



Experimental  
Holdings



# ONE CROWNE POINT

**Sharonville, Ohio**

77,916 SF Class A Office Space for Lease



# WELCOME TO **ONE CROWNE POINT**

**Available**  
71,486 SF contiguous

**Parking**  
4.5/1,000 | 287 surface spaces

**Elevators**  
Two hydraulic elevators (3,500 capacity);  
one can be converted to freight elevator

**Security**  
Key card access on exterior doors

**Electric & Natural Gas**  
Duke Energy

**Water**  
Cincinnati Water Works

**Sewer**  
Metropolitan Sewer District

**Electric Service**  
2,000 AMP - 277/ 480 Volt - 3 phase Service

**HVAC**  
Electric hydronic system to air source heat pumps  
(cooling tower replaced in 2005)

**Safety**  
Fully wet sprinklered and centrally monitored  
(smoke & pull stations with annunciator panels  
and notifier panel)

**Telecom & Data**  
Time Warner Cable, Cincinnati Bell Tech Svcs

Strategic location in  
the Cincinnati-Dayton  
Aviation Corridor

Large, flexible  
floor plates

Prime visibility and  
access from I-75

Located 2 miles from  
GE Aerospace's HQ

**ONE CROWNE POINT**

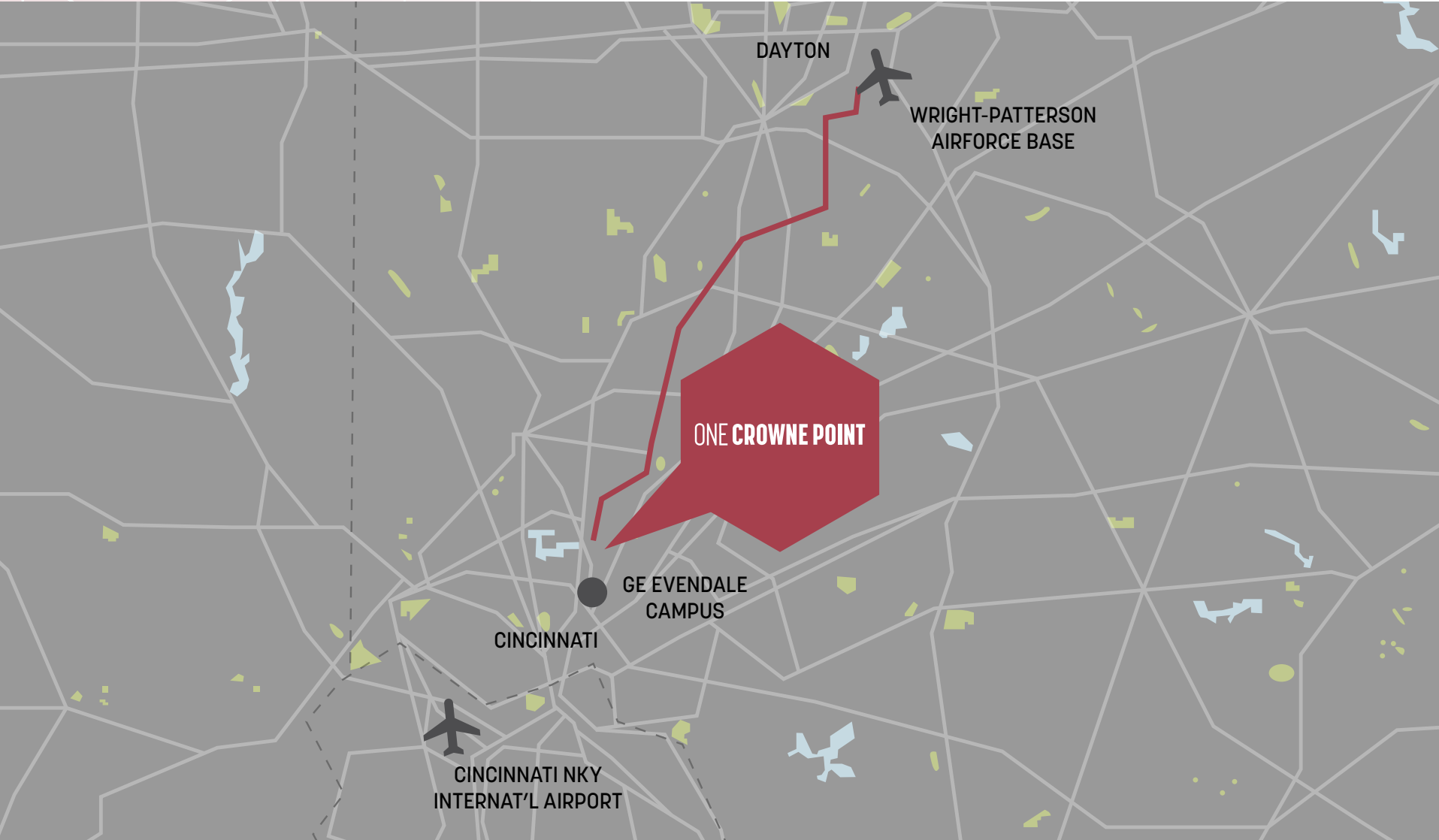
**74,110 SF**

ONE CROWNE POINT



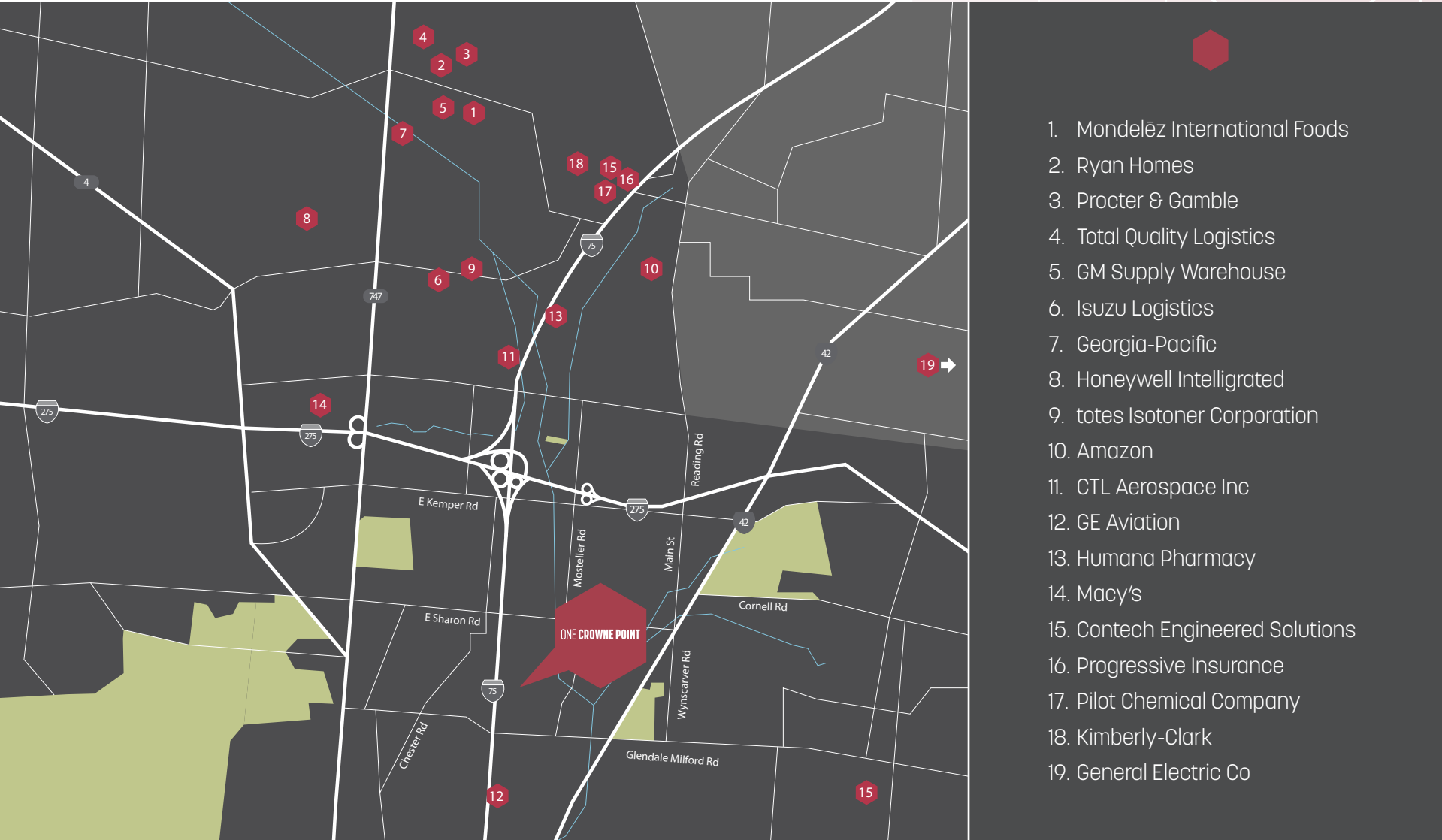
