



For Lease - 11,765 SF - 39,910 SF

11325 Reed Hartman Highway, Blue Ash, OH

 **JLL** SEE A BRIGHTER WAY

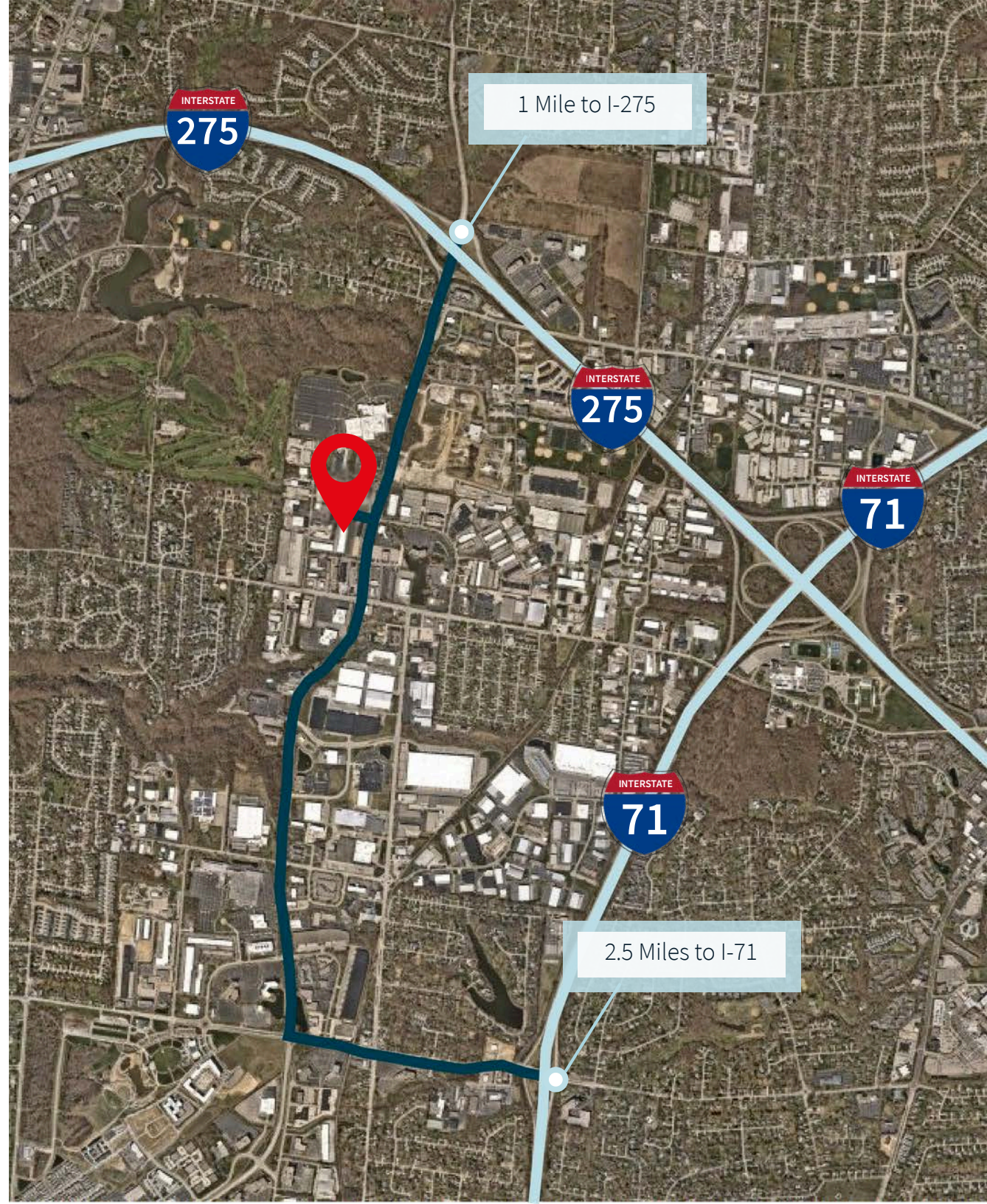
NEW OWNERSHIP

- Interior Renovations Complete
- Exterior Renovations In Progress

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



Suite A,B,C & D

Available SF	39,910
Office SF	8,873
Columns	33' x 40'
Power	400 amp, 120/208 volt, 3-phase, 4-wire
Docks	3
Drive In	3
Sprinkler	Wet
Zoning	Blue Ash North (BAN)
