



Experimental  
Holdings



# ONE CROWNE POINT

**Sharonville, Ohio**

62,713 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**

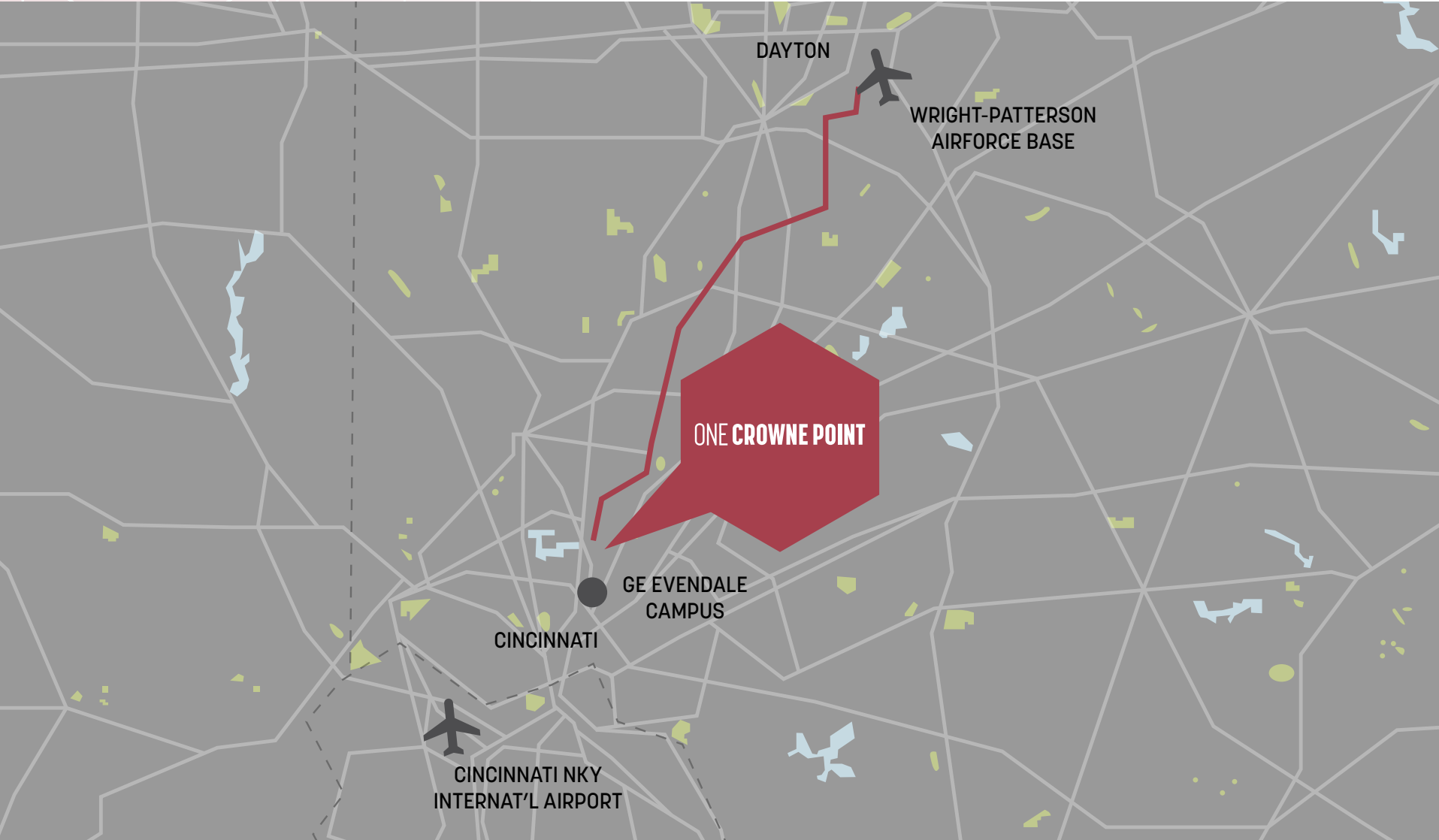
