



Experimental  
Holdings



ONE  
CROWNE  
POINT

# ONE CROWNE POINT

**Sharonville, Ohio**

62,695 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**

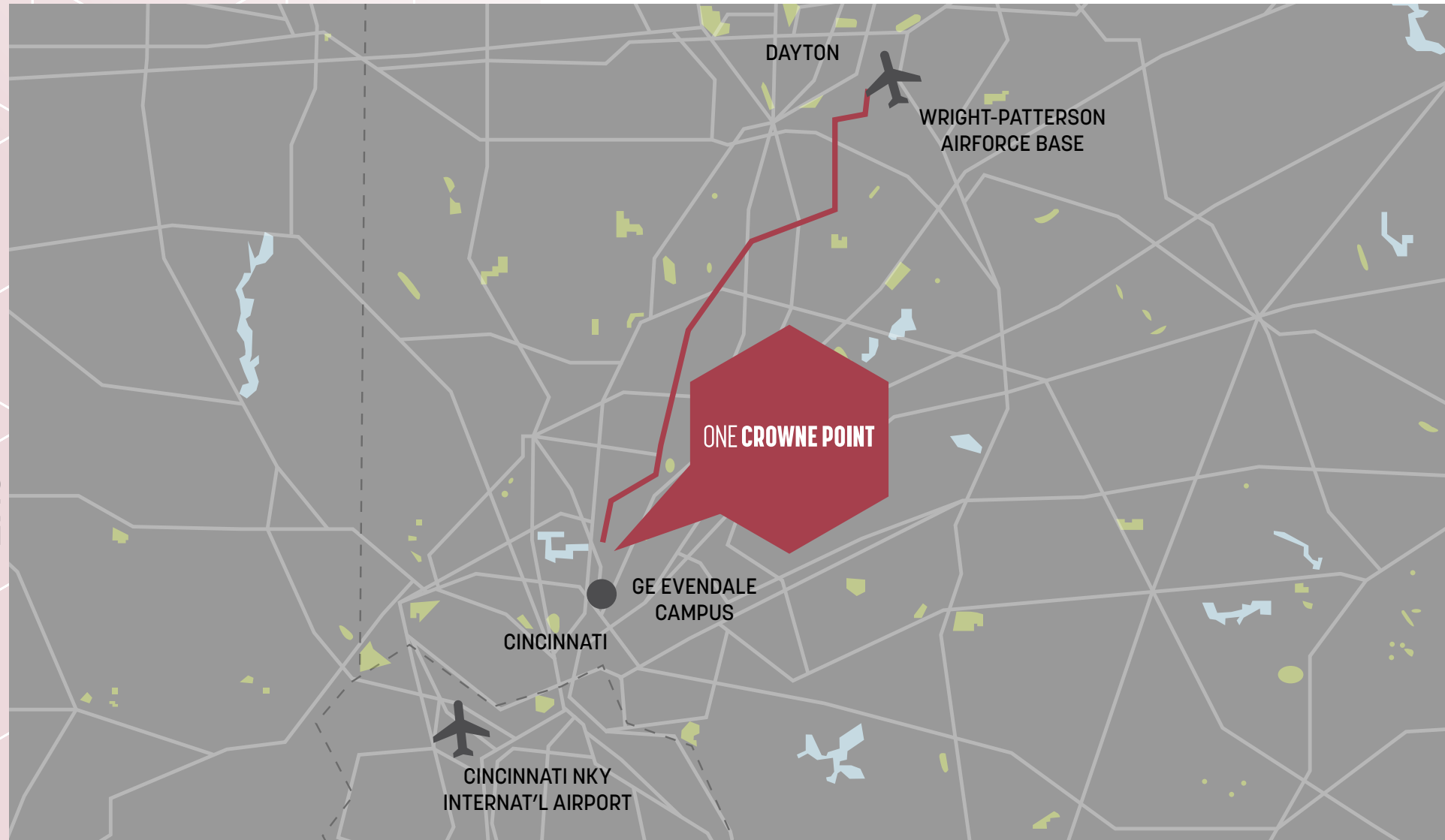
**74,110 SF**

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.



ONE CROWNE POINT

## CORPORATE NEIGHBORS

One Crowne Point enjoys close proximity to major corporate players in the northern Cincinnati area.

