate authorities.

14. The Contractor shall be responsible for obtaining all necessary telephone utility permits and approvals from the appropriate authorities.

CONTRACT INFORMATION

NO.	DESCRIPTION	DATE
1	PROPOSAL	10/15/11
2	AWARD	10/25/11
3	START	11/01/11
4	COMPLETION	12/31/11



GENERAL NOTES

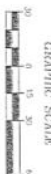
1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The Contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
3. The Contractor shall be responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.
4. The Contractor shall be responsible for obtaining all necessary environmental permits and approvals from the appropriate authorities.
5. The Contractor shall be responsible for obtaining all necessary zoning permits and approvals from the appropriate authorities.
6. The Contractor shall be responsible for obtaining all necessary fire department permits and approvals from the appropriate authorities.
7. The Contractor shall be responsible for obtaining all necessary police department permits and approvals from the appropriate authorities.
8. The Contractor shall be responsible for obtaining all necessary health department permits and approvals from the appropriate authorities.
9. The Contractor shall be responsible for obtaining all necessary public works permits and approvals from the appropriate authorities.
10. The Contractor shall be responsible for obtaining all necessary water utility permits and approvals from the appropriate authorities.
11. The Contractor shall be responsible for obtaining all necessary sewer utility permits and approvals from the appropriate authorities.
12. The Contractor shall be responsible for obtaining all necessary gas utility permits and approvals from the appropriate authorities.
13. The Contractor shall be responsible for obtaining all necessary electric utility permits and approvals from the appropriate authorities.
14. The Contractor shall be responsible for obtaining all necessary telephone utility permits and approvals from the appropriate authorities.

NOTES

1. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
2. SEE SPECIFICATIONS FOR ALL DIMENSIONS AND TOLERANCES.
3. SEE SPECIFICATIONS FOR ALL CONSTRUCTION METHODS.
4. SEE SPECIFICATIONS FOR ALL SAFETY REQUIREMENTS.
5. SEE SPECIFICATIONS FOR ALL ENVIRONMENTAL REQUIREMENTS.
6. SEE SPECIFICATIONS FOR ALL ZONING REQUIREMENTS.
7. SEE SPECIFICATIONS FOR ALL FIRE DEPARTMENT REQUIREMENTS.
8. SEE SPECIFICATIONS FOR ALL POLICE DEPARTMENT REQUIREMENTS.
9. SEE SPECIFICATIONS FOR ALL HEALTH DEPARTMENT REQUIREMENTS.
10. SEE SPECIFICATIONS FOR ALL PUBLIC WORKS REQUIREMENTS.
11. SEE SPECIFICATIONS FOR ALL WATER UTILITY REQUIREMENTS.
12. SEE SPECIFICATIONS FOR ALL SEWER UTILITY REQUIREMENTS.
13. SEE SPECIFICATIONS FOR ALL GAS UTILITY REQUIREMENTS.
14. SEE SPECIFICATIONS FOR ALL ELECTRIC UTILITY REQUIREMENTS.
15. SEE SPECIFICATIONS FOR ALL TELEPHONE UTILITY REQUIREMENTS.

REVISIONS

1. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
2. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
3. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
4. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
5. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
6. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
7. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
8. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
9. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
10. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
11. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
12. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
13. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
14. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.
15. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS AND FINISHES.



REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR BIDDING
2	11/01/11	ISSUED FOR CONSTRUCTION
3	11/20/11	ISSUED FOR CONSTRUCTION
4	12/17/11	ISSUED FOR CONSTRUCTION

SITE PLAN

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

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

UNIVERSAL ADVERTISING ASSOCIATES, INC.
 BEFORE YOU DIG
 PHONE: 1-800-363-2784
 WWW: UNIVERSALADVERTISING.COM

Drawn By: J.L.K.
 Sheet: 1 of 2
 Date: 11/21/11

