



CROWNE POINT

One and Two Crowne Point Court
Sharonville, Ohio





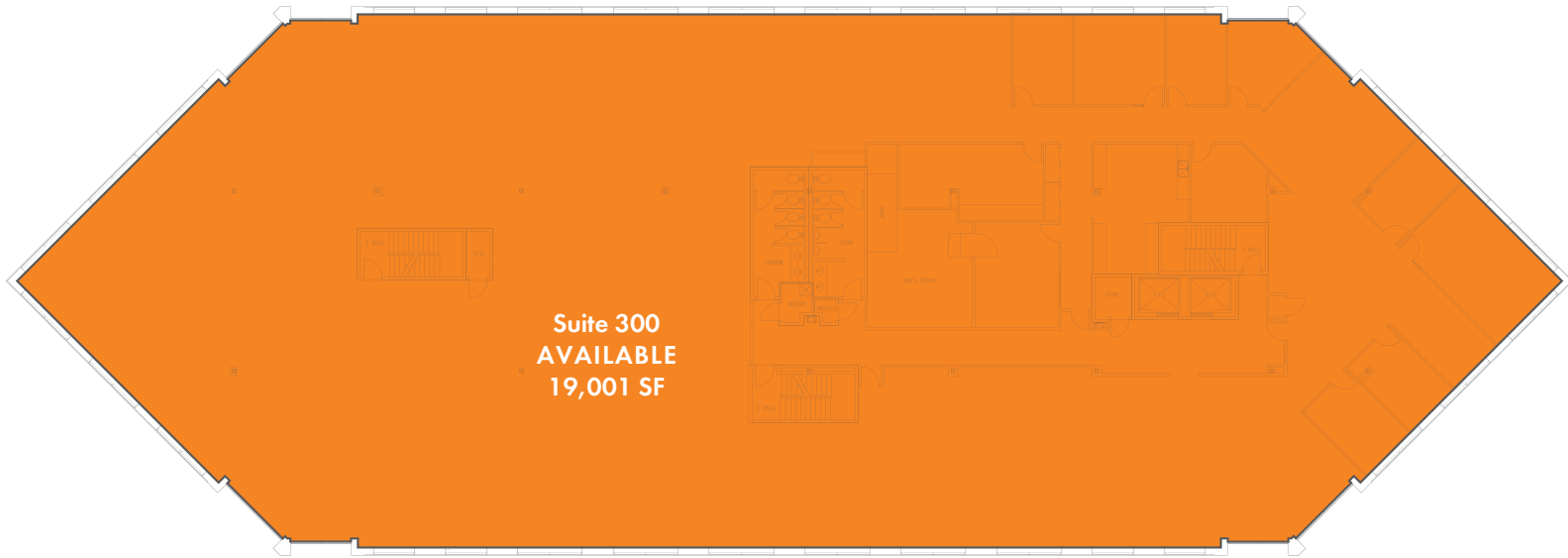
PROPERTY OVERVIEW

The buildings presents a prime opportunity for an emerging business to lease big league space in a high-quality suburban setting.

- Corporate campus setting offering two four-story office buildings with a total of 147,593 square feet of Class B space.
- Onsite parking with an existing 4:1,000 ratio and additional land available for future parking expansion.
- Large floor plates to offer flexibility and efficiency to meet any tenant requirement.



