

BLUE ASH OFFICE BUILDING FOR SALE



11262 CORNELL PARK DRIVE
26,515 SF | 2.28 acres



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BLUE ASH, OH 45242



FEATURES

Open, efficient floor plate

Exterior patio

High ceiling

Break rooms on each floor

PROPERTY INFORMATION

MUNICIPALITY: Blue Ash

PARCEL ID: 612-0200-0311

LOT SIZE (ACRES): 2.278

AUDITOR VALUE: \$2,283,370

ANNUAL REAL ESTATE TAXES: \$60,579

ZONING: BAN-Blue Ash North District

BUILDING INFORMATION

BUILDING SIZE (SF): 26,515

YEAR BUILT: 1982

FLOORS: 2

CONSTRUCTION: Steel Frame, Dryvit Wall System

ROOF: Ballasted Membrane

FINISHED CEILING HEIGHT: +/- 9'-2"

HVAC: Roof Top Units

FIRE SUPPRESSION: Sprinkler System

ELEVATOR: (1) Hydraulic

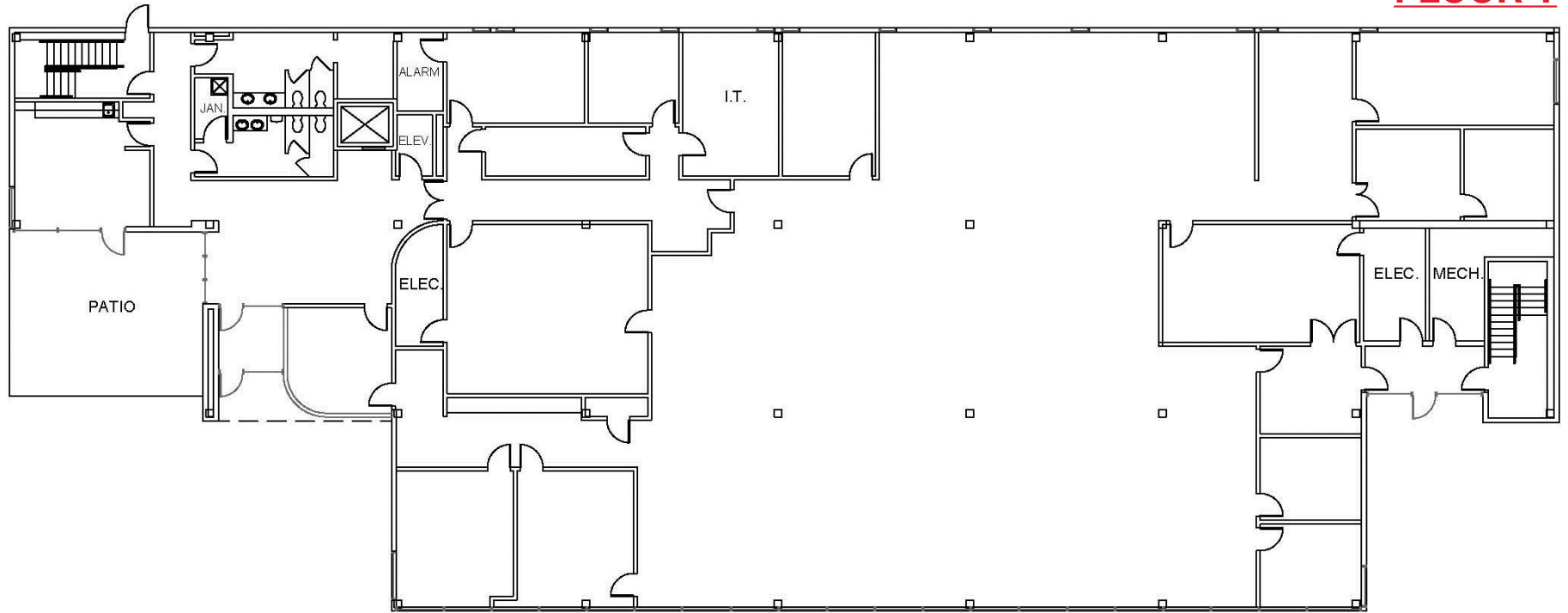
PARKING: 106 (4/1,000 SF)