# PRIME LOCATION ON THE CINCINNATI-DAYTON AVIATION CORRIDOR

The Cincinnati-Dayton Aviation Corridor boasts an experienced workforce, supply chain support, and five of the nation's top 50 universities for Aerospace Engineering within 200 miles of Cincinnati. Highlighted by Wright-Patterson Airforce Base in Dayton and the GE Campus in Cincinnati, these areas have been a hotspot for aerospace firms for the last 100 years.



# CORPORATE NEIGHBORS

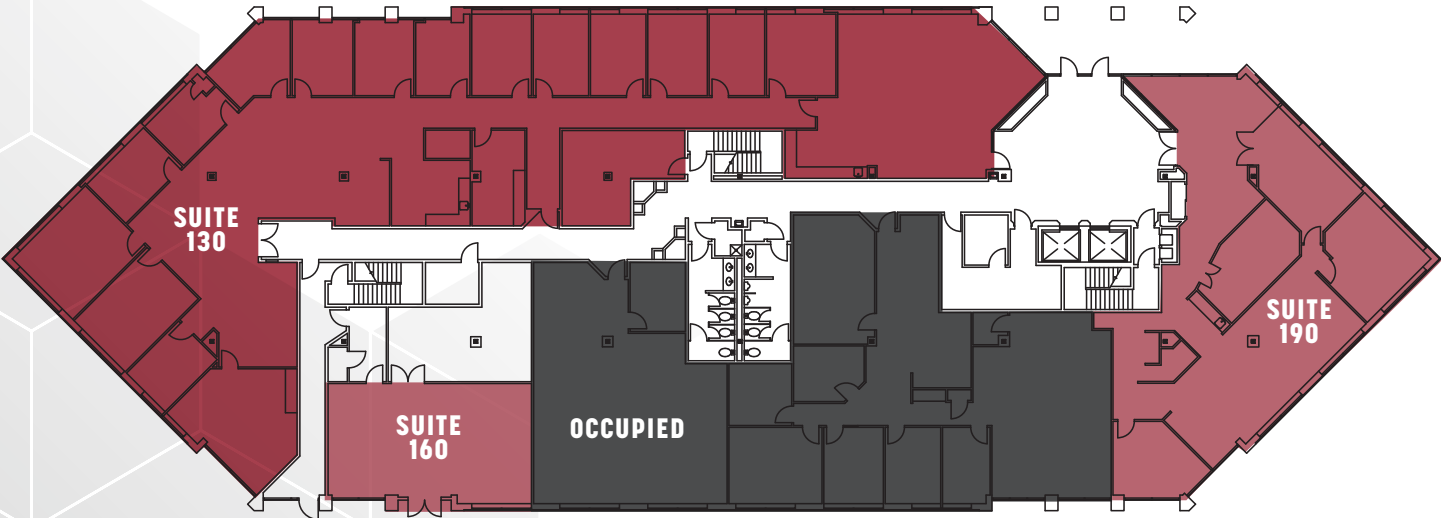
One Crowne Point enjoys close proximity to major corporate players in the northern Cincinnati area.



