

FOR LEASE

## SUMMIT WOODS II

300 E-Business Way / Sharonville, OH 45241

EXCELLENT CLASS A SPACE



**6,000 SF Available**  
**Asking \$13.00/SF Net**

### Property Highlights

- 150,000 sf Class A building built in 2000
- 10' ceiling heights
- Tall windows and expansive window line provide ample natural light
- 3 high-speed passenger elevators as well as 1 freight elevator
- 45-person conference center
- Convenient, plentiful parking
- Easy access to E. Kemper Road, Reed Hartman Highway, I-275 and I-71
- Excellent visibility from I-275 and E. Kemper Road
- Sharonville location at the edge of Blue Ash extends abundant restaurant, hotel, recreation and residential options

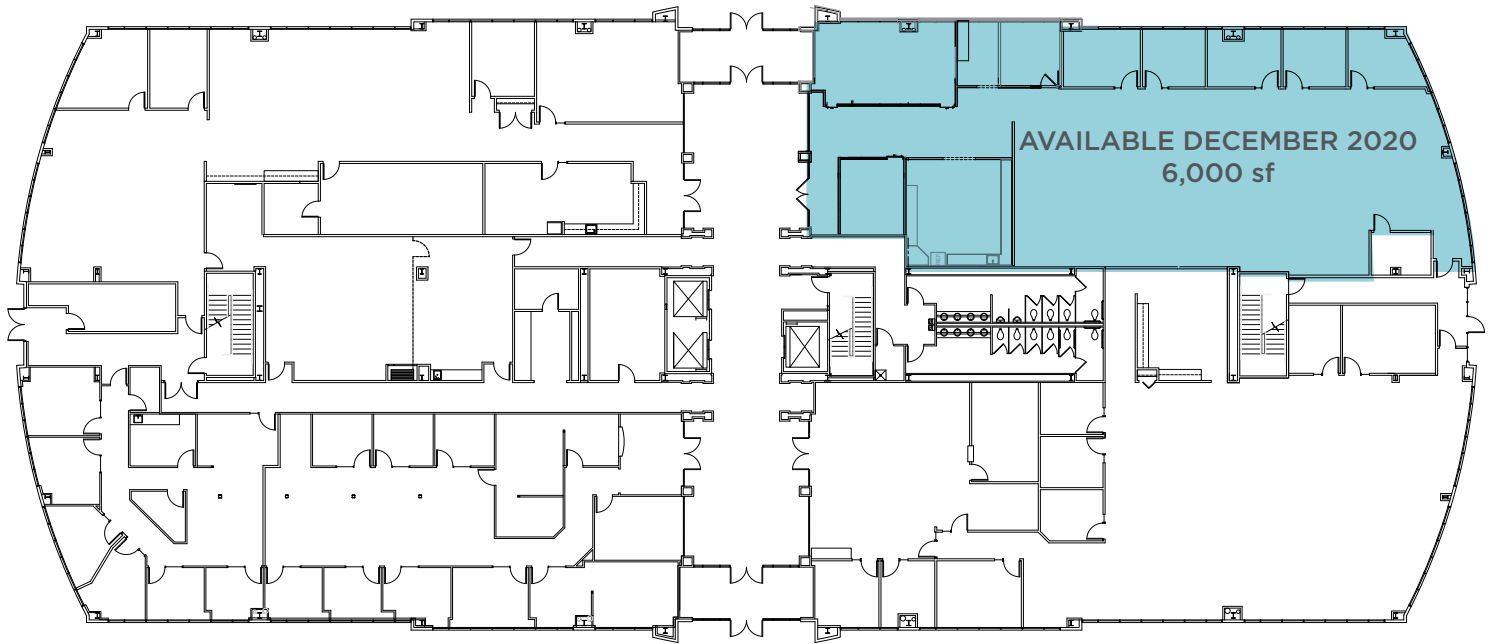
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## 1st Floor Availability



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### Location and Visibility

- Located off of E. Kemper Road with signalized egress/ingress to E-Business Way
- High visibility from I-275 with an average of 124,645 vehicles daily and E. Kemper Road with an average of 12,599 vehicles daily
- Centrally located between Blue Ash, Mason, Mason, West Chester and Evendale
- Situated in an area with abundant parks, preserves, golf courses and outdoor recreation as well as shopping, dining and other entertainment opportunities
- Wide variety of hotel accommodations and residential options nearby

