

Reed Hartman Tower

For Sale | Asking Price: \$4,005,000



Blue Ash, OH 45241

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Reed Hartman Tower | For Sale

JLL presents the opportunity to acquire Reed Hartman Tower. A 58,034 square foot, Class B office building in Blue Ash, Ohio. This investment offers significant value-add potential by leasing available space in Cincinnati's top suburban office market. The property features high visibility, building signage, and direct access to major interstates.

Reed Hartman Tower is a 5-story office building constructed in 1976 on a 2.66-acre lot. The property provides tenants with shared on-site conference rooms and ample surface parking at a ratio of 5.00 spaces per 1,000 square feet. Its functional design and convenient accessibility make it a highly attractive option for businesses seeking quality office space.

The property boasts high-visibility frontage on Reed Hartman Highway in the heart of Blue Ash. This strategic location offers tenants immediate access to Interstates 275, I-71, and I-75. The surrounding area features a dense amenity base, including numerous restaurants, hotels, and essential business services, providing superior convenience for employees and visitors.

First Floor Lobby



Common Conference Room



Property Features

58,034 SF Office Building



Reed Hartman Tower

Reed Hartman Tower features:



High visibility on
Reed Hartman Highway



Building signage available



Shared conference rooms



Ample parking



Convenient access to I-275

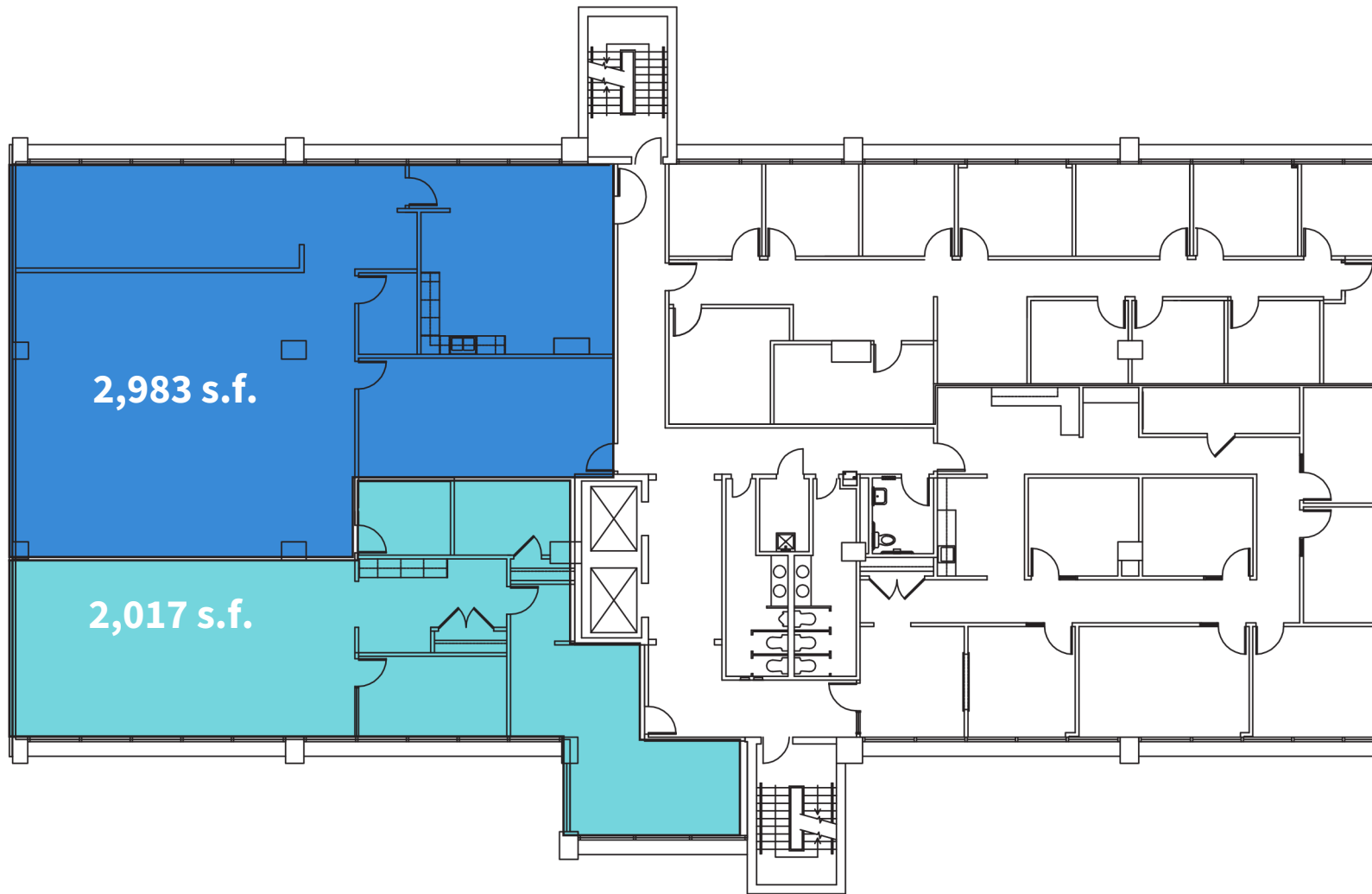


Asking Price: \$4,005,000 (\$69/SF)

2nd Floor Availability

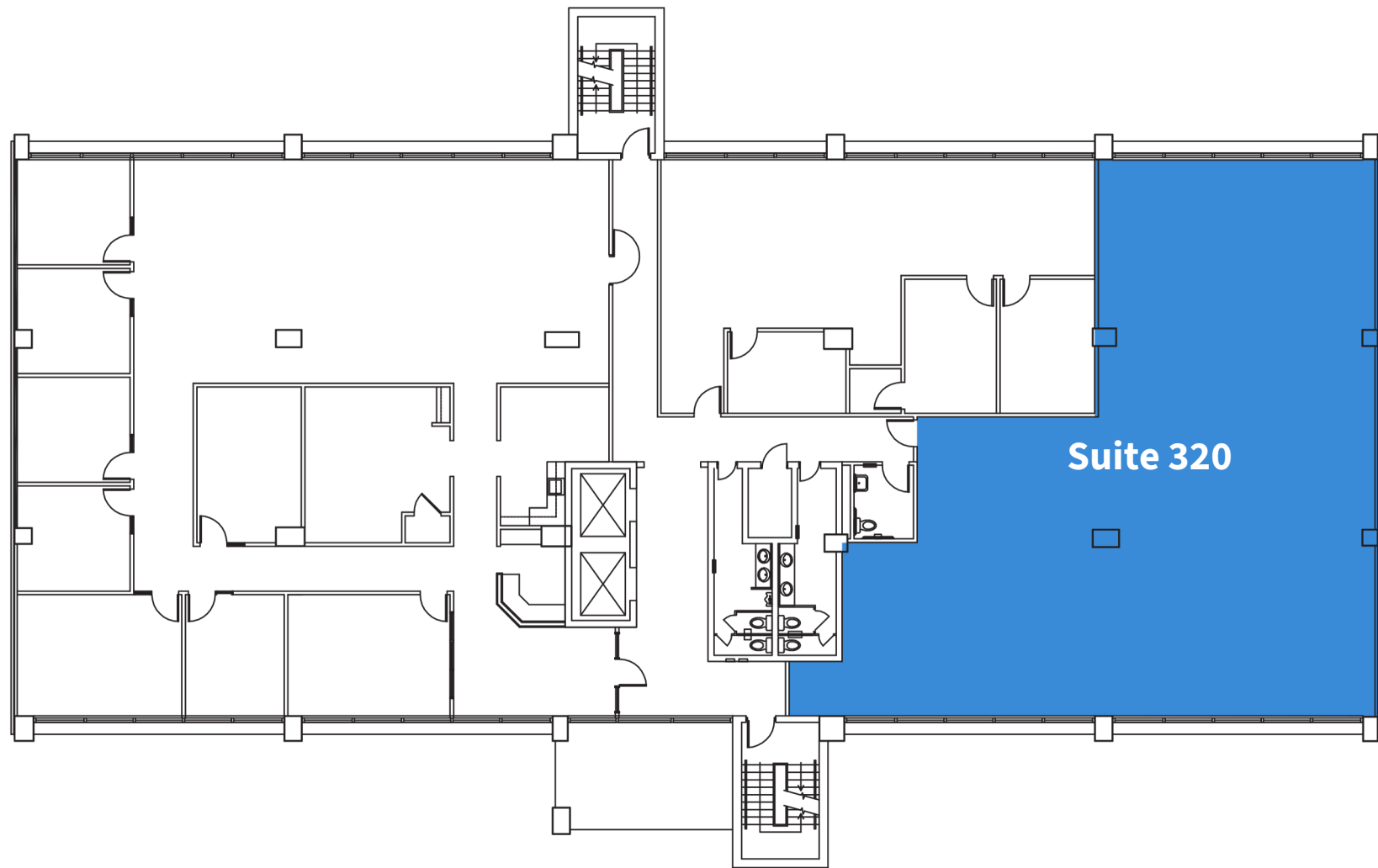
Suite 210: 5,000 s.f.

