



SRG
SWEARINGEN
REALTY GROUP | EST 1972

RE
RATH EQUITY, LTD.

**FULL FLOOR, RETAIL
AND OFFICE SPACES
AVAILABLE
FOR LEASE**

300 HIGH ST
HAMILTON, OHIO 45011

\$12.00 FULL SERVICE + E

PROPERTY OVERVIEW

The First Financial Bank Building is Centrally Located in Downtown Hamilton with Excellent Visibility & Traffic Exposure. Situated on a Corner Lot at the Intersection of High St & Third St, it has Easy Access to Butler County Regional Airport – Hogan Field and is Close to Highways and Main Throughfares.

LOCATION OVERVIEW

High Street is located 4.1 miles northwest of Butler County Regional Airport-Hogan Field and 2 miles north of Miami University Hamilton. Access to I-127 and I-129 are just minutes away.

SQ FT
83-5,612 SQ FT

LEASE PRICE
\$12

LEASE TYPE
Full Service + E

AVAILABILITY
Immediate

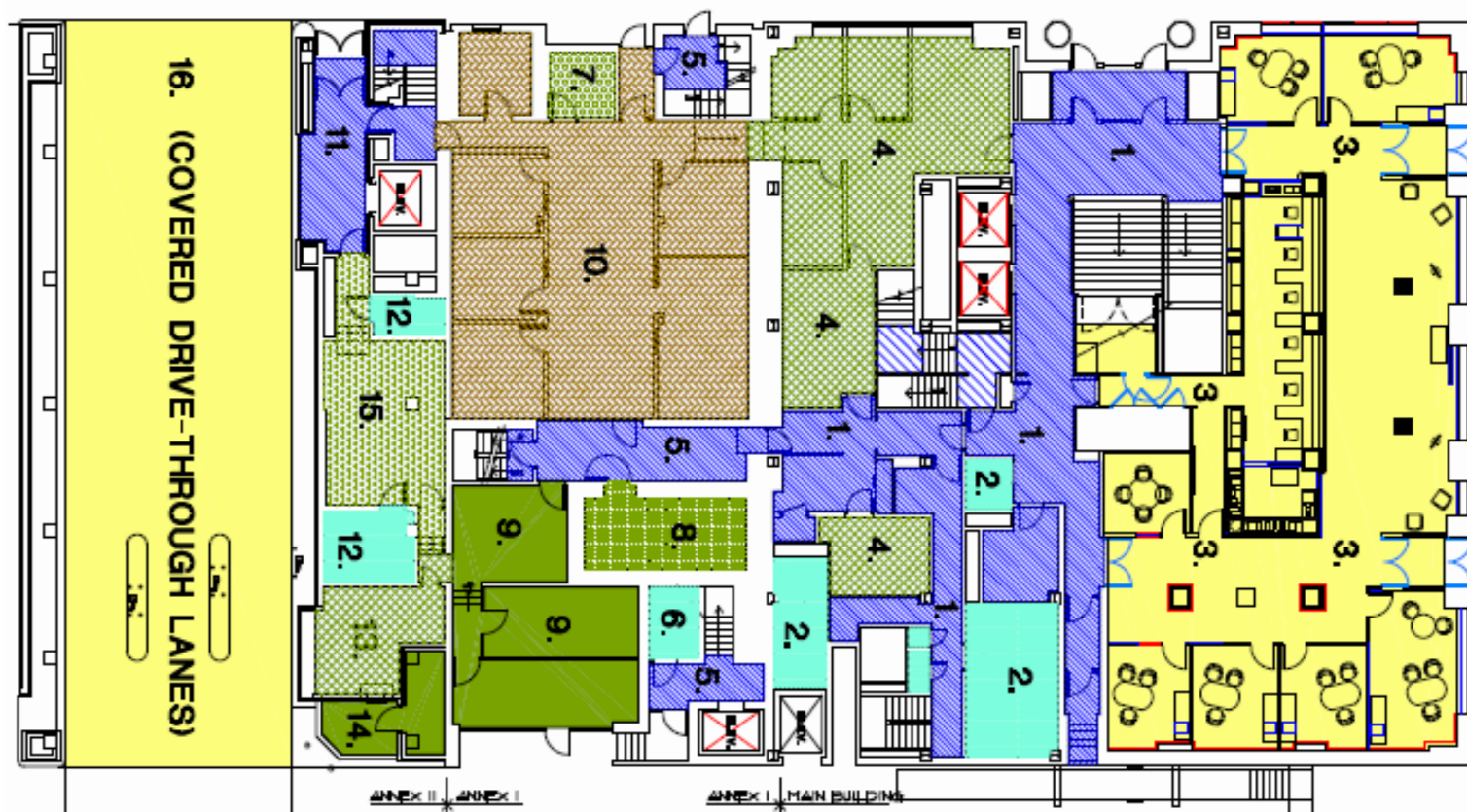
LEASE HIGHLIGHTS

- › Covered Parking Available
- › Signage is Negotiable
- › Elevator / Stairwell Access
- › Shared Restrooms Located in Common Areas on Each Floor
- › Multiple Office Spaces Available that are Move-In Ready
- › Retail Spaces Available on 1st Floor
- › TI is Negotiable

