

3801 Sharon Park Lane
Cincinnati, Ohio 45241

PRICE REDUCED!
Office Space for Lease



FEATURES:

- ❖ Approximately 5,082 Rentable SF of Office Space
- ❖ Available Suite:
 - Suite 175: 5,082 SF
- ❖ Tri-County Submarket
- ❖ Interstate Access to I-275 & I-75
- ❖ Estimated Operating Expenses @ \$3.60 PSF (water included)
- ❖ **Lease Rate: \$8.00 PSF NNN**



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Property Specifications

LOCATION:	Tri-County Submarket Hamilton County
TOTAL SQUARE FOOTAGE:	11,972 Gross SF 11,650 Rentable SF
AVAILABLE SQUARE FOOTAGE:	Approximately 5,082 SF
LAND:	1.66 Acres
ZONING:	GB; General Business (Sharonville)
CONSTRUCTION:	Structural steel w/brick facade
YEAR BUILT / RENOVATED:	2000
PARKING:	Fifty-Two (52) Spaces Ratio: 4.5/1,000 SF
ROOF:	Ballasted Membrane
HEATING & AIR CONDITIONING:	33 tons of packaged roof-top units
GAS & ELECTRIC	Each unit separately metered
RESTROOMS:	Each suite has men's and women's restroom
PARCEL NUMBER:	608-0028-0150 and 608-0028-0221
ESTIMATED OPERATING EXPENSES:	\$3.60 PSF Water included
LEASE RATE:	\$8.00 PSF NNN



Interior Photos



Floor Plan

LEASED

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For more information
please contact:

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