

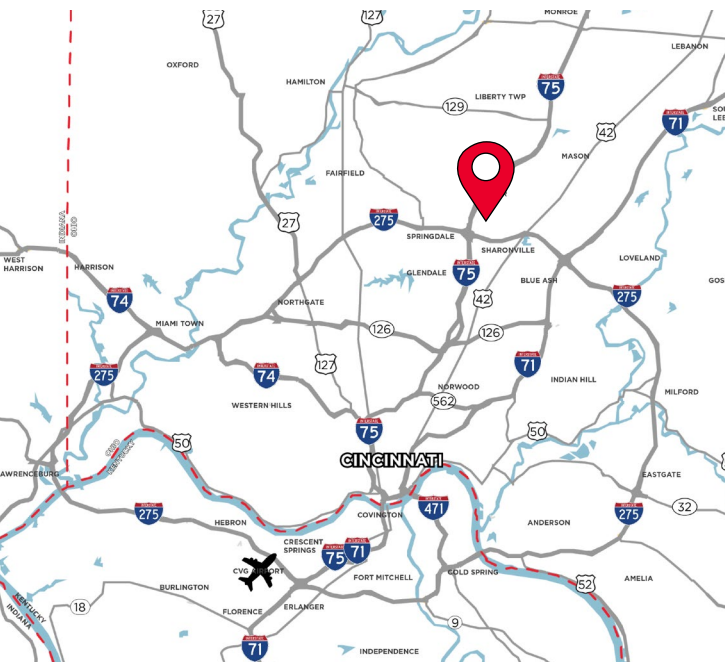
SPACE AVAILABLE CRESCENT CENTRE

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
- Building A - Suite 12080:
 - 10,800 SF
 - (2) 9'x10' Docks; (1) 12' x 14' Drive-in
- 131,400 SF Three Building Complex
- Quick access to I-75 & I-275

For more information, contact:

Ben McNab
Managing Director
+1 513 763 3019
ben.mcnab@cushwake.com

Tom McCormick, SIOR, CCIM
Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

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.msdbg.org
ROOF	Rubber Membrane	TELEPHONE	www.cincinnati-bell.com (Alta Fiber)
		DATA	www.spectrum.com

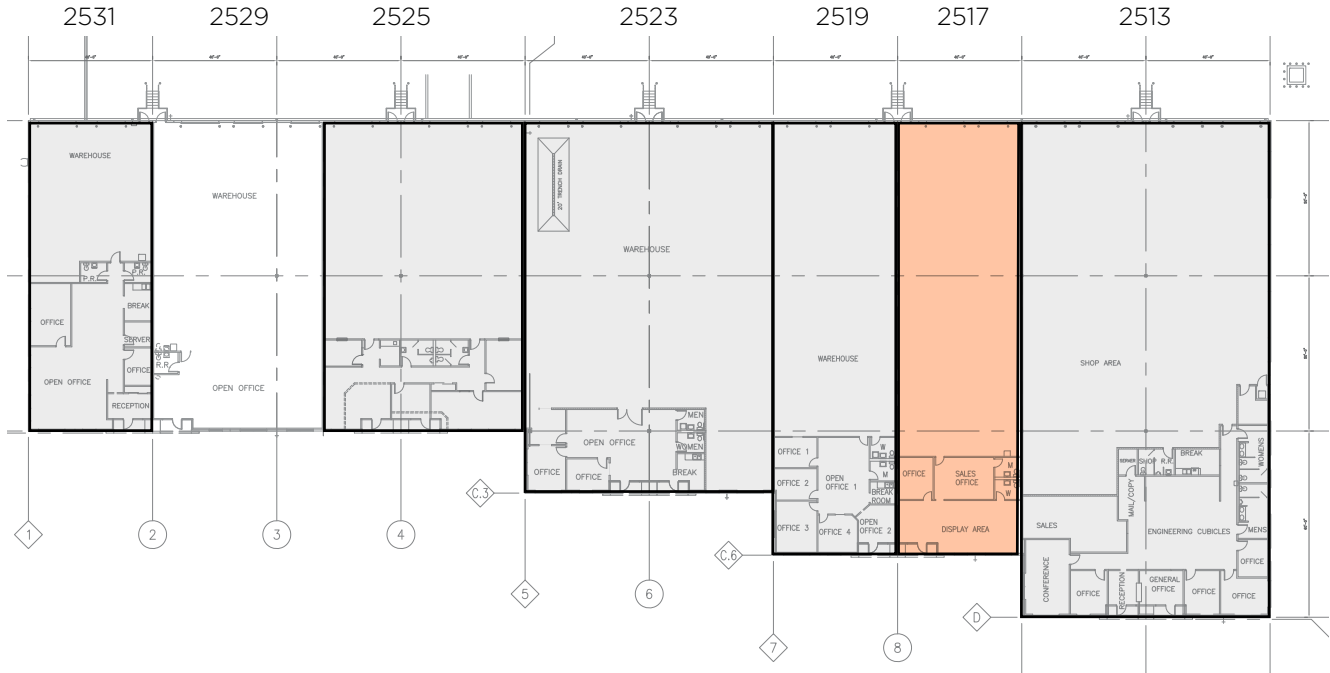
Bldg	Suite #	Available SF	Office SF	Docks	Drive-Ins	OPEX	Rate
C	2517	5,600 SF	1,200 SF	(1) 9'x10'	(1) 12'x14' Drive-in	\$2.50	\$8.95/SF NNN
A	12080	10,800 SF	6,000 SF	(2) 9'x10'	(1) 12'x14' Drive-in	\$2.50	\$8.95/SF NNN