GAS AND ELECTRIC: Duke Energy

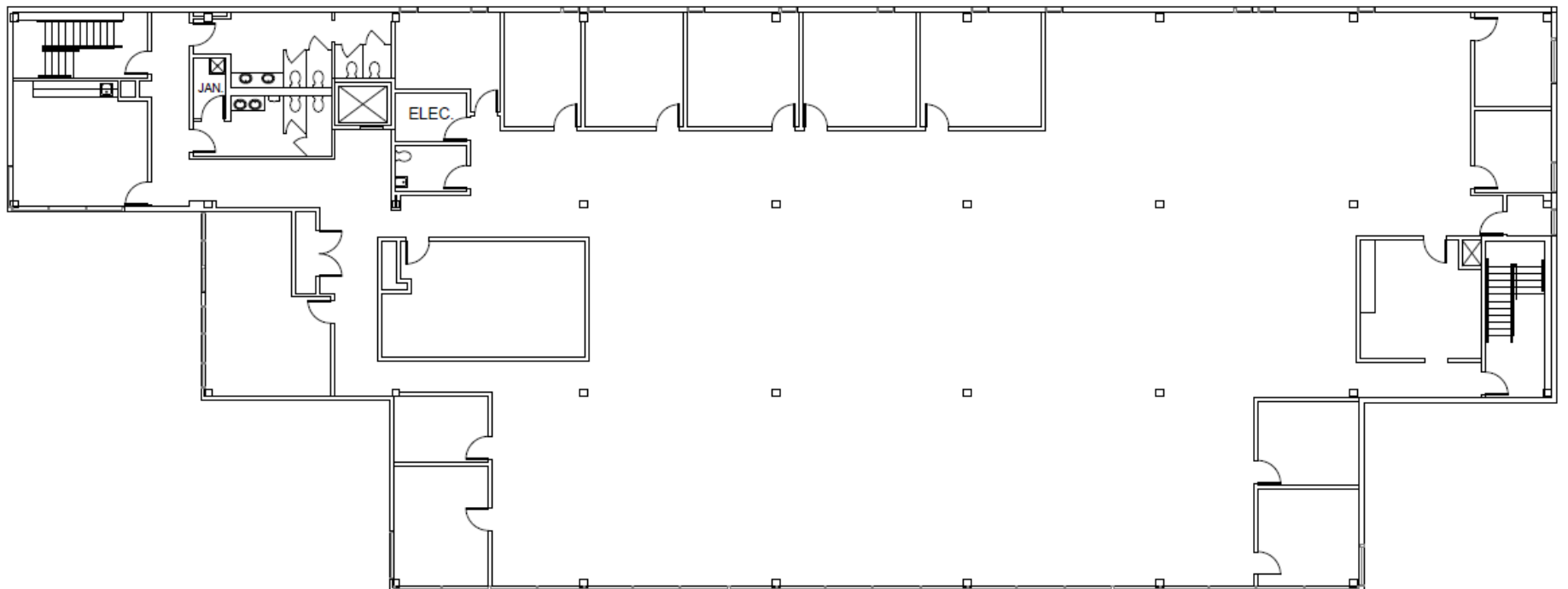
ARCHITECT: Glaser & Myers and Associates

