



For Lease

New space to market

- Two-story building totaling 28,998 square feet on 3.949 acres
- Located on the southeast corner of Reed Hartman Highway and Cornell Park Drive with signalized traffic light
- Well-maintained large landscaped beds and manicured green spaces with mature trees provide park-like curb appeal
- Paved parking lot with walks and curbs; egress and ingress from Cornell Park Drive
- Approximately 120 parking spaces (4.13:1000) with ample exterior lighting for lot and building
- Existing monument signage and exterior signage options
- Fully furnished
- \$15.00 / s.f. net

**11333 Cornell Park Dr
Blue Ash, OH 45242**

Bill Poffenberger

+1 513 252 2107

bill.poffenberger@am.jll.com

Todd Pease

+1 513 297 2107

todd.pease@am.jll.com

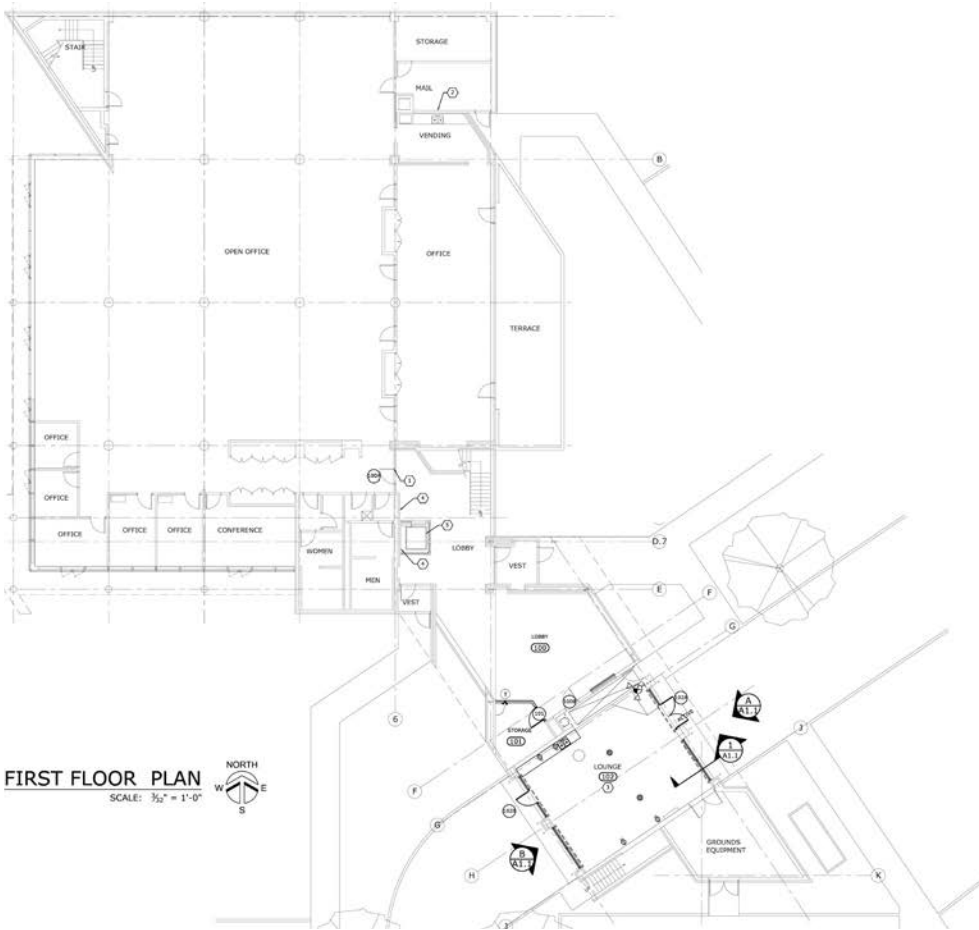
jll.com/cincinnati





Building highlights

- Two-story brick building constructed in 1980
- Poured concrete slab foundation and walls
- Rubber membrane roof
- Gas-fired boiler with central air conditioning
- Wet sprinkler fire system
- Key-card access system
- Open office plan with some private offices, one kitchenette / lunch room, four conference rooms and two women's and two men's restrooms
- Large insulated aluminum frame casement windows with natural light throughout the building
- Fully furnished
- Located two miles from the Summit Park District
- M-1 Office / Industrial District zoning permits variety of commercial and industrial uses
- On-site dumpster on concrete pad
- Large garage / vehicle receiving area with two drive-in doors
- Capital improvements include new AC unit for lobby and computer room (2009); repaired boiler (2009); remodeled second floor restrooms (2009) and first floor restrooms (2008); updated kitchen cabinets (2008); replaced tile floor in lobby, kitchen and cafe areas (2007) and resurfaced parking lot (2006)



FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

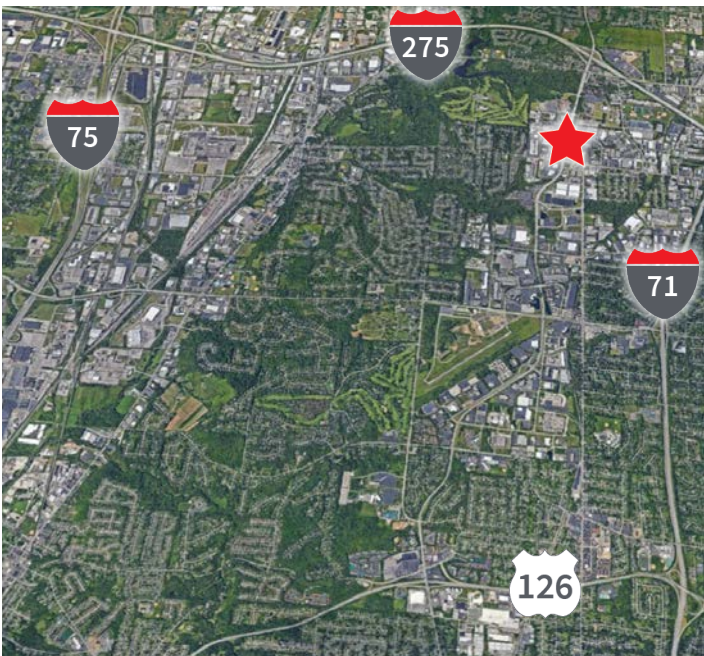
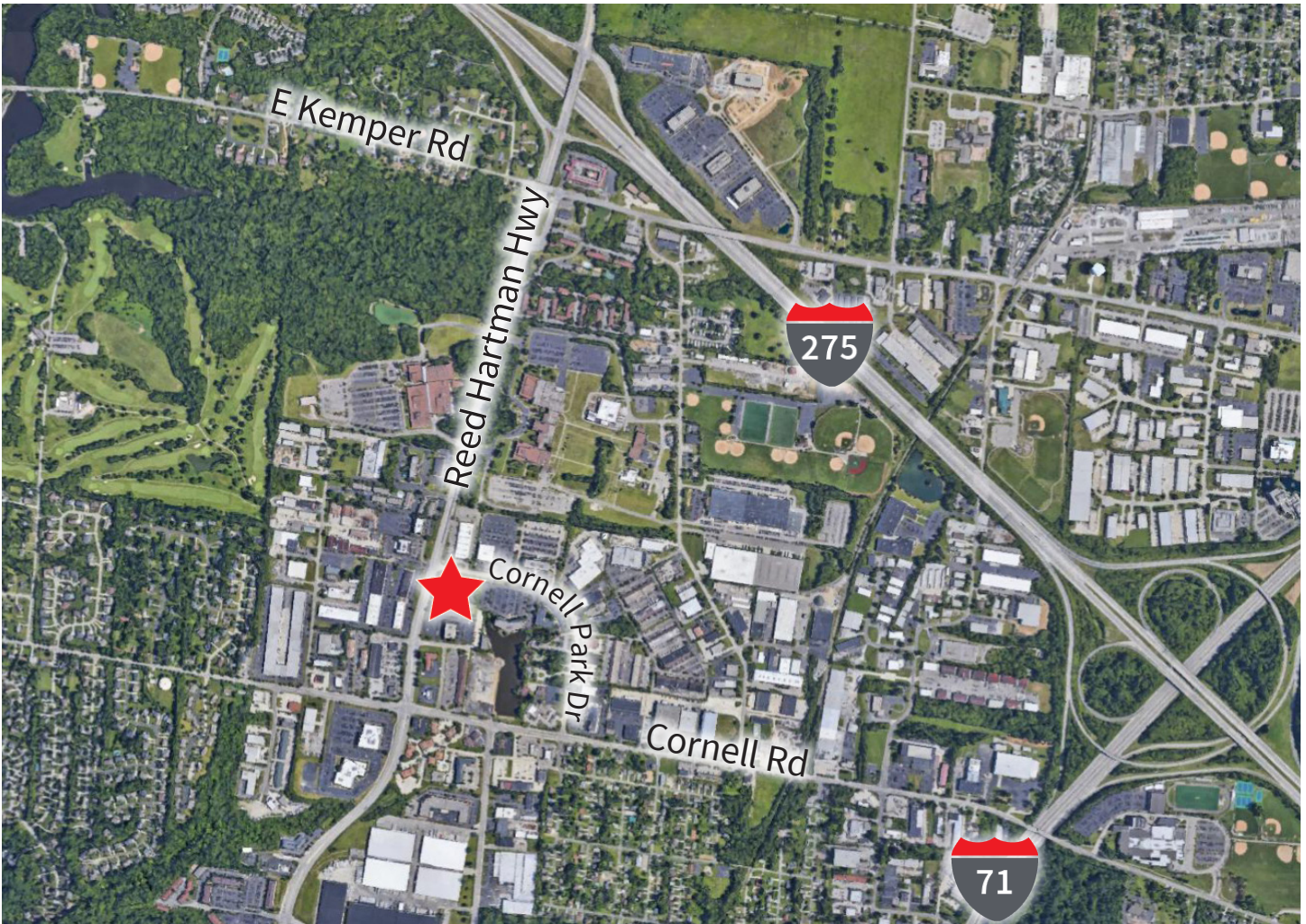


SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



Reed Hartman Hwy

Cornell Park Dr



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle IP, Inc. All rights reserved.

