



For Sublease

11121 Canal Road, Sharonville, OH 45241

15,500 RSF Available

 **JLL** SEE A BRIGHTER WAY

Sharonville, OH

Located 15 miles north of Cincinnati, Sharonville is a premier industrial and commercial hub. 11121 Canal Road is strategically positioned to capitalize on this highly connected corridor, offering exceptional advantages for logistics and distribution.

Unmatched Connectivity:

Immediate access to I-75 and I-275, offering seamless transit for regional and national distribution.

Pro-Business Environment:

Home to over 1,200 diverse businesses with a favorable tax climate and supportive local government.

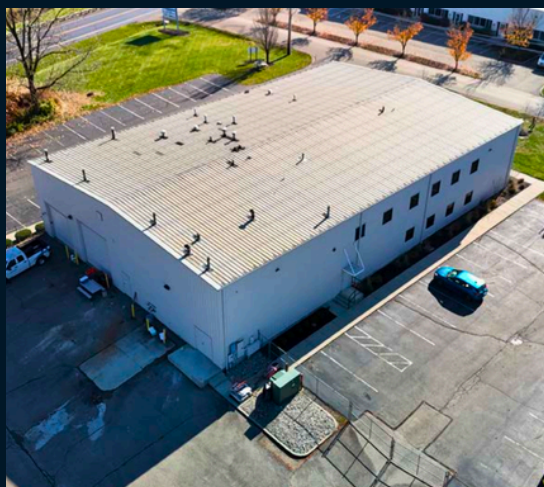
Abundant Amenities:

Minutes from the Sharonville Convention Center, diverse dining, hotels, and Sharon Woods park.

Property Overview & Demographics

Move-in ready with furniture

- 13 private offices on the first floor
- 18 private offices on the second floor
- 1 large conference room and one small conference room on the first floor
- 1 Kitchenette on each floor
- Approximately 50 parking spaces
- Two story building



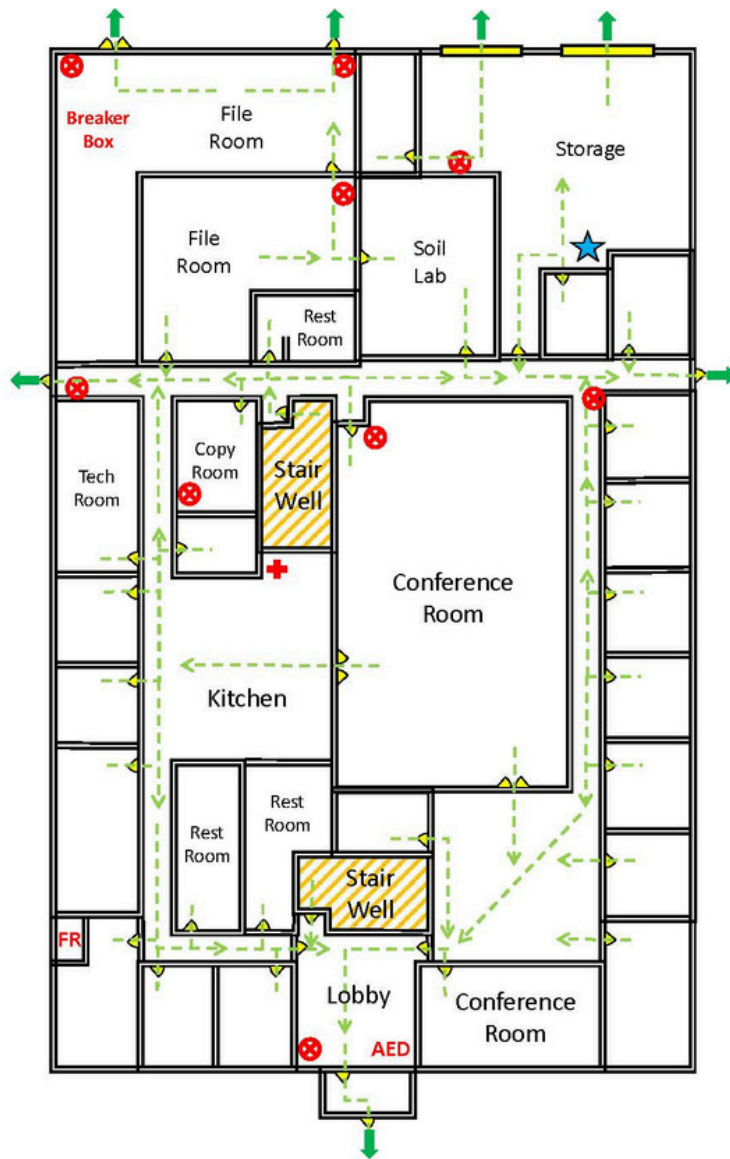
Location	First and second floors
Size	15,500 s.f.
Rent	\$7.95/RSF MG
Lease expiration	10/31/28
Earnings tax	0%

	1 mile	3 miles	5 miles
Estimated population	1,006	35,551	152,674
Estimated households	464	14,841	61,999
Median age	43.1	41.1	40.7



