

For Lease



Specifications

Building Size 20,131 SF

SF Available 2,800 SF

Min.Contiguous 2,800 SF

Building Class B

of Stories 2

Year Built 2000

Acres 1.08

Parking Lot 167 shared spaces

Parcel ID 608-0033-0032



Move-in ready second floor space.

11804 Conrey Road Cincinnati, Ohio 45249

Lease Rate:

\$11.95 PSF BASE RENT

Colliers International is pleased to present this 2-story suburban office building available for lease. 11804 Conrey is one of three buildings located in the Conrey Business Center office park. The complex provides a park-like setting with abundant parking for its tenants. Nearby corporate tenants in the area include: Hobson's, Beacon Orthopaedics & Sports Medicine, CH2M Hill and Hackman Financials Group.

FEATURES

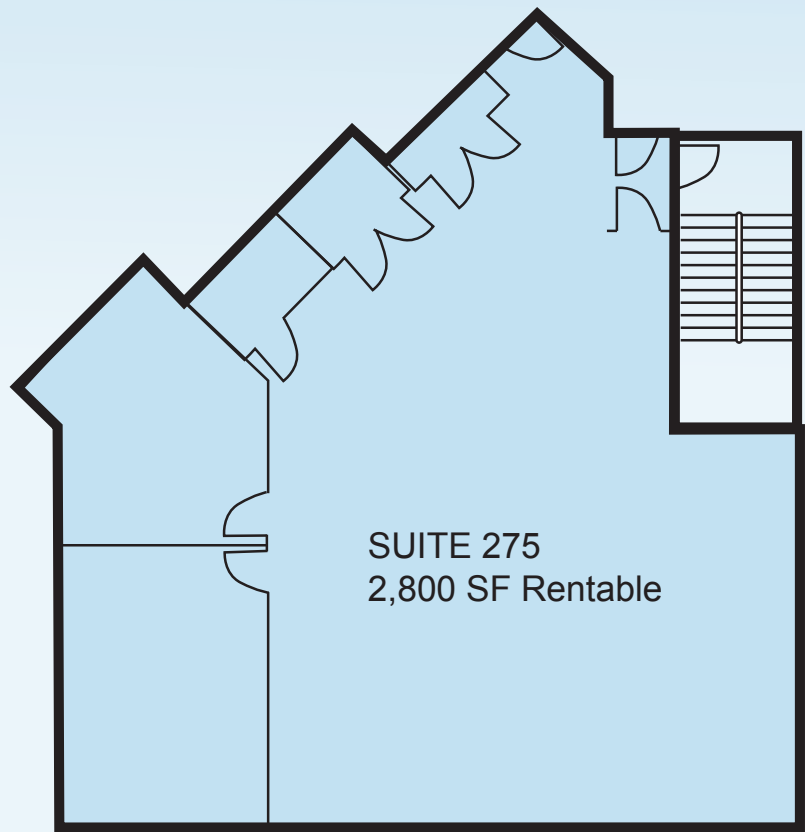
- 2-story, Class B, suburban office building
- Located within the Conrey Business Center office complex, just off Kemper Road and one mile from the I-275/Reed Hartman Highway interchange
- Abundant parking
- On-site ownership and management
- Building offers multi-tenant floors, breakroom and elevator
- Close proximity to numerous restaurants, banking and hotels



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MOVE IN READY

Total Available	2,800 SF
Max. Contiguous	2,800 SF
Min. Contiguous	2,800 SF



Area Demographics (5 mile radius)



Current Population
(2019)
145,159



Daytime Population
(2019)
155,950



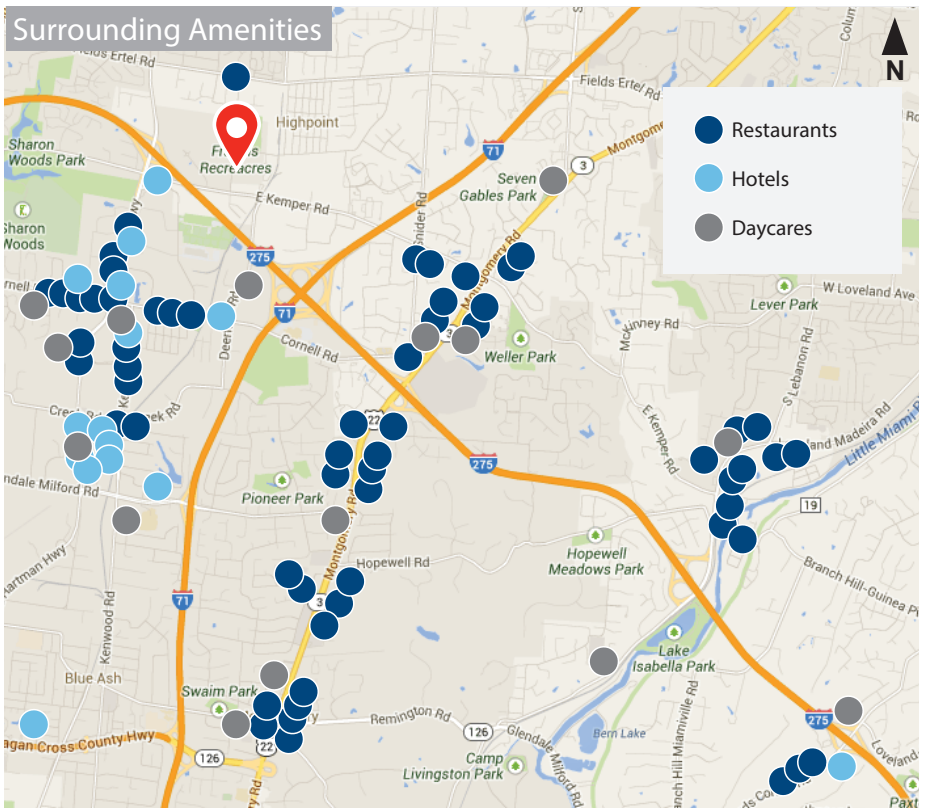
Average Household
Income (2019)
\$117,492



Regional Office Vacancy
Rate (Q2 2019)
14.1%



Education Attainment
Some College or Higher : 75%
College Degree
(Bachelor or Higher) : 53%



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