RENDERING & PHOTOS



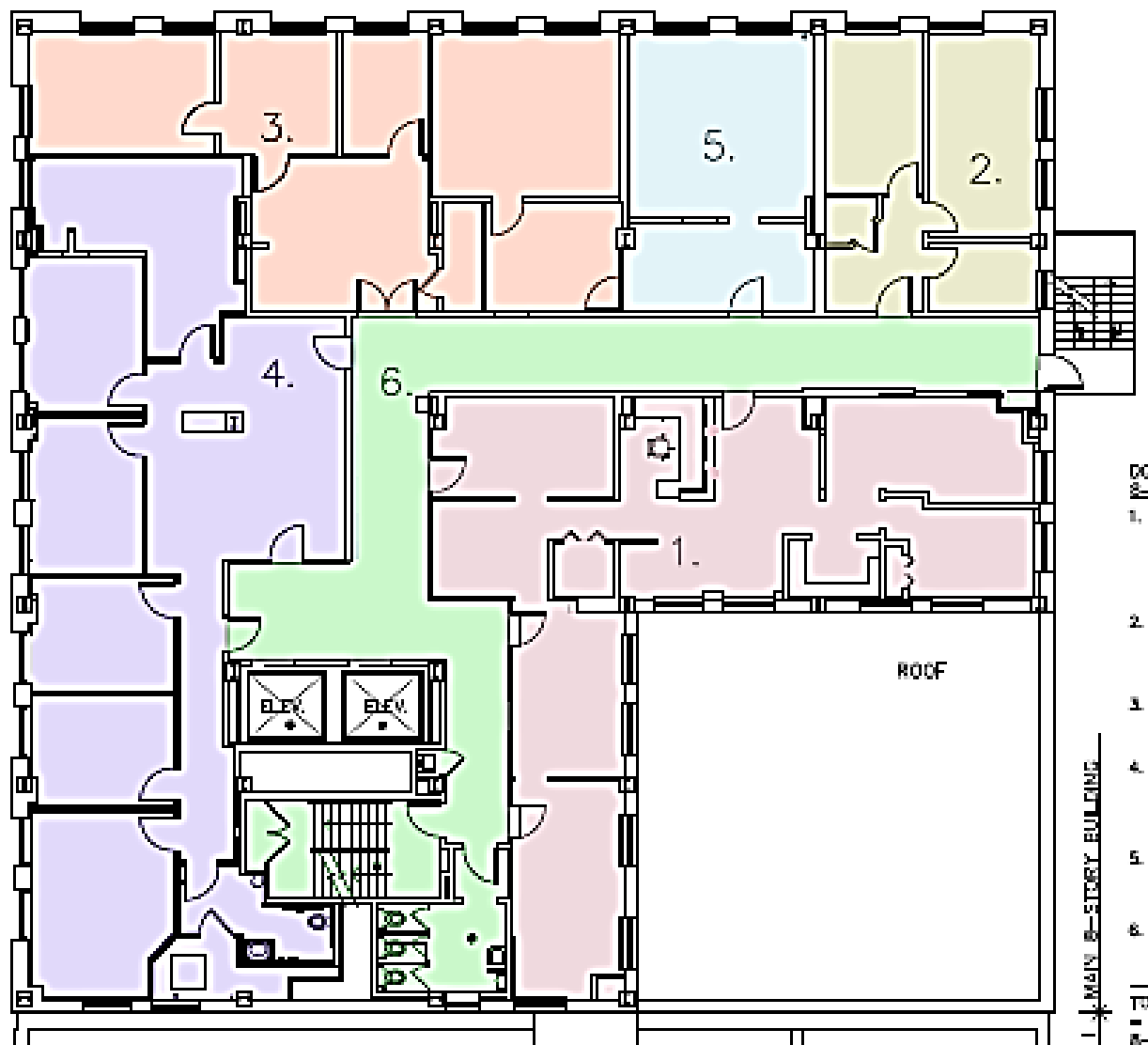
1ST FLOOR FLOORPLAN



1ST FLOOR HIGHLIGHTS

- > 1,620 RSF
