



# 11279 Cornell Park

CINCINNATI, OHIO 45242 | BLUE ASH SUBMARKET



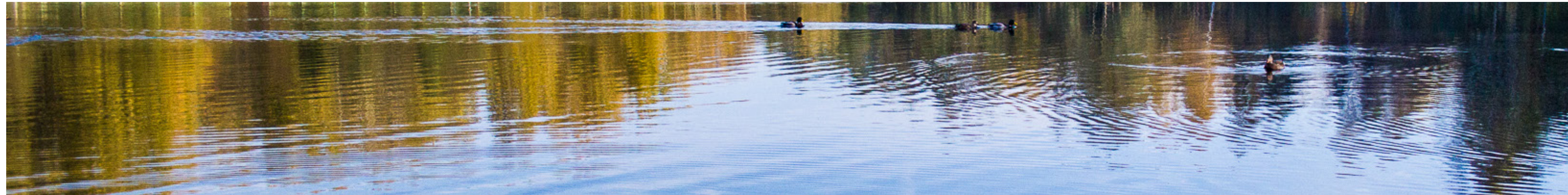


## OVERVIEW

Located in Blue Ash with immediate access to Reed Hartman and I-71/275, this property offers office users tremendous convenience and accessibility. Proximity to Sharon Woods and Summit Park coupled with walkable hotels and dining, makes this property as unique as its park-like setting. Natural light, conference facilities, and an abundance of surface parking make 11279 Cornell Park a gem within the City of Blue Ash.

## PROPERTY HIGHLIGHTS

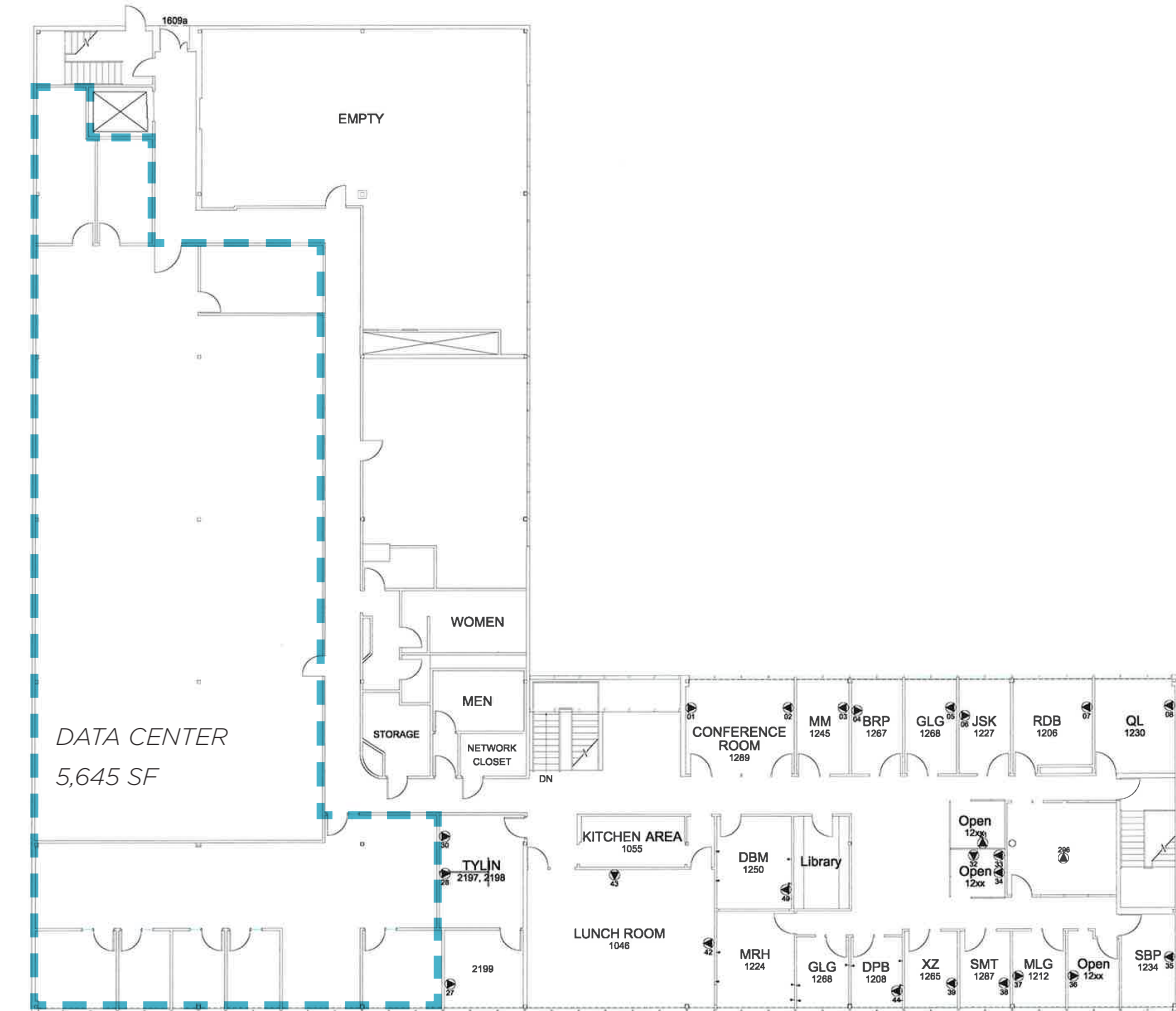
- 31,170 SF total
- 25,525 SF office / 5,645 SF leased data center
- Asking \$2,300,000
- Building and monument signage
- Instant access to Reed Hartman, I-71 & I-275
- Walking distance to hotels & restaurants



