



**≈5,918 SF OFFICE / SHOWROOM
FOR LEASE**

PROPERTY FEATURES

- Approximately 5,918 SF for lease
- Suite 200: Approximately 3,268 SF
- Suite 250: Approximately 2,650 SF
- Two-story, Class B, suburban office building
- Excellent access to I-75 and I-275
- Abundant on-site parking
- Surrounded by restaurants, banks and hotels
- Incentives for 3 and 5-year leases
- Lease Rate: \$12.00 PSF Gross

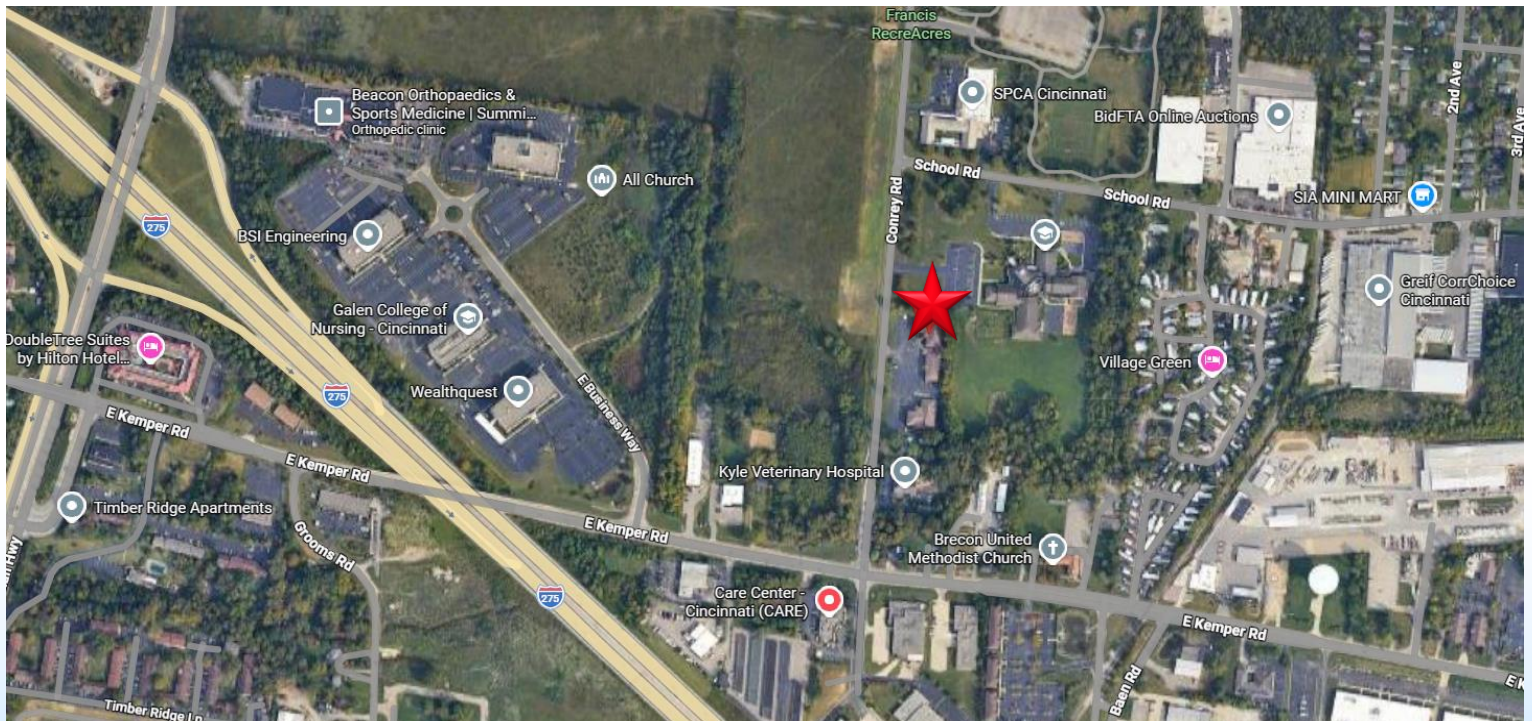


11800 Conrey Road

Cincinnati, Ohio 45249

PROPERTY SPECIFICATIONS

Location	Mason/Montgomery Submarket – Hamilton County, Ohio
Total SF	17,872 SF Two-Story, Class B, Suburban Office Building
Available SF	≈3,268 (Suite 200) / ≈2,650 SF (Suite 250)
