

For Lease



WPA

WRIGHT PROPERTY ADVISORS

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Cincinnati, OH 45249

OFFICE CONDO

7444 JAGER COURT
ANDERSON TOWNSHIP, OH 45230

BRAD WRIGHT

VICE PRESIDENT

513.509.8463

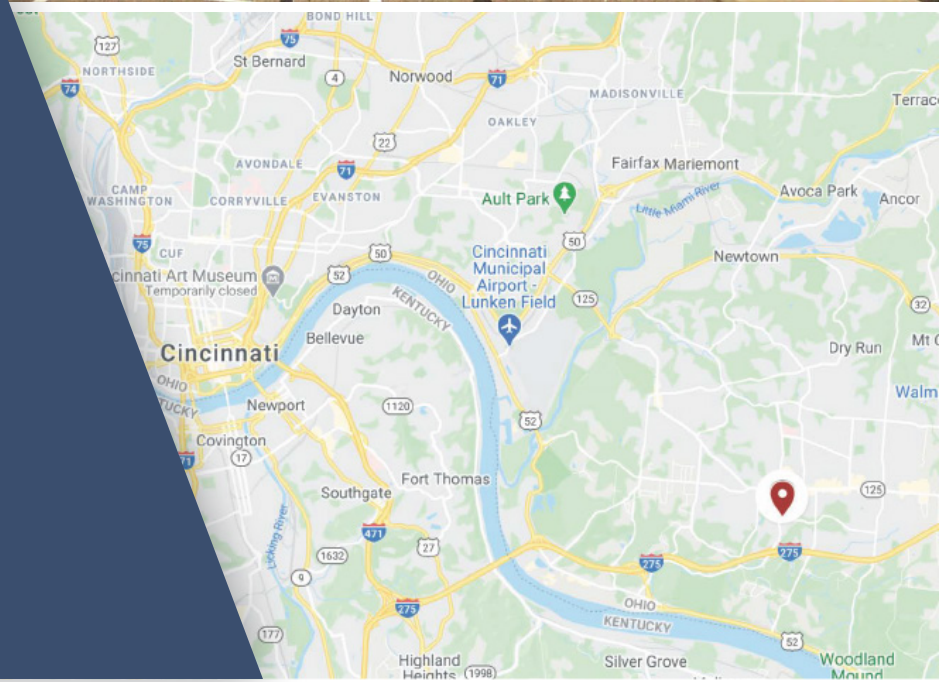
bwright@wpacre.com

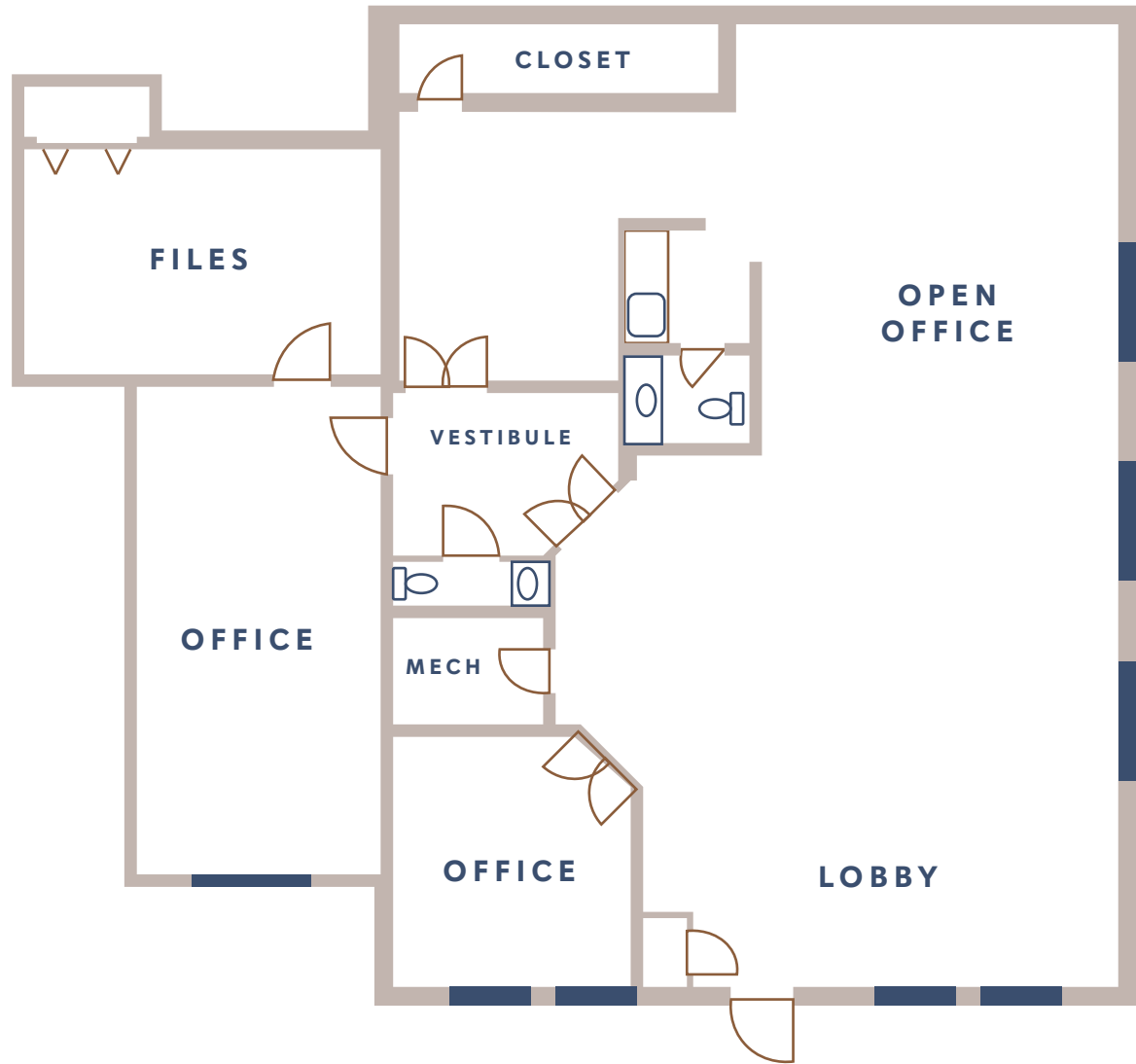
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FEATURES