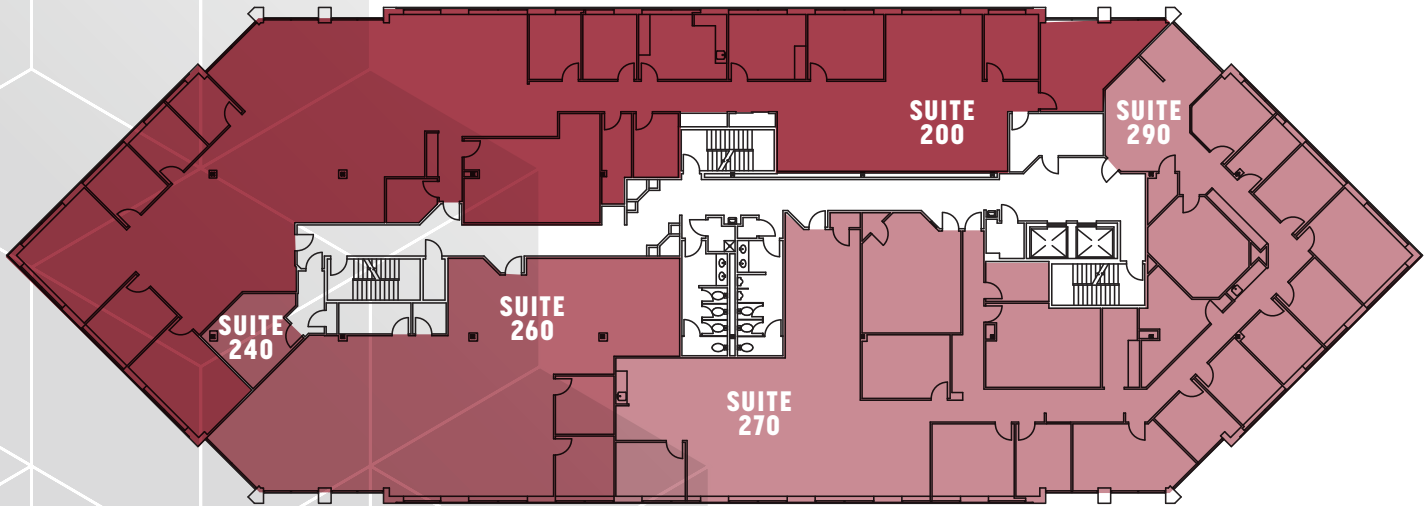
PROPERTY **AVAILABILITY**

FLOOR **ONE**

Suite	Size (SF)
130	7,622
160	1,605
190	3,054
200	8,289
240	336
260	3,268
270/290	7,543



