

KENWOOD CORPORATE CENTRE

9395 Kenwood Rd. • Blue Ash, Hamilton County, OH

AVAILABLE OFFICE SPACE

Suites Available:

Suite 107 2,322 sq. ft.

PROPERTY INFORMATION

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|------------------------|--|---|--|
| Building size: | 33,600 sq. ft. | Address: | 9395 Kenwood Rd. Blue Ash, OH 45242 |
| Type: | Class A Office/Medical | Parking: | 186 spaces |
| Minimum Contiguous: | 2,322 sq. ft. first floor | Lease term: | 5 to 10 years |
| Number of floors: | 2 | Net Rental Rate : | \$13.50 P.S.F. |
| Typical floor size: | 16,800 rentable sq. ft. | Annual Escalation: | Negotiable |
| Year built: | 2006 | Est. Real Estate Taxes & Operating Expenses: | \$7.85 P.S.F. |
| Zoning: | D-1 | Operating expenses include: | Taxes, insurance, janitorial, common area expenses, & utilities |
| Building Construction: | Steel frame with brick & glass exterior | Tenant Improvement Allowance: | Negotiable |
| HVAC: | Variable air volume | | |
| Elevators: | Hydraulic (1) | | |
| Power: | 480/277 volt, 3 phase | | |

AVAILABLE FOR LEASE

(513) 984-0300

Broker: David Heusinkveld

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HILLS
PROPERTIES

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