



Three Crowne Point

76,987 sf available for sale | Sharonville, OH



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Executive summary

The offering: investment / owner user opportunity

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire Three Crowne Point (the “Property” or “3 Crowne Point”), a 76,987 rentable square foot (RSF) office asset located in Sharonville, Ohio. Approximately equidistant from downtown Cincinnati and downtown Dayton, the Property offers unique accessibility to highly specialized labor pools as well as prominent Corporate Tenants. Three Crowne Point has been exceptionally maintained by current ownership and is well-positioned for its next investor or owner-occupier.

Key Property Facts

ADDRESS	3 Crowne Point Ct
CITY, STATE	Sharonville, OH
YEAR BUILT	1990
LAND SIZE	4.94 AC
STORIES	3
BUILDING SIZE	76,987 SF
RENTABLE AREA	74,812 SF
TYPICAL FLOOR SIZE	24,937 SF
PARKING RATIO	4.60/1,000 SF





Property Overview

3 Crowne Point is located in the City of **Sharonville's Northern Lights District**: an entertainment and TIF district that prioritizes hospitality, entertainment, business, and pedestrians. The area **offers many amenities** including the Sharonview Convention Center, the new Third Eye Brewing Company, and numerous lodging and dining options. Its strategic location offers proximity to major highways I-75 and I-275, making it easily accessible.

The building spans **76,987 square feet**, with 74,812 square feet currently available for lease. It offers space on multiple floors, ranging from 8,219 to 28,089 square feet, all with negotiable rates and immediate or near-immediate availability. The property boasts **Class A finishes, ample free parking, and a full building generator**. Additionally, there are opportunities for building signage, which can be advantageous for tenant branding.

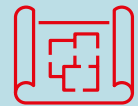
One of the key selling points of 3 Crowne Point is its location within a **TIF (Tax Increment Financing) district**, potentially offering economic incentives for businesses. The nearest airport, **Cincinnati Municipal Airport - Lunken Field**, is located **11.2 miles away**, further enhancing the property's accessibility for business travelers.



Building size: 76,987 SF



Class A finishes



Full building generator



Building signage available



Ample free parking



Sharonville economic incentives



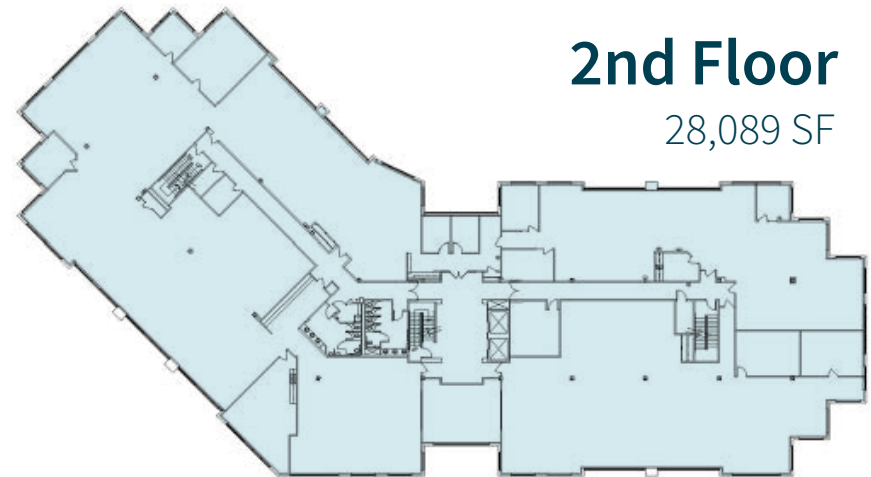
1st Floor

22,697 SF



2nd Floor

28,089 SF



3rd Floor

28,090 SF



Location Overview

3 Crowne Point Court is situated in the heart of Cincinnati's bustling Blue Ash suburb, a prime location for businesses seeking a strategic presence in the Greater Cincinnati area. This office property benefits from its proximity to several corporate neighbors, including Procter & Gamble's Sharon Woods Technical Center, GE Aerospace, and Kimberly-Clark. The area is also home to notable companies like Kroger's digital headquarters and Mercy Health's corporate offices, contributing to a vibrant business ecosystem.