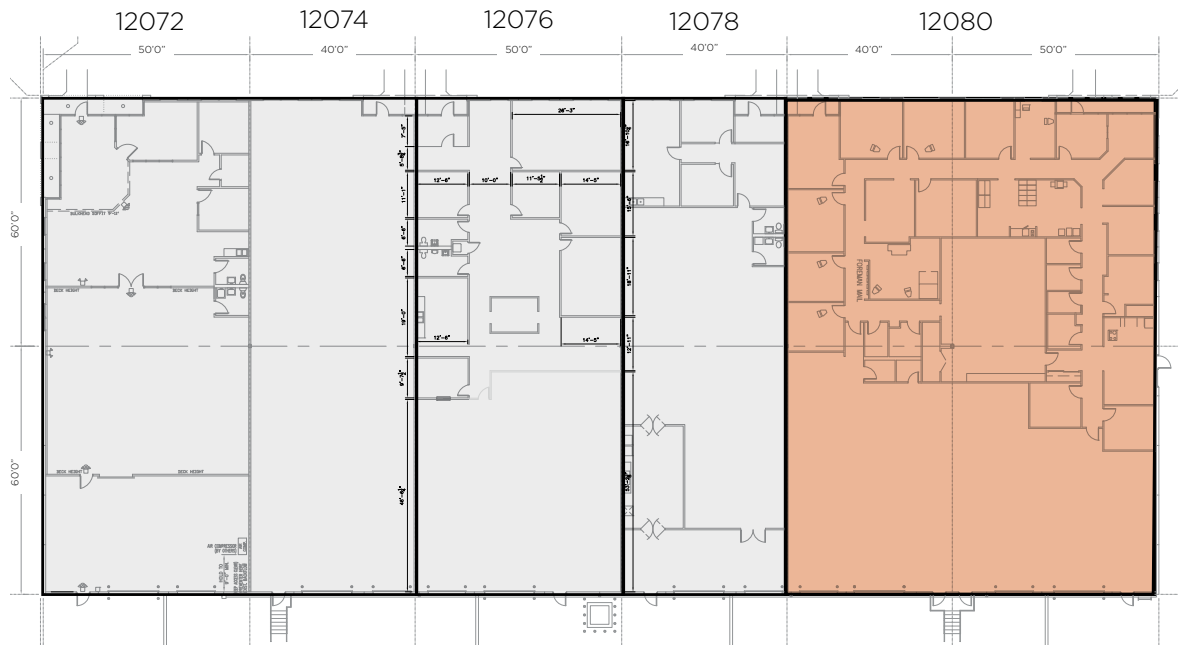
FOR LEASE
**CRESCENT
CENTRE**

SHARONVILLE, OH 45241

BUILDING “C”



BUILDING “A”