**74,110 SF**

ONE CROWNE POINT



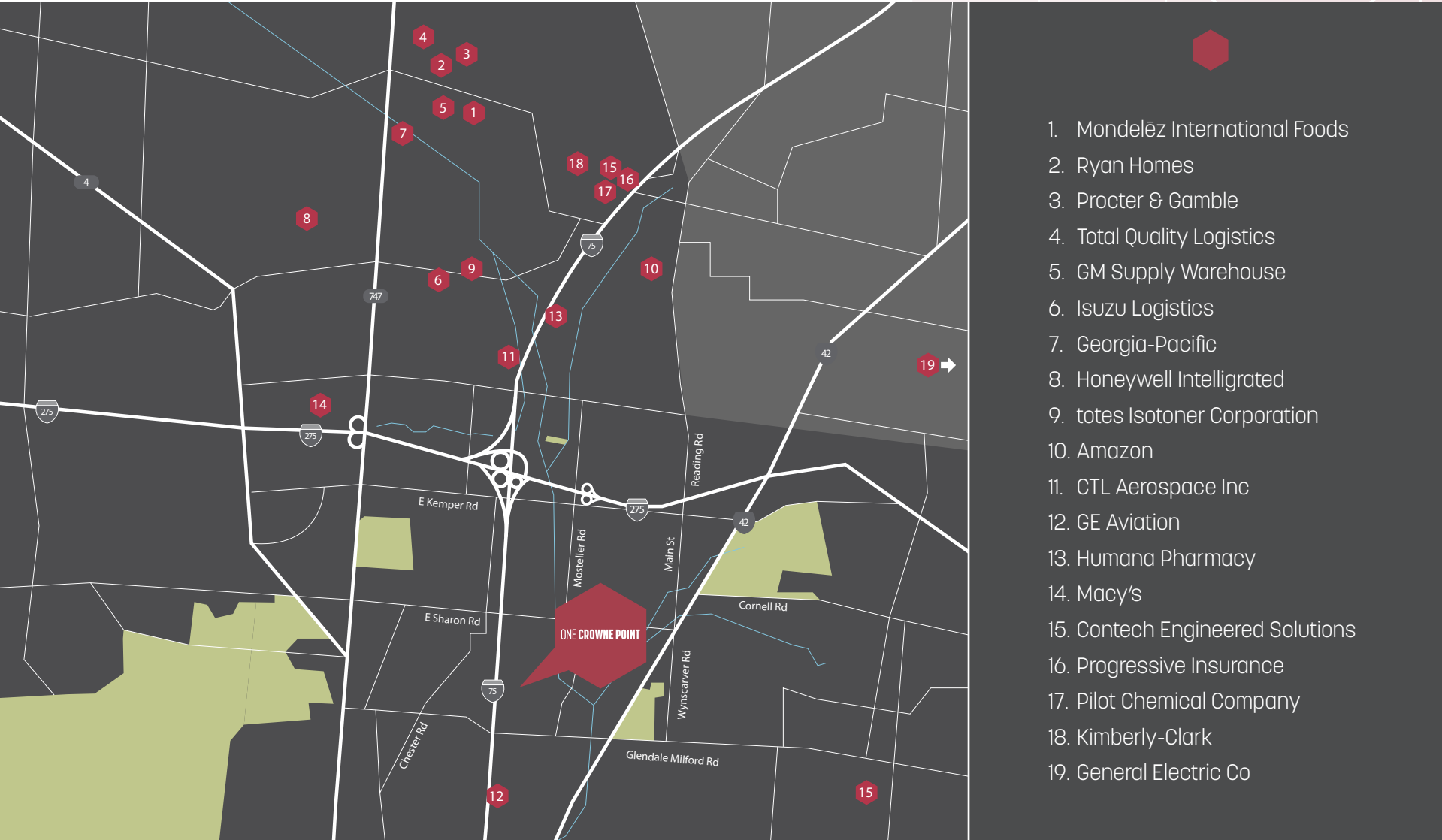
# PRIME LOCATION ON THE CINCINNATI-DAYTON AVIATION CORRIDOR

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.