- > Office/Retail Space Available

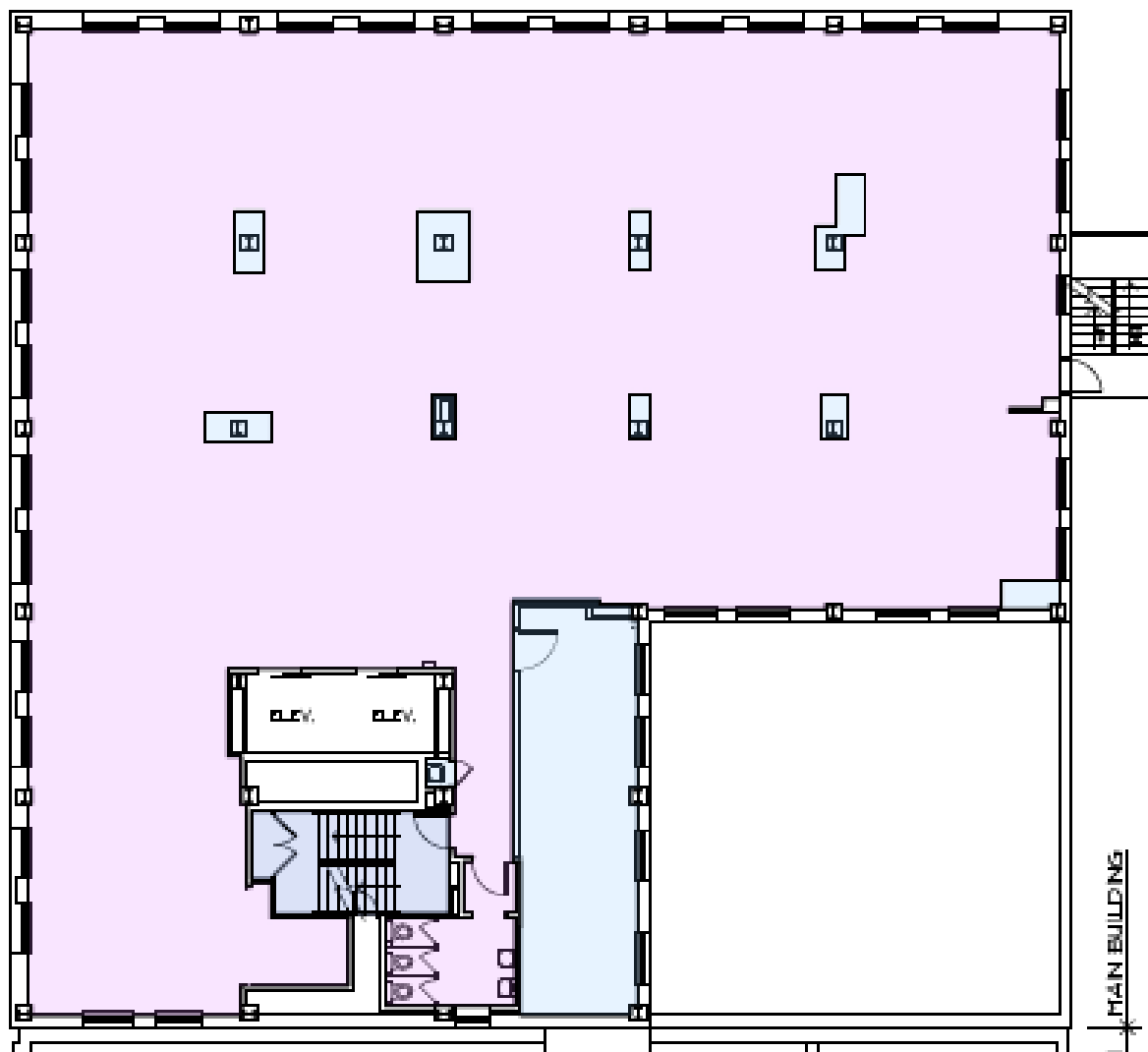
6TH FLOOR FLOORPLAN



6TH FLOOR HIGHLIGHTS

