

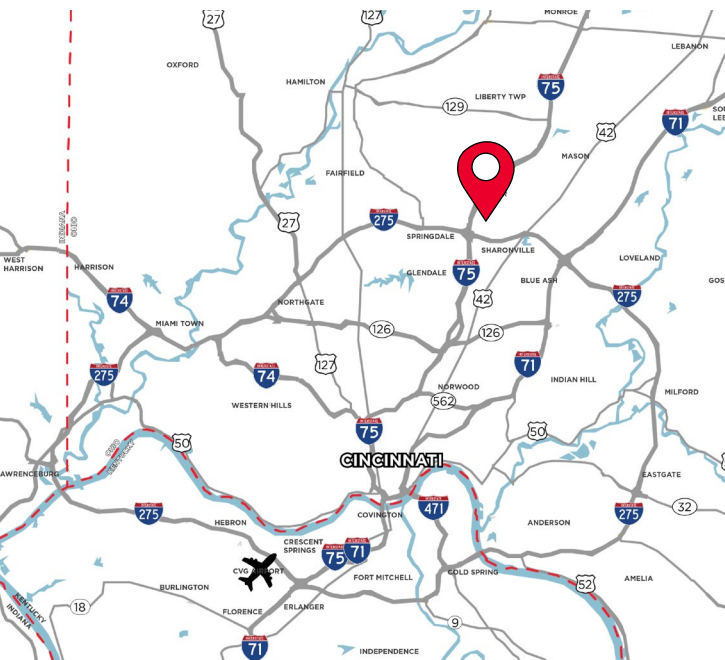
**SPACE AVAILABLE
CRESCENT
CENTRE**

SHARONVILLE, OH 45241



OFFICE/WAREHOUSE

LEASE RATE: \$8.95/SF NNN + \$2.50 OPEX



PROPERTY HIGHLIGHTS

- Building C - Suite 2517:
 - 5,600 SF
 - (1) 9'x10' Dock
 - (1) 12' x 14' Drive-in
 - Open office area and breakroom
 - (2) Restrooms
 - (1) Private office
 - 100% Air-conditioned
- 131,400 SF Three Building Complex
- Quick access to I-75 & I-275

For more information, contact:

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FOR LEASE CRESCENT CENTRE

SHARONVILLE, OH 45241

BUILDING SPECIFICATIONS

LOCATION	Sharonville, OH	FIRE SUPPRESSION	Standard Density Wet system
ADDRESSES	Bldg A: 12072 Champion Way Bldg B: 12094 Champion Way Bldg C: 2513 E Crescentville Road	LIGHTING	T-5 High Efficiency Fluorescent
BUILDING SIZES	Bldg A: 32,400 SF Bldg B: 49,400 SF Bldg C: 49,600 SF	DOCK DOORS	(1) 9'x10' dock per suite
AVAILABLE SIZE	See Chart on Following Page	DRIVE-IN DOORS	(1) 12' x 14' drive-in door per suite
YEAR BUILT	2005	ELECTRIC	200 amp, 208 volt, 3 phase
CONSTRUCTION	Tilt-up Concrete	HVAC	Gas fired unit heaters
CLEAR HEIGHT	20' Clear	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACE	Varies	WATER	www.cincinnati-oh.gov/water
FLOORS	6" concrete	SEWER	www.msdcg.org
ROOF	Rubber Membrane	TELEPHONE	www.cincinnati-bell.com (Alta Fiber)
		DATA	www.spectrum.com

Bldg	Suite #	Available SF	Office SF	Docks	Drive-Ins	OPEX	Rate
C	2517	5,600 SF	1,200 SF	(1) 9'x10'	(1) 12'x14' Drive-in	\$2.50	\$8.95/SF NNN

