

250

Park 75 Building C

250 GRANDVIEW DRIVE | FORT MITCHELL, KENTUCKY 41017

Minutes from Cincinnati and CVG

Highly Desired Location





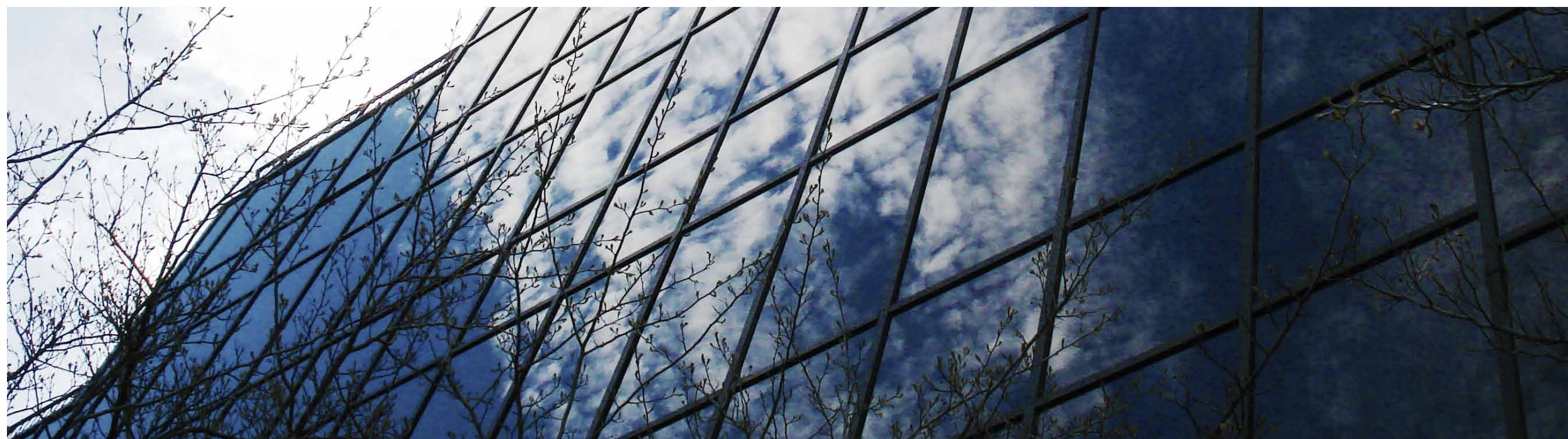
OVERVIEW

With instant access to I-71/I-75 and located just minutes from Cincinnati and CVG Airport, Park 75 is a smart choice for your business needs.