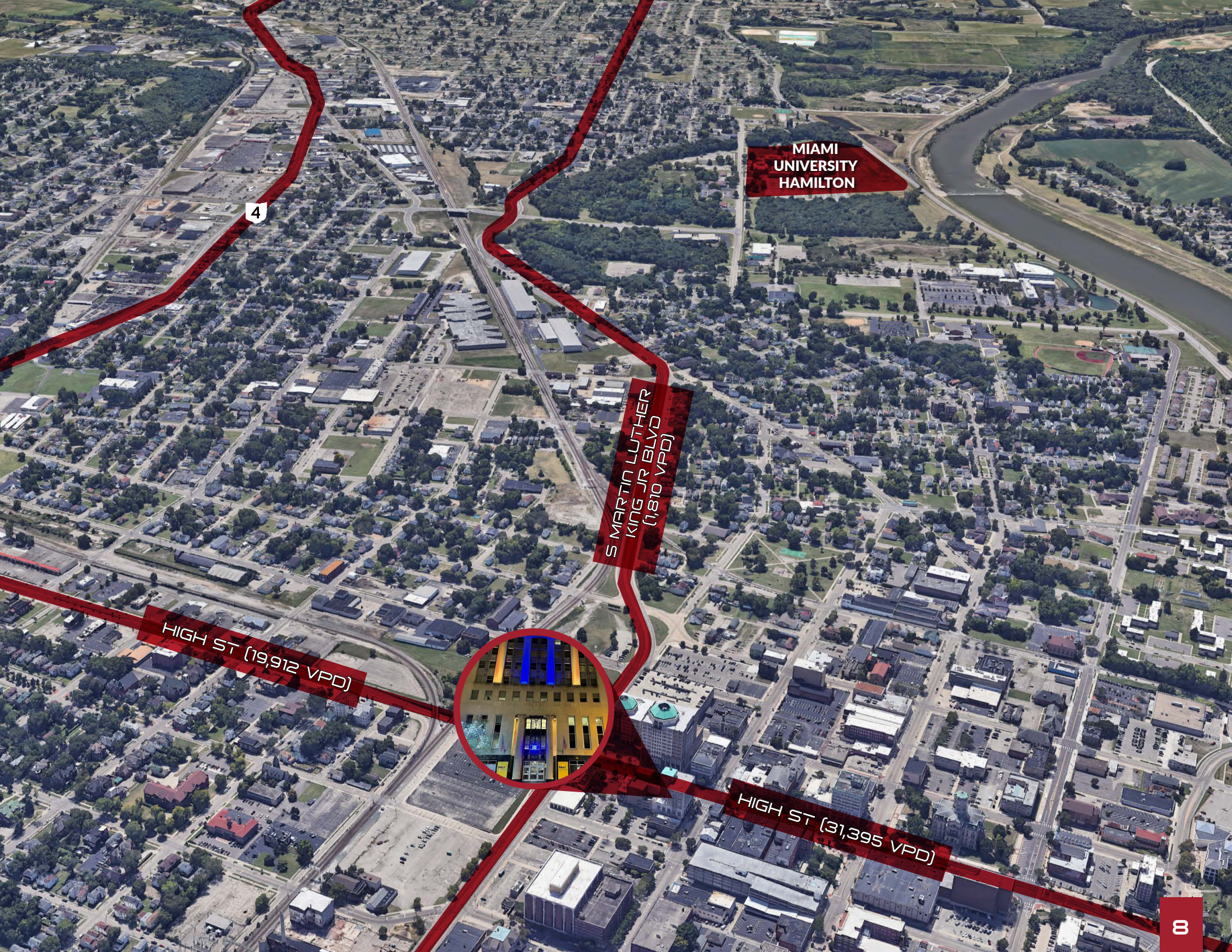
- > 425 RSF of Partitioned Office Space Available
- > Good Condition

