



For Sale

Fully leased office building

- Two-story building totaling 28,998 square feet on 3.949 acres
- Located on the southeast corner of Reed Hartman Highway and Cornell Park Drive with signalized traffic light
- Well-maintained large landscaped beds and manicured green spaces with mature trees provide park-like curb appeal
- Paved parking lot with walks and curbs; egress and ingress from Cornell Park Drive
- Approximately 120 parking spaces (4.13:1000) with ample exterior lighting for lot and building
- Existing monument signage and exterior signage options
- Asking price \$3,100,000

**11333 Cornell Park Dr
Blue Ash, OH 45242**

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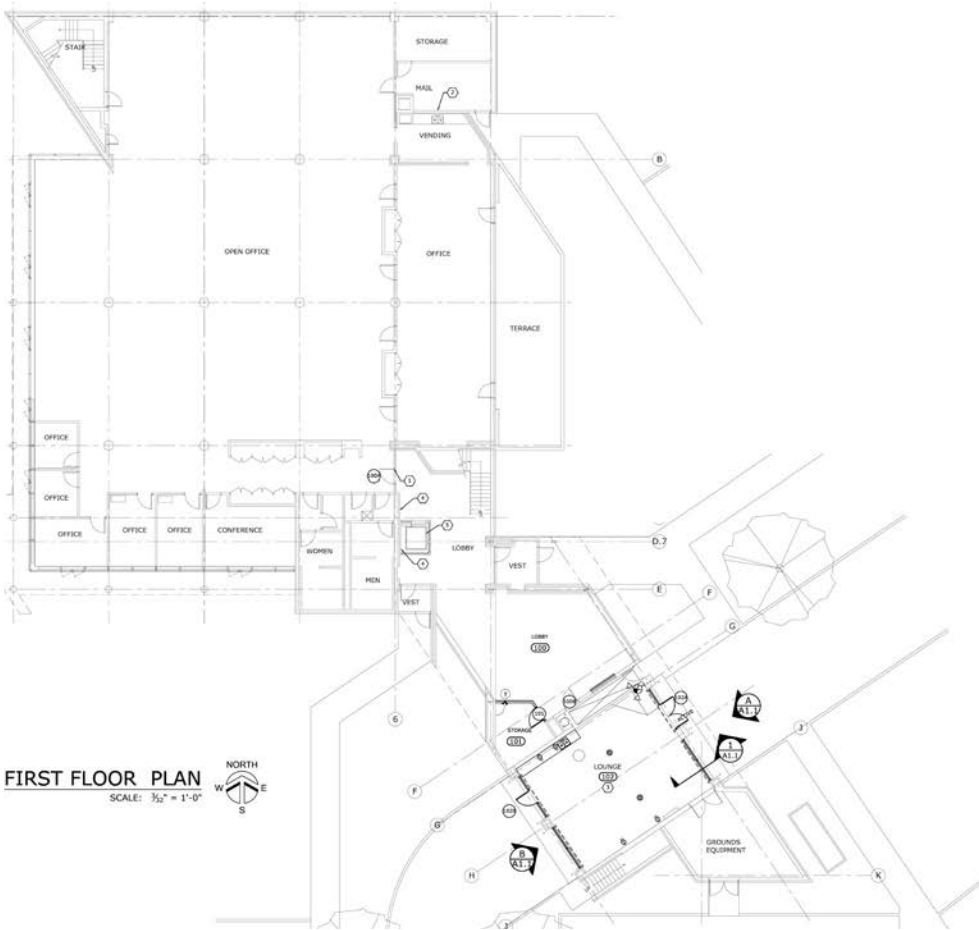
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Building highlights

- Two-story brick building constructed in 1980
- Poured concrete slab foundation and walls
- Rubber membrane roof
- Gas-fired boiler with central air conditioning
- Wet sprinkler fire system
- Key-card access system
- Open office plan with some private offices, one kitchenette / lunch room, four conference rooms and two women's and two men's restrooms
- Large insulated aluminum frame casement windows with natural light throughout the building
- Located two miles from the Summit Park District
- M-1 Office / Industrial District zoning permits variety of commercial and industrial uses
- On-site dumpster on concrete pad
- Large garage / vehicle receiving area with two drive-in doors
- Capital improvements include new AC unit for lobby and computer room (2009); repaired boiler (2009); remodeled second floor restrooms (2009) and first floor restrooms (2008); updated kitchen cabinets (2008); replaced tile floor in lobby, kitchen and cafe areas (2007) and resurfaced parking lot (2006)



FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

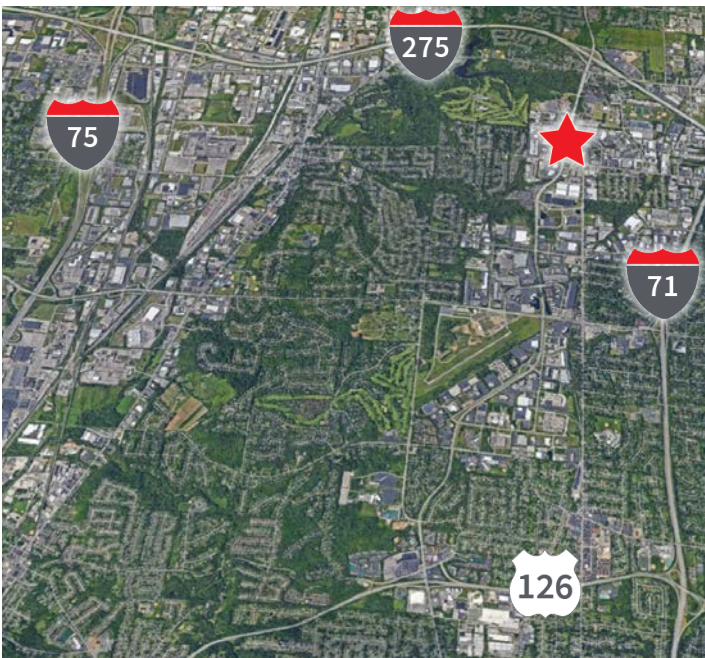
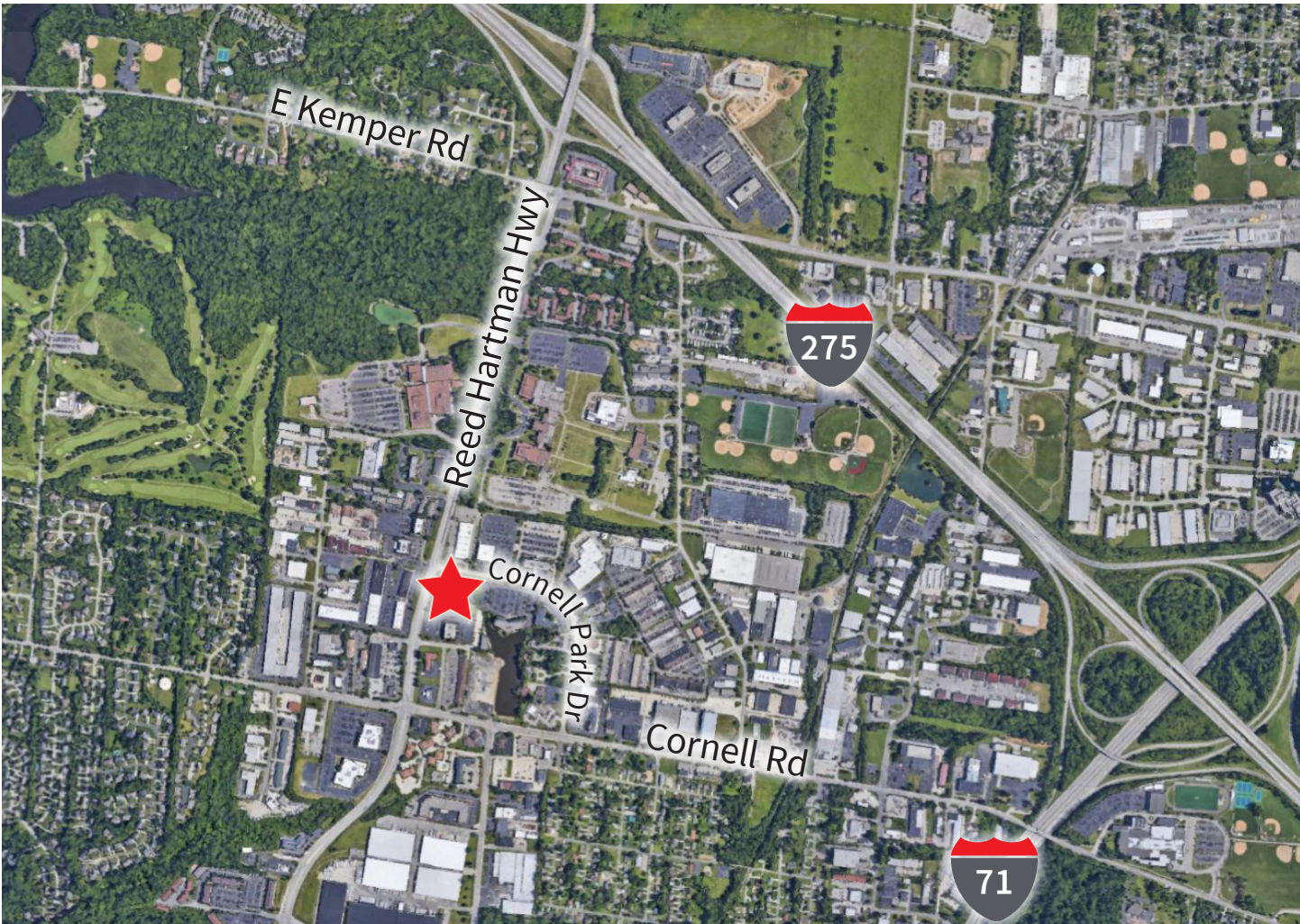


SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



Purchase information

Asking price	\$3,100,000
Tenancy	100% Tenant occupied Lease expires 8/31/21 Tenant pays \$20,000 / mo NNN
Ownership	Fee simple
Financing	Free and clear of debt
Real estate taxes	\$52,613.48 per annum



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