FOR LEASE CRESCENT CENTRE

SHARONVILLE, OH 45241

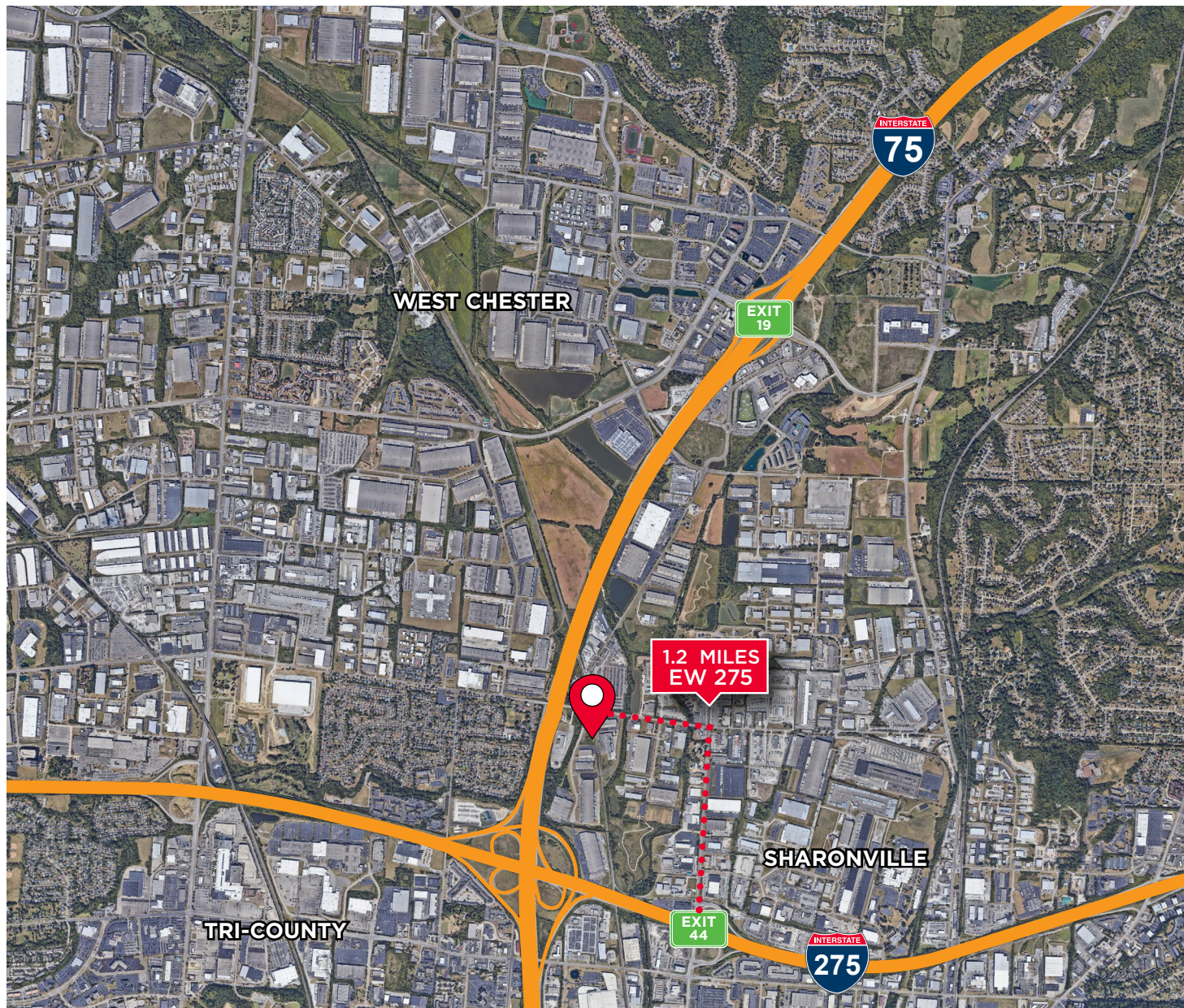
BUILDING PHOTOS



FOR LEASE CRESCENT CENTRE

SHARONVILLE, OH 45241

AERIAL LOCATION



For more information, contact:

Ben McNab
Managing Director
+1 513 763 3019
ben.mcnab@cushwake.com

Tom McCormick, SIOR, CCIM
Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

©2022 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.