

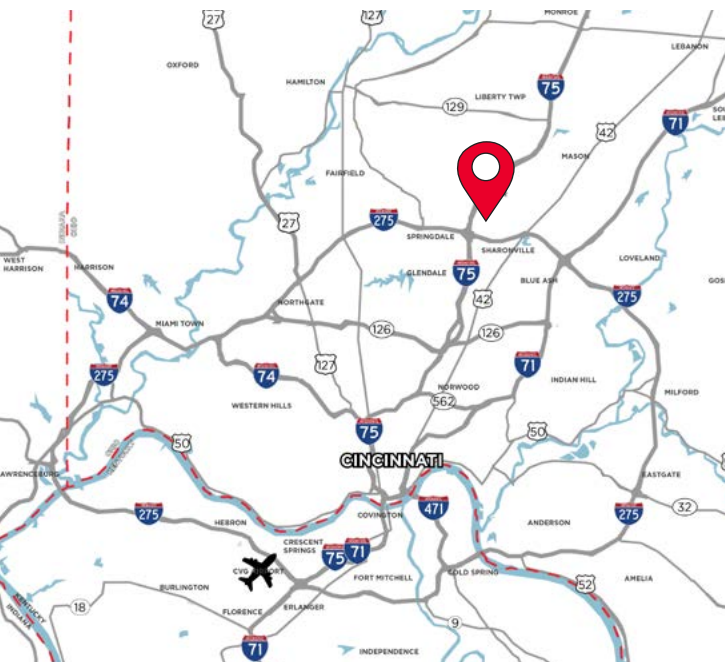
**SPACE AVAILABLE
CRESCENT
CENTRE**

SHARONVILLE, OH 45241



OFFICE/WAREHOUSE

FOR LEASE: \$8.00-\$9.95/psf NNN



PROPERTY HIGHLIGHTS

- Building A - Suite 12078:
 - 4,800 SF
 - (1) 9'x10' Dock
 - (1) 12' x 14' Drive-in
- Building A - Suite 12080:
 - 10,800 SF
 - (2) 9'x10'; (1) 12'x14' Dock
 - (1) 12' x 14' Drive-in
- Building B - Suite 12098:
 - 5,200 SF
 - (1) 9'x10' Dock
 - (1) 12' x 14' Drive-in
- 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

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BUILDING SPECIFICATIONS

**LEASE RATE: \$8.00-\$9.95/PSF NNN
\$2.50/PSF OPEX**

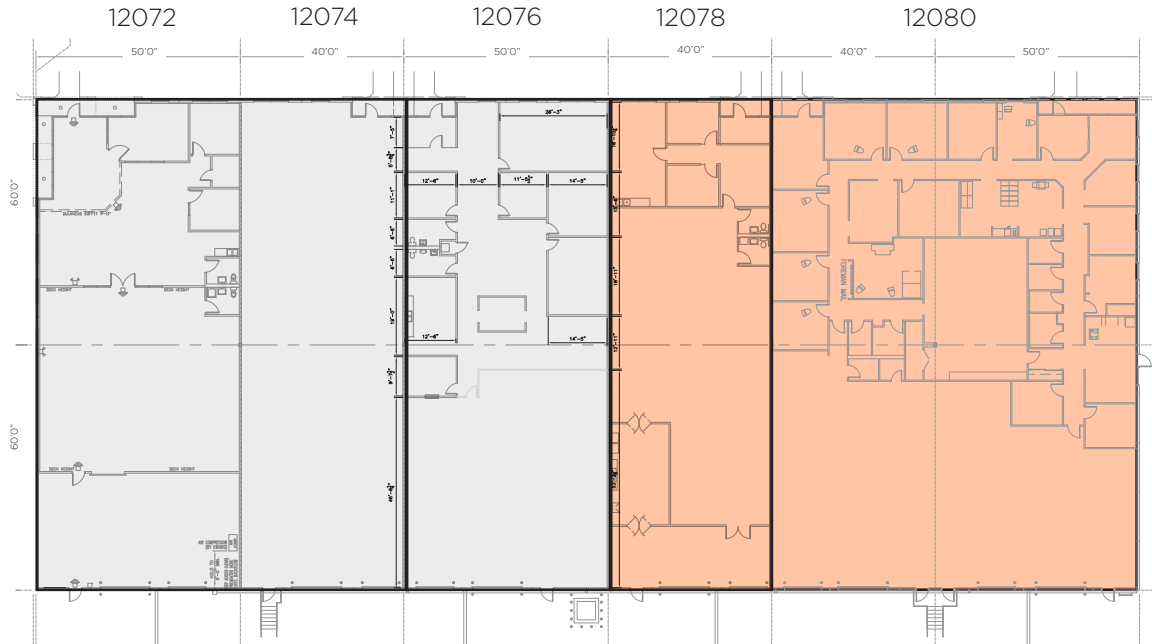
LOCATION	Sharonville, OH	LIGHTING	T-5 High Efficiency Fluorescent
ADDRESSES	Bldg A: 12072 Champion Way Bldg B: 12094 Champion Way Bldg C: 2513 E Crescentville Road	DOCK DOORS	(1) 9'x10' and (1) 12'x14' per suite
BUILDING SIZES	Bldg A: 32,400 SF Bldg B: 49,400 SF Bldg C: 49,600 SF	DRIVE-IN DOORS	(1) 12' x 14' drive-in door per suite
AVAILABLE SIZE	See Chart on Following Page	ELECTRIC	200 amp, 208 volt, 3 phase
YEAR BUILT	2005	HVAC	Gas fired unit heaters
CONSTRUCTION	Tilt-up Concrete	ELECTRIC	www.duke-energy.com
CLEAR HEIGHT	20' Clear	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)
FIRE SUPPRESSION	Standard Density Wet system	DATA	www.spectrum.com