Lease Rate	\$9.95 NNN
OpEx	\$2.97

Interior & Exterior Renovations:

- Brand new office space and restrooms
- LED lights throughout
- Polished concrete floors
- New interior paint
- New office HVAC and warehouse heaters
- New dock/drive-in doors
- New roof
- New exterior façade
- New front entrances and windows
- New asphalt parking lot and concrete sidewalks

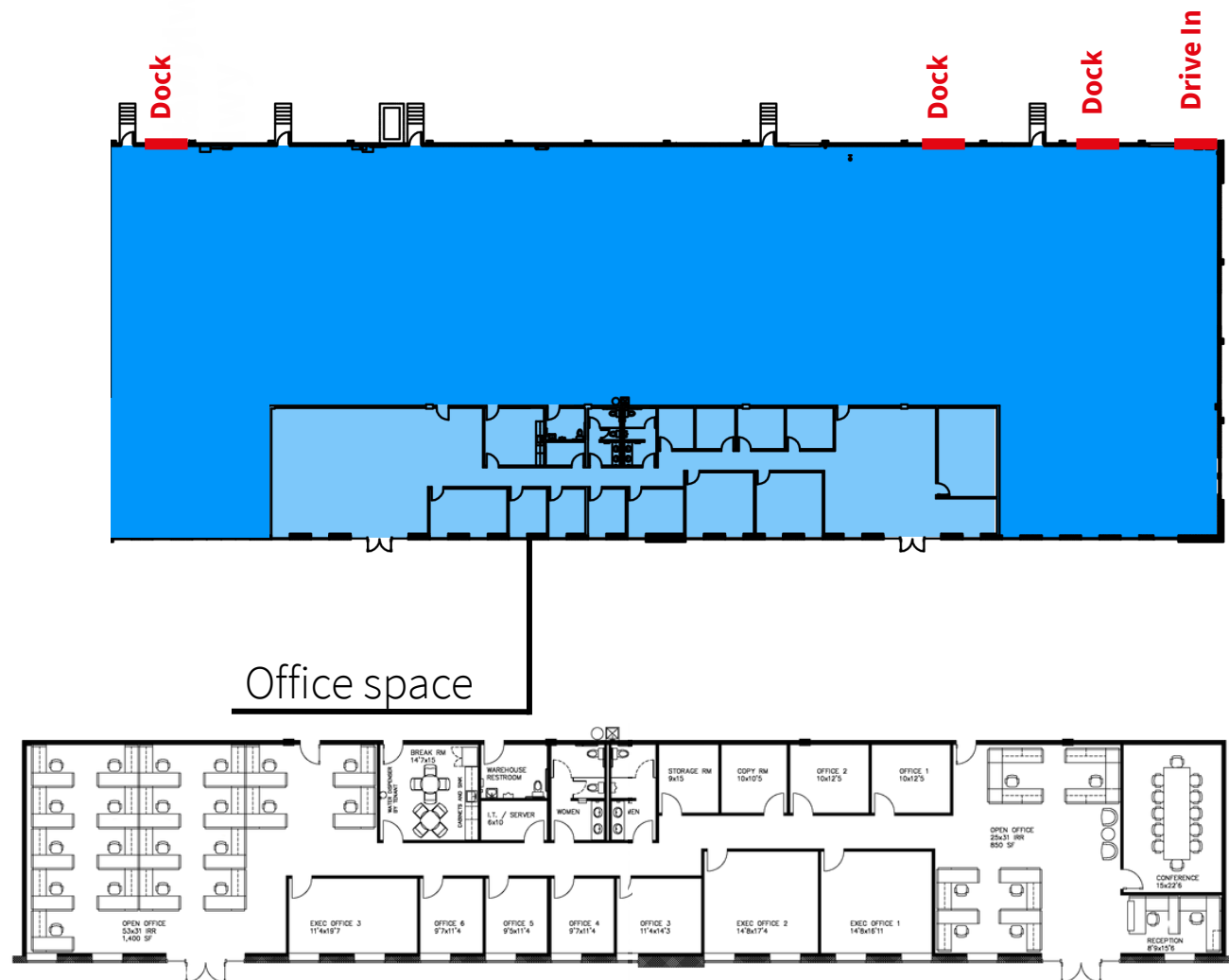
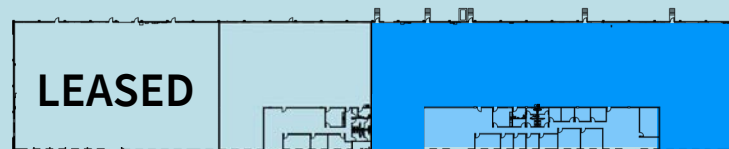
 31,037 sf warehouse