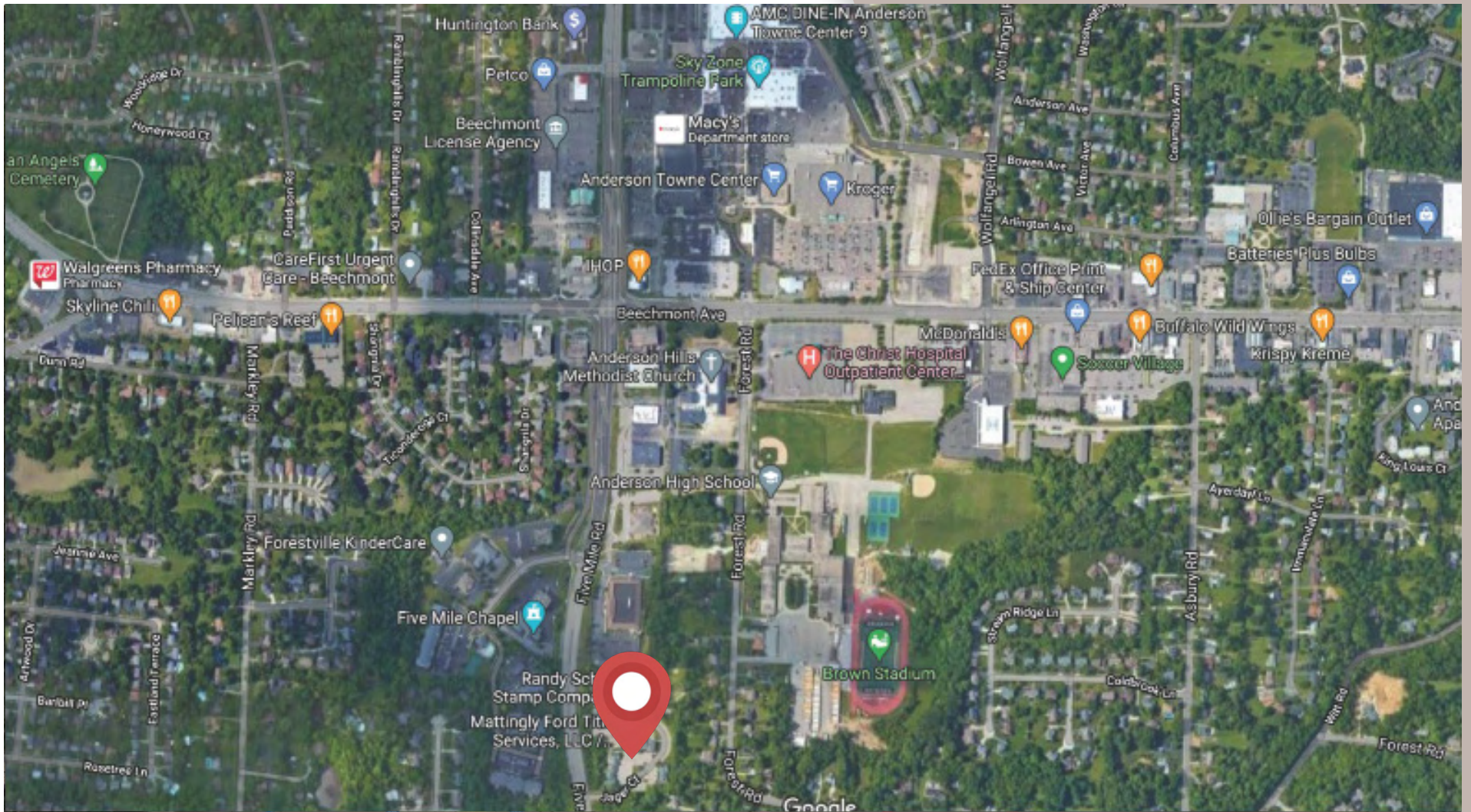
- 2,400 square feet across one level
- Suitable for general or medical office use
- Prime location in the heart of Anderson Township
- Close proximity to I-275 and Beechmont retail corridor
- Versatile floor plan
- 0% earnings tax





SITE PLAN

7444 JAGER COURT
ANDERSON TOWNSHIP, OH 45230



TRADE AREA

7444 JAGER COURT

ANDERSON TOWNSHIP, OH 45230



DETAILS

COUNTY	Hamilton
PARCEL ID	500-0204-0225-00
YEAR BUILT	1988
LAND	Condo
ZONING	OO - Planned Office District Anderson Township: 513.688.8400
CONSTRUCTION	Poured foundation, masonry/frame
ROOF	Asphalt shingle
PARKING	Ample shared parking
HEATING	Electric forced air
AIR CONDITIONING	Forced air
GAS & ELECTRIC	Duke Energy
WATER & SEWER	Greater Cincinnati Water Works
TAXES (2023)	\$10,441.16
LEASE RATE	\$15/SF + Electric