

**FOR LEASE
11550 CENTURY
BLVD.**

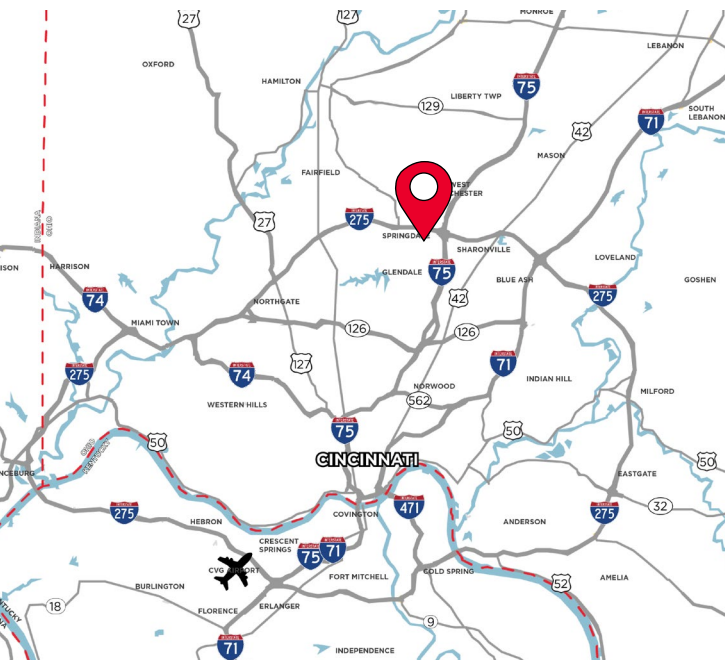
CINCINNATI, OH 45246

FLEX SPACE W/ 100 PARKING SPACES

FOR LEASE: \$9.25/SF/YR NNN

PROPERTY HIGHLIGHTS

- ±17,400 SF Total
- 16,200 SF Office
- 1,200 SF Storage/ Service Garage
- 3.1 Acres
- 6 Drive In Doors
- ±100 Parking Spaces
- ±0.9 Acre Paved
- Easy accessibility to I-275 & I-75



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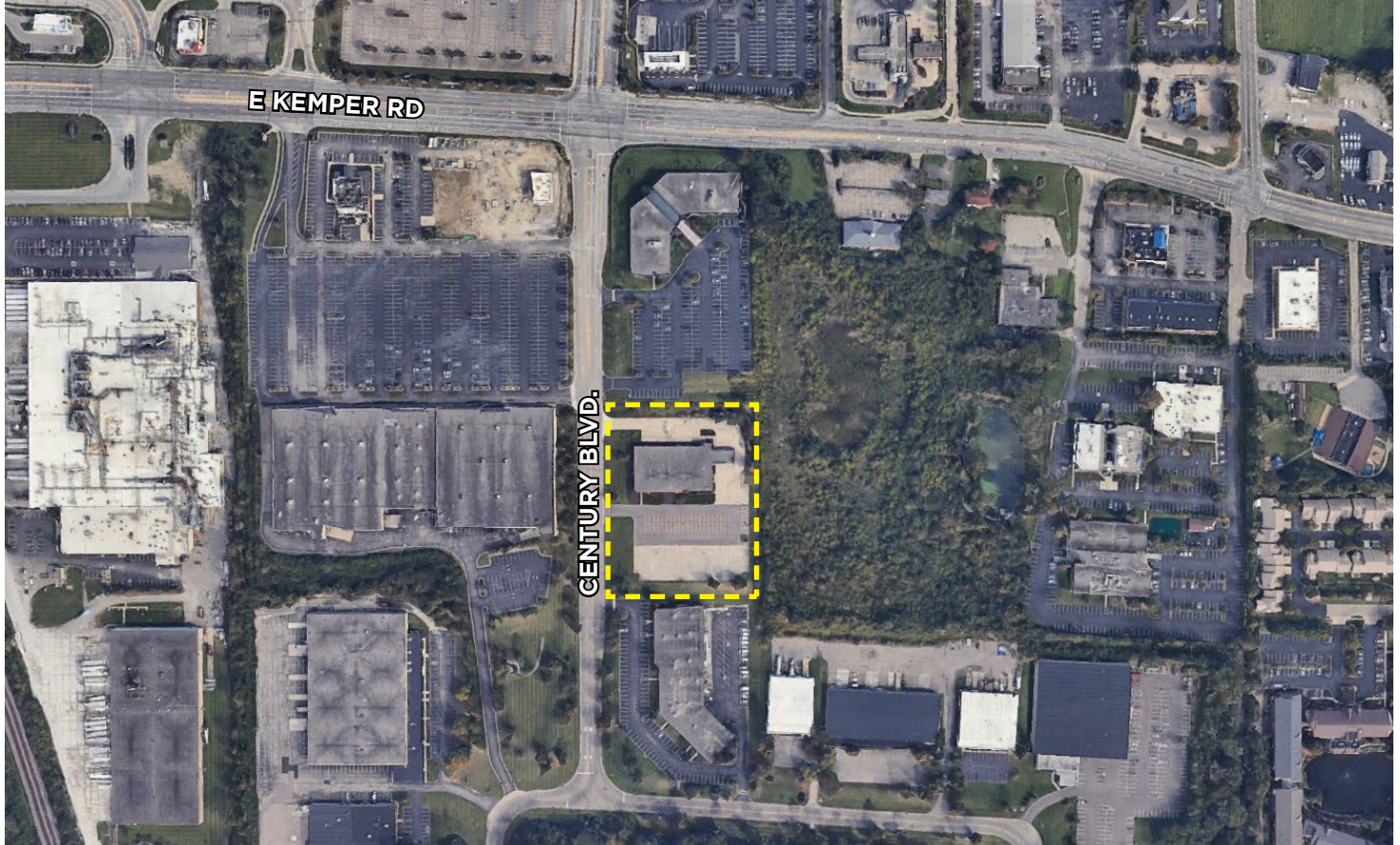
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BUILDING SPECIFICATIONS

