

FOR LEASE

## American Laundry Building

5050 Section Ave. / Cincinnati, OH 45212

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## Property Highlights

- Four-story building with 55,788 square feet
- Creative Office space in LEED Certified building
- Full-floor occupancy available
- High ceilings, large windows and skylights provide ample natural light
- Underfloor HVAC air distribution delivers comfortable heating and air
- Free garage and surface parking
- Numerous dining, shopping, banking and fitness options within one mile
- Central location with convenient access to State Route 562/Norwood Lateral, I-71 and I-75
- Visibility from State Route 562/Norwood Lateral

## 2019 Traffic Counts

Ross Avenue @ Section Road 5,709 AADT

State Route 562/Norwood Lateral southeast of US-42 60,997 AADT

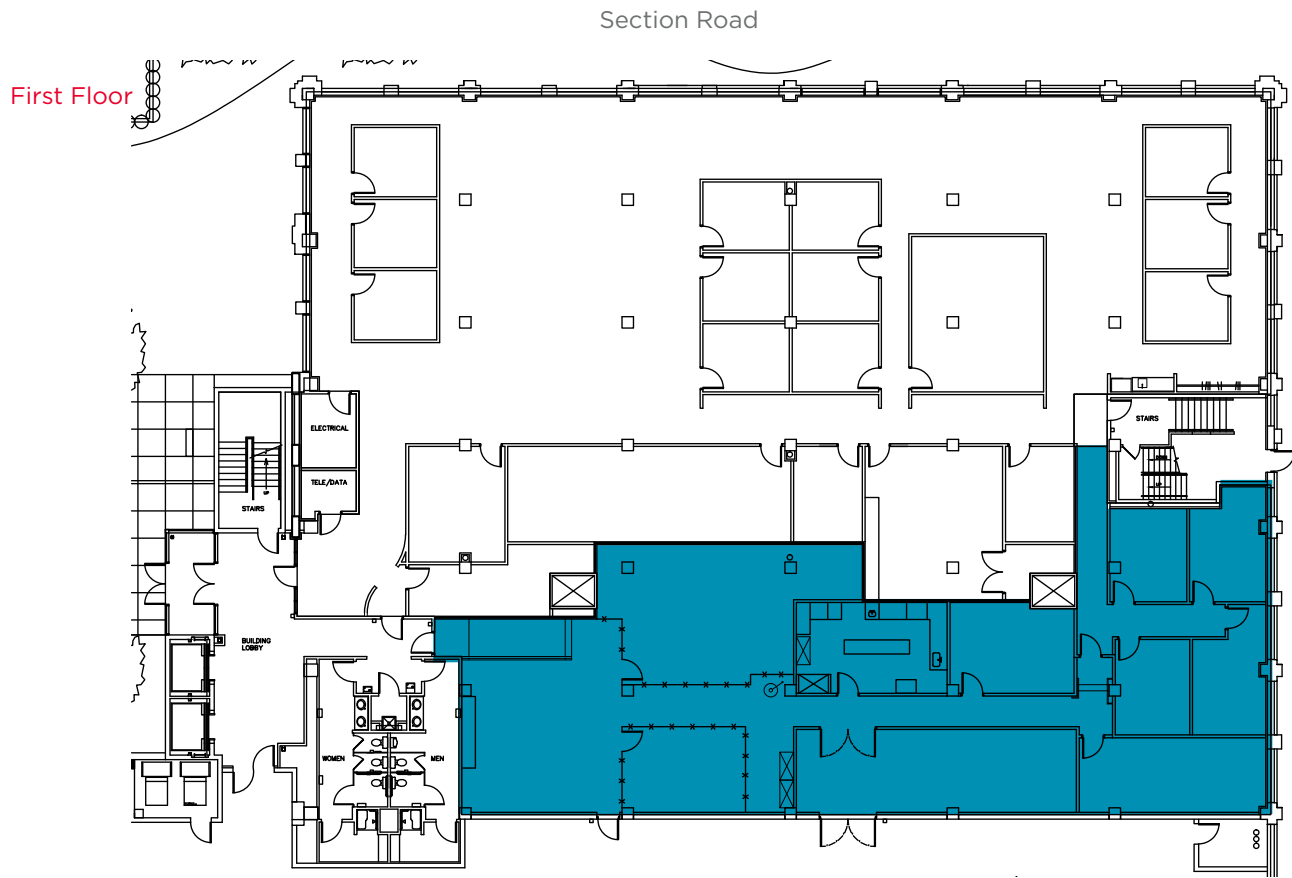
I-71 south of State Route 562 137,162 AADT