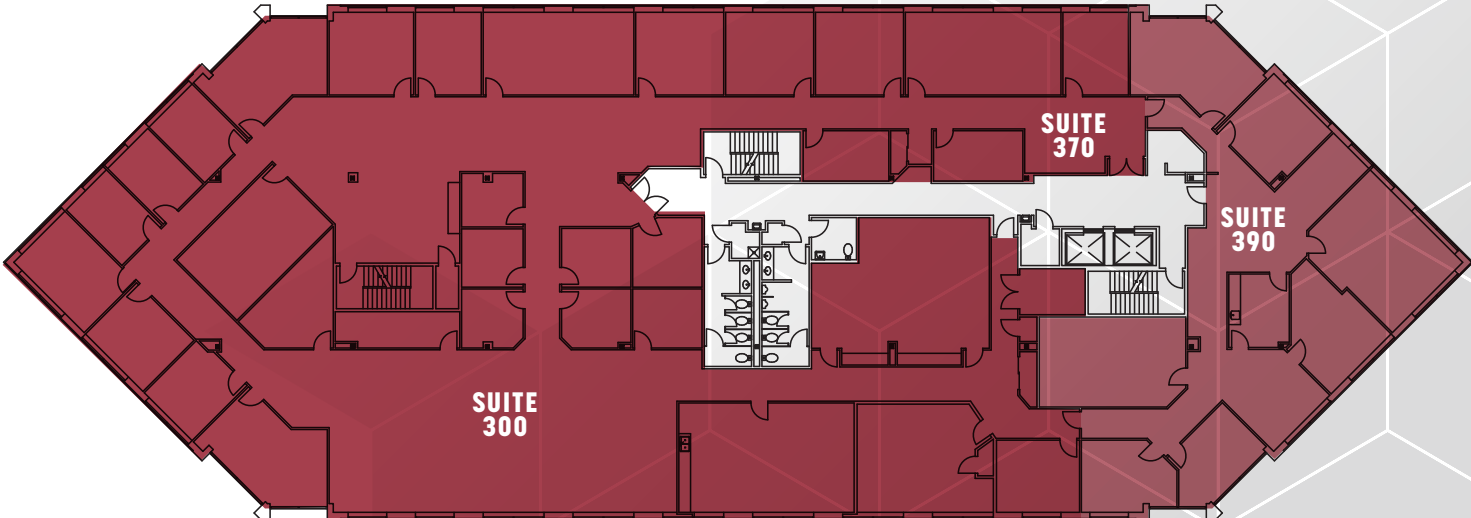
FLOOR **TWO**



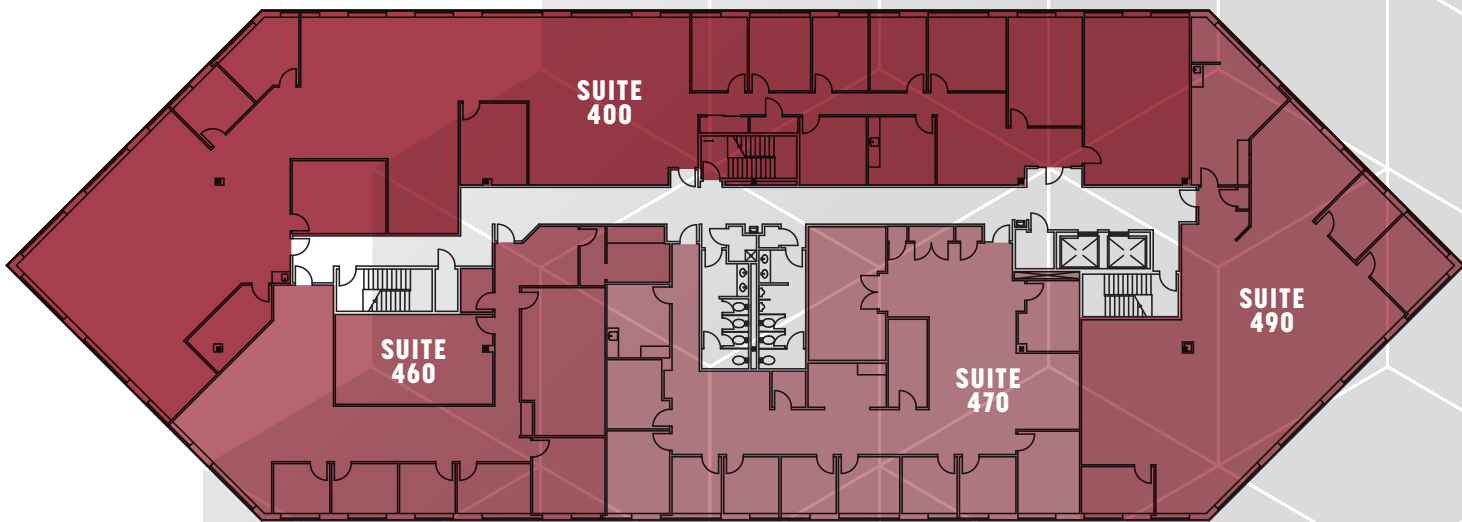
PROPERTY **AVAILABILITY**

FLOOR **THREE**

Suite	Size (SF)
300/370	16,027
390	4,015
400	8,254
460	3,568
470	4,325
490	3,580



FLOOR **FOUR**



ONE CROWNE POINT





**Todd Pease**  
**+1 513 297 2506**  
**todd.pease@jll.com**

**Tom Fairhurst**  
**+1 513 297 2511**  
**tom.fairhurst@jll.com**

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