The location offers convenient access to a variety of retail options and amenities, enhancing the work-life balance for employees. The nearby Kenwood Towne Centre, one of Cincinnati's premier shopping destinations, features high-end retailers and dining options. For more casual fare, the Summit Park area boasts an array of restaurants and recreational facilities. Additionally, the Blue Ash Golf Course and Sharon Woods Park provide ample opportunities for outdoor activities and relaxation, making 3 Crowne Point Court an attractive location for businesses and their employees alike.



Why Cincinnati?

With a balanced economy, a skilled and qualified labor pool, a significant concentration of Fortune 500 and corporate headquarters, and a top international airport, Cincinnati is a prominent Midwest marketplace. It has been ranked one of the fastest growing Midwest economies and is attractive to the civilian workforce as the most cost-friendly location to do business. Due to this business-friendly environment, Cincinnati has become a headquarter hub and constant draw for young professionals. The proximity to interstate highways, major metros, and non-stop destinations from Cincinnati Northern Kentucky International Airport, also attracts many companies to centrally locate here. With no single industry having a dominant presence, Cincinnati has a diversified economy including bio health, aerospace, advanced manufacturing, food and flavoring, marketing and branding, and information technology companies.

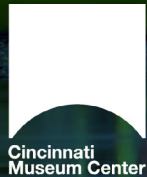
In the heart of Southwest Ohio, the Greater Cincinnati region consists of 15 counties. The Property is less than a 27-minute drive to the CBD and a 40-minute drive to the Cincinnati/Northern Kentucky International Airport, offering excellent suburban accessibility.



Health Care Hub



Entertainment

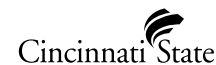




EDUCATION

Cincinnati is home to a highly educated workforce. There are more than 300 colleges within 200 miles of Cincinnati, graduating 100,000+ students annually. Within 100-mile radius, students are graduating in health and professional related programs, business management and marketing, education, liberal arts, and engineering degrees, proving a diverse and talented workforce.

**14 MAJOR UNIVERSITIES WITH COMBINED
UNDERGRADUATE ENROLLMENT OF OVER 310,000
LOCATED WITHIN 100 MILES OF CINCINNATI, OHIO**





No 1

CITY TO LIVE
IN OHIO

No 13

CHEAPEST PLACE TO
LIVE IN THE NATION



1.76M

CURRENT METRO
POPULATION

-macrorends.net

REGIONAL HQS
IN GREATER CINCINNATI



GE Aviation



Fidelity
INVESTMENTS

**FORTUNE
500**

HEADQUARTERS



NO. 17



NO. 42



NO. 164



FIFTH THIRD BANK

NO. 366



NO. 413



Western & Southern
Financial Group

NO. 476



NO. 500



Cincinnati Bell



34.51°



FORTUNE 1000

Headquarters

Operating expense overview

(2022 - 2023)

2022 Expense Totals	NNN/sf
TOTAL CAM	\$3.29
TOTAL REAL ESTATE TAXES	\$2.75
TOTAL INSURANCE	\$0.13
TOTAL EXPENSES	\$6.16

2023 Expense Totals	NNN/sf
TOTAL CAM	\$3.66
TOTAL REAL ESTATE TAXES	\$2.14
TOTAL INSURANCE	\$0.13
TOTAL EXPENSES	\$5.93

(2024 Estimate)

2024 Expense Totals	NNN/sf
TOTAL CAM	\$2.80
TOTAL REAL ESTATE TAXES	\$1.55
TOTAL INSURANCE	\$0.16
TOTAL EXPENSES	\$4.51

(2025 Budget)

2025 Expense Totals	NNN/sf
TOTAL CAM	\$2.51
TOTAL REAL ESTATE TAXES	\$1.61
TOTAL INSURANCE	\$0.17
TOTAL EXPENSES	\$4.29

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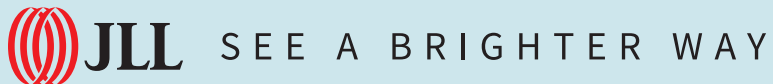
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