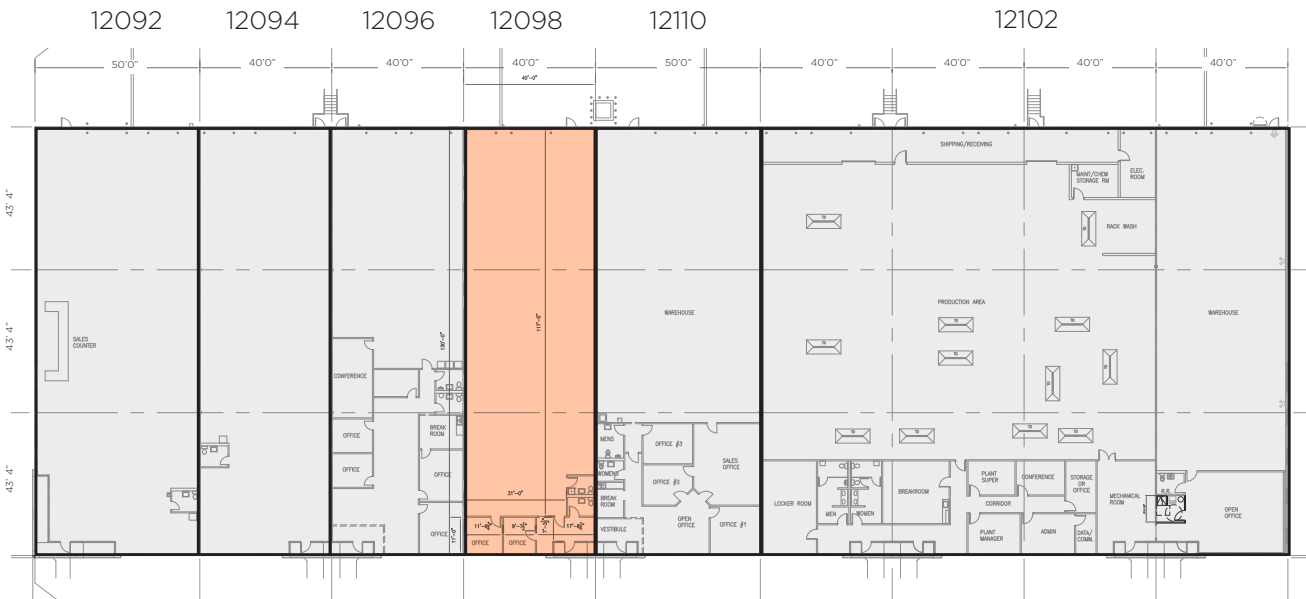
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BUILDING "A"



BUILDING "B"



