

OFFICE FOR LEASE
11120 KENWOOD ROAD
Cincinnati, OH 45242



LEASE OFFERING

LEASE RATE: \$17.50 SF/yr (Gross)

PROPERTY INFORMATION

AVAILABLE SF: 3,679-19,312 SF

YEAR BUILT: 1968

RENOVATED: 2014

COUNTY: Hamilton

MARKET: Cincinnati

SUBMARKET: Blue Ash

PROPERTY OVERVIEW

Located in desirable northern Blue Ash, the property consists of one-story, 19,312 SF office + additional 2,800 SF garage/ storage building featuring four drive-in doors.

PROPERTY HIGHLIGHTS

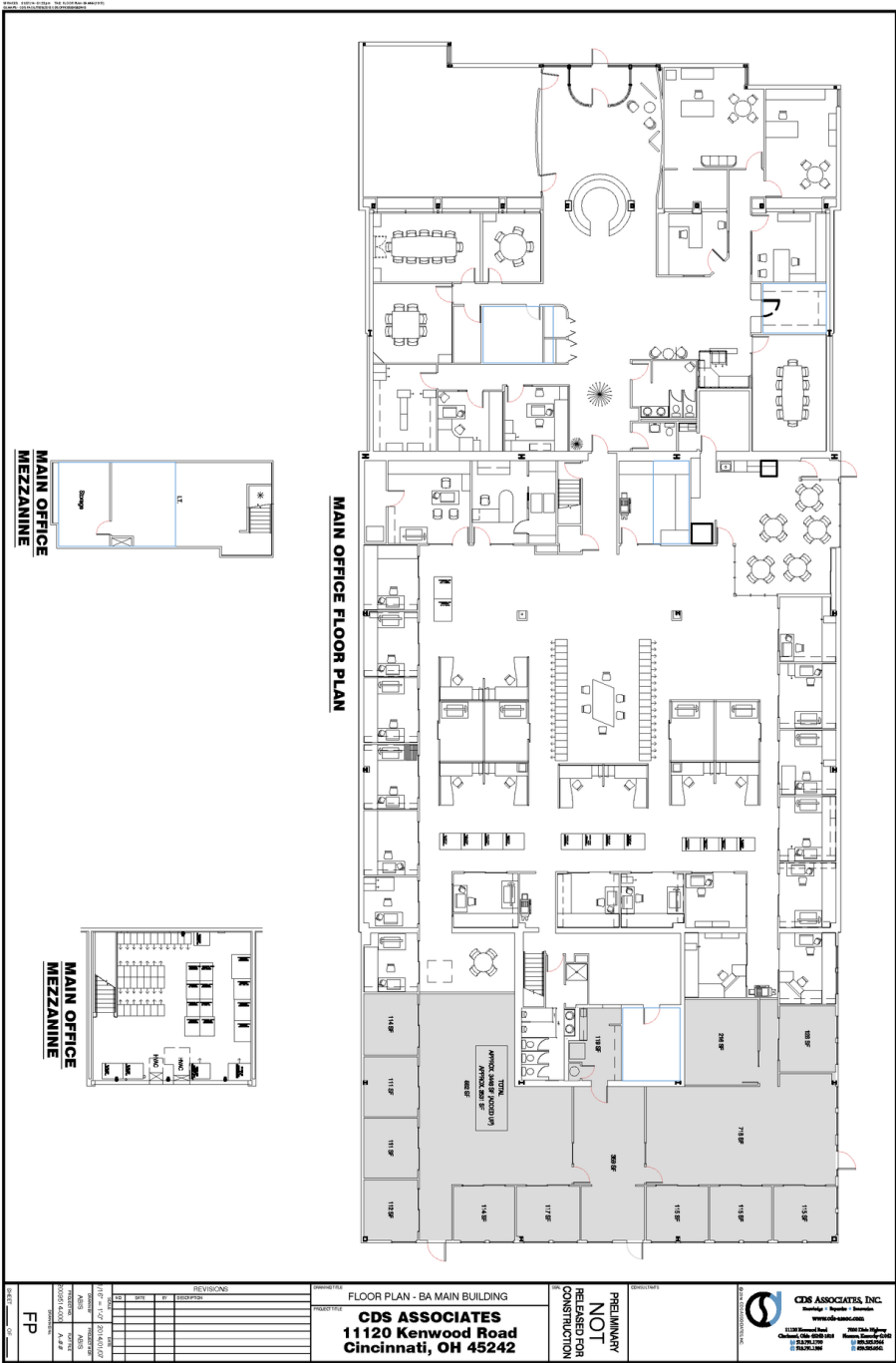
- Property offers monument signage with excellent visibility on Kenwood Road.
- Building was renovated in 2014 and includes unique interior finishes.
- All business and personal amenities available in the general vicinity.
- Convenient access to I-275 & I-71.

Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1115

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Cincinnati, OH 45242



D 513.588.1113

D 513.588.1115

No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

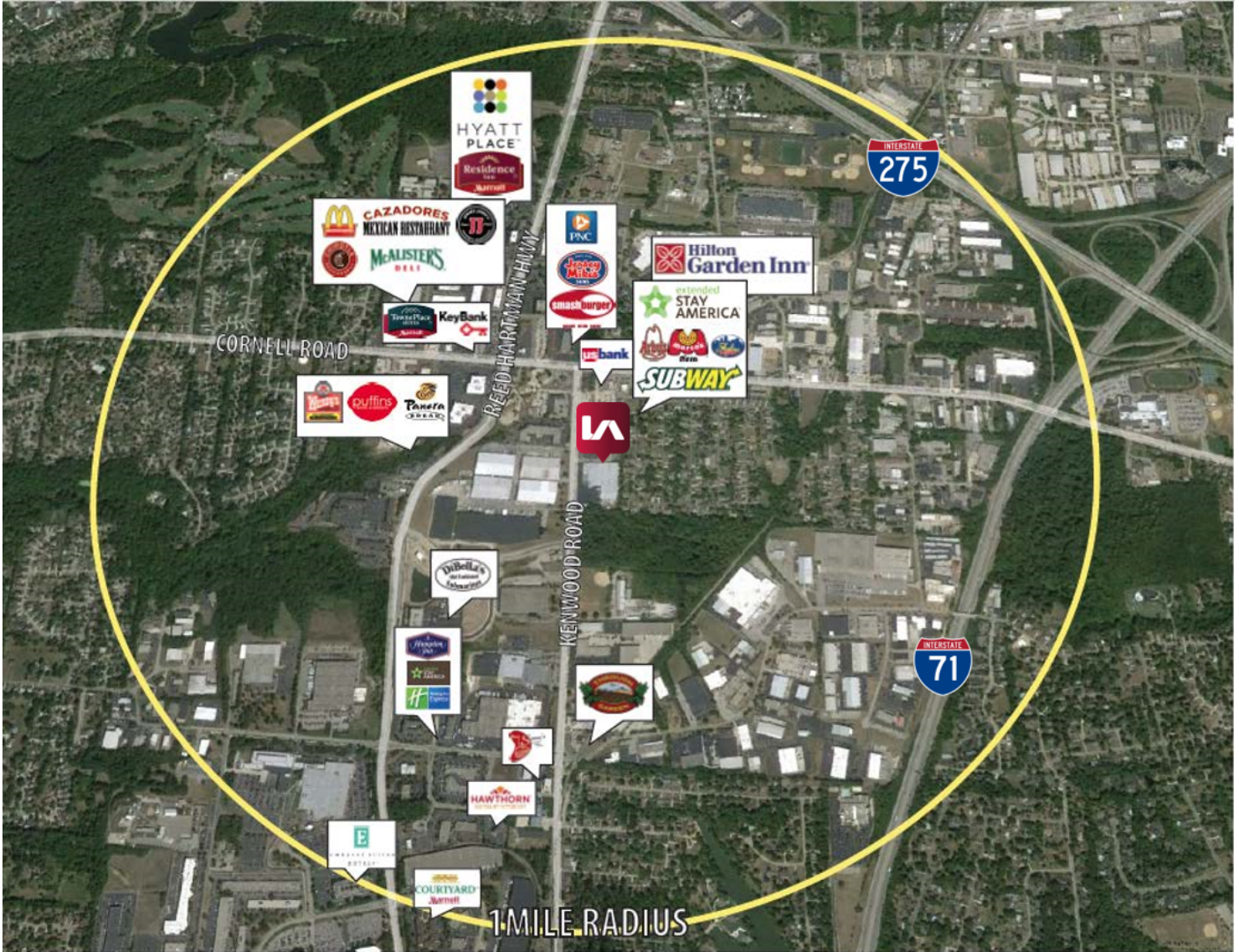
11120 KENWOOD ROAD

Cincinnati, OH 45242



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



Dan McDonald

dan.mcdonald@lee-associates.com

D 513.588.1113

Stewart Devitt

stewart.devitt@lee-associates.com

D 513.588.1115

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.

