



SHARONVIEW CORPORATE CENTER

11499 Chester Road
Sharonville, OH 45246

86,295 total RSF available
Up to 45,000 RSF of contiguous space

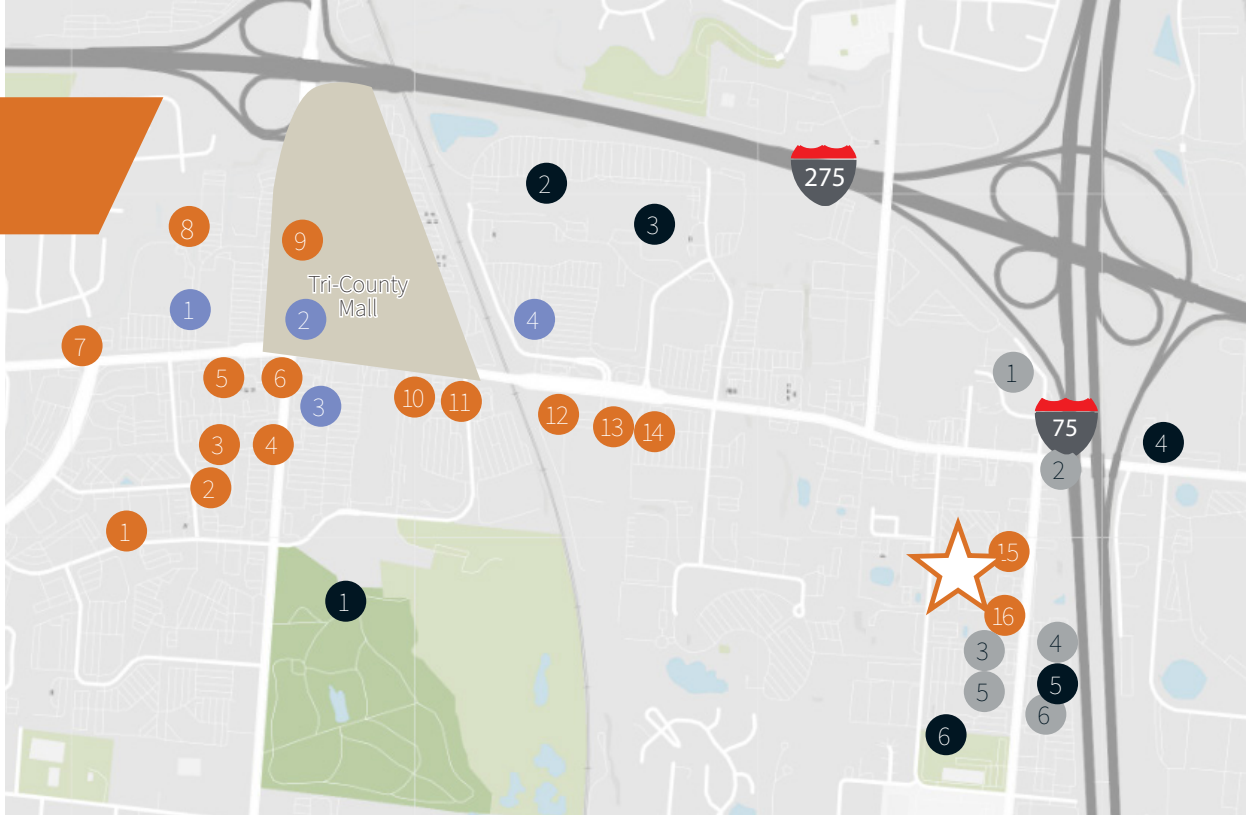
SharonViewCorpCenter.com

A black and white photograph of the Sharonview Corporate Center, a seven-story brick building. The building features a prominent entrance with a glass door and a small awning. To the left of the entrance, a sign reads "SHARONVIEW CORPORATE CENTER" and "11499". The foreground shows a paved walkway with benches and some landscaping, including bushes and a small tree. The building's facade is made of brick, and there are several windows visible on the upper floors.

