



# For Lease - 56,096 SF Flex

11325 Reed Hartman Highway, Blue Ash, OH

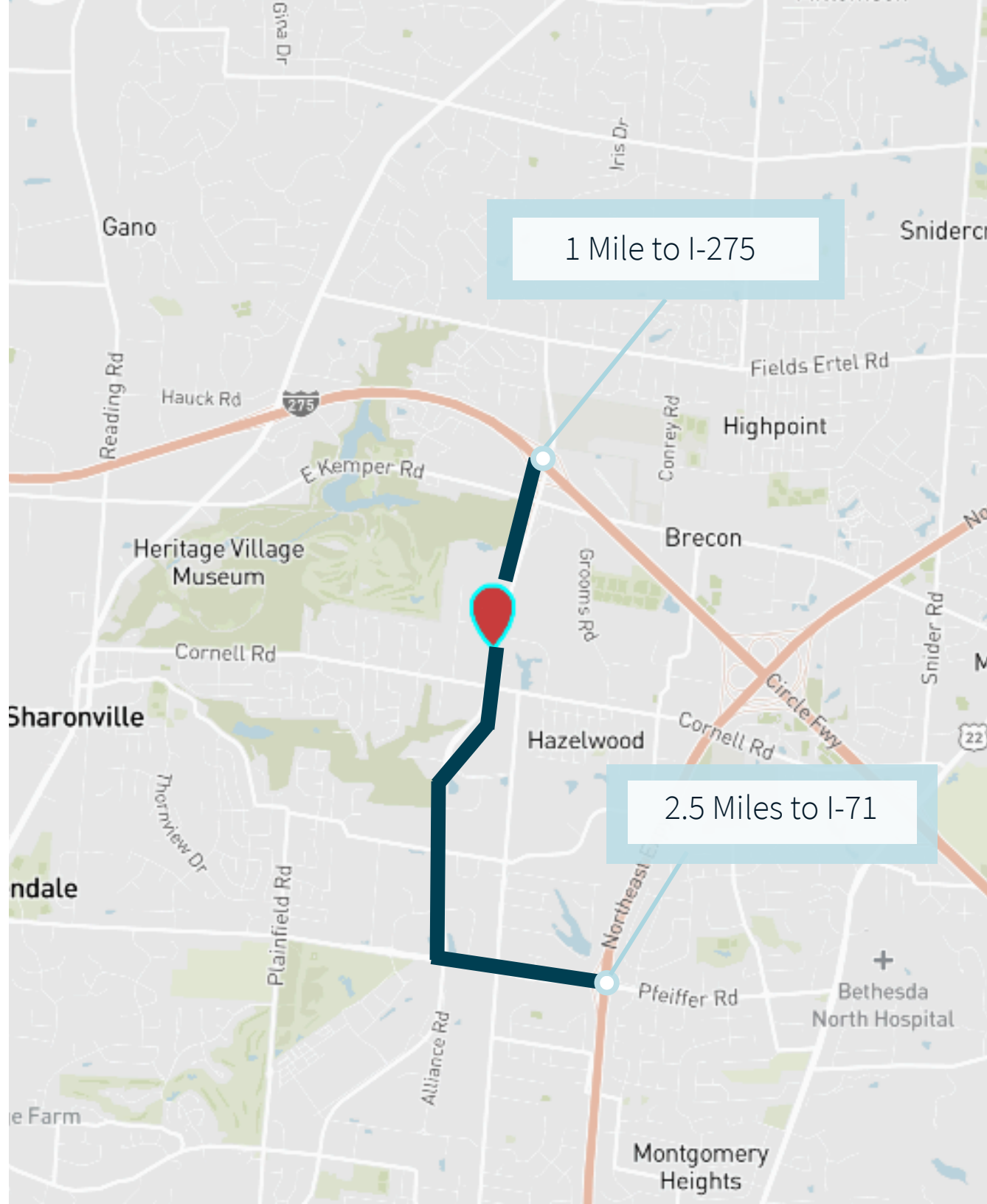
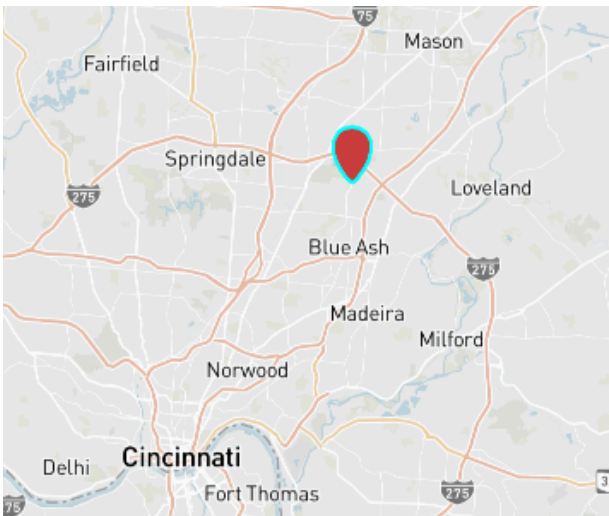
 **JLL** SEE A BRIGHTER WAY