Land	1.16 Acres
Year Built	1993
Construction	Masonry
Parking	Fifty (50) Free Surface Spaces / Ratio: 2.78/1,000 SF
Interstate Access	Located within the Conrey Business Center Complex, just off Kemper Road and one (1) mile from I-275/Reed Hartman Highway interchange
Parcel Number	608-0033-0032
Miscellaneous	Suite 200: Eight (8) private offices; one (1) conference room; one (1) restroom Suite 250: Five (5) private offices; breakroom; one (1) restroom



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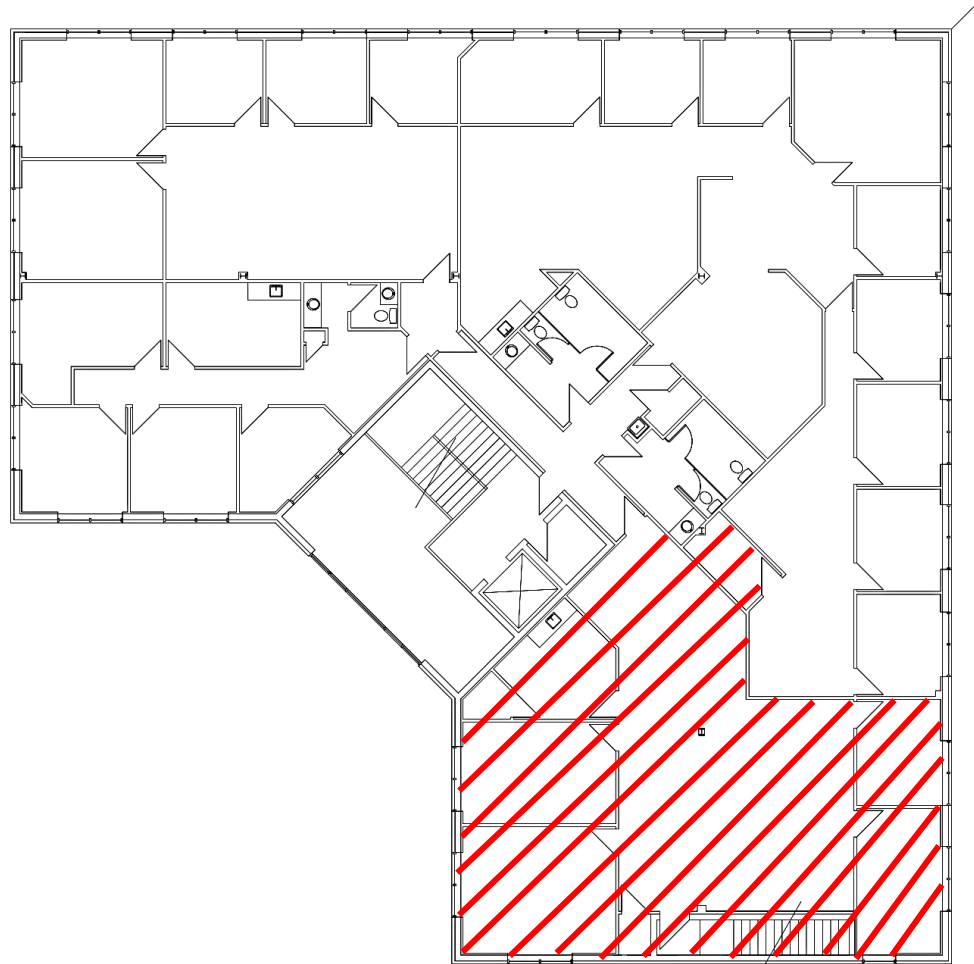
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SECOND FLOOR



Not Available

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