SHARONVIEW AT A GLANCE

- Seven-story building with 158,400 r.s.f.
- 86,295 r.s.f. currently available for lease
 - Approximately 45,000 contiguous r.s.f.
- Suites range from 687 r.s.f. to 12,616 r.s.f.
- Amenities include WiFi in the common areas and new on-site conference room for tenant use
- Newly-renovated tenant lounge
- Abundant surface parking for tenants and guests
- Opportunity for monument and building signage
- Situated next to the Sharonville Convention Center and inside the Northern Lights District
- Restaurants, banking, shopping, entertainment and several major hotels located within close proximity
- Easy access to I-75 and I-275
- Lease rate: \$11.50 / s.f. Modified Gross
- OpEx: \$3.00 / s.f.

TENANT LOUNGE



Hotels & Venues

1. Residence Inn by Marriott
2. Econo Lodge
3. Extended Stay America
4. Fairfield Inn & Suites
5. Sharonville Convention Center, LivInn Hotel
6. Ramada Inn, Elements Event Centre

Entertainment

1. Tri County Golf Ranch
2. Dave & Buster's
3. Sky Zone Trampoline Park, Full Throttle Indoor Karting
4. Target World
5. Splash Cincinnati Water Park
6. Queen City Racquet Club

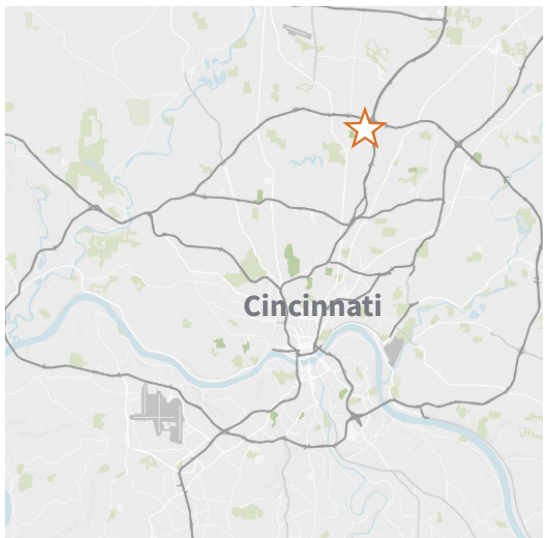
Shopping Centers

1. Princeton Plaza
2. Tri County Mall
3. Cassinelli Square
4. Tri County Commons

Dining

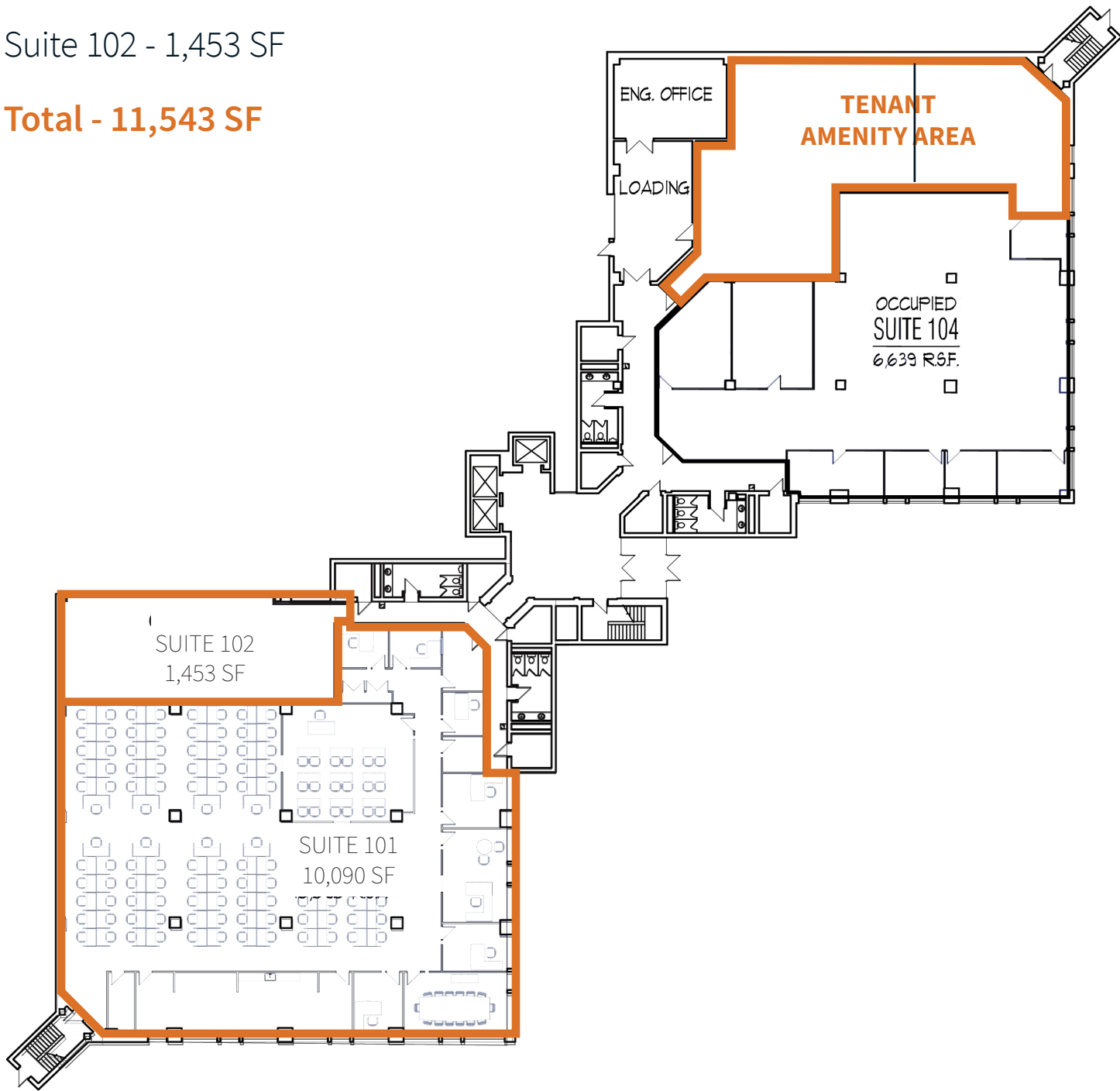
1. Benihana
2. Jade Buffet
3. Graeter's
4. Steak N' Shake
5. Dunkin Donuts
6. Skyline Chili
7. First Watch
8. Firehouse Subs
McDonald's
Noodles & Co.
9. Starbucks
Chipotle
Outback
BJ's Brewhouse
10. Panera Bread
11. Chick-fil-A
12. Raising Cane's
13. Chili's
14. Taco Bell
Penn Station
15. Vincenzo's
16. Tokyo Japanese

SharonView Corporate Center is located in the Sharonville Northern Lights District, a revitalization district of the Chester Road corridor. This effort repositions the area as a distinctive and vibrant hospitality, entertainment and office district with an emphasis on pedestrian connections while accommodating vehicle access. Visit NorthernLightsDistrict.com to learn more about the exciting project.