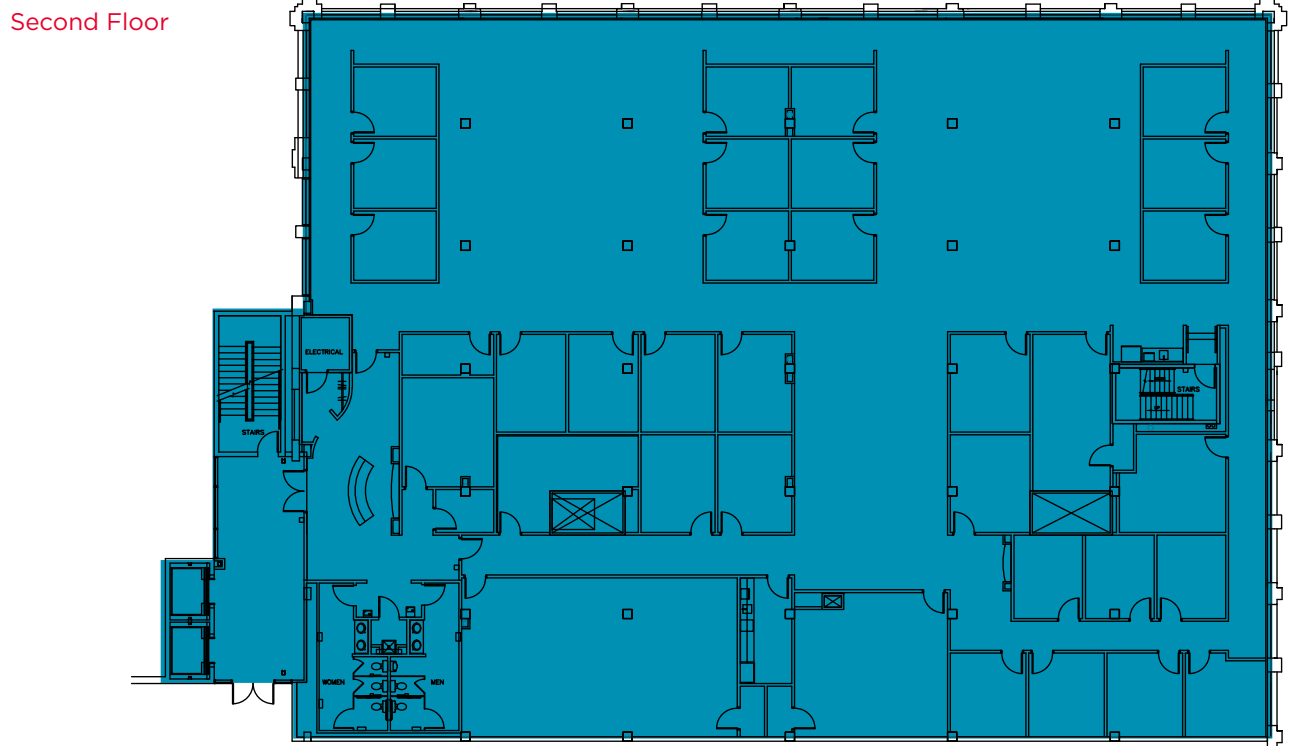
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Ross Avenue

