



# For Lease - 11,765 SF Flex

11325 Reed Hartman Highway, Blue Ash, OH

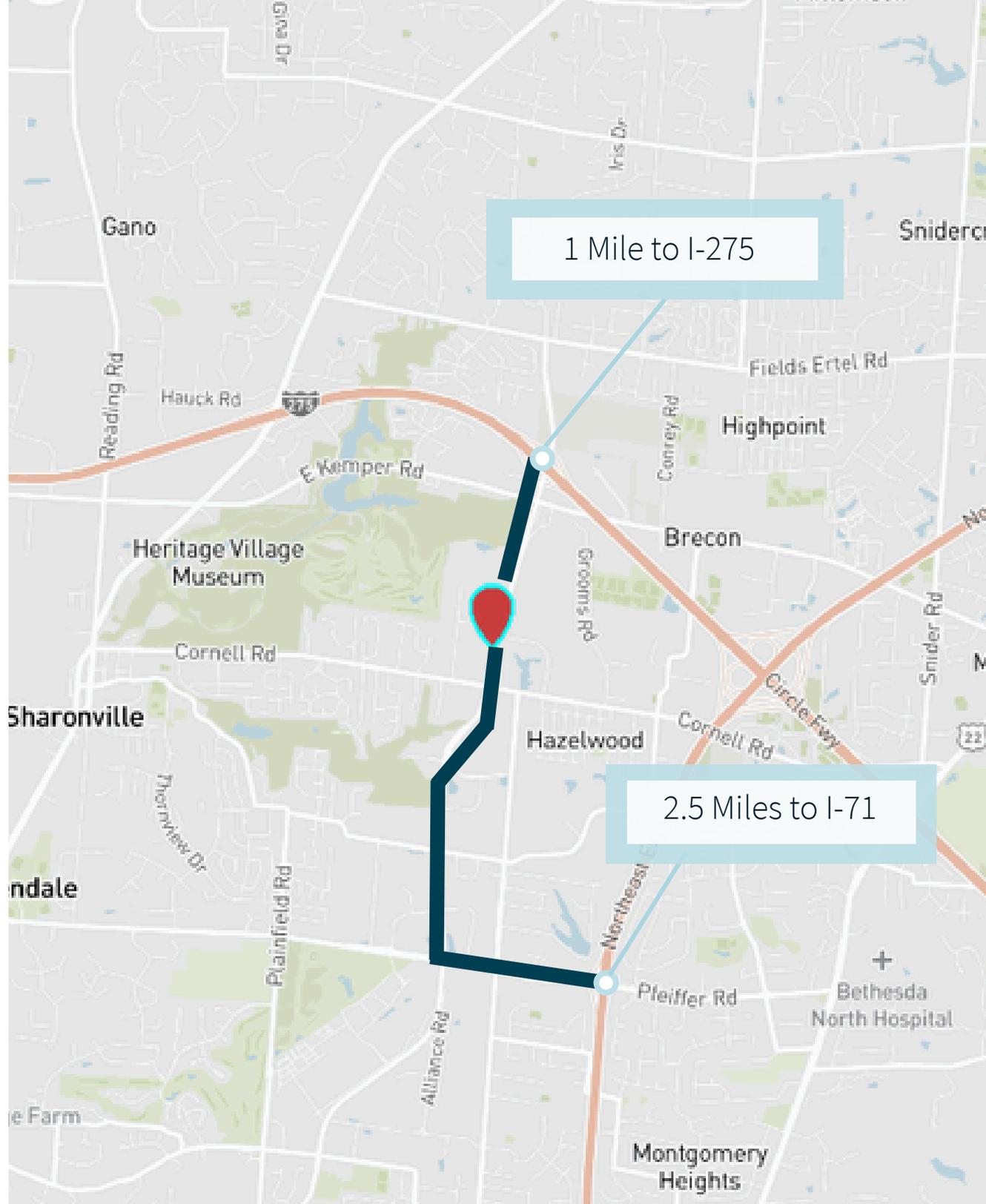
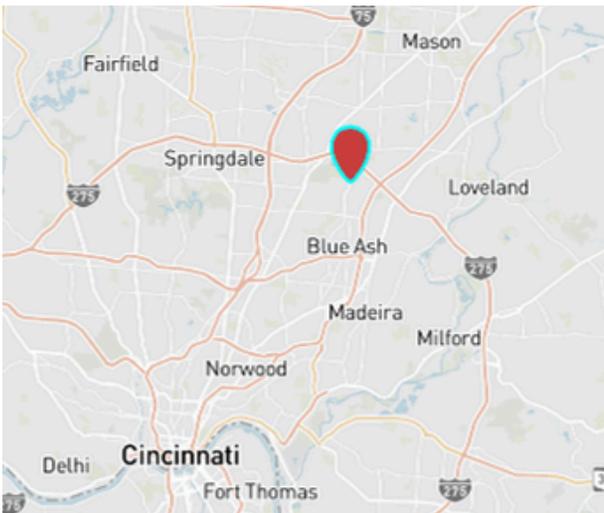
 **JLL** SEE A BRIGHTER WAY