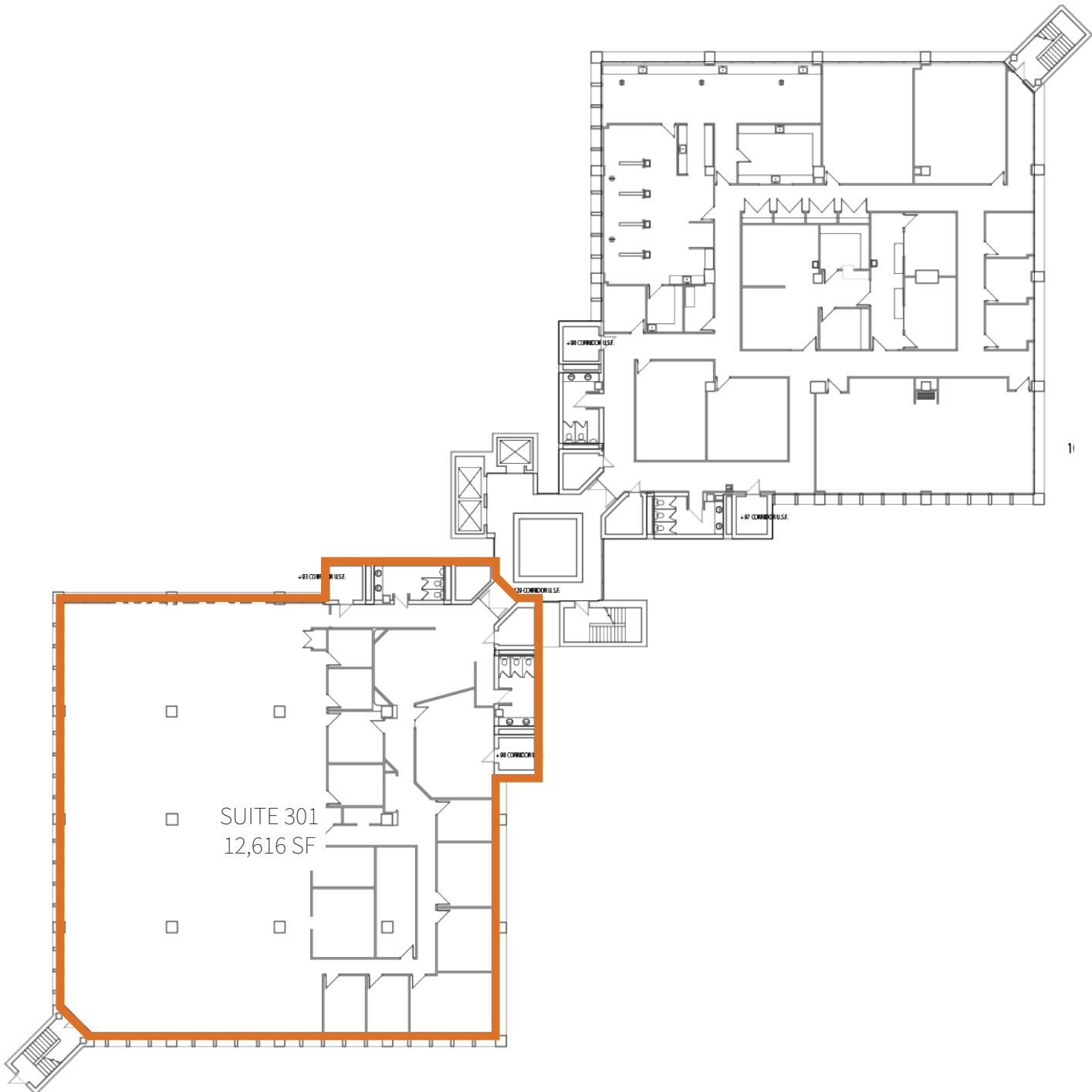
FIRST FLOOR

Suite 101 - 10,090 SF
Suite 102 - 1,453 SF
Total - 11,543 SF