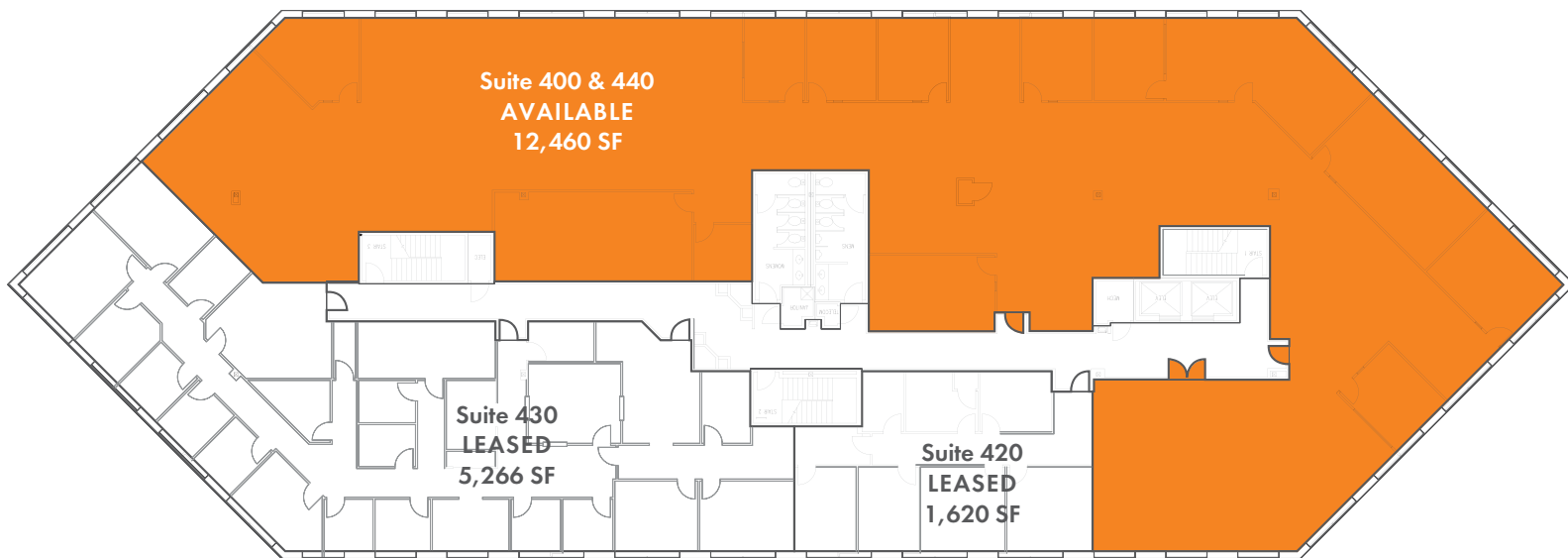
Sample floorplans



Two Crowne Point Court - Third Floor

Explore a full-floor availability at Two Crowne Point.

<https://my.matterport.com/show/?m=f45seGgtEzG>



Two Crowne Point Court - Fourth Floor



LOCATION

Centrally located in Sharonville, One & Two Crowne Point can offer you an ideal office address for your business goals.

- Prominently positioned abutting I-75, offering unparalleled exposure on one of the busiest thoroughfares in the United States.
- Most recognizable buildings within the market with an estimated 130,000 passersby per day.
- The buildings offer immediate entry to Sharon Road with convenient access to the area's retail, restaurants and hotels.
- Conveniently located 15 miles north of downtown Cincinnati and along the I-275 outer-loop.



SHARONVILLE

The City of Sharonville's tax structure, location and existing businesses have been catalysts for driving the city's growth over recent years. The City is home to an extensive roster of tenants and the opportunity to join a vibrant and thriving regional economy.

Sharonville offers economic incentives and a strategic opportunity for any business.



HOTELS & VENUES

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|--------------------------------------|--|
| 1. La Quinta | 7. Fairfield Inn & Suites |
| 2. Hilton Garden Inn | 8. Extended Stay America |
| 3. Holiday Inn Express - Sharonville | 9. Sharonville Convention Center, LivInn Hotel |
| 4. Hawthorne Suites by Wyndham | 10. Econo Lodge |
| 5. Ramada Plaza | 11. Residence Inn by Marriott |
| 6. Residence Inn | 12. Atrium Hotel & Conference Center |

ENTERTAINMENT

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|---|---------------------------------------|
| 1. Tri County Golf Ranch | 5. Target World |
| 2. Golf Galaxy | 6. Splash Cincinnati Water Park |
| 3. Dave & Buster's | 7. Queen City Racquet Club |
| 4. Sky Zone Trampoline Park, Full Throttle Indoor Karting | 8. Sharonville Family Aquatics Center |

DINING

- | | |
|-----------------------------|---|
| 1. Ruby Tuesday | 16. Chick-fil-A |
| 2. Jim Dandy's Family BBQ | 17. Panera Bread |
| 3. Frisch's Big Boy | 18. Steak N' Shake |
| 4. Skyline Chilli | 19. Jade Garden |
| 5. Burbank's | 20. TGI Fridays |
| 6. Rocafella's Pizza | 21. Dunkin Donuts |
| 7. LaRosa's | 22. Graeter's |
| 8. Taco Bell, Penn Station | 23. Benihana |
| 9. Vincenzo's | 24. First Watch |
| 10. Tokyo Japanese | 25. Firehouse Subs, McDonald's, Noodles & Co. |
| 11. Chuck E. Cheese's | 26. Manor House Restaurant |
| 12. Dave & Buster's | 27. Mi Familia Mexican Cuisine |
| 13. Romano's Macaroni Grill | 28. SmoQ |
| 14. Chili's | 29. Pappadeaux |
| 15. Raising Cane's | |

SHOPPING CENTERS

- | | |
|--------------------|-----------------------|
| 1. Princeton Plaza | 3. Cassinelli Square |
| 2. Tri County Mall | 4. Tri County Commons |



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