



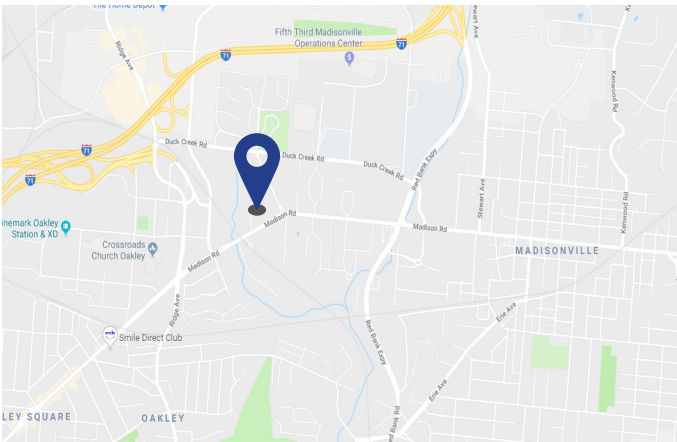
**4760 Madison Road
Cincinnati, OH 45227**

**For Sale
or Lease**

Space Profile

Premises	12,700 SF (2 levels)
Space	.921 acres
Building	Built in 1987
Availability	July 1, 2019
Lease Rate	\$14.00 Net
Purchase Price	\$1,200,000
Submarket	Oakley

Map



For More Information

Cresa Cincinnati
646 Main Street
Suite 300
Cincinnati, OH 45202
cresa.com/cincinnati-oh



Alan Piker

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Features

- Located in the desirable Oakley submarket
- Convenient to numerous restaurants and shopping and entertainment
- 34 off-street parking spaces
- Very Good Natural Light
- Views of wooded area to the rear
- Open Reception area on first floor
- Two luxury hotels located in the complex
- Space consists of a good mix of hard wall and open offices



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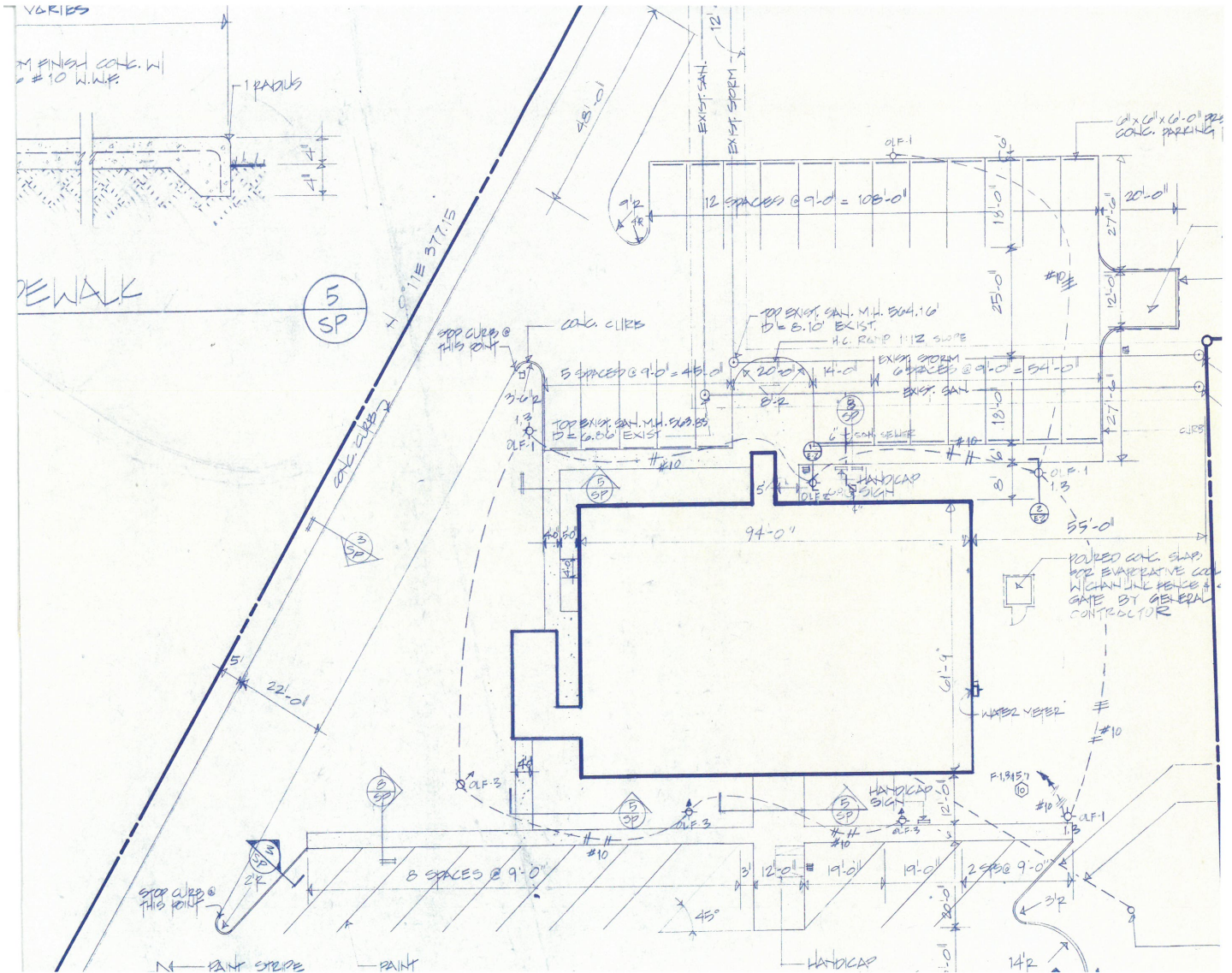
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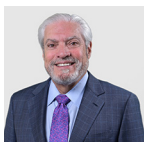


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A hand-drawn floor plan of a building, likely a school or administrative building, showing various rooms and their dimensions. The plan is drawn on a grid background.