THIRD FLOOR

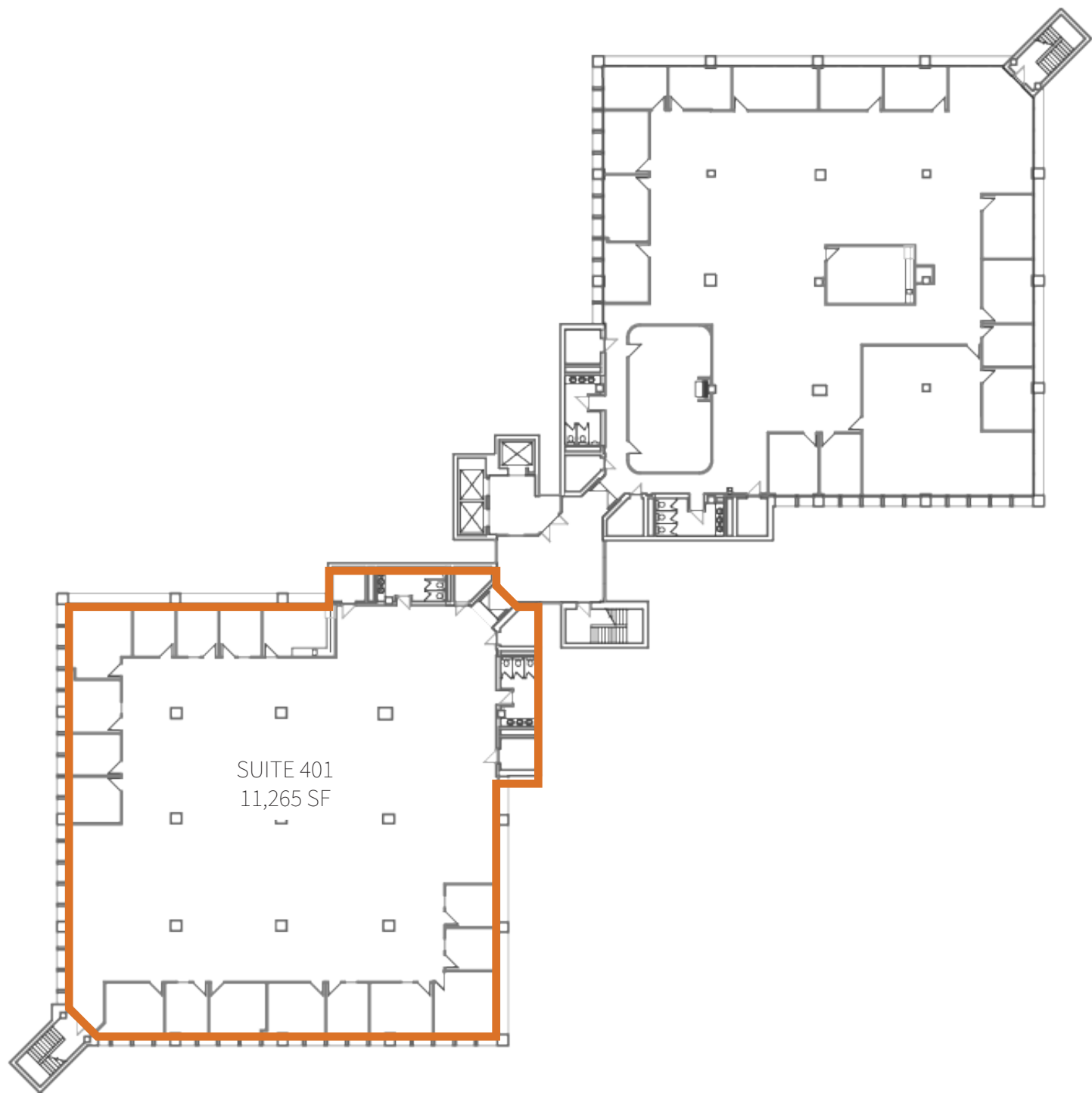
Suite 301 - 12,616 SF



[EXPLORE SUITE 301](#)