7TH FLOOR FLOORPLAN



7TH FLOOR HIGHLIGHTS

- > Rare Entire Floor Available
- > 5,612 RSF (Not Divisible)
- > Suite Has Private Restrooms
- > Elevator Exposure
- > Shell Condition



MIAMI
UNIVERSITY
HAMILTON

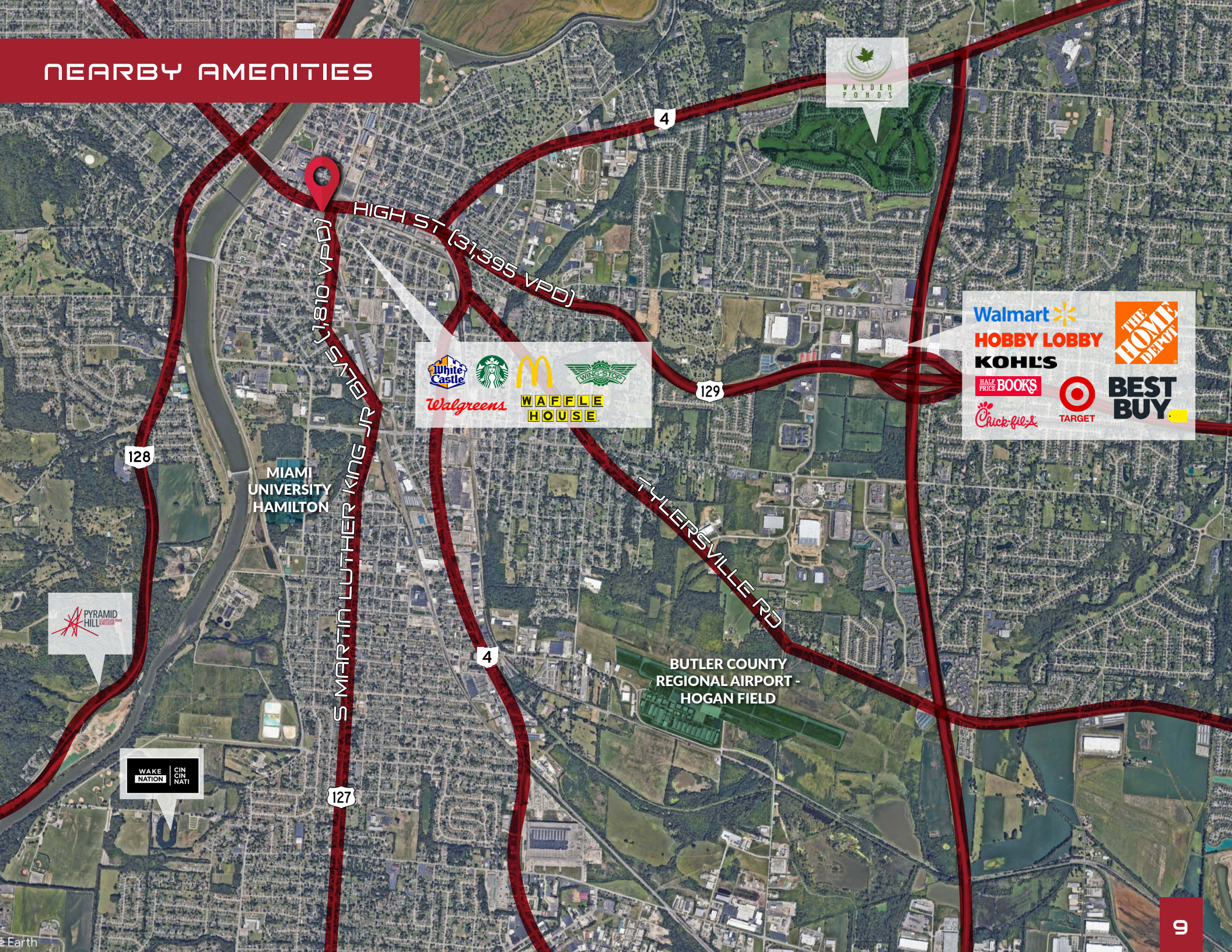
S MARTIN LUTHER
KING JR BLVD
(1,810 VPD)