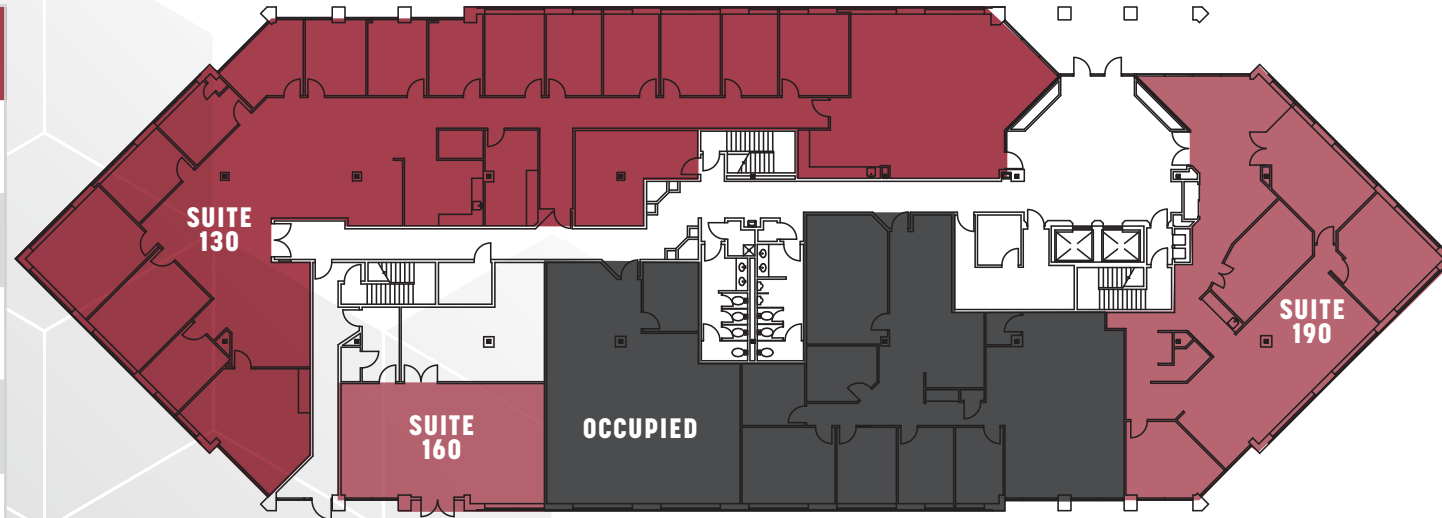


1. Mondelez International Foods
2. Ryan Homes
3. Procter & Gamble
4. Total Quality Logistics
5. GM Supply Warehouse
6. Isuzu Logistics
7. Georgia-Pacific
8. Honeywell Intelligrated
9. totes Isotoner Corporation
10. Amazon
11. CTL Aerospace Inc
12. GE Aviation
13. Humana Pharmacy
14. Macy's
15. Contech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