 8,873 sf office

39,910 sf total

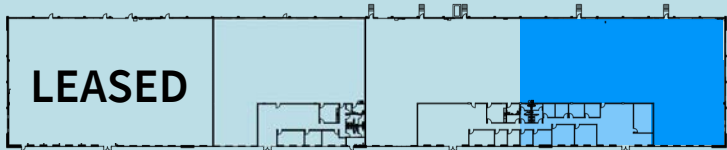


Suite A,B & C

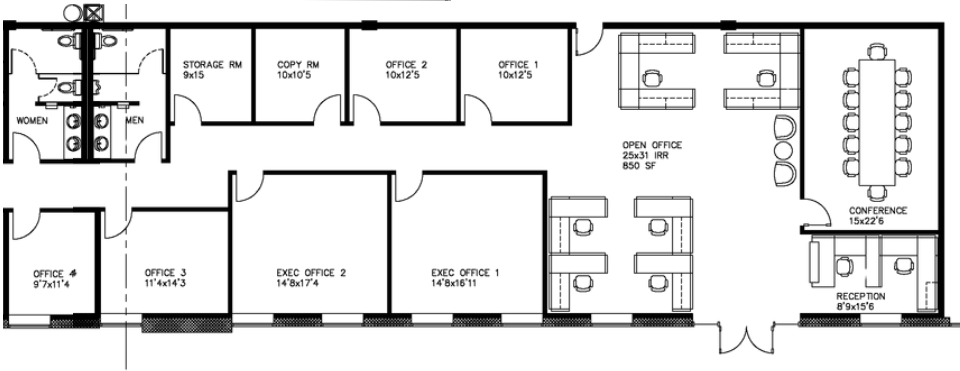
An aerial photograph of a large, rectangular building complex. The building is divided into several sections. The leftmost section is light gray and contains the word "LEASED" in large, bold, black capital letters. The middle section is also light gray. The rightmost section is highlighted in a solid blue color. Below the main building, there are smaller, more complex structures, possibly parking lots or service areas, shown in a lighter gray tone. The surrounding area is a mix of light and dark gray, representing other buildings and open space.

