



# PARK 42

3600-3700 **Park 42 Drive**  
Sharonville, Ohio



# PROPERTY **OVERVIEW**

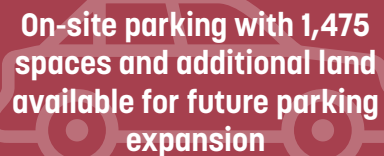
Park 42 is a prime opportunity for an emerging business to lease flexible, affordable space in a suburban setting.



On-site ownership and property management



Office and flex space available



On-site parking with 1,475 spaces and additional land available for future parking expansion



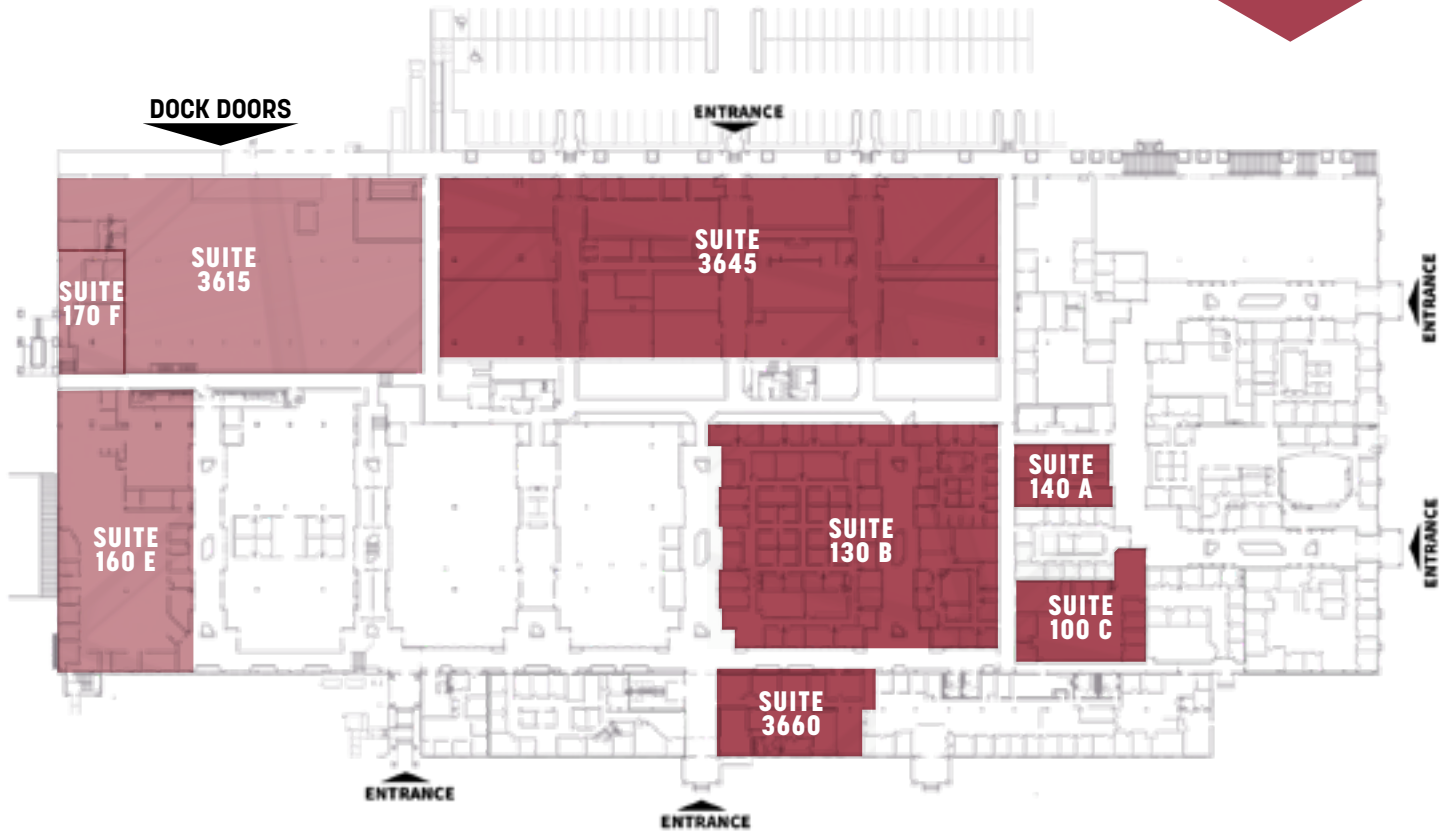
Large floorplate to offer flexibility and efficiency to meet any tenant requirement



# PROPERTY **AVAILABILITY**

Explore Park 42  
Virtual Tour:  
Suites 100-160

Suite	Size (SF)
100C	5,874
3645	37,625
3660	6,772
130 B	23,262
140 A	2,461
3615	25,641 Warehouse
170 F & 160 E	28,512 Office