Suite can be demised



3rd Floor Availability

Suite 320: 3,449 s.f.



4th Floor Availability

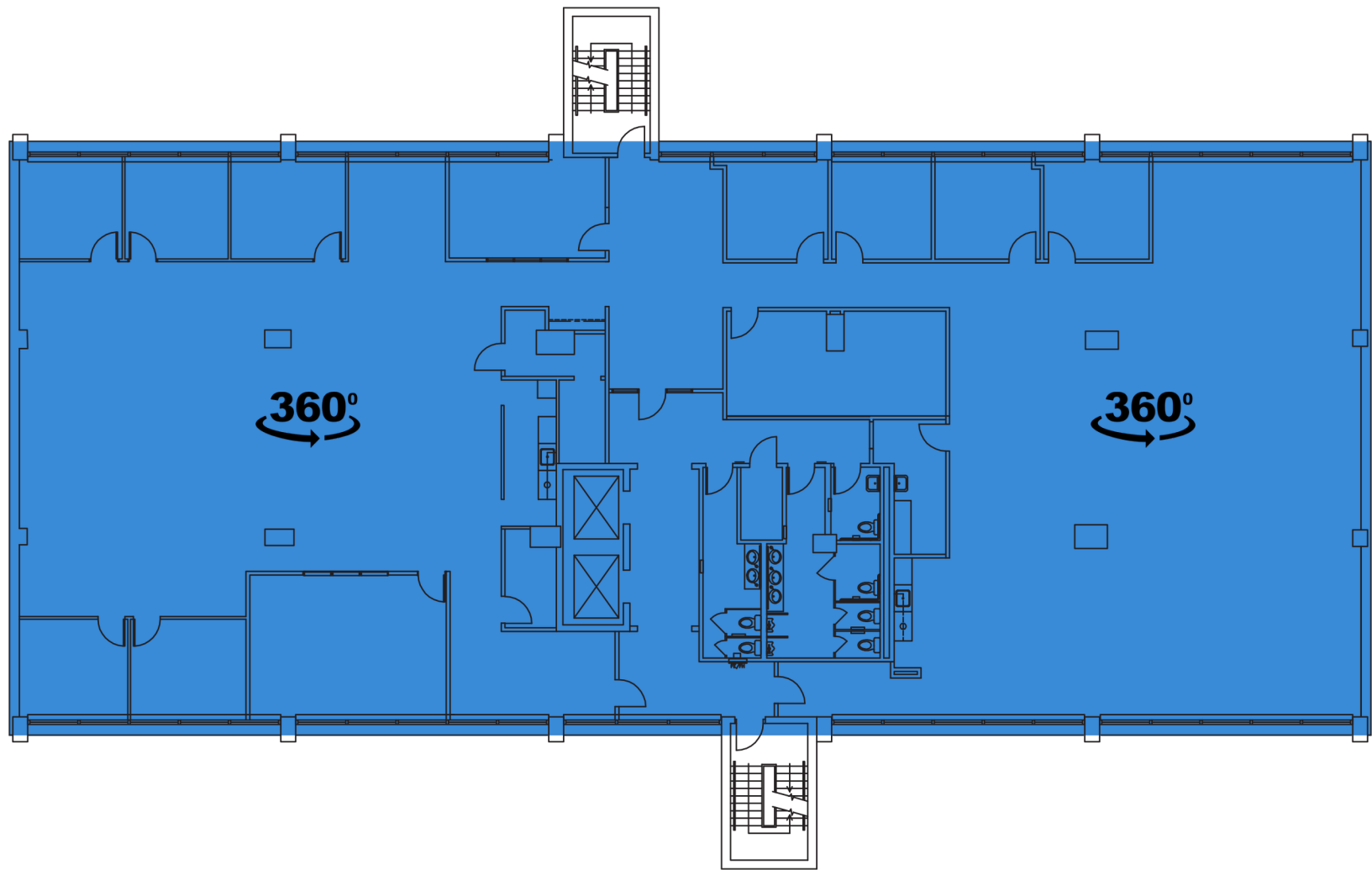
Suite 400: 4,946 s.f.