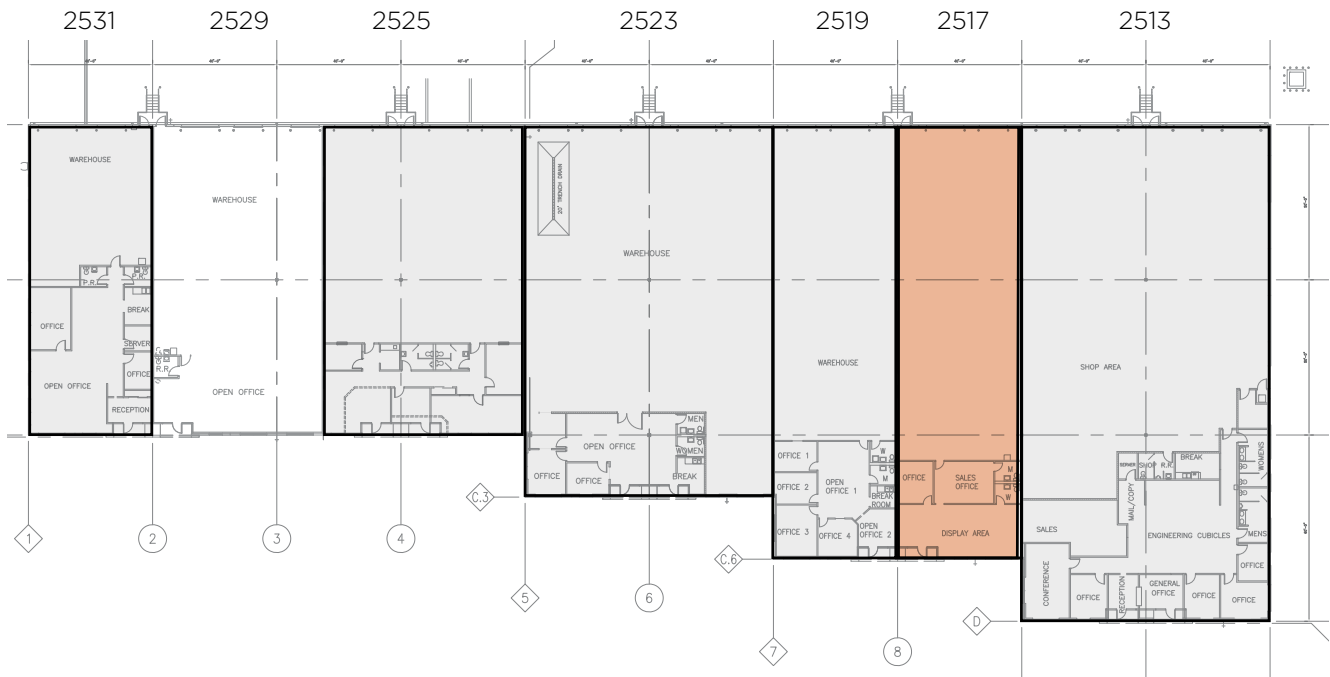


FOR LEASE

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BUILDING “C”



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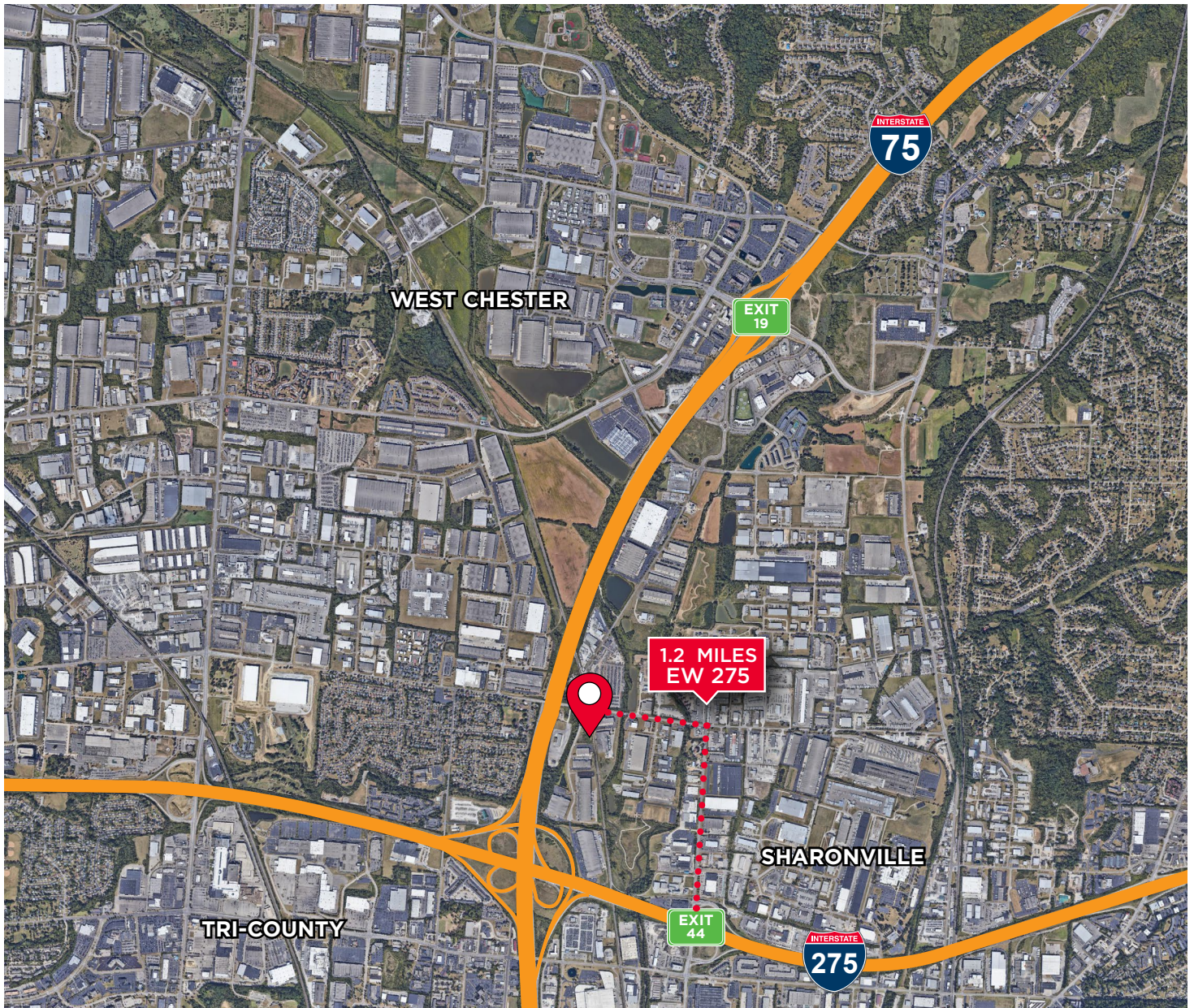
BUILDING PHOTOS



FOR LEASE CRESCENT CENTRE

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AERIAL LOCATION



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