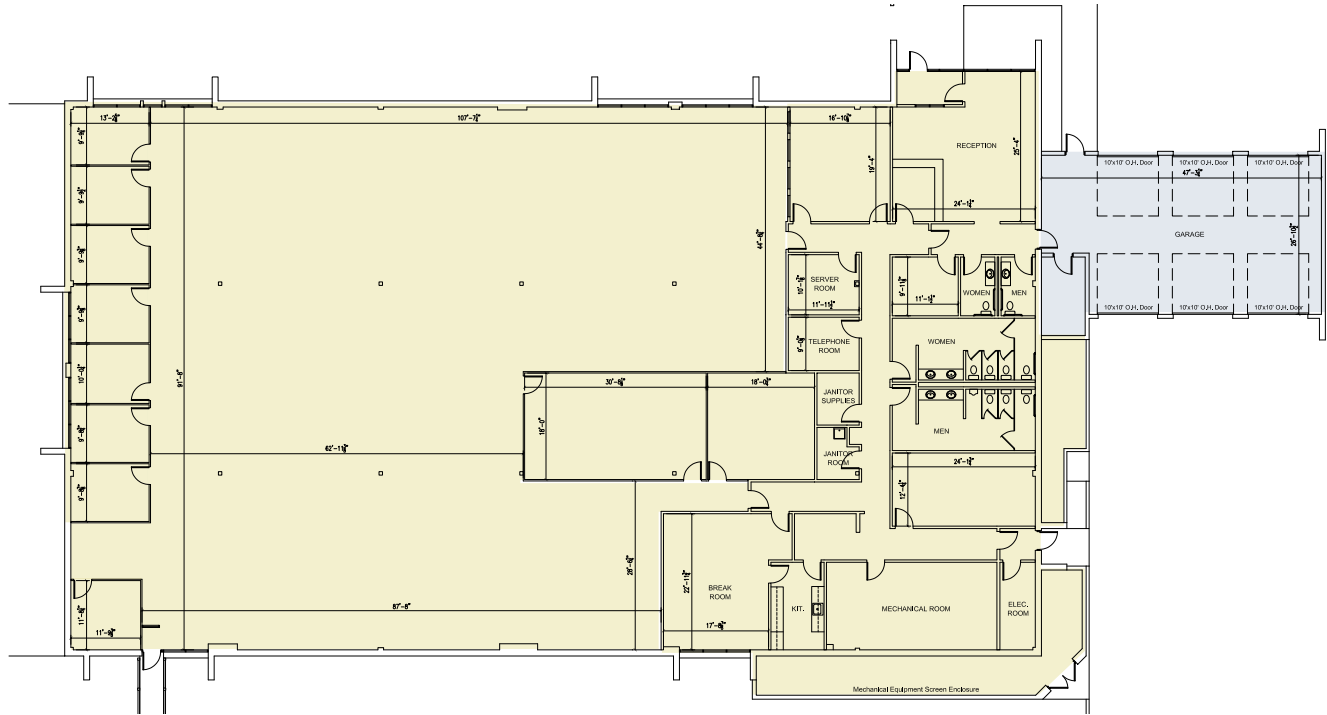
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LOCATION	Century Business Park Subdivision, OH (Hamilton County)	DOORS	(6) Drive-Ins
BUILDING SIZE	3.107 acres	ELECTRIC	208v
AVAILABLE SIZE	±17,400 SF	PARKING	±100
OFFICE SIZE	±16,200 SF	ELECTRIC/GAS	www.duke-energy.com
WAREHOUSE SIZE	1,200 SF	WATER/SEWER	https://www.cincinnati-oh.gov/water/
CONSTRUCTION	Brick & Block	TELEPHONE	www.cincinnati-bell.com
CLEAR HEIGHT	10'-12'	DATA	www.spectrum.com
FLOORS	Concrete	RE TAXES	\$10,010.78 (2023)
LIGHTING	LED	NOTES	Paved Lot 100% A/C
HVAC	100%		
SPRINKLERS	Wet		