Suite 450: 5,098 s.f.

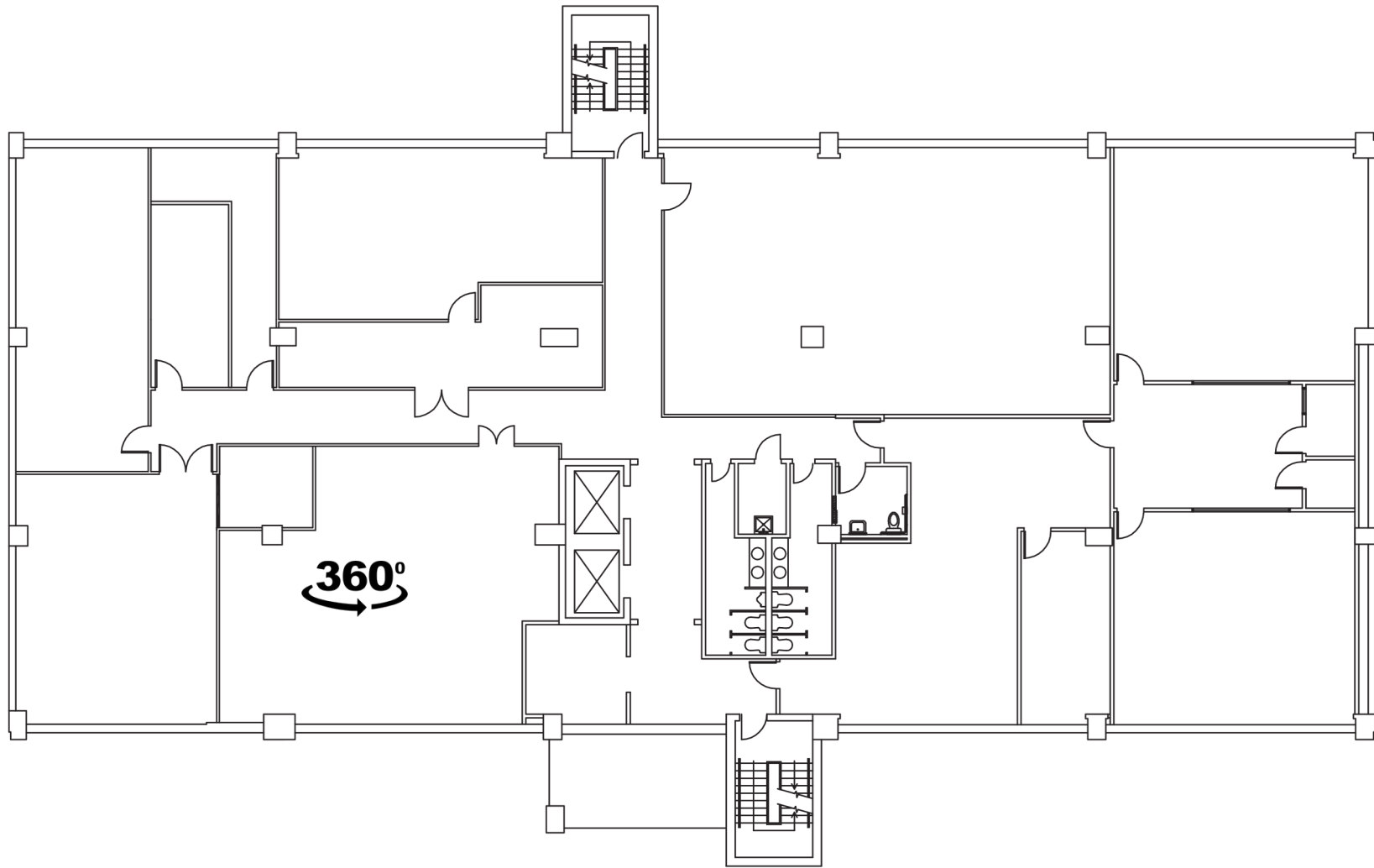


5th Floor Availability

Suite 500: 10,203 s.f.



Lower Level



LOCATION OVERVIEW



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