10123 Alliance Road, Suite 300 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com



OFFICE FOR LEASE
11120 KENWOOD ROAD
Cincinnati, OH 45242

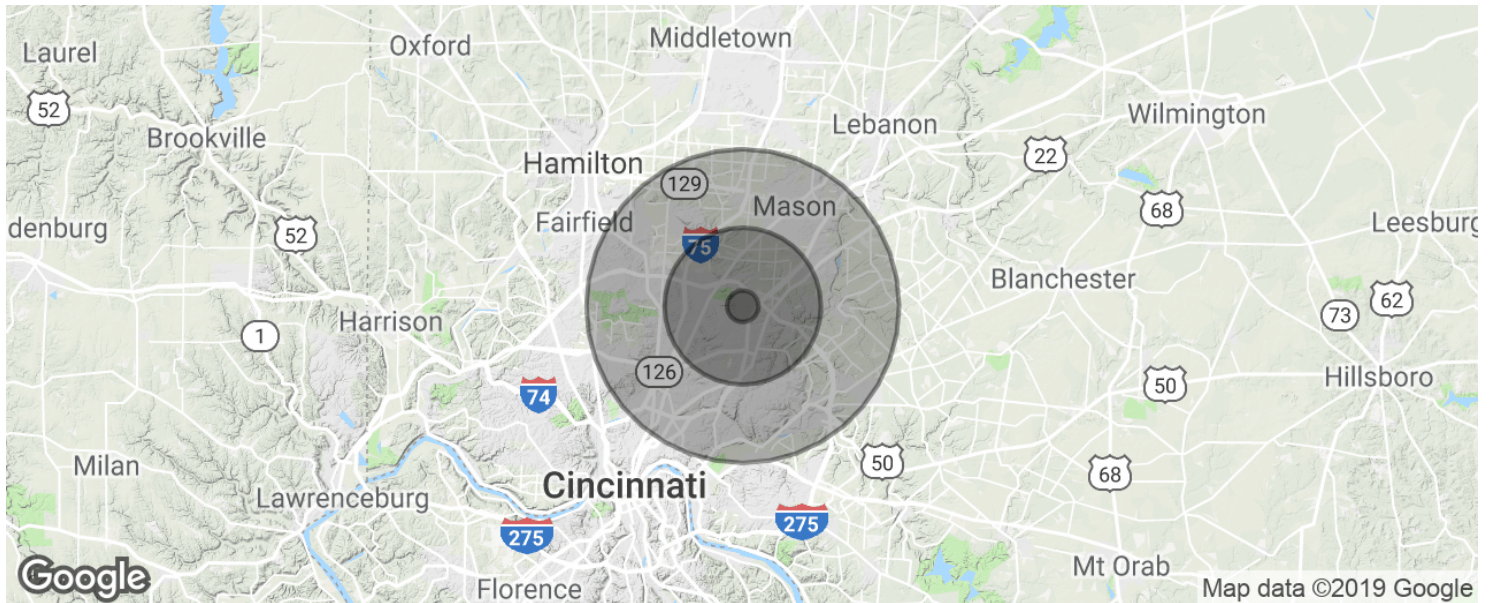


Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1115

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE
11120 KENWOOD ROAD
 Cincinnati, OH 45242



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,984	137,687	571,222
Median age	43.8	41.6	38.6
Median age (Male)	42.0	39.7	37.1
Median age (Female)	44.9	43.5	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,369	54,245	225,595
# of persons per HH	2.2	2.5	2.5
Average HH income	\$88,834	\$97,617	\$87,114
Average house value	\$352,366	\$270,511	\$258,698

* Demographic data derived from 2010 US Census

Dan McDonald
 dan.mcdonald@lee-associates.com
 D 513.588.1113

Stewart Devitt
 stewart.devitt@lee-associates.com
 D 513.588.1115

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.