Suite A/B

Available SF	16,069
Office SF	3,321
Columns	33' x 40'
Power	400 amp, 120/208 volt, 3-phase, 4-wire
Docks	2
Drive In	1
Sprinkler	Wet
Zoning	Blue Ash North (BAN)
Lease Rate	\$9.95 NNN
OpEx	\$2.97

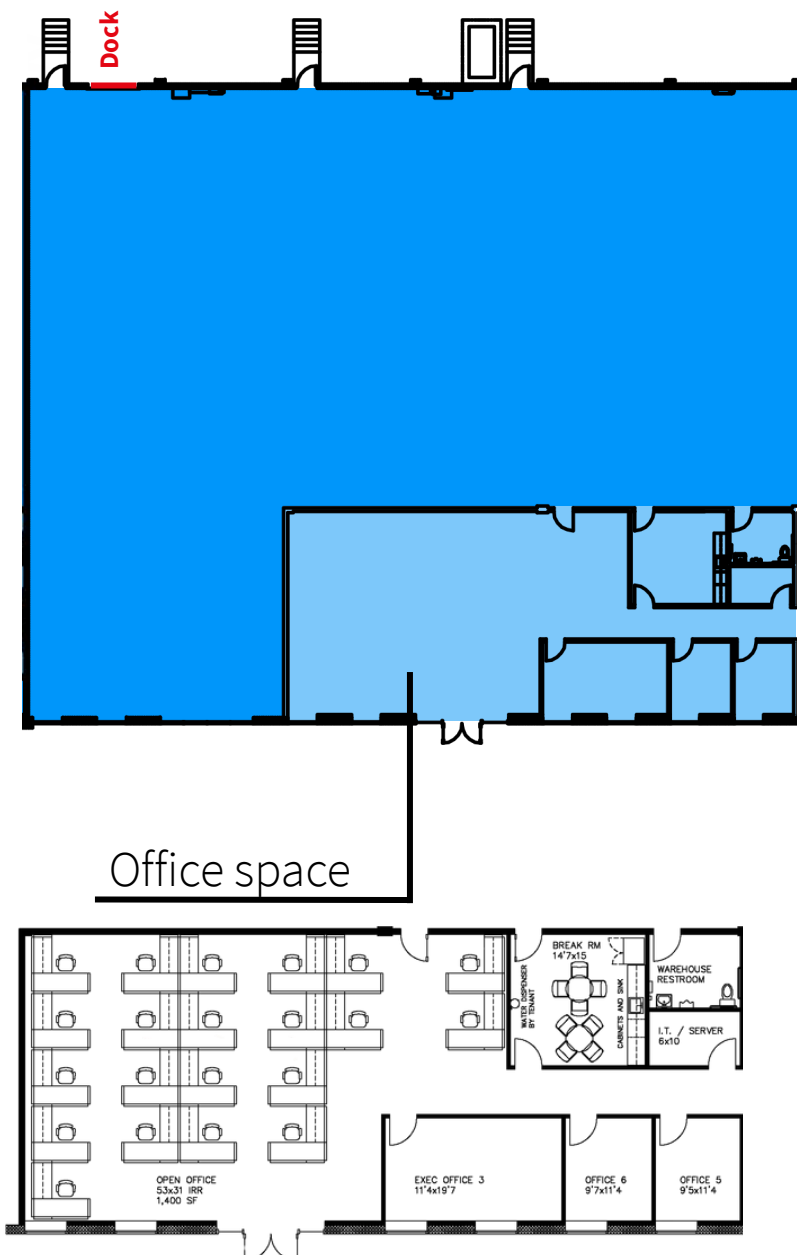
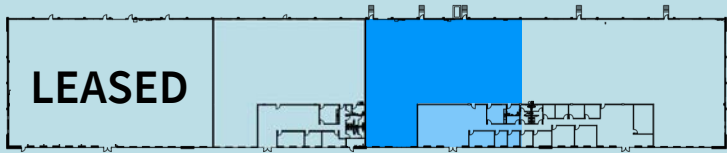