**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

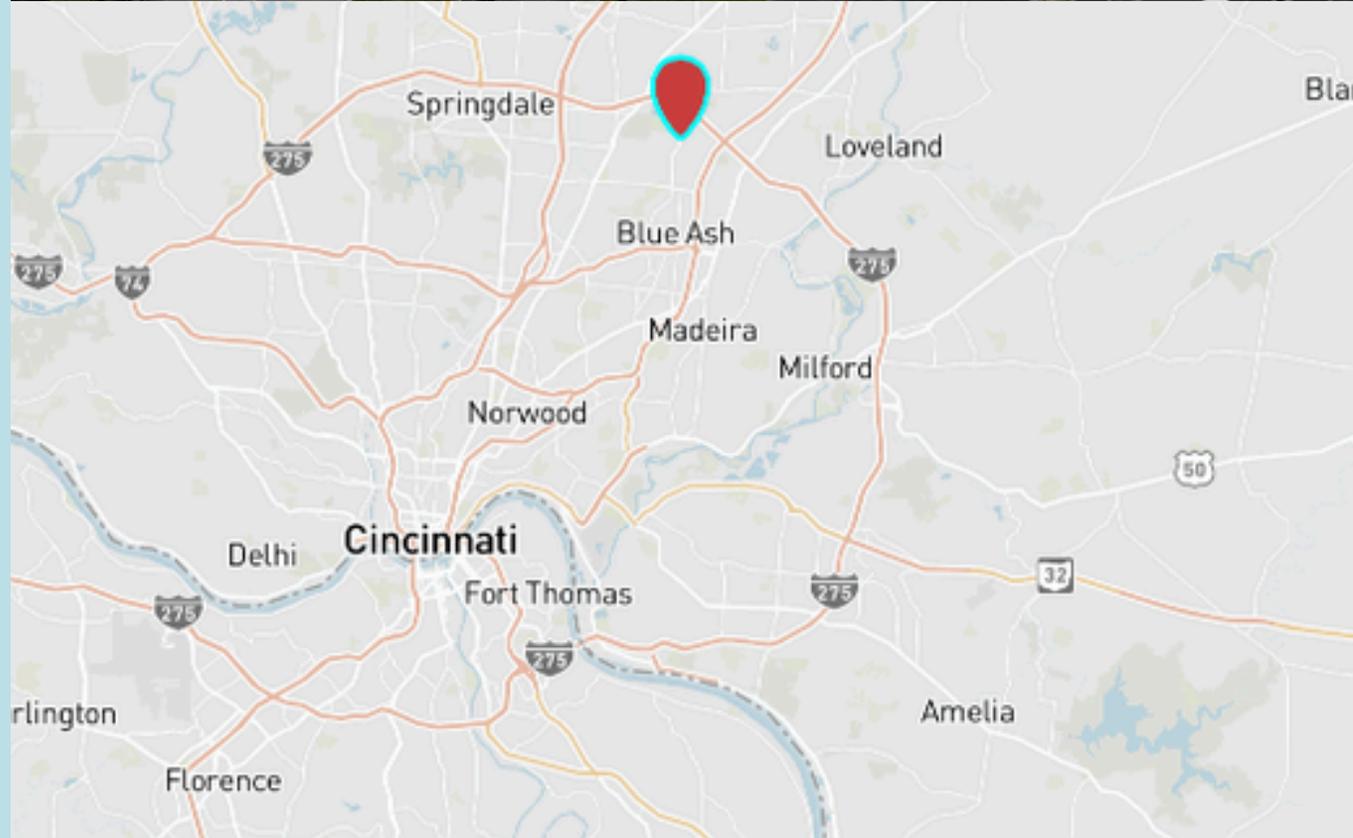


# Property Details

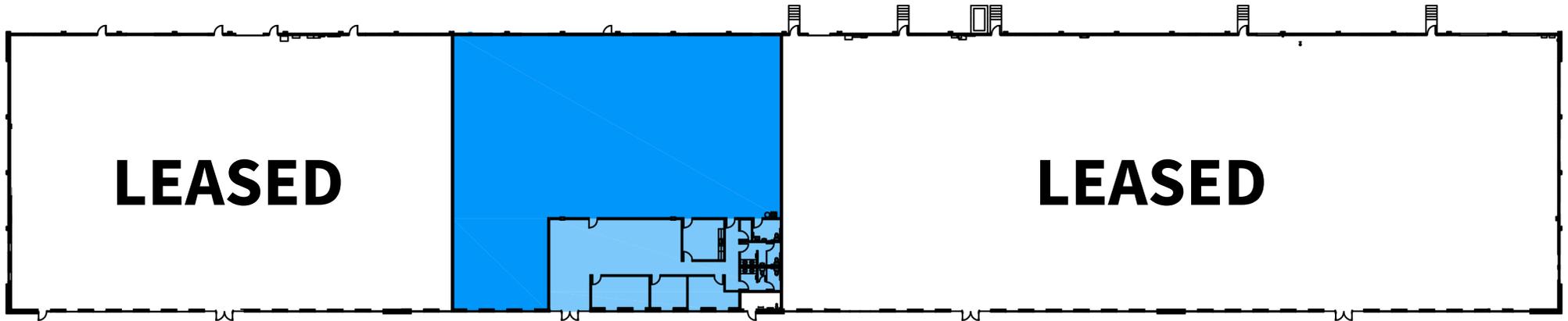
<b>Available SF</b>	11,765 SF
<b>Office SF</b>	2,702 SF
<b>Columns</b>	33' x 40'
<b>Power</b>	400 amp, 120/208 volt, 3-phase, 4-wire
<b>Docks</b>	0
<b>Drive In</b>	2 (10' x 12')
<b>Sprinkler</b>	Wet
<b>Zoning</b>	Blue Ash North (BAN)