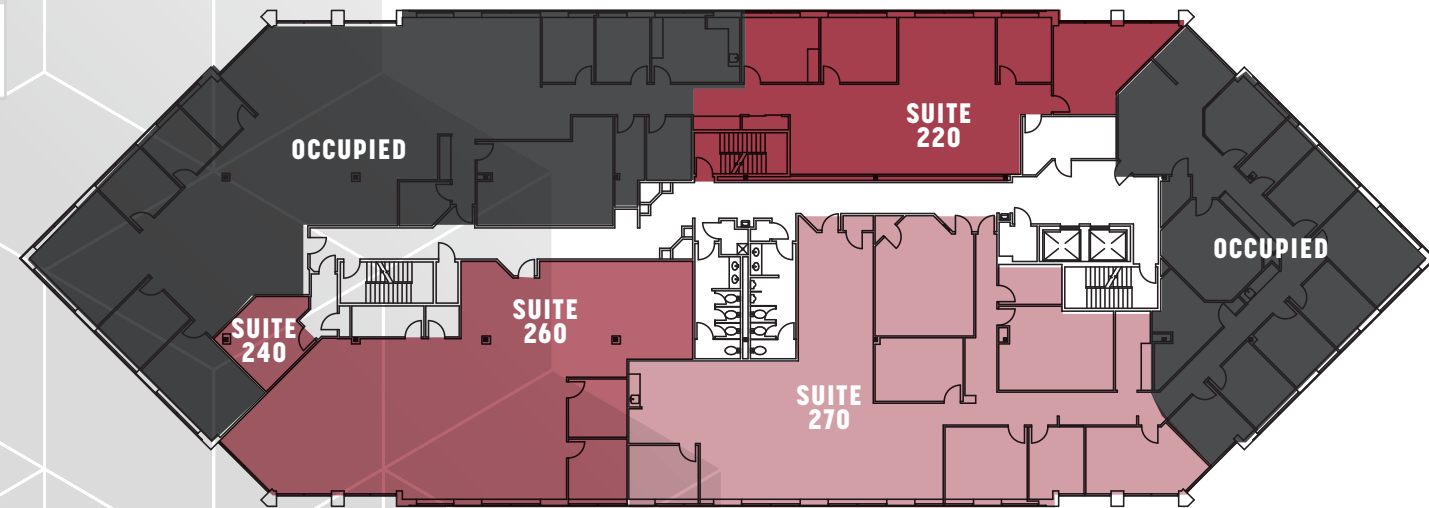
ONE CROWNE POINT

PROPERTY **AVAILABILITY**

FLOOR **ONE**



FLOOR **TWO**

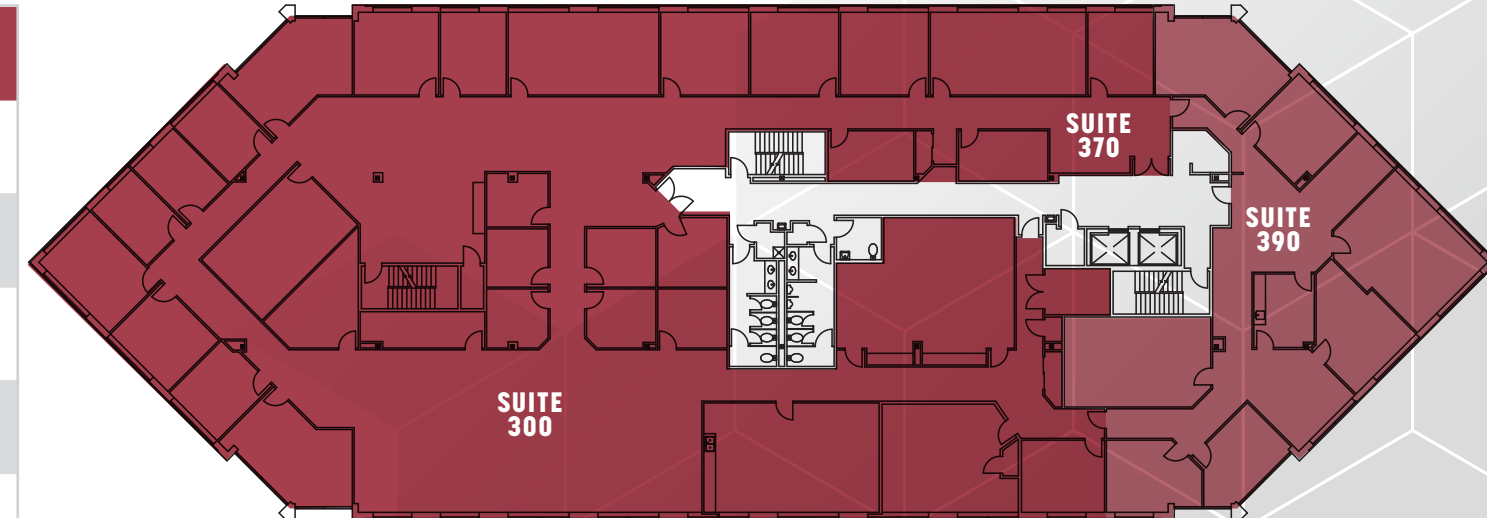


Suite	Size (SF)
130	7,622
160	1,605
190	3,054
220	2,477
240	336
260	3,268
270	4,564

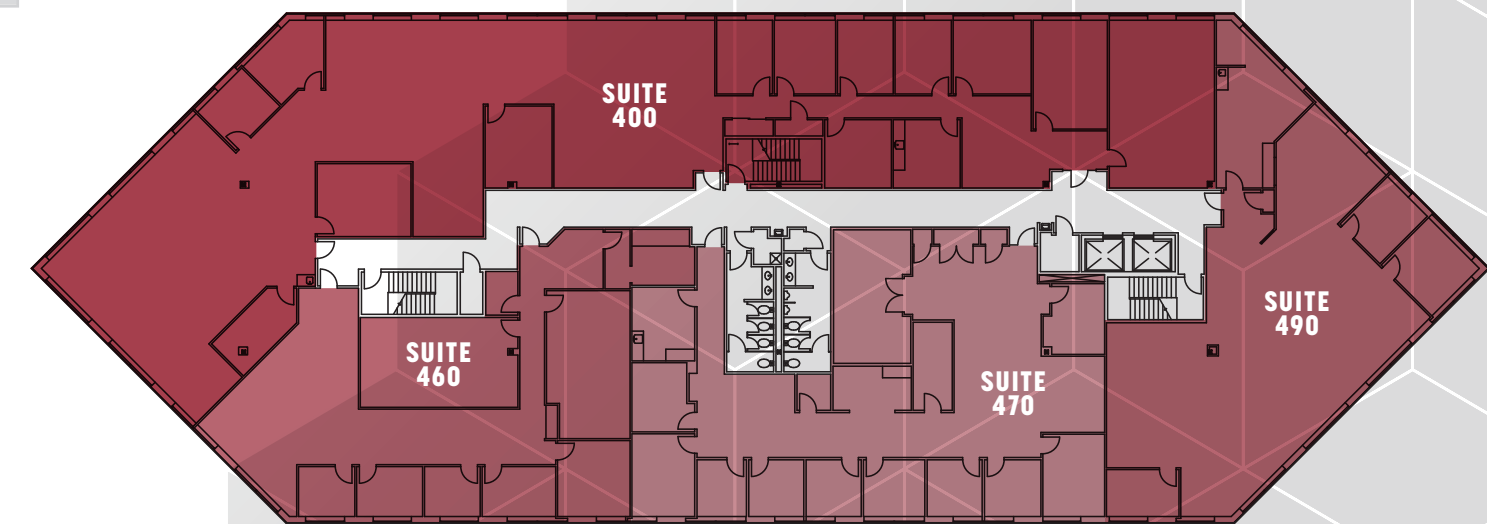
PROPERTY **AVAILABILITY**

FLOOR **THREE**

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



FLOOR **FOUR**





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