



For Lease or Sale

Building A at Park 75

- Freestanding building in Park 75 with grounds managed by the Hemmer Company
- Ideal for Owner / Occupier
- Approximately 3,176 square feet available in one-story office with 5,235 total square feet
- Existing NOI approximately \$25,000 per year
- Facility includes private offices, a large lobby, bathrooms and a large kitchen
- Plentiful, convenient parking
- High visibility with signage on I-75 and I-71
- Abundant amenities within a two-mile radius
- Located off of I-75 and I-71 near I-275, close to Crestview Hills Town Center and CVG
- No building load factor

224 Grandview Dr

Ft. Mitchell, KY 41017

Todd Pease

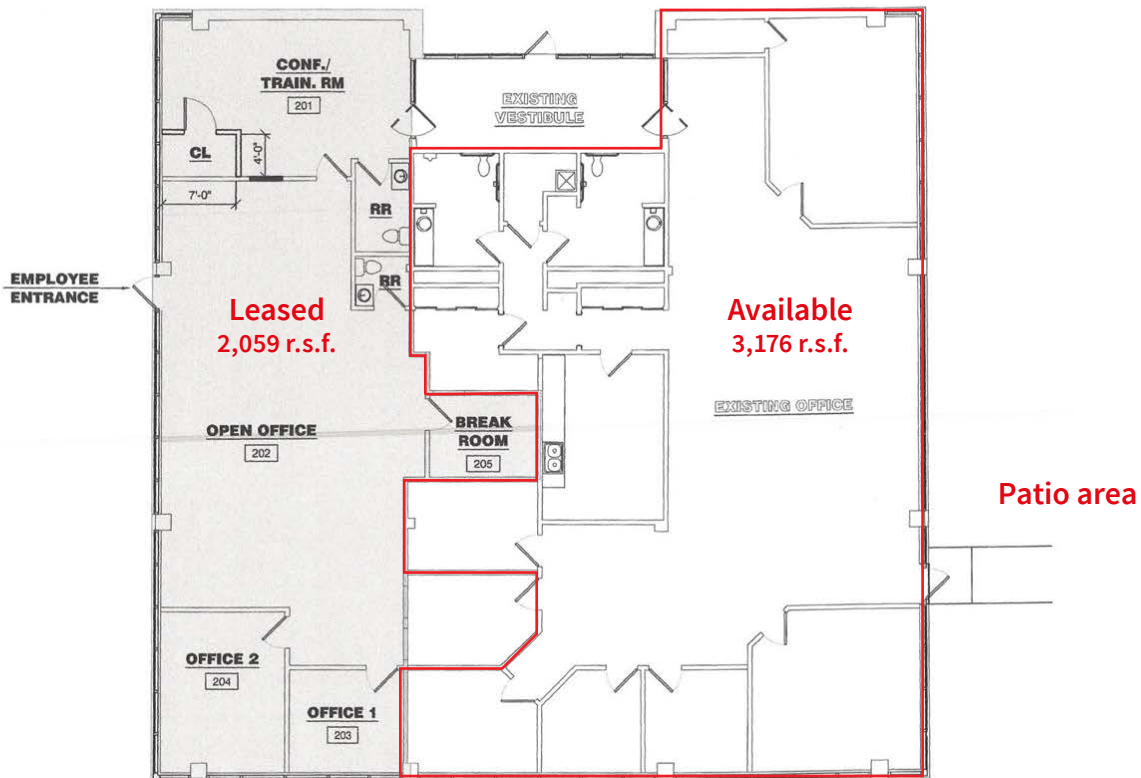
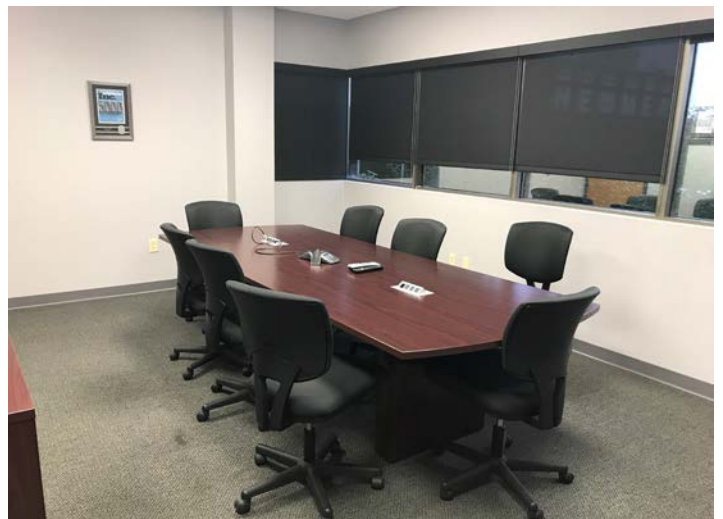
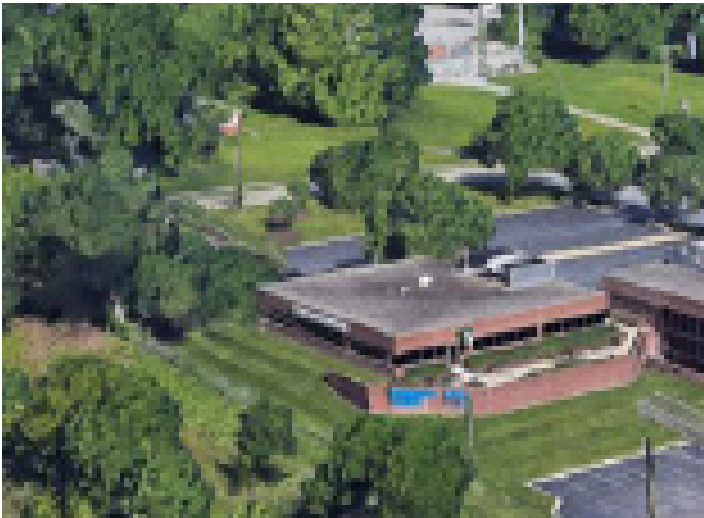
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Office building



