

Park42

3600-3700 Park 42 Drive
Sharonville, Ohio



Office & Flex Space Available

offering up to 54,000 s.f. of contiguous space

TODD
PEASE

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TOM
FAIRHURST

Senior Vice President
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A photograph of a modern office hallway with a diagonal white overlay. The hallway features recessed ceiling lights, a carpeted floor, and a planter box with green plants in the foreground. The text is overlaid on the white section.

FLEXIBLE
SUITES SIZES

ABUNDANT PARKING

OFFICE & INDUSTRIAL SPACE

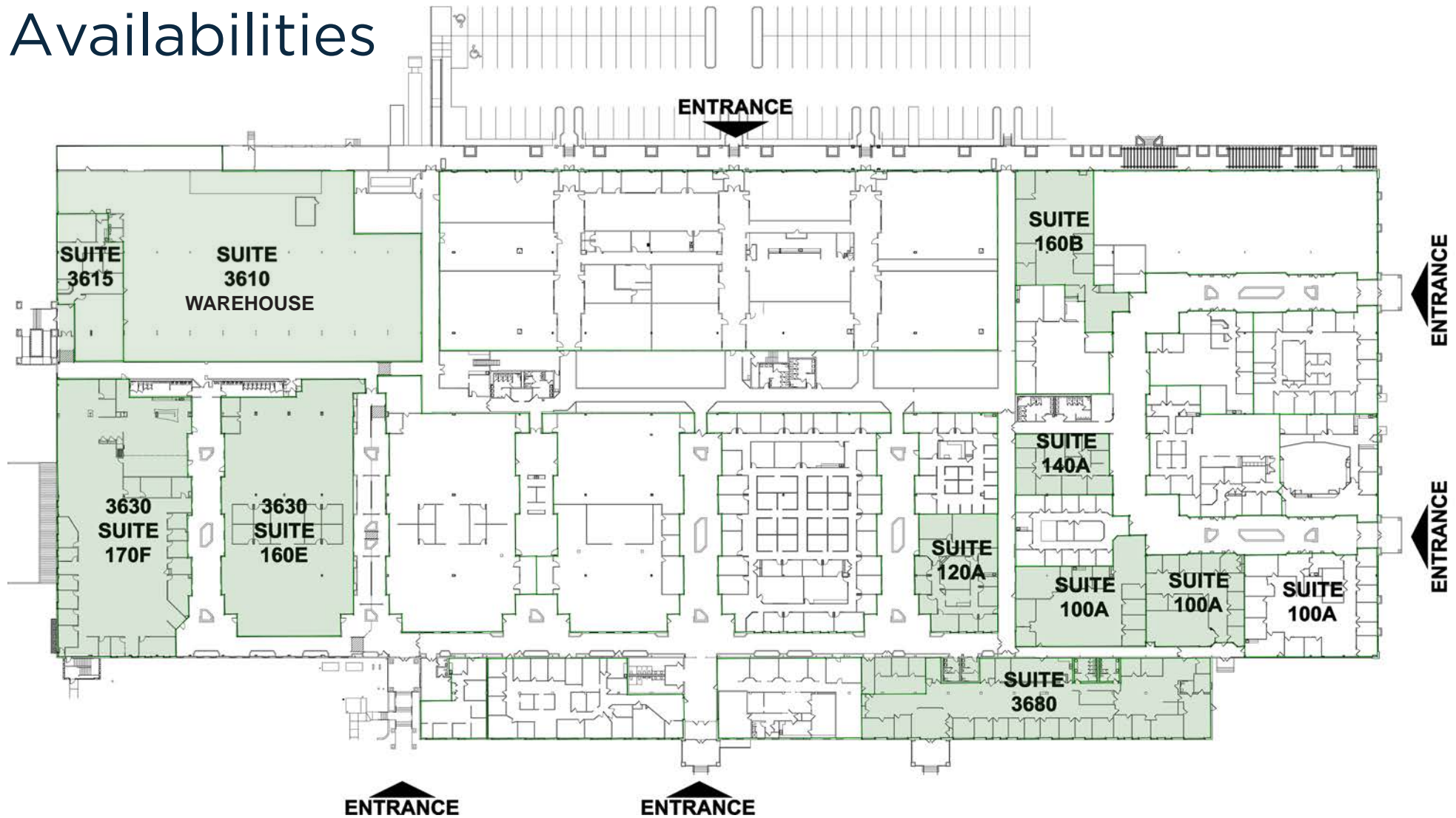
CONVENIENT AND
ACCESSIBLE LOCATION

**ON-SITE
OWNERSHIP
& PROPERTY
MANAGEMENT**

**LARGE
FLEXIBLE
FLOORPLATE**

The Property

Availabilities



Suite	Size
Suite 3615-3610	25,641 s.f.
3630 Suite 170F	14,982 s.f.
3630 Suite 160E	13,530 s.f.
Suite 120A	3,949 s.f.
Suite 3680	10,490 s.f.