LAYOUT | First Floor Plan | 15,585 SF



LAYOUT | Second Floor Plan | 15,585 SF



## SPECS | 11279 Cornell Park Drive

<b>Submarket</b>	Blue Ash	<b>Water/Sewer</b>	Cincinnati MSD
<b>Address</b>	11279 Cornell Park Drive	<b>Data/Fiber</b>	Fiber - XO communication
<b>Total SF</b>	31,170	<b>Municipality</b>	
<b>Available SF</b>	25,525/SF office 5,645 SF data center	<b>City</b>	City of Blue Ash
<b>Total Parking</b>	91	<b>Zoning</b>	BAN - Blue Ash North
<b>Available Parking &amp; Ratio</b>	3/1000	<b>Income Tax Rate</b>	1.25%
<b>Acreage</b>	2.35	<b>Building Systems</b>	
<b>Features</b>		<b>HVAC</b>	Heat = electric boiler Cooling = chiller
Ceiling Heights	11' - Floor to deck	<b>Security Systems</b>	Tyco & Solco provide building monitoring - Updated in 2016
Lighting	Standard fluorescent fixtures	<b>Sprinkling Systems</b>	100% - Wet & Halon data center system
Flooring	Wood, laminate, carpet	<b>Public Transportation</b>	Bus stop at corner of Cornell Park & Reed Hartmann
Roof	Rubber membrane - replaced 2012	<b>Building Renovations</b>	Building painted & parking lot sealed and striped in 2017
Windows	Double-pane - sealed in 2017	<b>Signage</b>	Building and monument signage available
Construction	Concrete slab with steel frame & metal panel exterior	<b>Misc.</b>	FHL - leases 5,645 SF of data center on the 2nd floor 2 curb cuts off Cornell Park Dr Water filtration system Exterior lighting Furniture negotiable
Year Built	1980		
Number of Floors	2		
Elevators	1 - Hydraulic		
<b>Utilities</b>			
Electric	3-Phase Duke - Backup generator serves entire buildings		

## NEARBY | Amenities



- DINING**
- Smashburger
  - Jersey Mike's Subs
  - Skyline Chili
  - Envision Cinemas Bar & Grill
  - S & D Coffee
  - Chipotle Mexican Grill
  - Jimmy John's
  - Ruby Tuesday
  - McDonald's
  - Panera Bread
  - Wendy's
  - Arby's
- BANKS**
- PNC Bank
  - US Bank
  - Cardtronics ATM
  - KeyBank
- HOTELS**
- Hyatt Place
  - Hilton Garden Inn
  - The Blu Hotel
  - TownePlace Suites by Marriott
  - Extended Stay America



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