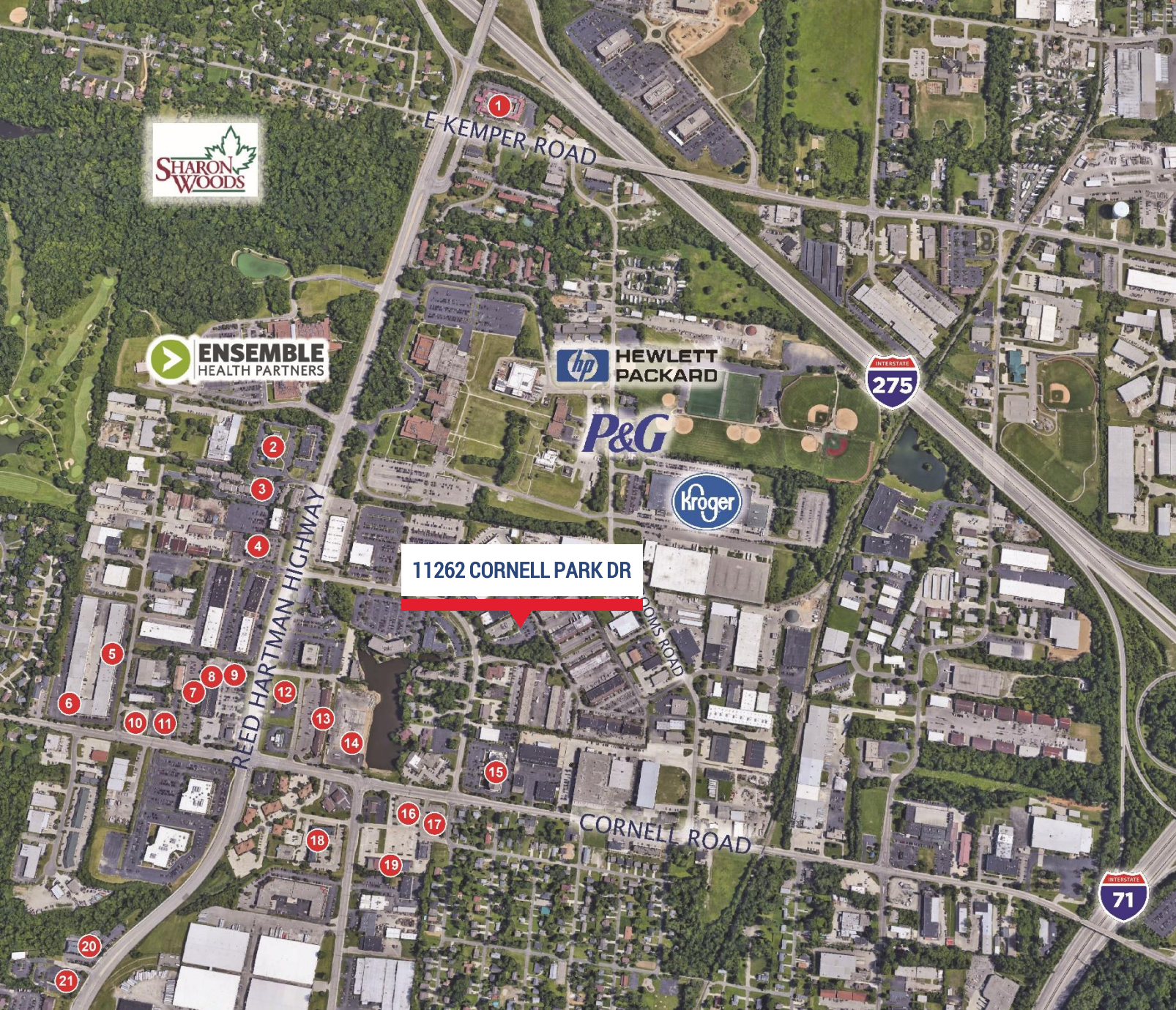
GENERAL CONTRACTOR: Schumacher Dugan Construction

FLOOR 1



FLOOR 2





- 1 DoubleTree Suites by Hilton
- 2 Hyatt Place
- 3 Sonesta ES Suites
- 4 The Blu Hotel
- 5 The Queen City Brewery
- 6 McAlister's Deli
- 7 TownePlace Suites by Marriott
- 8 KanPai Japanese Steakhouse
Tropical Smoothie Cafe
- 9 Chipotle Mexican Grill
Starbucks
- 10 El Vaquero Mexican
- 11 McDonald's
- 12 Chick-fil-a
- 13 Jersey Mike's Subs
Domino's Pizza
Gyro Plaza Cafee
Durum Grill
Basil Thai Bistro
J. Gumbo's
Buckabee Brownies
Smashburger
- 14 Envision Cinemas
- 15 Hilton Garden Inn
- 16 Arby's
- 17 Skyline Chili
- 18 Extended Stay America
- 19 Jade Kitchen
- 20 Panera Bread
- 21 Wendy's

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