

AVAILABLE

LEASE: 5,522 SF - 11,044 SF

SALE: INQUIRE WITH
THE AGENT



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Cincinnati, OH 45255

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BUILDING INFORMATION

- 0.1% earnings tax
- Daily traffic count: 30,000+
- Signage available
- Furniture available
- Multiple ingress/egress options including a traffic light
- Second floor fully furnished plus lower level with 10' ceilings and natural light
- Modern efficient design
- Ample parking

COMMUNITY

Anderson Township is a thriving suburban business corridor in Hamilton County, Ohio, strategically positioned just east of Cincinnati's central business district. The area benefits from an educated workforce supported by the highly-rated Forest Hills School District, creating an attractive talent pool for businesses.

The township features diverse office parks, retail centers, and professional services with well-developed infrastructure. Companies benefit from lower operational costs than urban centers while employees enjoy access to quality residential options and metropolitan amenities within minutes.

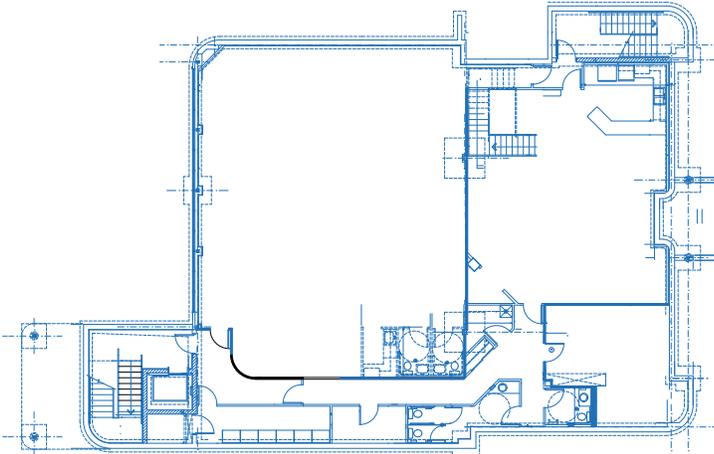
Over \$1 Billion has been invested in Anderson Township over the last decade.

AMENITIES MAP

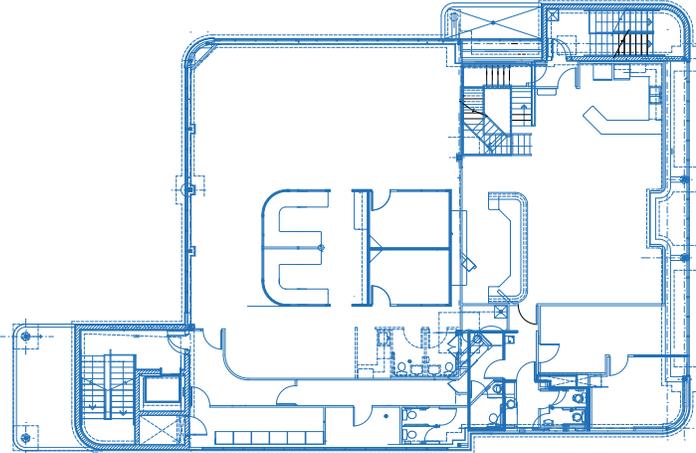


FLOOR PLANS

A-2 LOWER LEVEL PLAN



A-4 2ND FLOOR PLAN

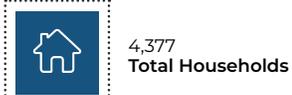


PROPERTY IMAGES



DEMOGRAPHICS

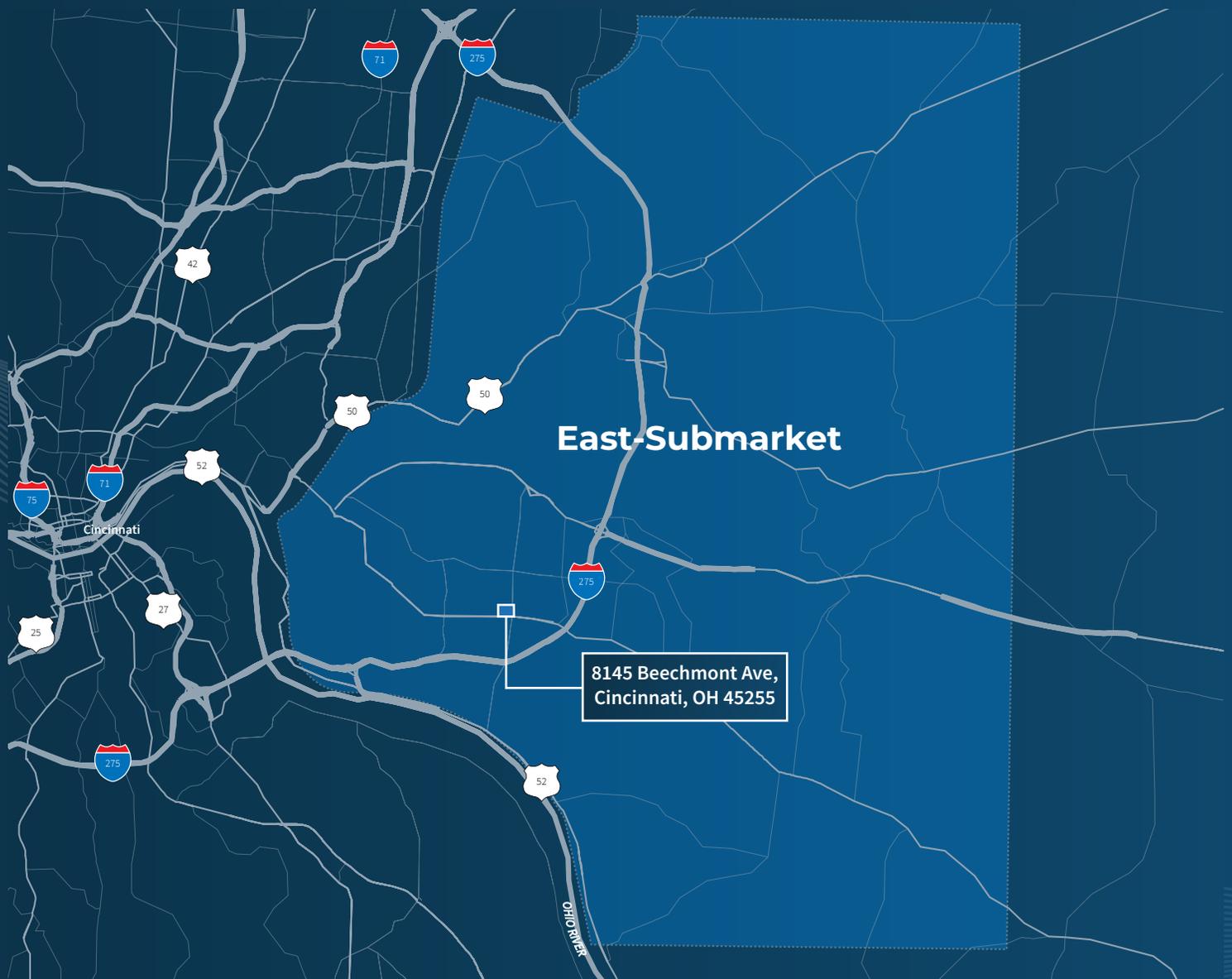
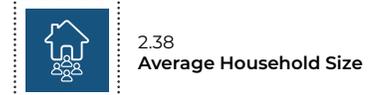
WITHIN 1 MILE



WITHIN 3 MILES



WITHIN 5 MILES





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