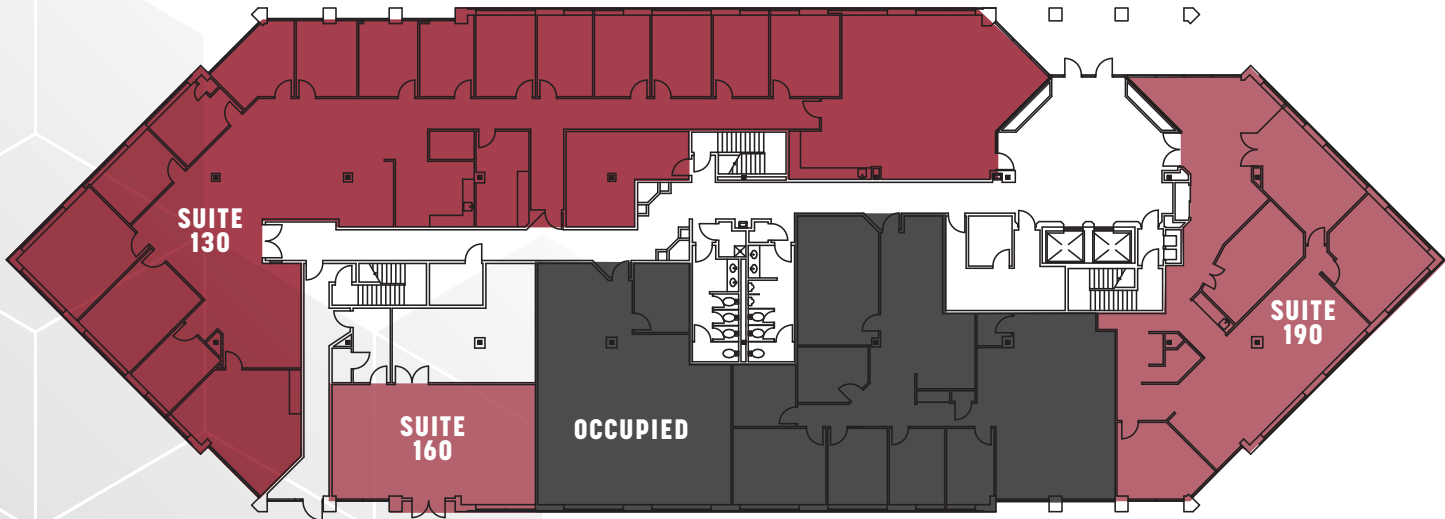


1. Mondelēz International Foods
2. Ryan Homes
3. Procter & Gamble
4. Total Quality Logistics
5. GM Supply Warehouse
6. Isuzu Logistics
7. Georgia-Pacific
8. Honeywell Intelligrated
9. totes Isotoner Corporation
10. Amazon
11. CTL Aerospace Inc
12. GE Aviation
13. Humana Pharmacy
14. Macy's
15. Contech Engineered Solutions
16. Progressive Insurance
17. Pilot Chemical Company
18. Kimberly-Clark
19. General Electric Co

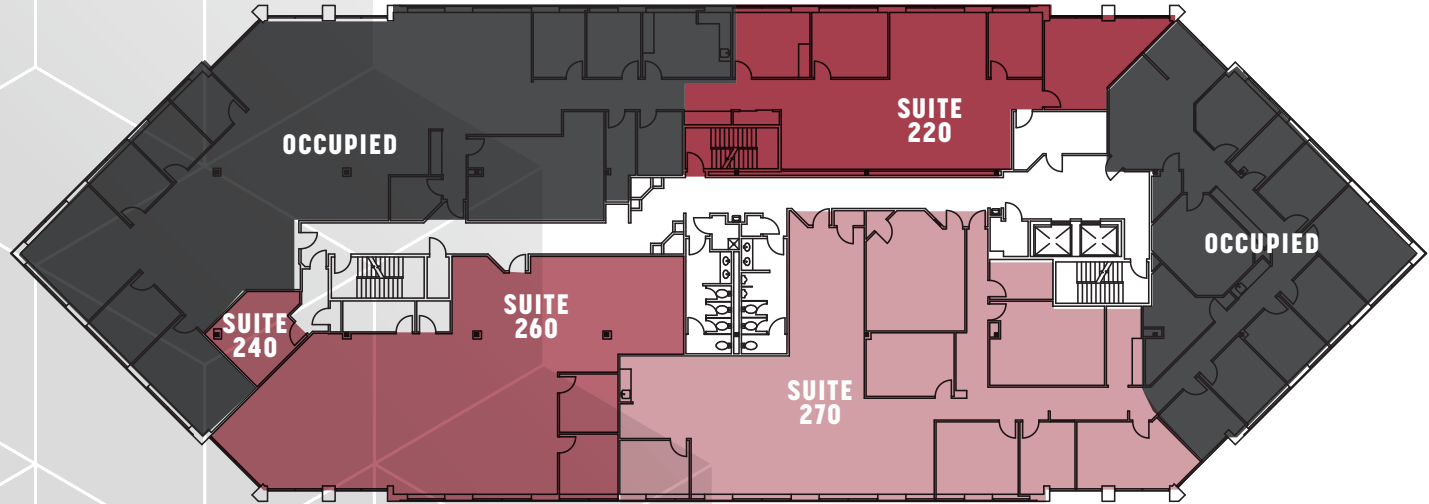
PROPERTY **AVAILABILITY**

Suite	Size (SF)
130	7,622
160	1,605
190	3,054
220	2,477
240	336
260	3,268
270	4,564