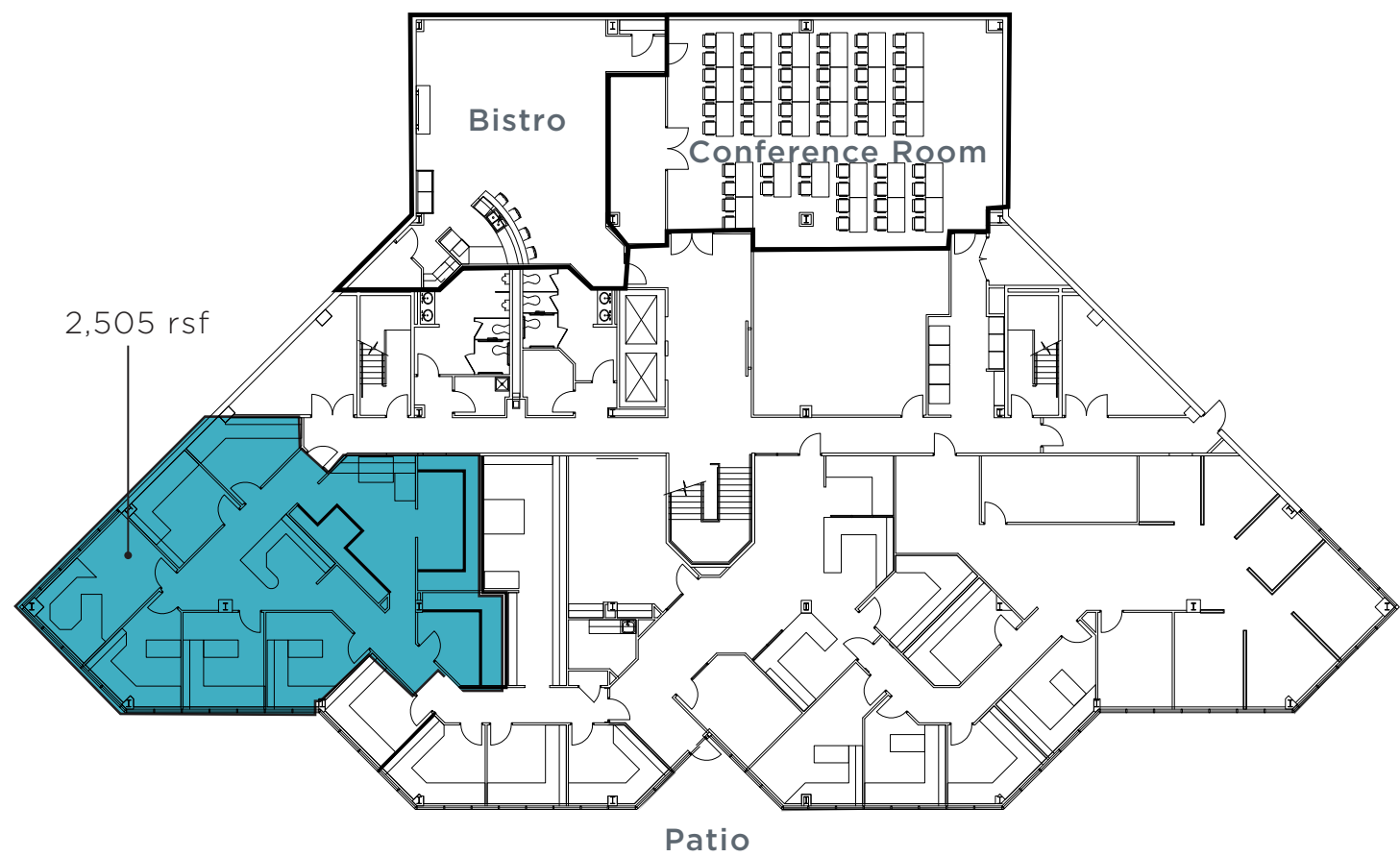
Professionally managed by Hemmer Management Group, Building C offers a 2,800 sf conference center, its own unique bistro cafe, an outdoor dining patio and an abundance of on-site parking.