Suite	Size
Suite 160B	4,624 s.f.
Suite 140A	2,461 s.f.
Suite 100A	4,894 s.f.
Suite 100A	3,833 s.f.
Suite 100A	5,874 s.f.

Property Highlights

Building Size:	270,118 s.f.
Acres	29.82
Parking:	1,228 spaces
Zoning:	GI & CSO
Jurisdiction:	City of Sharonville

Pricing

Office Space:	\$9.95-\$14.95/S.F. mg
Warehouse Space:	Negotiable



← 4.8 miles to 

2.7 miles to  →

US-42

Office / Flex Space

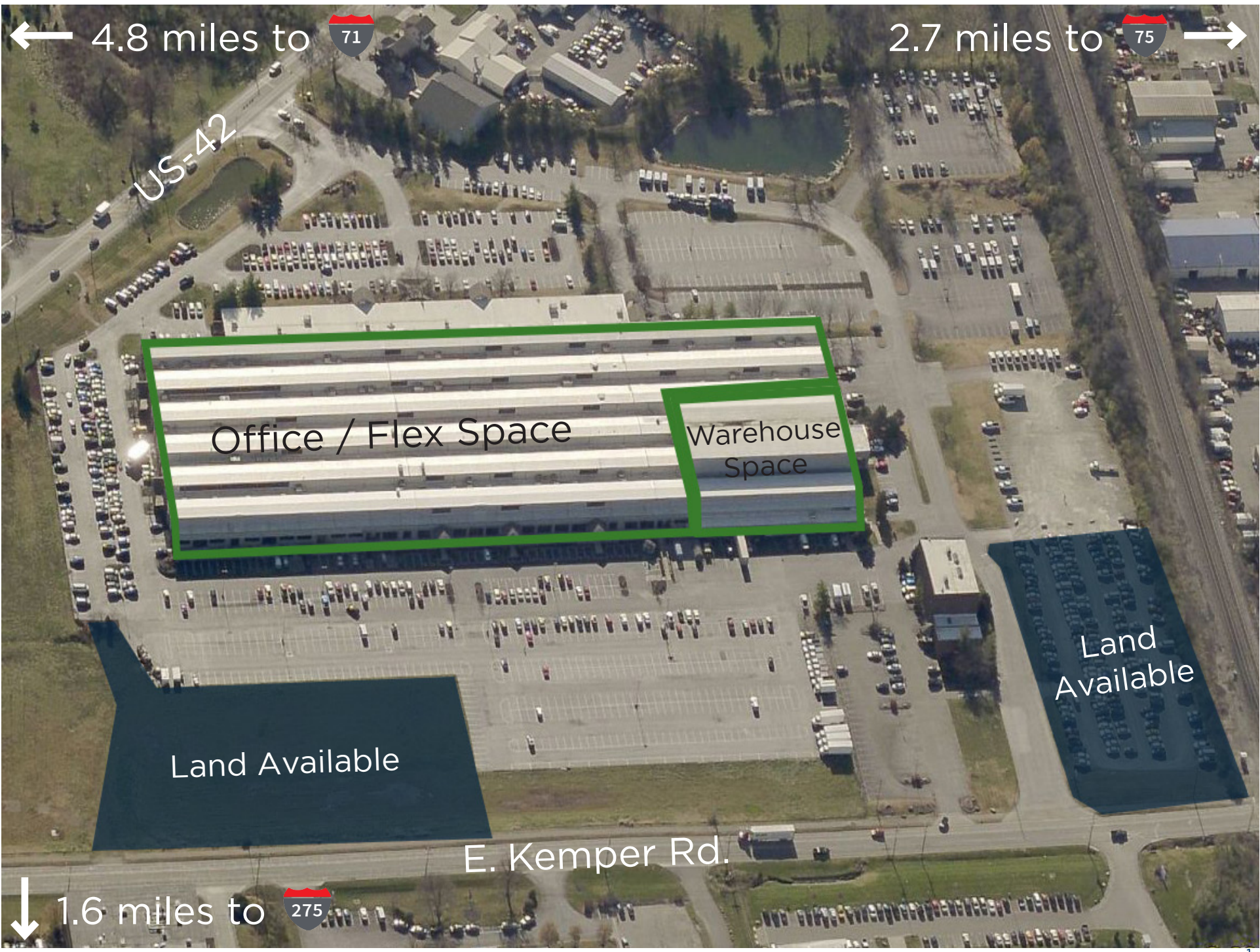
Warehouse Space

Land Available

Land Available

E. Kemper Rd.

↓ 1.6 miles to 



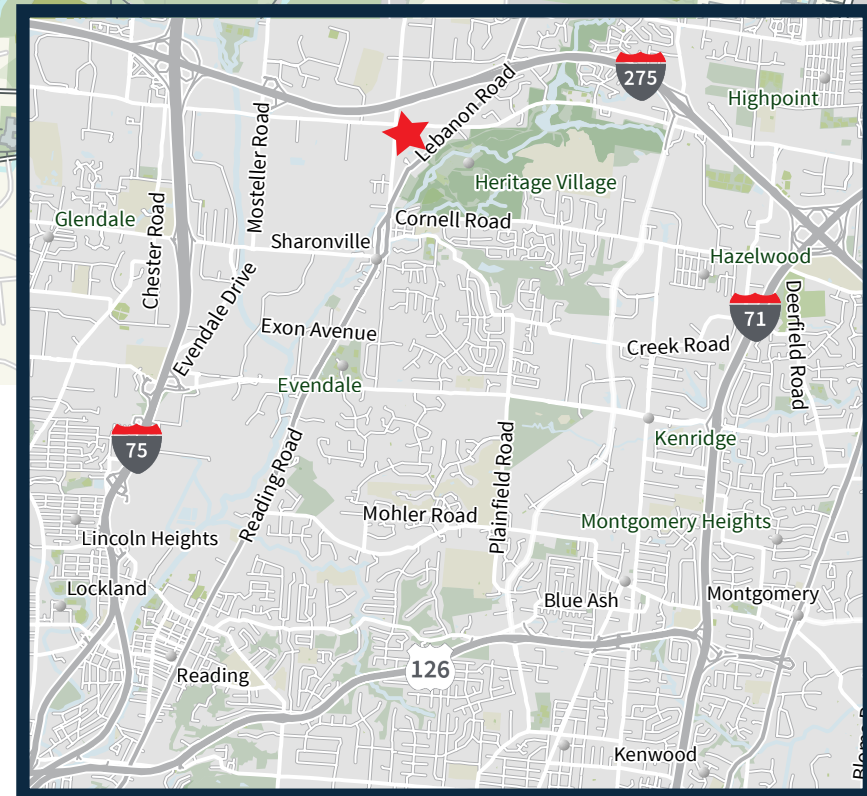
Location

Conveniently located across from Sharon Woods Park, Park**42** is located in close proximity to several amenities including dining, retail and hotels.



FOOD & DRINKS

- | | |
|-------------------|---------------------------|
| 1. Skyline | 8. Waffle House |
| 2. Chipotle | 9. LaRosa's |
| 3. KFC | 10. Alreddy Coffee & Cafe |
| 4. Wendy's | 11. Bob Evans |
| 5. Dunkin' Donuts | 12. Ruby Tuesday |
| 6. Taco Bell | 13. Cracker Barrel |
| 7. McDonald's | 14. Frisch's |



LODGING & OTHER AMENITIES

- | | |
|------------------------------------|----------------------------------|
| 1. Kroger | 8. On The Rise Fitness |
| 2. Walgreens | 9. PNC Bank |
| 3. Sharon Woods Park & Golf Course | 10. United States Postal Service |
| 4. Days Inn Hotel | 11. Holiday Inn Express |
| 5. Fifth Third Bank | 12. Hilton Garden Inn |
| 6. Clarion Hotel | 13. Baymont by Wyndham Hotel |
| 7. First Financial Bank | |



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