FLOOR **ONE**



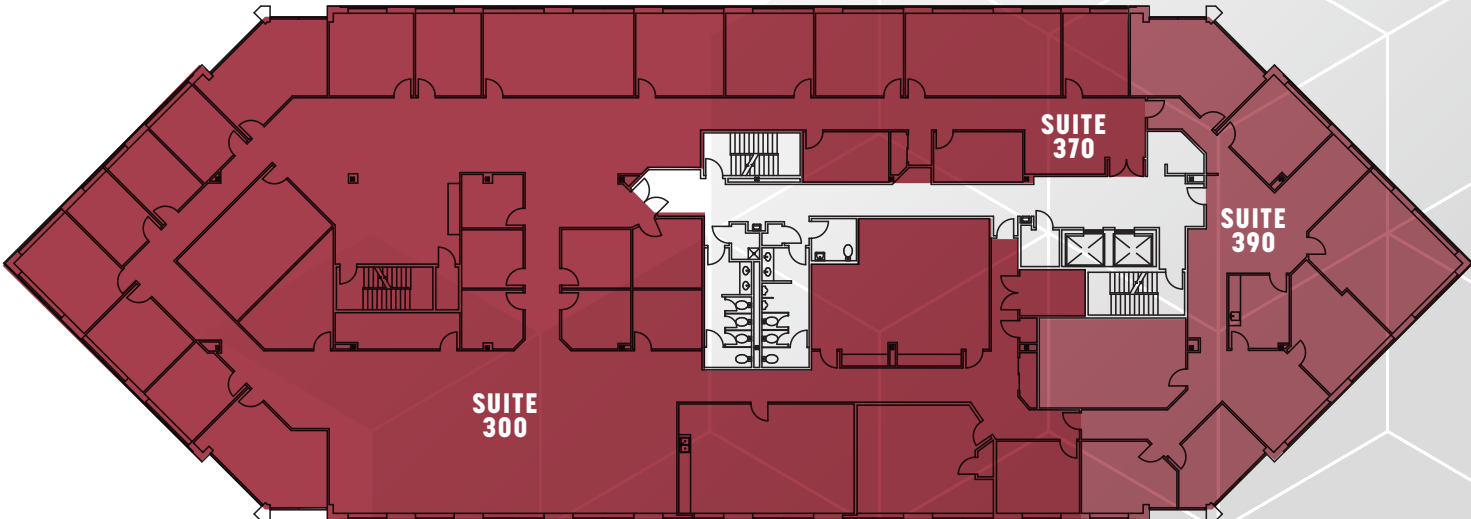
FLOOR **TWO**



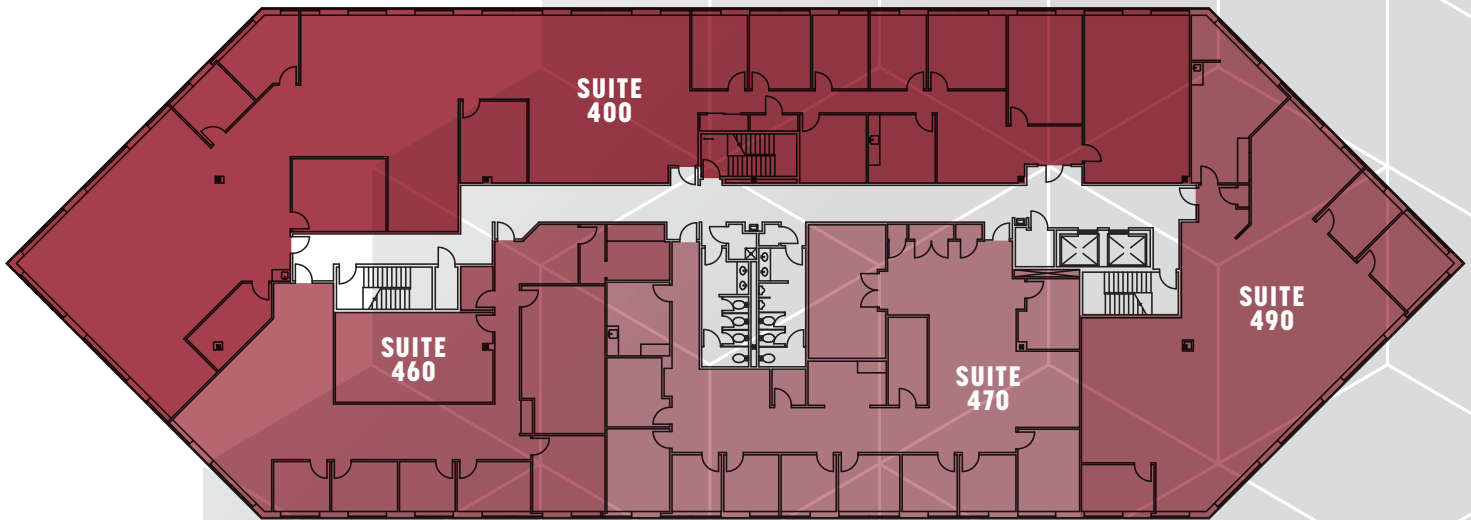
PROPERTY **AVAILABILITY**

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

FLOOR **THREE**



FLOOR **FOUR**







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