



**CUSHMAN &  
WAKEFIELD**

## **FOR LEASE & SALE 11550 CENTURY BLVD.**

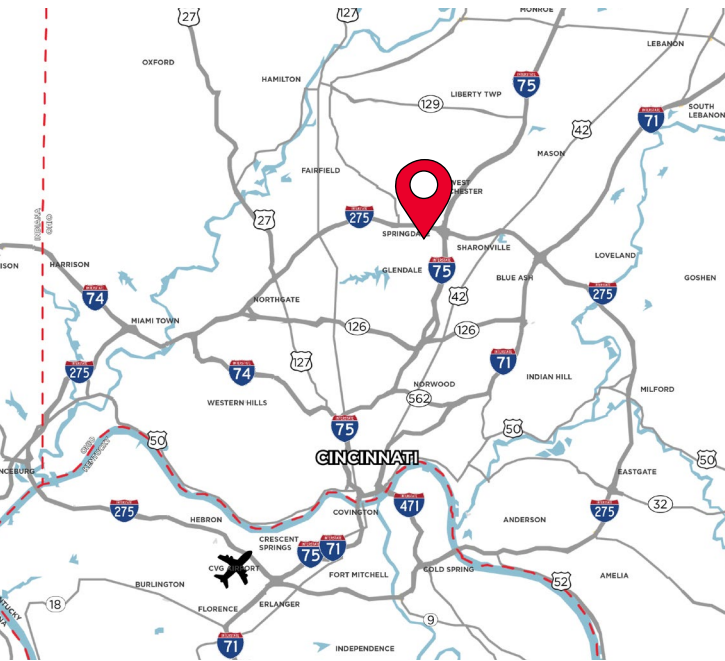
CINCINNATI, OH 45246



**FLEX SPACE W/ 100 PARKING SPACES**

**FOR LEASE: \$8.75/SF/YR NNN**

**FOR SALE: \$1,290,000**



### **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

For more information, contact:

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

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

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

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# FOR LEASE 11550 CENTURY BLVD.

CINCINNATI, OH 45246

**LEASE: \$8.75/SF/YR NNN**

**SALE PRICE: \$1,290,000**

## BUILDING SPECIFICATIONS

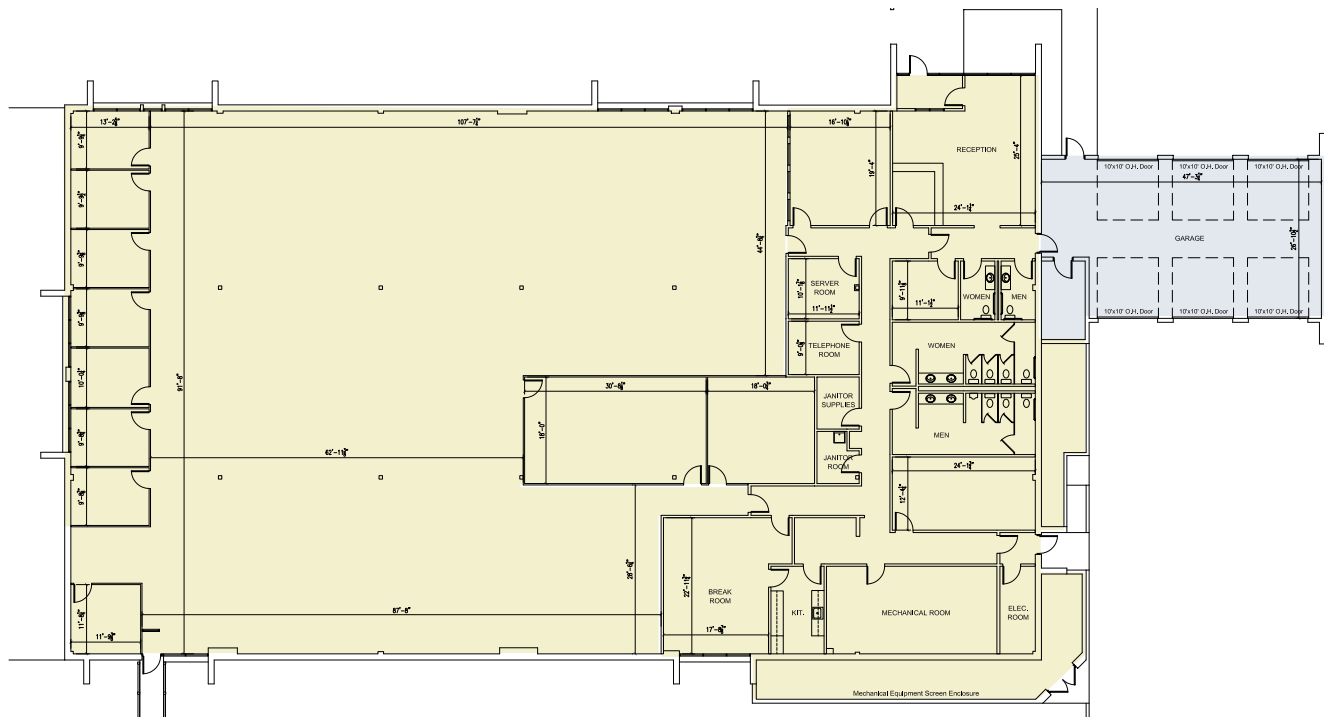
LOCATION	Century Business Park Subdivision, OH (Hamilton County)	DOORS	(6) Drive-Ins
BUILDING SIZE	3.107 acres	ELECTRIC	208v
AVAILABLE SIZE	±17,400 SF	PARKING	±100
OFFICE SIZE	±16,200 SF	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WAREHOUSE SIZE	1,200 SF	WATER/SEWER	<a href="https://www.cincinnati-oh.gov/water/">https://www.cincinnati-oh.gov/water/</a>
CONSTRUCTION	Brick & Block	TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
CLEAR HEIGHT	10'-12'	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
FLOORS	Concrete	RE TAXES	\$11,588 (\$0.67/SF) (2024)
LIGHTING	LED	PROPERTY INSURANCE	\$4,872 (\$0.28/SF) est. (2025)
HVAC	100%	NOTES	Paved Lot 100% A/C
SPRINKLERS	None		