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FLOOR PLAN

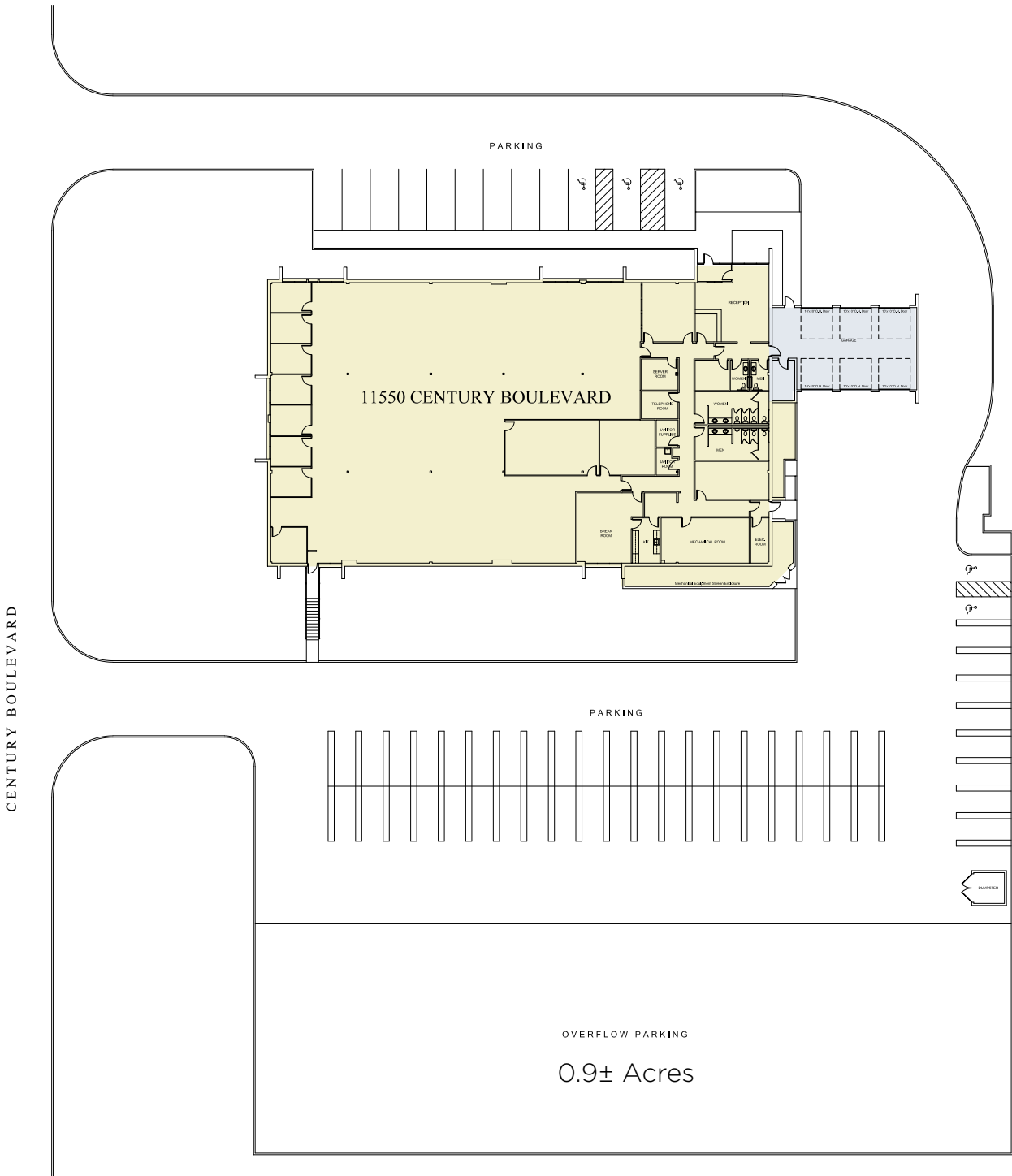


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SITE PLAN



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BUILDING PHOTOS



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