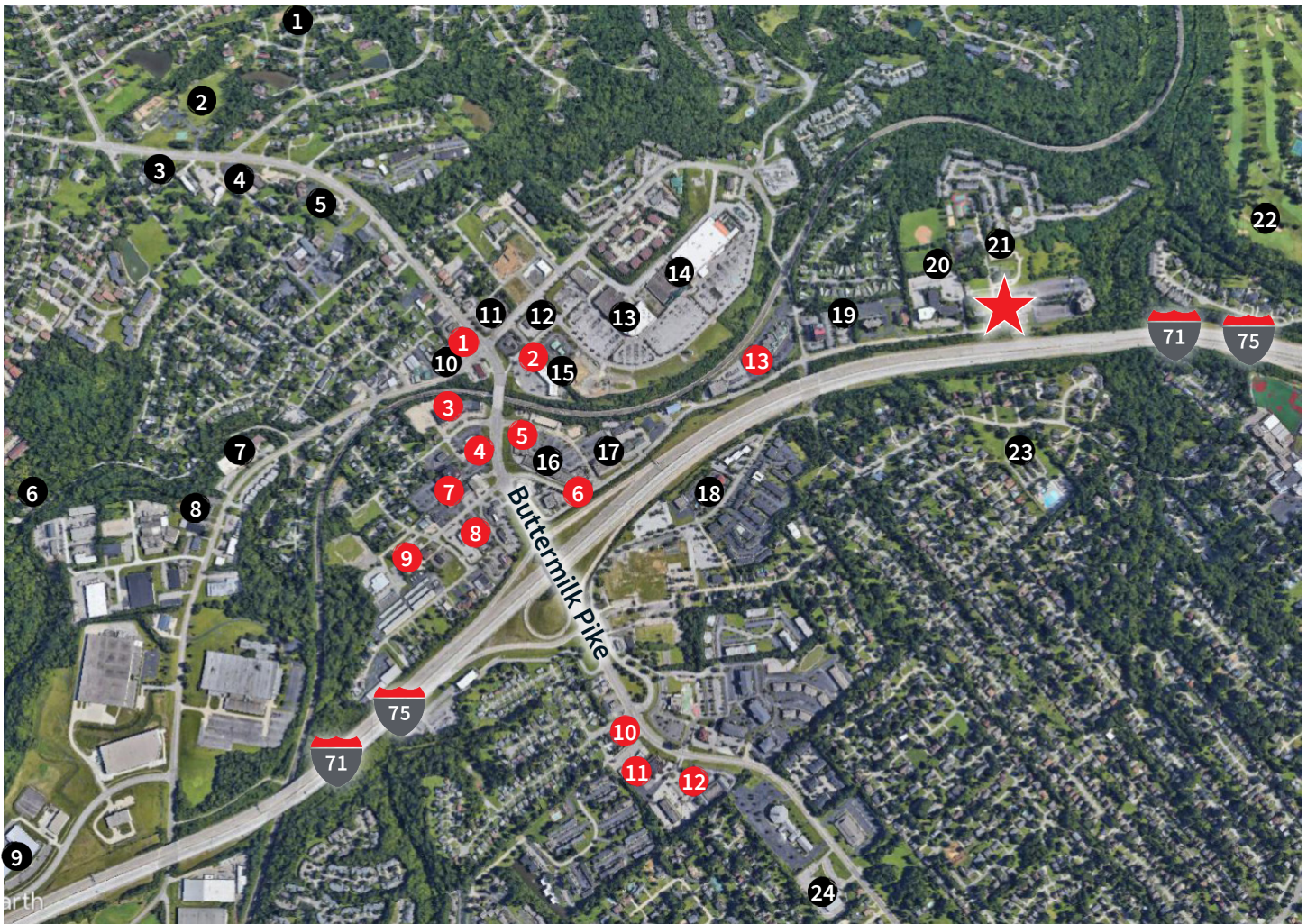
Location



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Area amenities

Dining

- 1 LaRosa's Pizza
- 2 Bonefish Grill
- 3 Dunkin
- 4 Skyline Chili
- 5 Domino's Pizza
- 6 Guru India
- 7 Sweet Basil Thai & Sushi Bar
- 8 McDonald's, Miyako Sushi & Grill
- 9 Burger King
- 10 Average Joes Bar & Grille
- 11 Ft Mitchell Sports Bar, Oriental Wok
- 12 Graeter's Ice Cream
- 13 Behle Street by Sheli

Services and Recreation

- 1 Walton Park
- 2 Crescent Springs Community Park
- 3 Rainbow Child Care Center
- 4 Kremer's Market
- 5 BB&T, Chase Bank
- 6 Playpen Kennels
- 7 Northern Kentucky Ice Center
- 8 Allie's Walkabout
- 9 Griffin Elite Sports & Wellness
- 10 Crescent Springs Hardware, Hobby Villa
- 11 Walgreens
- 12 FedEx Office Print & Ship Center
- 13 Remke Markets, LA Fitness

- 14 Field & Stream, Home Depot
- 15 PNC Bank, Cork 'n Bottle, Footworks
- 16 The UPS Store
- 17 Staples
- 18 Super 8 by Wyndham
- 19 The Goddard School
- 20 General Ormsby Mitchel Park
- 21 Flourish Massage & Bodywork
- 22 Fort Mitchell Country Club
- 23 Beechwood Swim Club
- 24 United States Postal Service