Top Left Section:

- EXECUTIVE DIRECTOR: 10 x 14'6"
- ADMIN ASSIST: 10 x 10
- STORAGE: 10 x 10
- ACCOUNT ASSIST: 10 x 10
- ADMIN OFFICE: 10 x 10

Top Center Section:

- MULTI PURPOSE/CONFERENCE: 20 x 21
- CLERICAL RECORDS: 20 x 21

Top Right Section:

- CLINICAL DIRECTOR: 10 x 14'6"
- STUDENT: 8'6" x 11
- STUDENT: 8'6" x 11
- STUDENT: 10 x 10
- STUDENT: 10 x 10
- OFFICE: 10 x 10
- STUDENT: 10 x 10

Bottom Left Section:

- OFFICE: 10 x 10
- 3RD PARTY: 10 x 10
- RECORDS: 10 x 10
- WAITING: 10 x 10
- VESTIBULE: 10 x 7

Bottom Center Section:

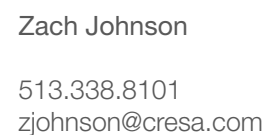
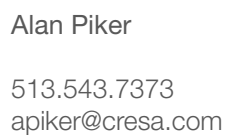
- WAITING
- MECHANICAL: 10'6" x 9
- DISP: 6'6" x 10'6"
- WOMEN: 9'6" x 11

Bottom Right Section:

- STUDENT: 10 x 10
- STUDENT: 10 x 10
- STUDENT: 10 x 10
- STUDENT: 10 x 10

The plan includes a central corridor and a staircase on the right side.

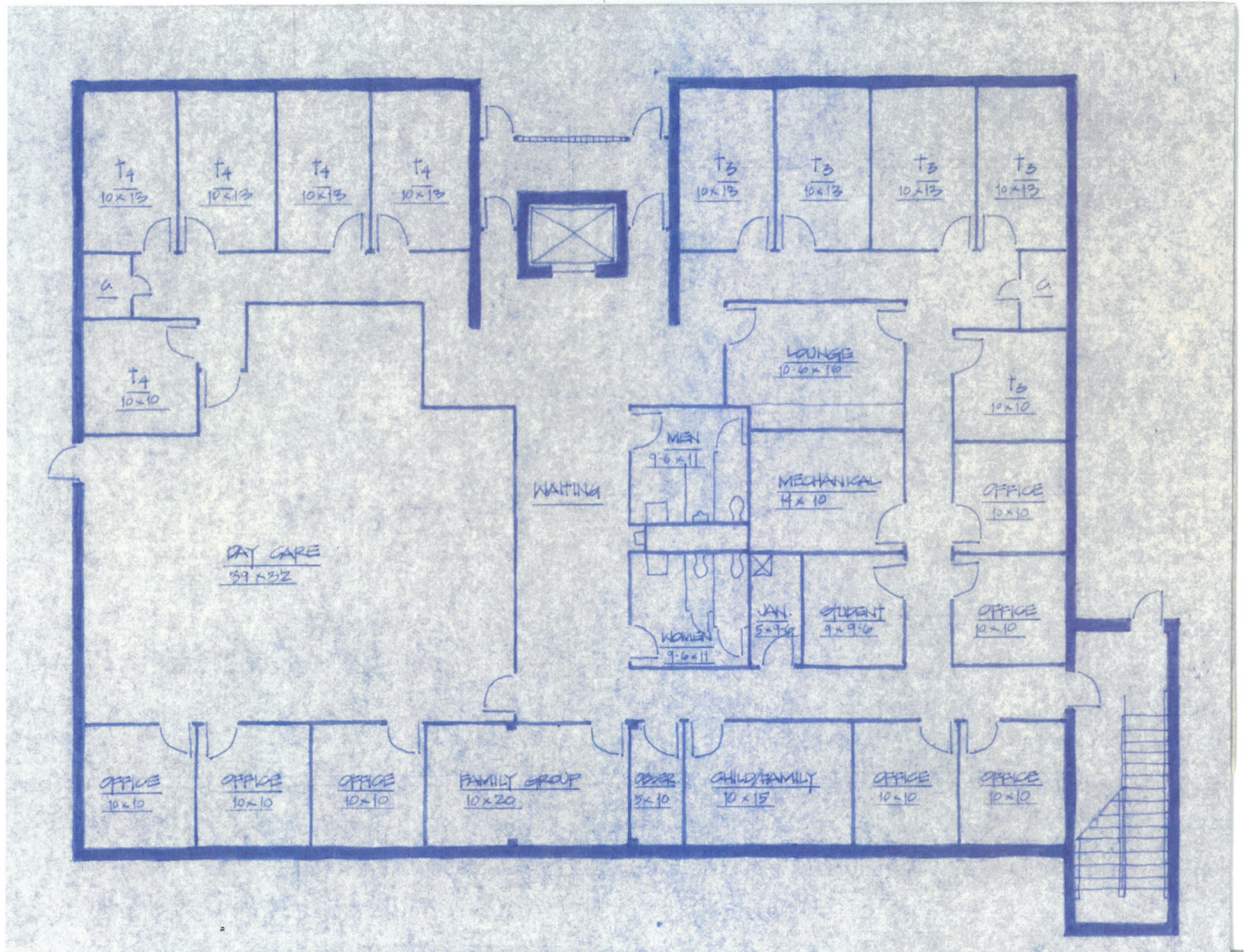
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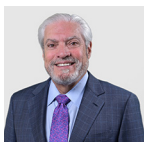
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