PROPERTY HIGHLIGHTS

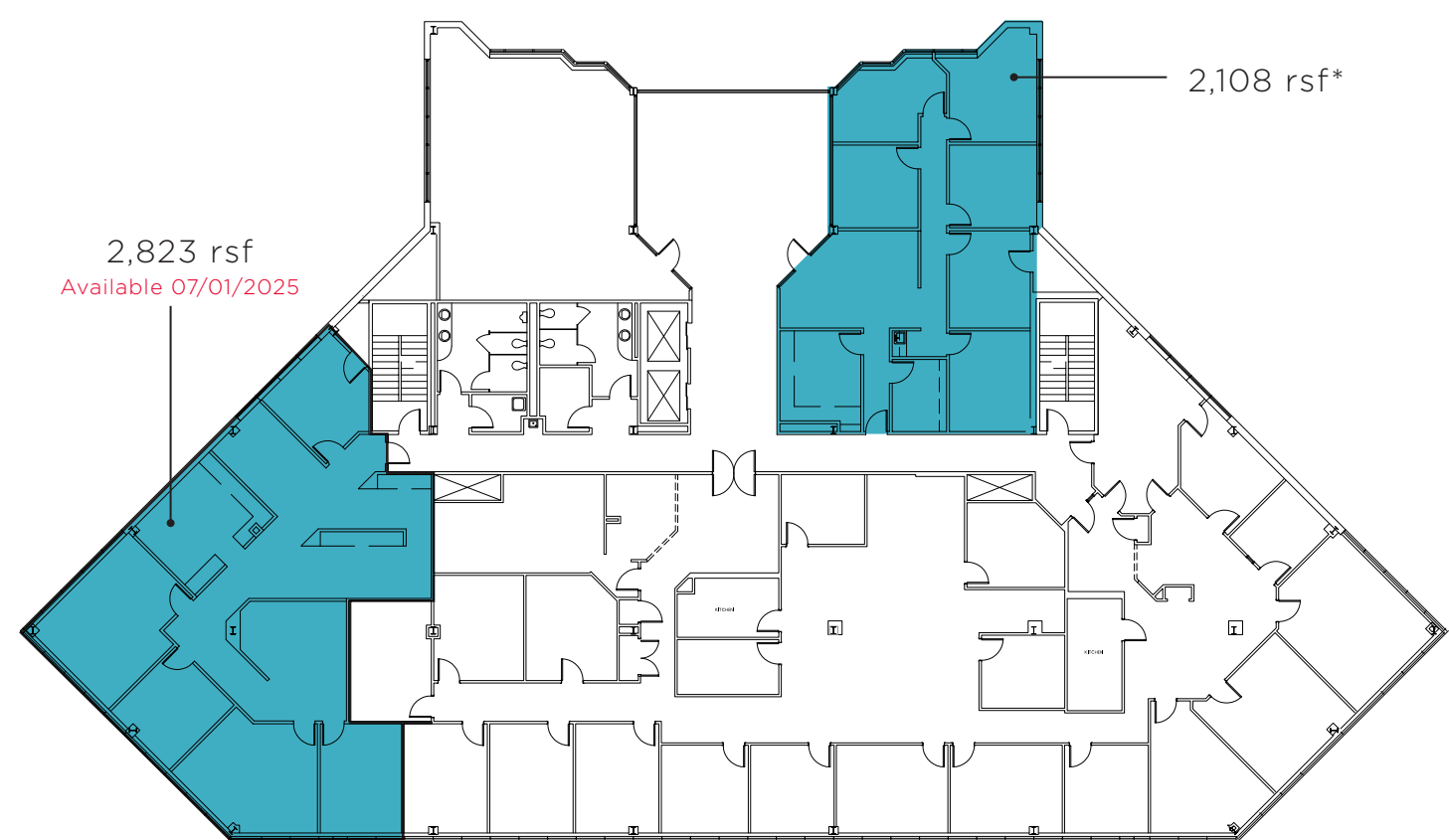
- 17,406 total rsf available
- Asking \$12.95/rsf NNN
- Operating expenses estimated at \$7.95/rsf
- Tenant pays their own janitorial expenses
- On-site management
- On-site bistro cafe and shared conference room
- Tremendous visibility from I-71/I-75