**NEW OWNERSHIP**  
PROPERTY IS CURRENTLY  
UNDER A COMPLETE  
INTERIOR AND EXTERIOR  
RENOVATION

# Blue Ash, OH

Blue Ash, Ohio, situated 15 miles from Cincinnati, offers an ideal blend of business and lifestyle. This thriving suburban city boasts strategic location, robust infrastructure, and a pro-business climate, making it perfect for companies seeking flex space in a dynamic, accessible community.

## Prime Business Hub



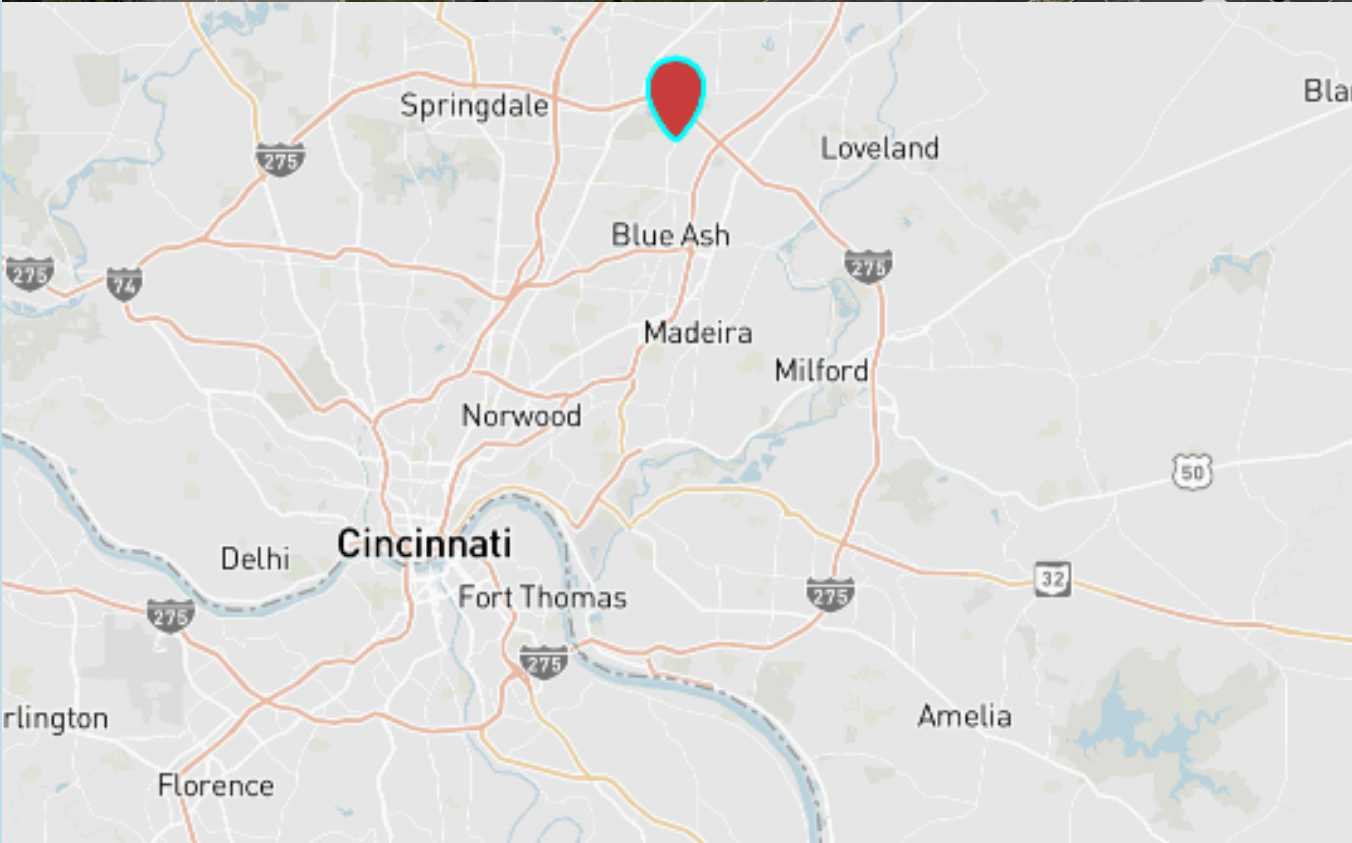


# Property Details

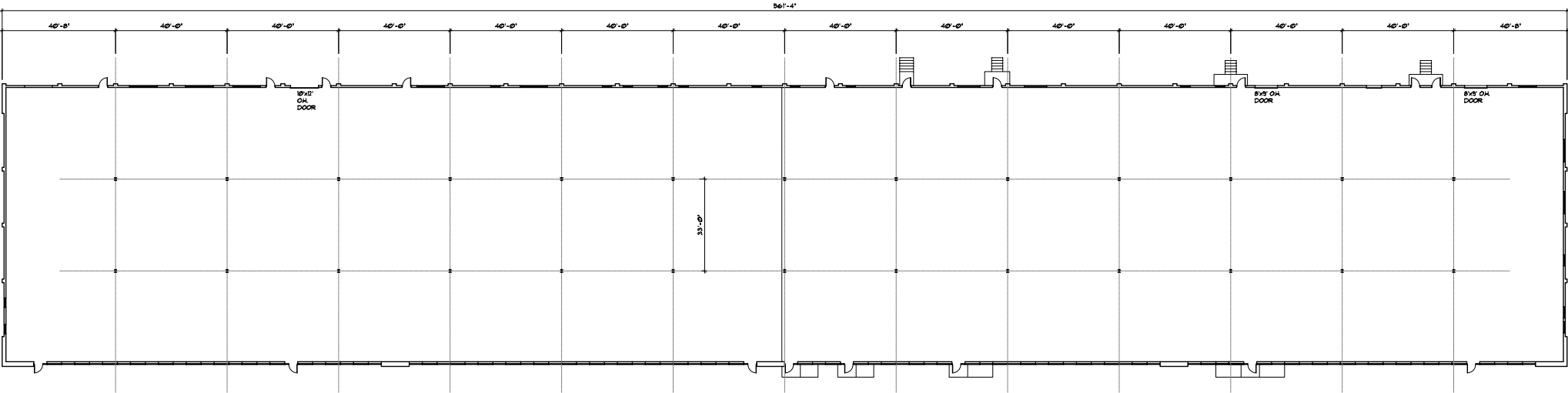
|            |                                             |
|------------|---------------------------------------------|
| Total SF   | 56,096 SF (Divisible)                       |
| Office SF  | BTS                                         |
| Columns    | 33' x 40'                                   |
| Power      | 208V/3Phase/2,000 A<br>480V/3 phase/ 1,200A |
| Docks      | BTS                                         |
| Drive In   | BTS                                         |
| Sprinkler  | Wet                                         |
| Zoning     | Blue Ash North (BAN)                        |
| Lease Rate | \$9.95 NNN                                  |
| OpEx       | \$2.65                                      |

## Interior & Exterior Renovations:

- Brand new office and Restrooms
- LED lights throughout
- Interior and exterior paint
- New Office HVAC and warehouse heaters
- Polished concrete floors
- New dock and drive-in doors and equipment as necessary



# Floorplan





# Renderings



EXISTING CONDITIONS PHOTO



RENOVATED FACADE - PARTIAL



RENOVATED FACADE - PERSPECTIVE



RENOVATED FACADE - FULL

**JLL**

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