Office space



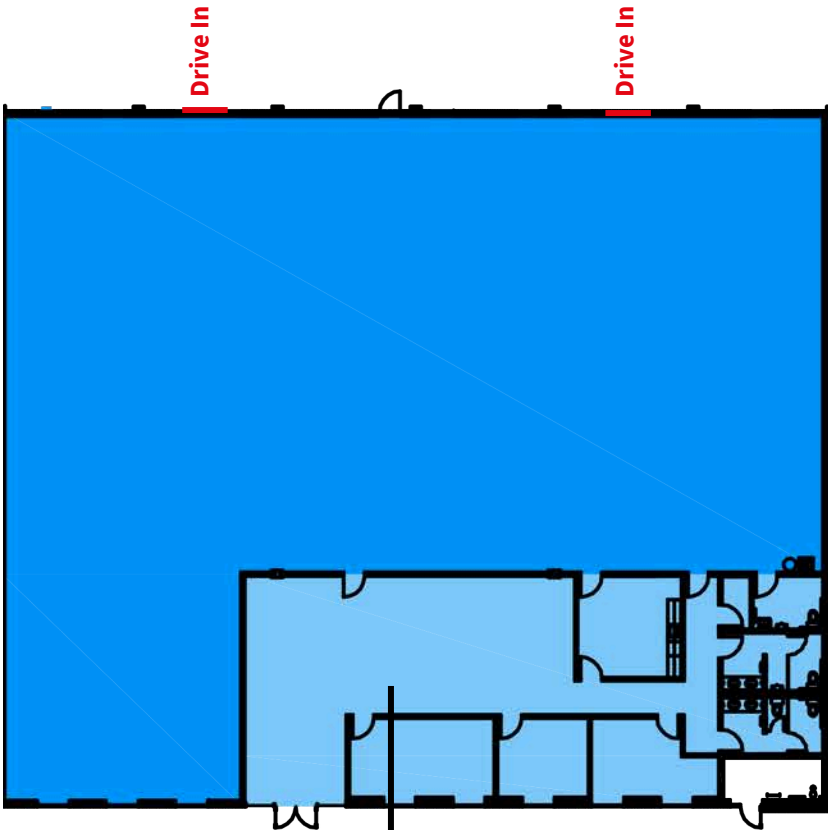
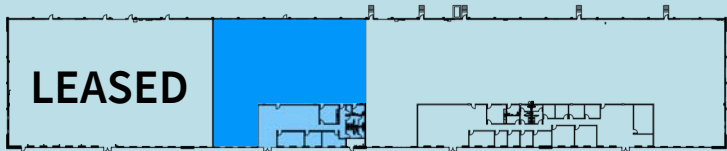
Suite C

Available SF	12,076
Office SF	2,850
Columns	33' x 40'
Power	400 amp, 120/208 volt, 3-phase, 4-wire
Docks	1
Drive In	BTS
Sprinkler	Wet
Zoning	Blue Ash North (BAN)
Lease Rate	\$9.95 NNN
OpEx	\$2.97

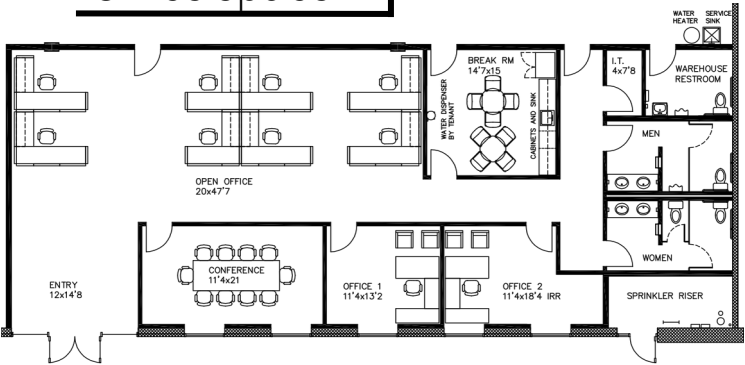


Suite D

Available SF	11,765
Office SF	2,702
Columns	33' x 40'
Power	400 amp, 120/208 volt, 3-phase, 4-wire
Docks	0
Drive In	2
Sprinkler	Wet
Zoning	Blue Ash North (BAN)
Lease Rate	\$9.95 NNN
OpEx	\$2.97



Office space



Photos



Renderings



JLL

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