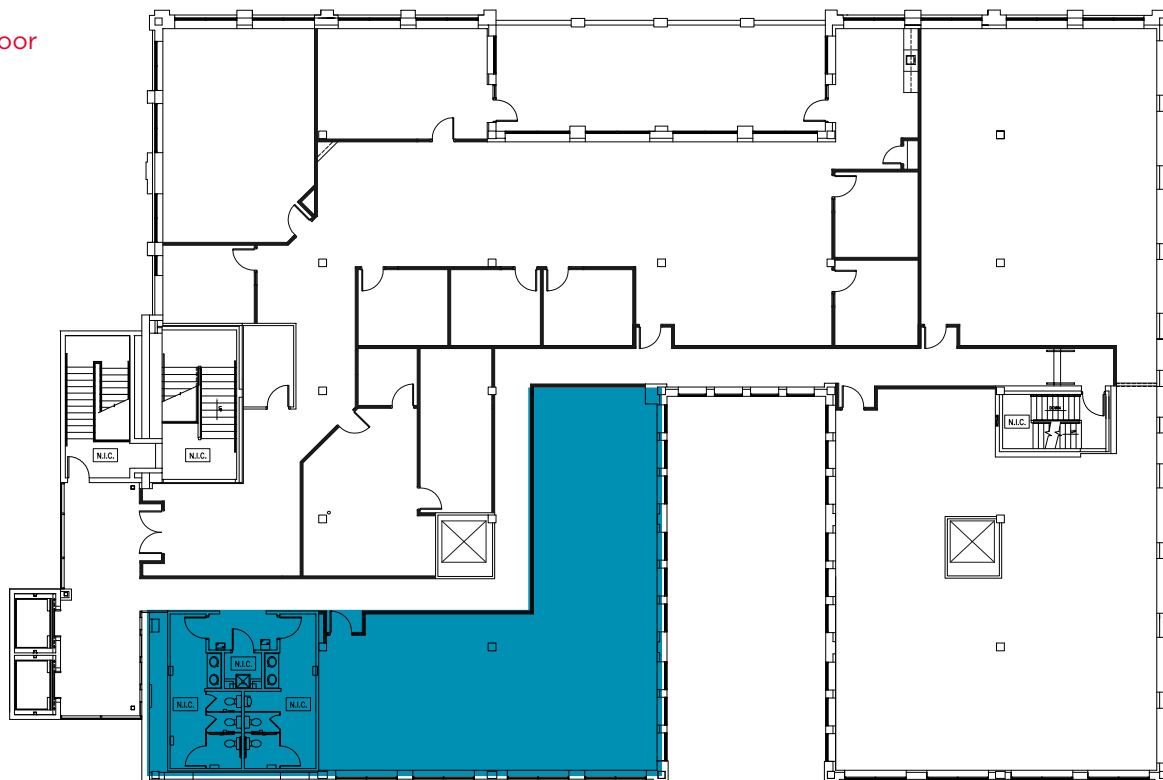


# 22,781 sf Available Office Space

## Space Available

First Floor	4,902 sf	\$13.00/sf Net + \$11.08/sf OpEx	
Second Floor	15,977 sf	\$13.00/sf Net + \$11.08/sf OpEx	Full-floor occupancy
Third Floor	1,902 sf	\$13.00/sf Net + \$11.08/sf OpEx	

### Third Floor



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## Accessibility

State Route 562/Norwood Lateral	< 1.0 mile
I-71	1.5 miles
Rookwood Commons & Pavilion	1.7 miles
I-75	1.9 miles
State Route 126/Ronald Reagan Cross County Highway	4.8 miles
Kenwood Towne Centre	5.2 miles
Lunken Airport	6.2 miles
Cincinnati CBD	8.2 miles
I-275 @ I-75	10.9 miles
I-275 @ I-71	11.3 miles
Tri-County Mall	13.2 miles
Deerfield Towne Center	15.0 miles
Cincinnati International Airport	20.8 miles