HIGH ST (19,912 VPD)



HIGH ST (31,395 VPD)

NEARBY AMENITIES



HIGH ST (31,395 VPD)

S MARTIN LUTHER KING JR BLVD (1,810 VPD)



MIAMI UNIVERSITY
HAMILTON



BUTLER COUNTY
REGIONAL AIRPORT -
HOGAN FIELD



TYLERSVILLE RD



DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,972	70,635	120,983
Households	5,761	27,624	46,871
Families	3,317	16,988	30,633
Average Household Size	2.56	2.48	2.53
Owner Occupied Housing Units	2,136	16,503	30,640
Renter Occupied Housing Units	3,625	11,121	16,231
Median Age	33.6	38.1	39.0
Median Household Income	\$36,924	\$54,709	\$63,133
Average Household Income	\$54,365	\$72,012	\$83,662

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,209	70,828	120,905
Households	5,886	27,785	46,965
Families	3,351	16,962	30,498
Average Household Size	2.55	2.48	2.52
Owner Occupied Housing Units	2,242	16,800	31,044
Renter Occupied Housing Units	3,644	10,985	15,922
Median Age	34.3	38.8	39.7
Median Household Income	\$45,083	\$62,584	\$73,116
Average Household Income	\$64,297	\$84,340	\$97,268



