



ThermalTech
ENGINEERING

3960

3960 RED BANK ROAD

CINCINNATI, OH 45227





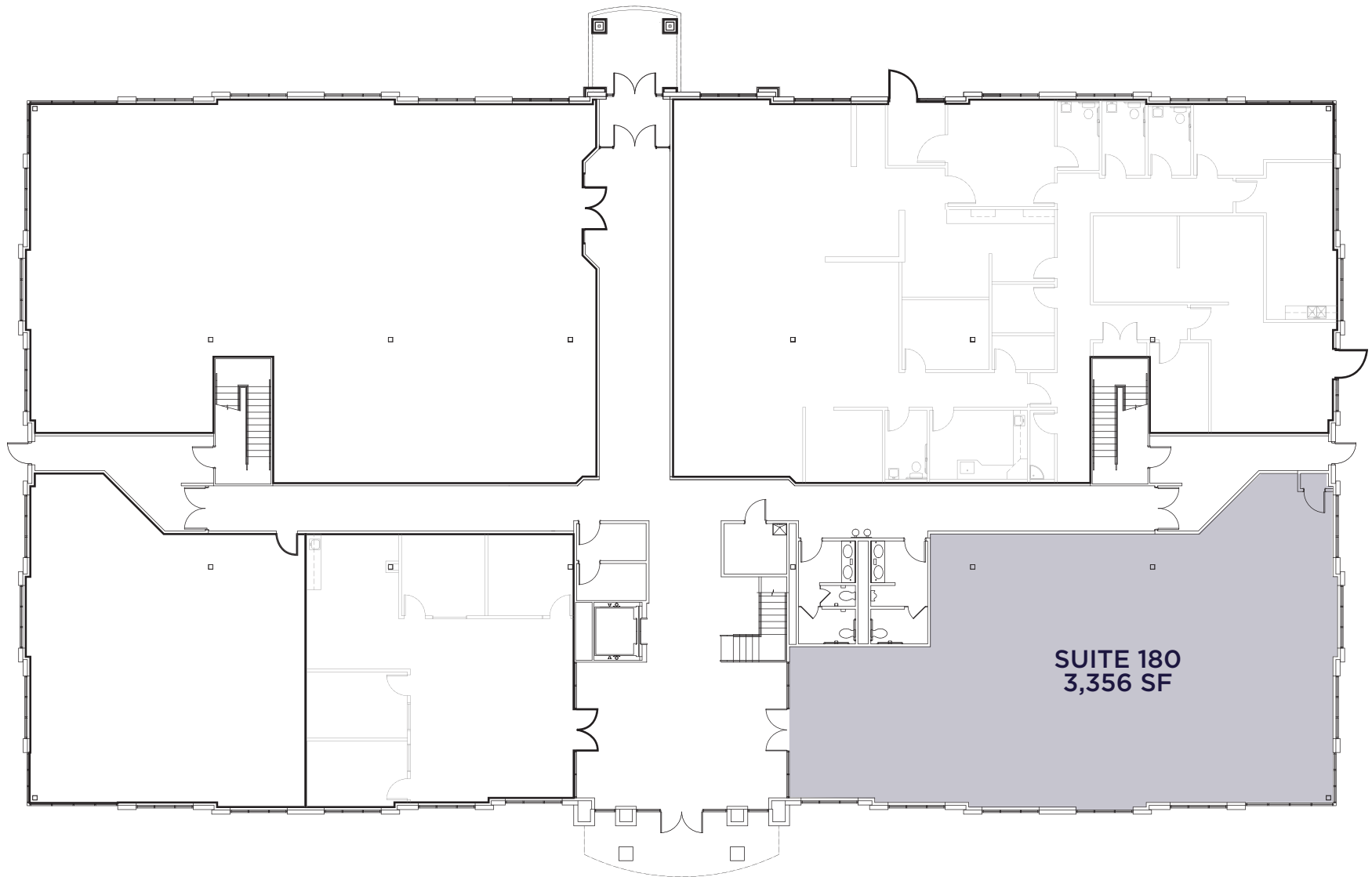
HIGHLIGHTS

- Two-story, 36,859 SF office building
- 3,356 SF shell space available on the first floor
- Immediate first floor lobby exposure
- Adjacent to the Cincinnati Sports Club, Walmart and various restaurants
- Less than 2 miles from The Summit Hotel and Medpace
- Great visibility along Red Bank Expressway
- Immediate access to I-71, Norwood Lateral and SR-50 East
- Ample free parking
- Asking \$14.50 /SF Net + \$8.91 /SF OpEx



FIRST FLOOR

3,356 TOTAL SF



3960 Red Bank is conveniently located near the I-71 interchange and in proximity to a variety of amenities in Madisonville and Oakley.

MADISONVILLE

- Madisonville Recreation Center

Madison Bowl

Mazunte Taqueria

Bee's Barbecue

Wendy's

Taco Bell

Rally's

Izzy's

Biggby Coffee
- The Cheesecake Bakery & Coffee Shop

Mad Llama Coffee Shop

Red Sesame

Millie's Place

Bad Tom Smith Brewing

Element Eatery

Placebo

The Summit Hotel

Holiday Inn

OAKLEY

- Esporta

Planet Fitness

Crunch Fitness

Orangetheory

Target

Meijer

Kroger

At Home

PetSmart

Dollar Tree

Cinemark
- Chick-fil-a

Rasing Cane's

MadTree Brewing

Wingstop

Smoothie King

Olive Garden

Wings and Rings

Mi Cozumel

MOD Pizza

Nektr Juice Bar

Tom & Chee
- Genki Ramen & Izakaya

Wild Eggs

Jimmy John's

Chicken Salad Chick

Tropical Smoothie Cafe

Starbucks

Crumbl Cookies

McAlister's Deli

Condado Tacos

Holtman's Donuts

+ more!





DIGGER DALEY

Senior Director

digger.daley@cushwake.com

+1 513 763 3028

cincyofficeadvisors.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.