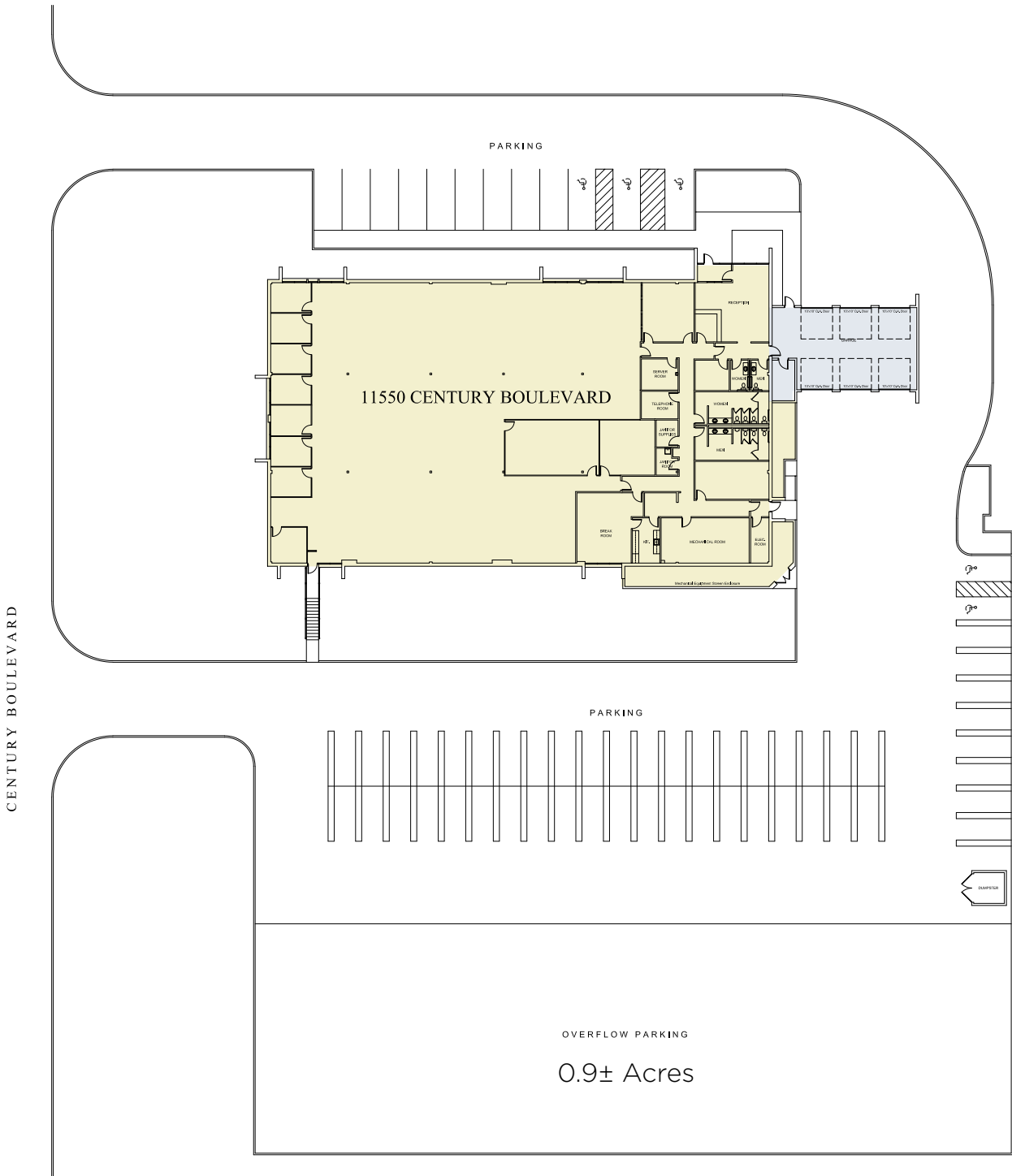
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**FLOOR PLAN**



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**SITE PLAN**



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## BUILDING PHOTOS



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Managing Director  
+1 513 763 3025  
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P: +1 513 421 4884  
[cushmanwakefield.com](http://cushmanwakefield.com)

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