FOURTH FLOOR

Suite 401 - 11,265 SF



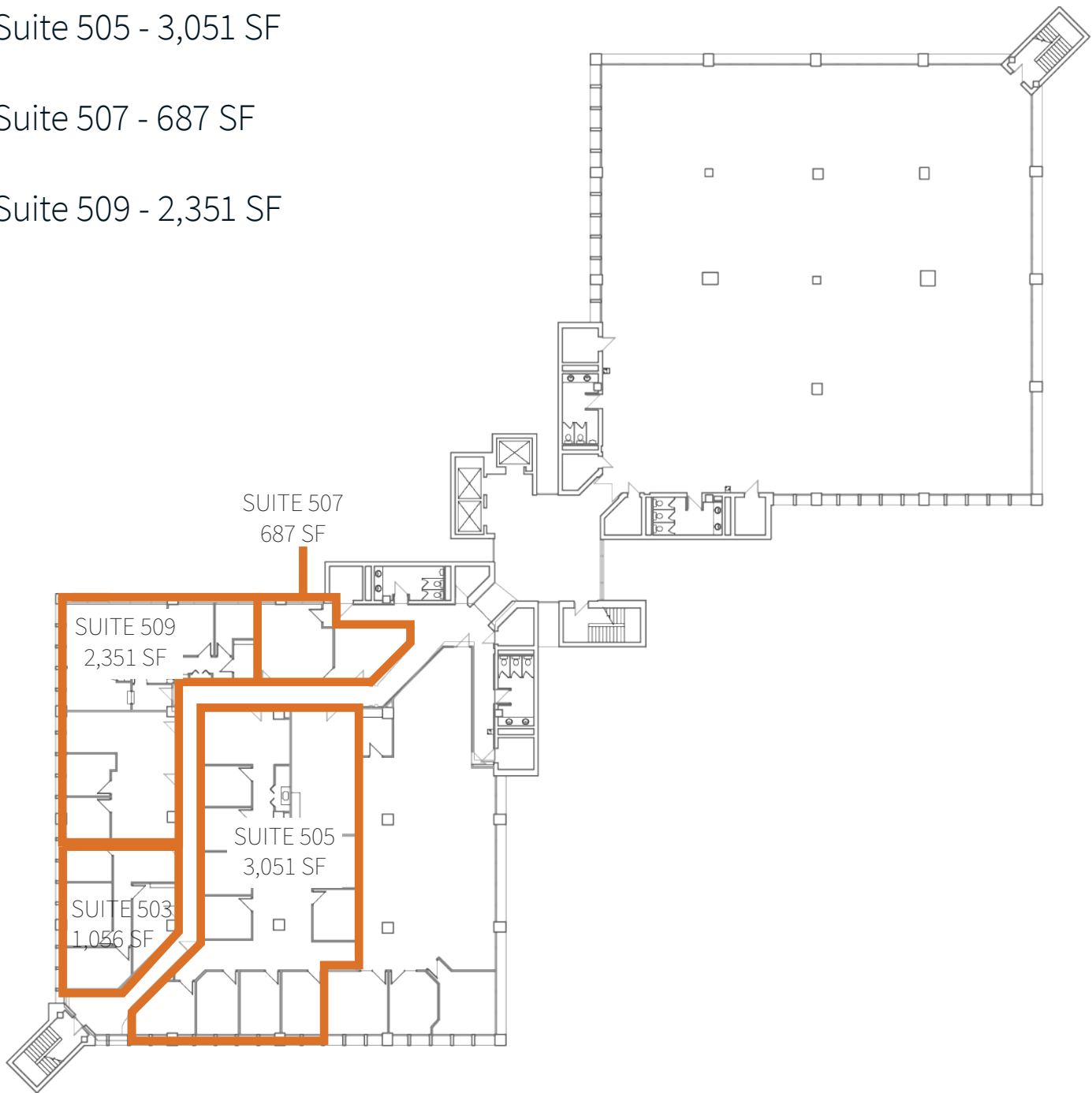
FIFTH FLOOR

Suite 503 - 1,056 SF

Suite 505 - 3,051 SF

Suite 507 - 687 SF

Suite 509 - 2,351 SF

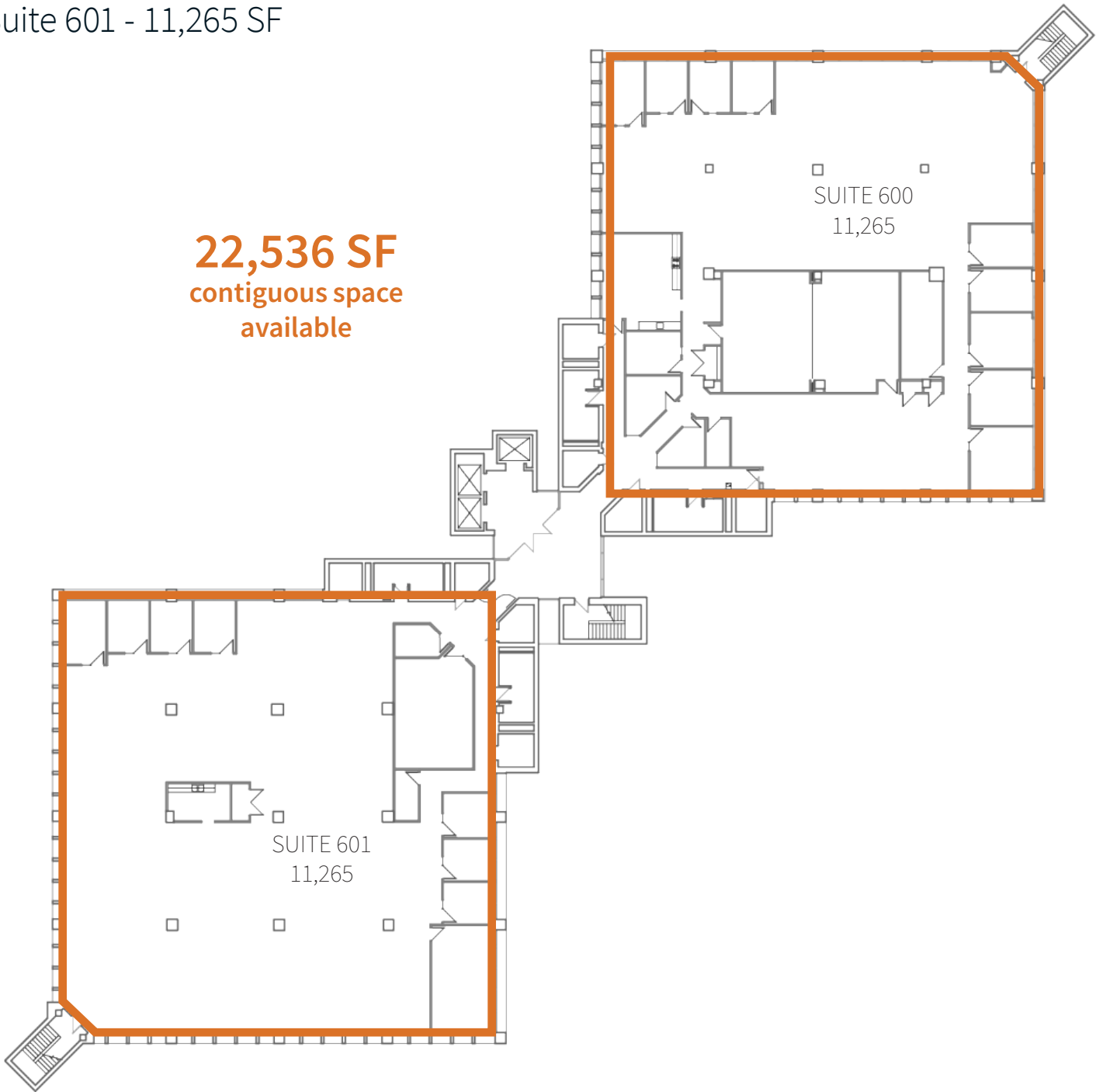


SIXTH FLOOR

Suite 600 - 11,265 SF

