

# **Leasing Opportunity**

## 3 Crowne Point Sharonville, OH 45241

#### **Property Features**

- Building Size 74,000 SF
- Exceptional Location
- Class A Finishes
- Ample Free Parking
- Numerous Nearby Amenities

#### **Lease Overview**

- \$14.00 P/SF NNN
- 1,300sf to 14,000sf

#### **Available**

• Flexible Terms



## Adam Rath Broker

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## **SQUARE FOOTAGE/DETAILS**

- 1,300sf to 14,000sf +/- options
- Class A finishes
- Sharonville economic Incentives
- Easy access via I-75 to I-275



# **Specifications**

Specifications	Details
Location	
Address Building Size Parking Site Size Access	3 Crowne Point Ct. Sharonville, OH 45241 73,987 4.41/1000sf 4.93 Acres I-75 to I-275
Features	
Ceiling Heights Lighting Flooring Windows Year Build Number of Floors Elevators	9'7" Fluorescent Carpet & Ceramic Tile Single Pane 1999 3 2 Elevators
Utilities	
Electric Gas Water/Sewer Phone/Data	Duke Enter text here City Cincinnati Bell and Spectrum
Zoning	
Municipality Income Tax Rate	Sharonville 1.5%
Building Systems	
HVAC Sprinkler System	Roof Mounted Central Fire Sprinkler System



## **Class A Finishes**

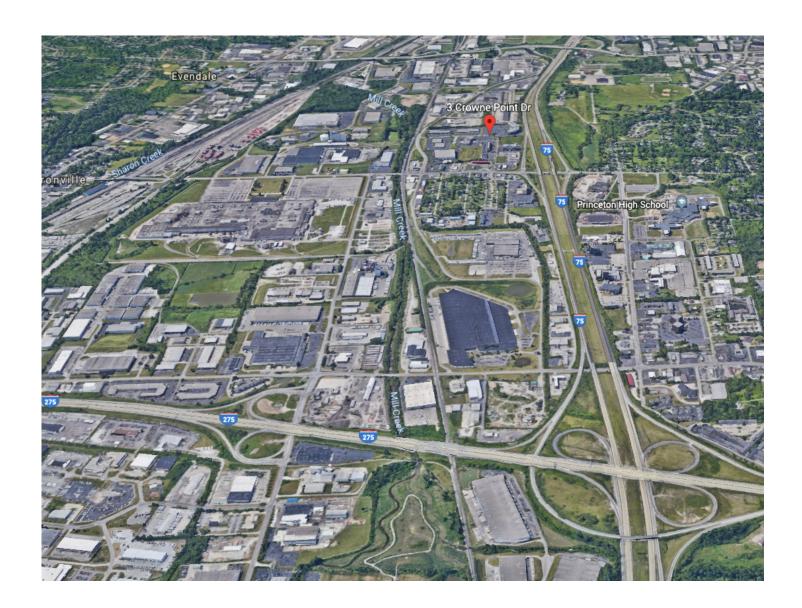








## **Area Amenities**



## **BUSINESSES/AMENITIES/ETC.**

- Nearby hotels
- Minutes to I-75 and I-275
- 15 Minutes to Downtown