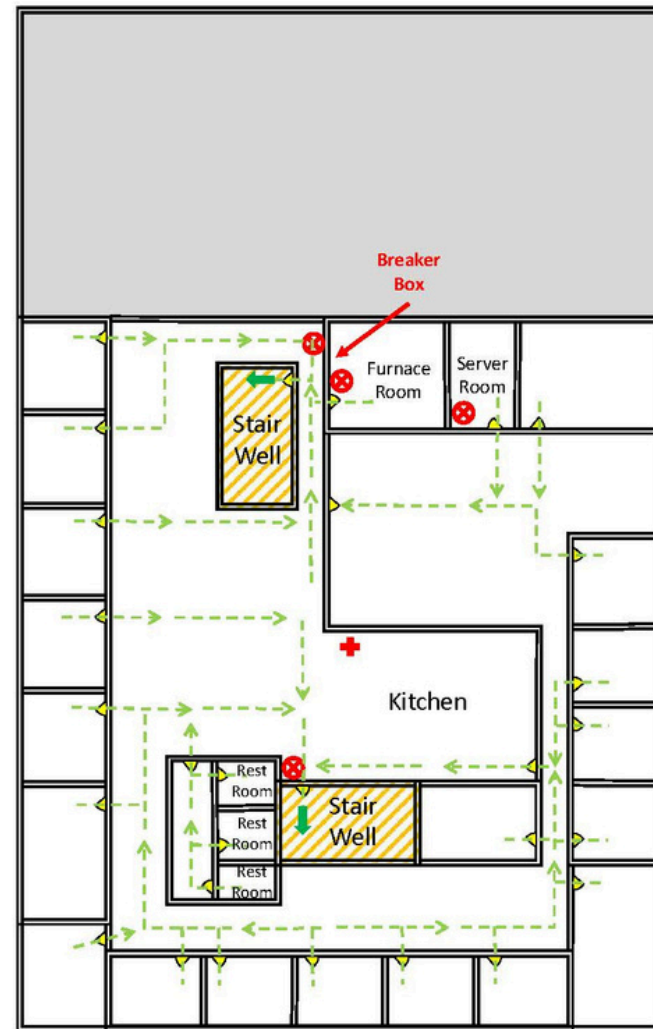


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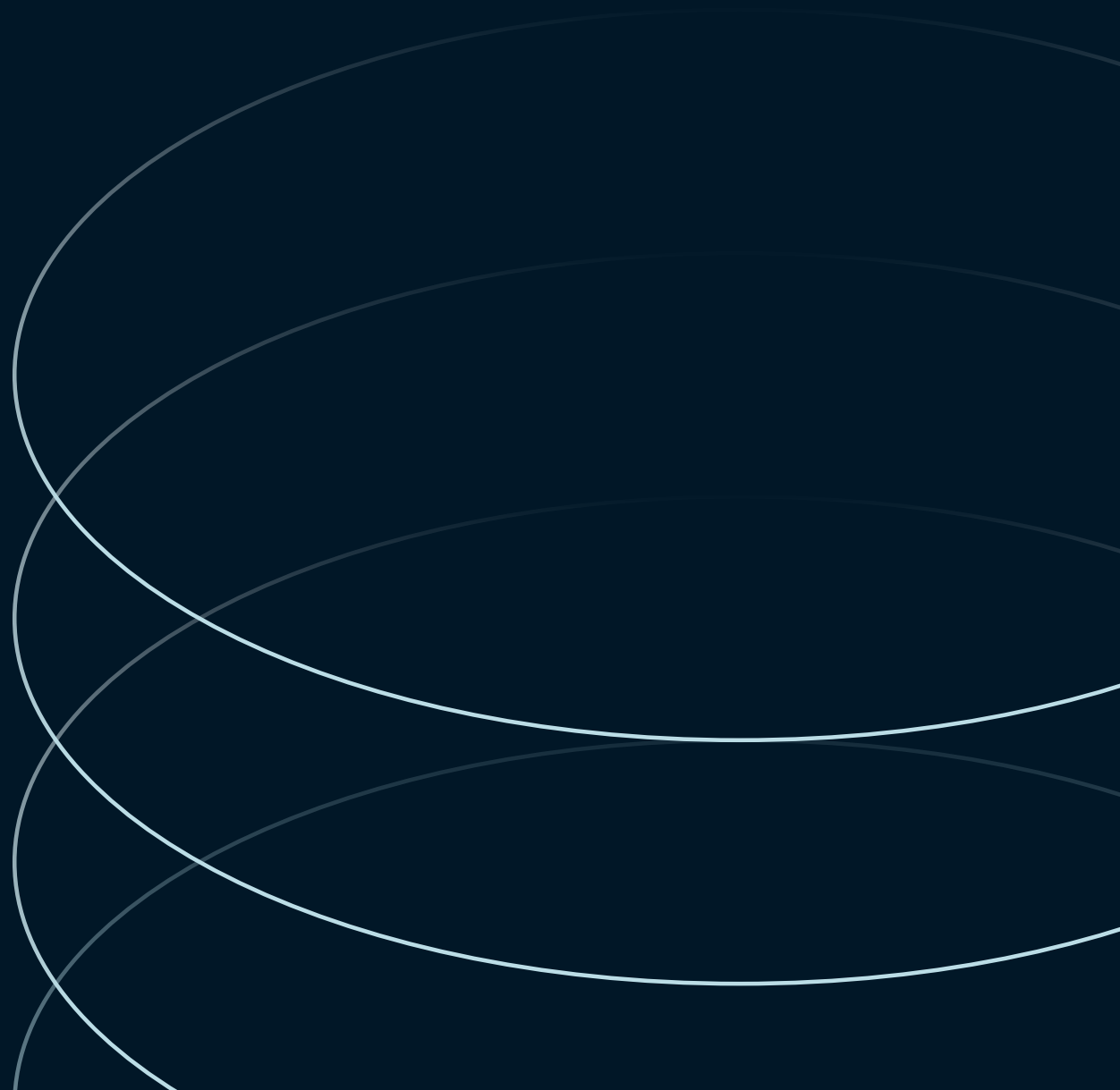


2025

FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Britney Aviles**

Associate

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Johnny Voss

Associate

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