<b>Lease Rate</b>	\$9.95 NNN
<b>OpEx</b>	\$2.75

## 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

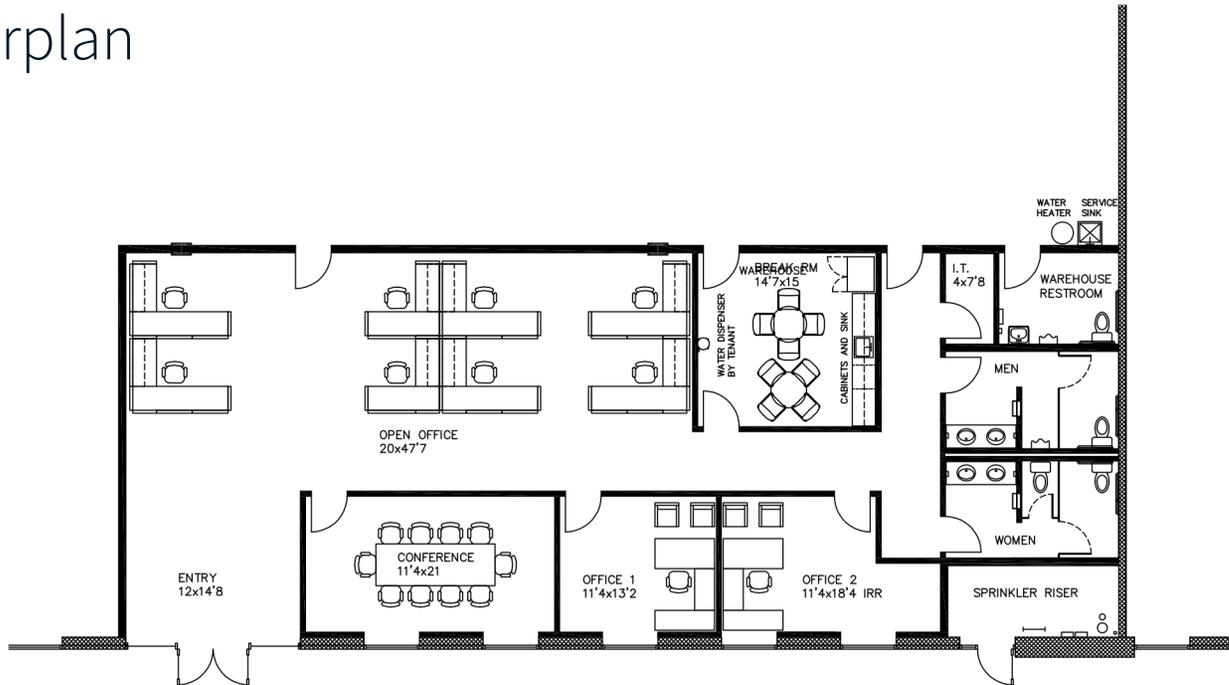


 9,063 sf warehouse

 2,702 sf office

11,765 sf total

# Office Floorplan



# Renderings



EXISTING CONDITIONS PHOTO



RENOVATED FACADE - PARTIAL



RENOVATED FACADE - PERSPECTIVE



RENOVATED FACADE - FULL

**JLL**

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