Suite 601 - 11,265 SF

22,536 SF
contiguous space
available



EXPLORE SUITE 601

SEVENTH FLOOR

Suite 700 - 7,150 SF

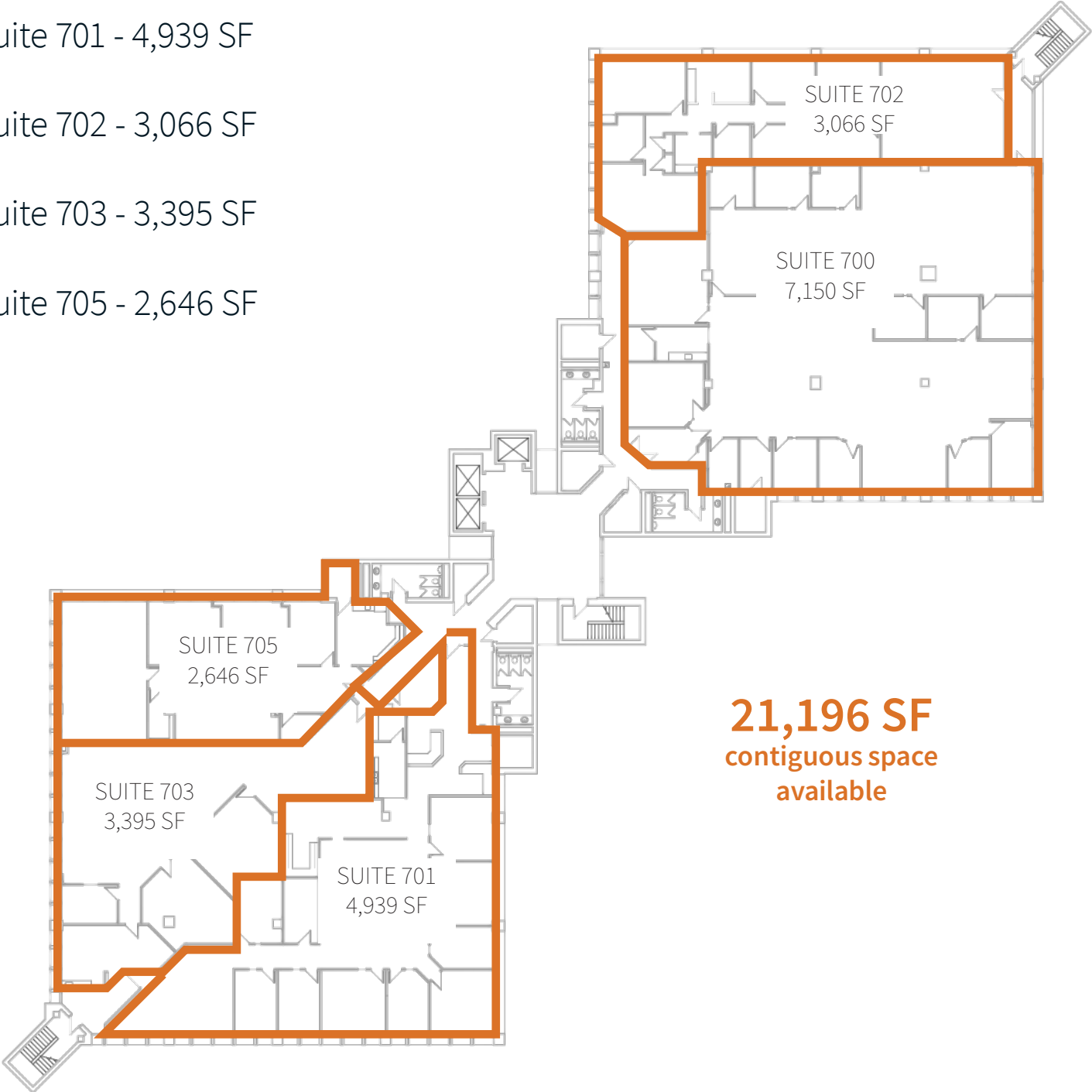
Suite 701 - 4,939 SF

Suite 702 - 3,066 SF

Suite 703 - 3,395 SF

Suite 705 - 2,646 SF

21,196 SF
contiguous space
available



EXPLORE SUITE 705

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Top 2 Floors Available
Up to 45,000 SF of contiguous space available



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