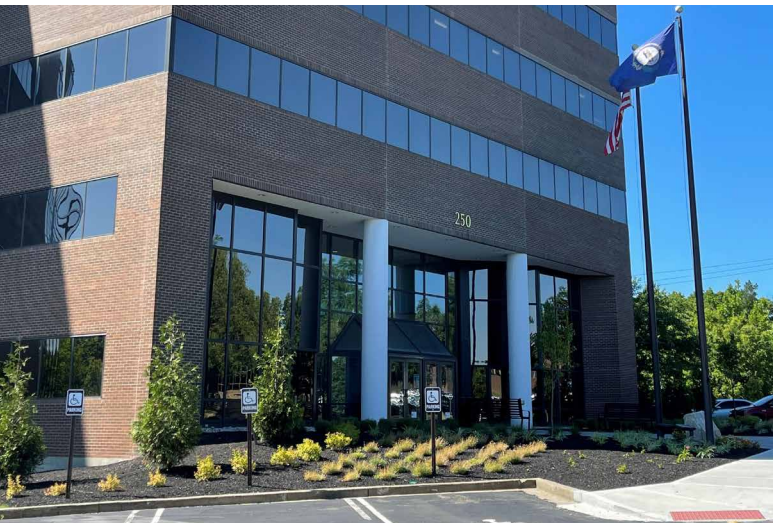
AVAILABILITY | Lower Level | 2,505 rsf



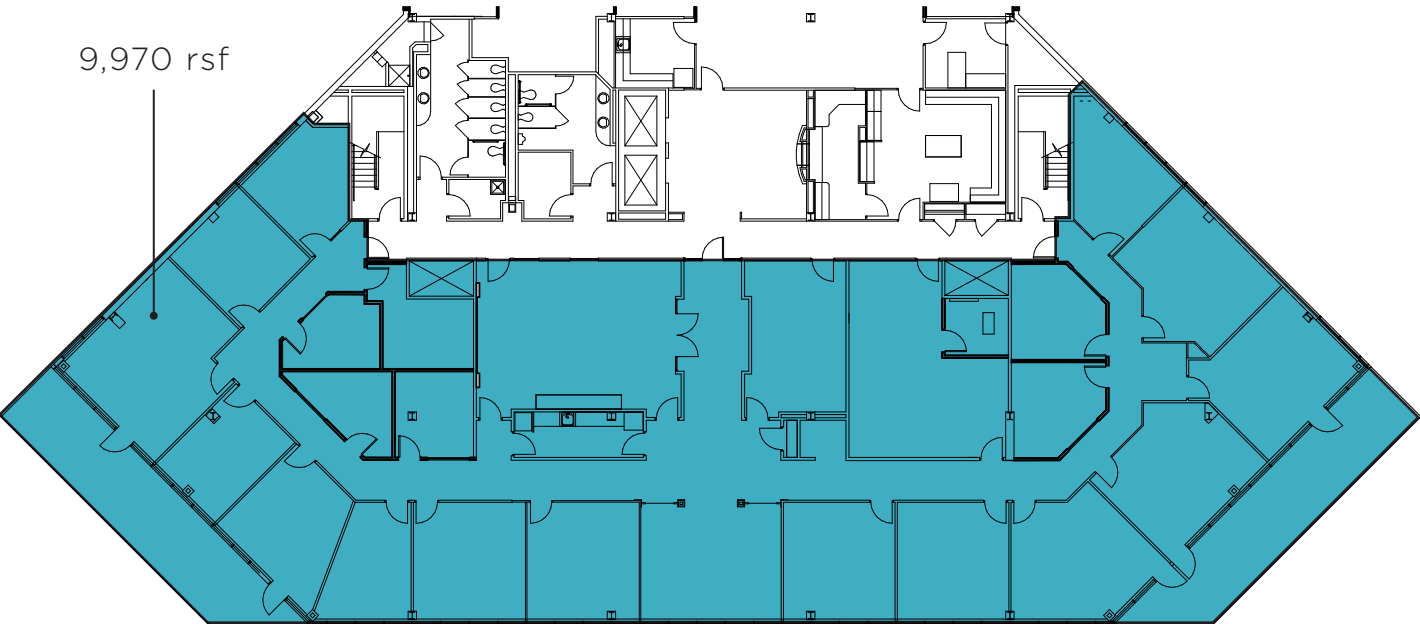
AVAILABILITY | Second Floor | 4,931 rsf



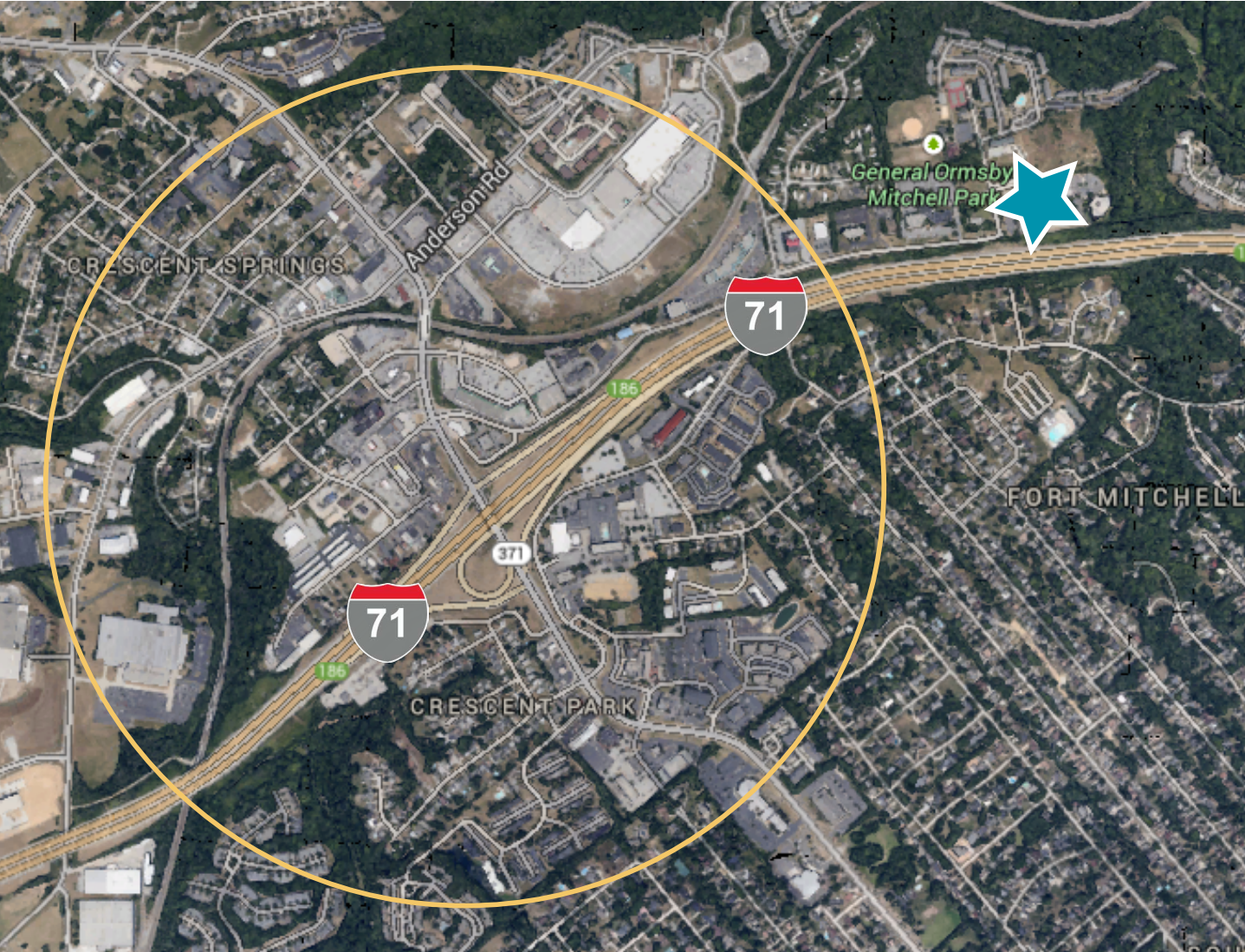
*Finishes for this space were recently updated;
Furniture included and in good condition



AVAILABILITY | Fourth Floor | 9,970 rsf



NEARBY | Amenities Within 2 Mile Radius



- DINING:**

 - Arby's
 - Bonefish Grill
 - Buona Vita Pizzeria
 - Burger King
 - Chipotle Mexican Grill
 - Dairy Queen
 - Domino's Pizza
 - Dunkin' Donuts
 - Gold Star Chili
 - Graeter's Ice Cream
 - Guru India
 - Jimmy John's
- BANKS:**

 - Fifth Third Bank
 - First Security Trust Bank
 - Heritage Bank
 - PNC Bank
 - US Bank

AUTOMOTIVE:

 - A&S Car Wash
 - BP Oil
 - Marathon Gas
- OTHER:**

 - Better Bodies Fitness
 - Cork and Bottle
 - Field & Stream
 - Footworks
 - Fort Mitchell Country Club
 - Home Depot
 - LA Fitness
 - Remke Biggs
 - Staples
 - Super 8 Motel
 - US Post Office
 - Walgreens
- OTHER:**

 - Joella's High Street
 - LaRosa's Pizzeria
 - McDonald's
 - Miyako Sushi
 - Montgomery Inn
 - Montoyas
 - Skyline Chili
 - Oriental Wok
 - Outback Steakhouse
 - Papa John's Pizza
 - Sandwich Block Deli
 - Sweet Basil Thai



LOCATION BY THE NUMBERS



Immediate access to I-71/I-75 with quick access to I-275 and I-471

Retail-like visibility on I-71/I-75 for corporate recognition



CVG Airport serves nearly 629,000 passengers monthly



I-71/I-75 has an estimated 128,000 average daily drivers

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250



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