Suite #	Available SF	Office SF	Docks	Drive-Ins	Rate
12078	4,800 SF	1,200 SF	(1) 9'x10' Dock	(1) 12'x14' Drive-in	\$8.00/psf
12080	10,800 SF	6,000 SF	(2) 9'x10', (1) 12'x14'	(1) 12'x14' Drive-in	\$9.95/psf
12098	5,200 SF	600 SF	(1) 9'x10' Dock	(1) 12'x14' Drive-in	\$8.00/psf

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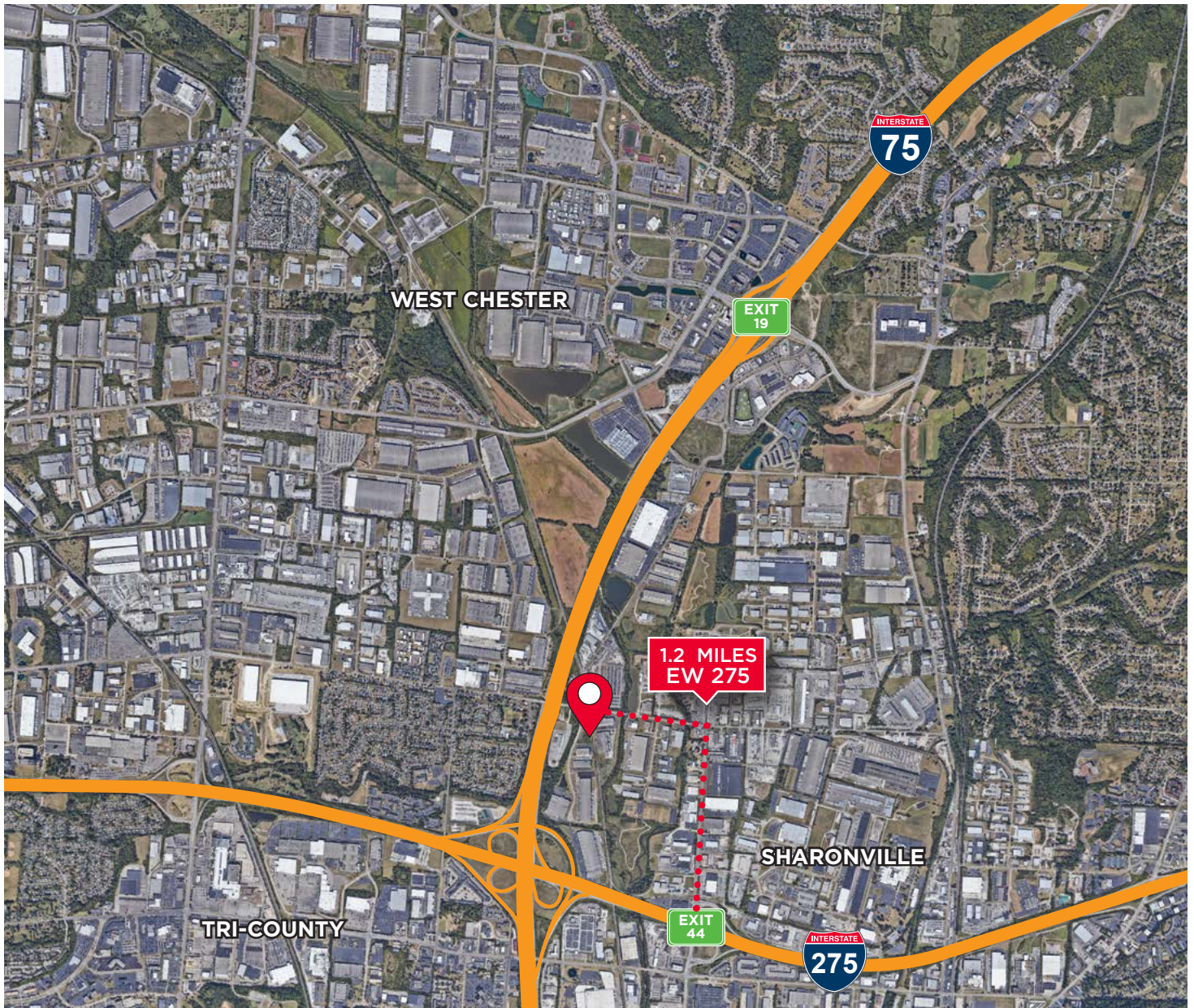
BUILDING PHOTOS



FOR LEASE CRESCENT CENTRE

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AERIAL LOCATION



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