120,983

5-Mile
Population



\$63,133

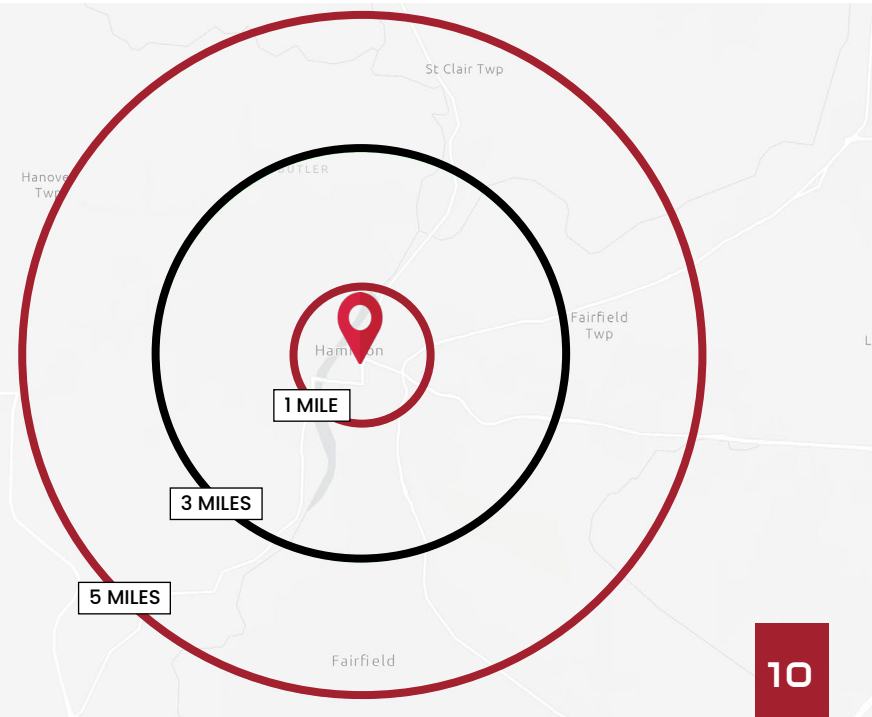
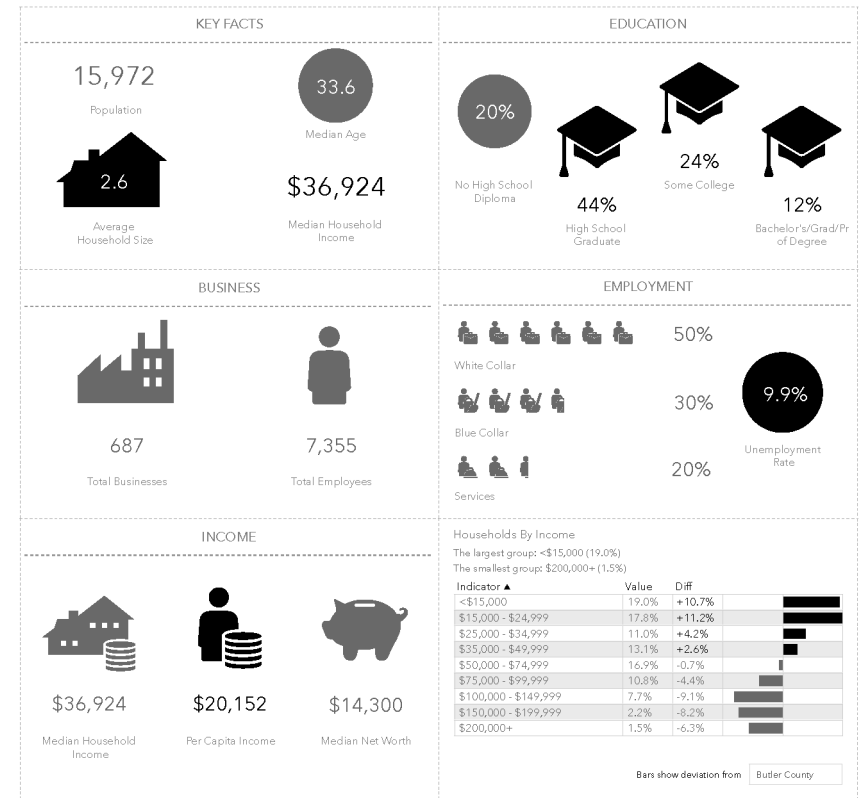
5-Mile Median
Household Income



46,871

5-Mile
Households

1 MILE KEY FACTS



CONFIDENTIALITY DISCLAIMER

PRESENTED EXCLUSIVELY BY:



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	bhecht@swearingen.com	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Paterson	364480	danp@swearingen.com	214-365-2738
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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