# PROPERTY **LOCATION**

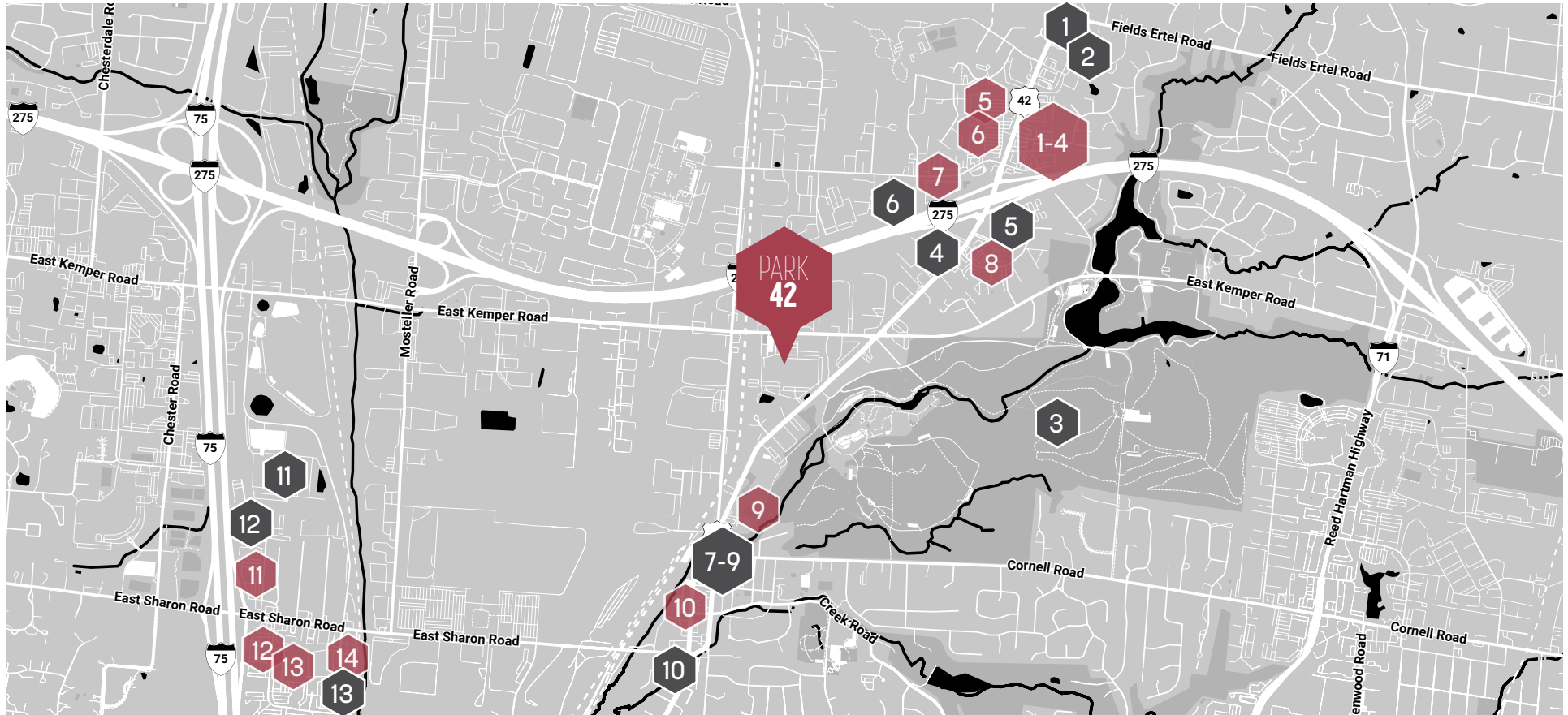
Conveniently located across from Sharon Woods Park, Park 42 is located in close proximity to several amenities including dining, retail and hotels.





# SHARONVILLE LOCATION

The City of Sharonville's tax structure, location and existing businesses have been catalysts for driving the city's growth over recent years. The City is home to an extensive roster of tenants and the opportunity to join a vibrant and thriving regional economy. Sharonville offers economic incentives and a strategic opportunity for any business.



## FOOD & DRINKS

1. Skyline
2. Chipotle
3. KFC
4. Wendy's
5. Dunkin' Donuts
6. Taco Bell
7. McDonald's
8. Waffle House
9. LaRosa's
10. Alreddy Coffee & Cafe
11. Bob Evans
12. Ruby Tuesday
13. Cracker Barrel
14. Frisch's



## LODGING & OTHER AMENITIES

1. Kroger
2. Walgreens
3. Sharon Woods & Golf Course
4. Days Inn Hotel
5. Fifth Third Bank
6. Clarion Hotel
7. First Financial Bank
8. On The Rise Fitness
9. PNC Bank
10. United States Postal Service
11. Holiday Inn Express
12. Hilton Garden Inn
13. Baymont by Wyndham Hotel



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