

FOR SALE OR LEASE

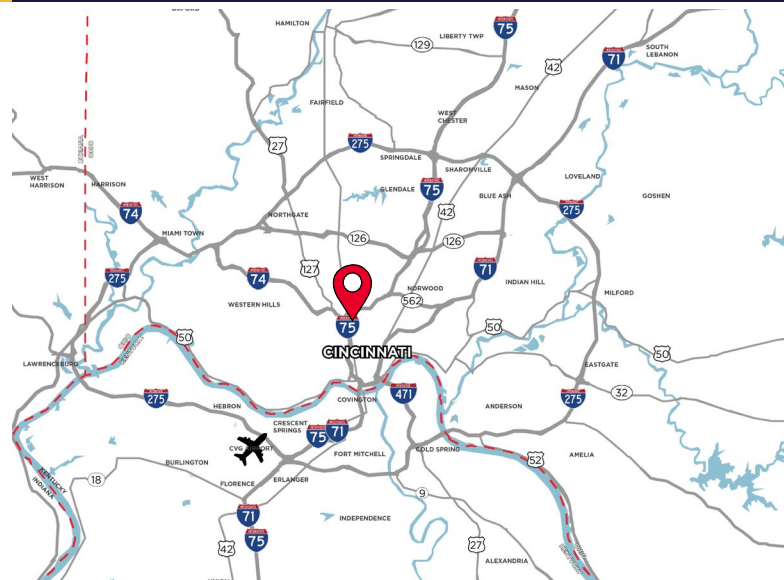
3665 CENTRAL PARKWAY
CINCINNATI, OH 45223



LEASE RATE: \$9.00/SF GROSS

SALE PRICE: UNDISCLOSED

- 7,435 SF Multi-level building perfect for businesses needing office, showroom, warehouse, or creative workspace
- (1) 10'x12' Drive-in Door
- Newly renovated (2023) with new roof, LED lighting, & modernized interiors
- Convenient location just 0.5 miles from I-75 with easy access to downtown Cincinnati and major highways



For more information, contact:

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JURISDICTION	Hamilton County	DRIVE-IN DOORS	(1) 10'x12' Drive-in Door
TOTAL SIZE	7,435 SF	LIGHTING	LED
# OF FLOORS	3 Floors	HVAC	Heat - 3 floors A/C - Floors 1 & 2
SF ON FLOORS	1st Floor (Street Level) - 1,540 SF 2nd Floor (Middle Level) - 1,540 SF 3rd Floor (Bottom Level) - 4,355 SF	UTILITIES	
YEAR BUILT	1996; Renovated 12/2023	ELECTRIC	www.duke-energy.com
ACRES	.33	GAS	www.duke-energy.com
CLEAR HEIGHT	9' - 10'	WATER	www.cincinnati-oh.gov
ZONING	MG - Commercial	SEWER	www.cincinnati-oh.gov
POWER	240v	TELEPHONE/DATA	www.altafiber.com
ROOF	Replaced 2023	PARCEL ID	191-0034-0012-00
		ANNUAL TAXES	\$7,466.01

AERIAL



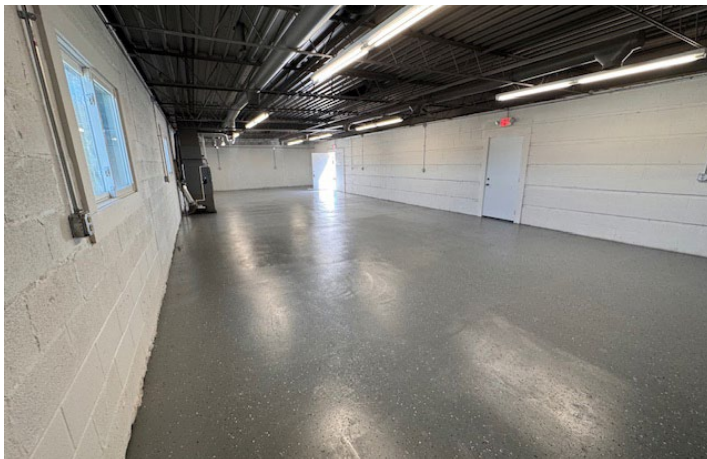
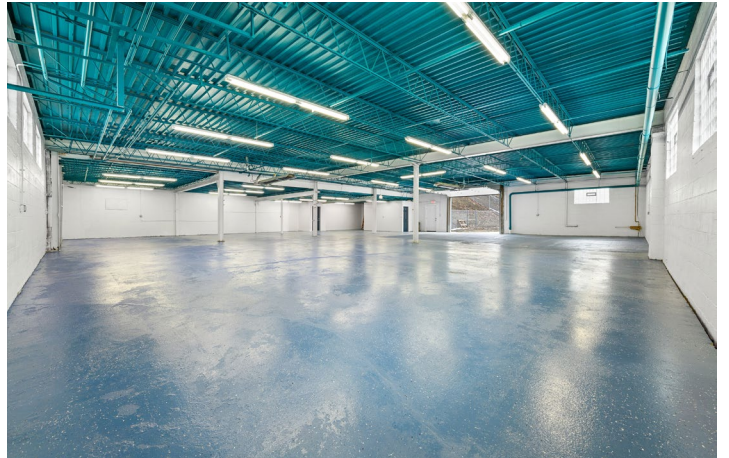
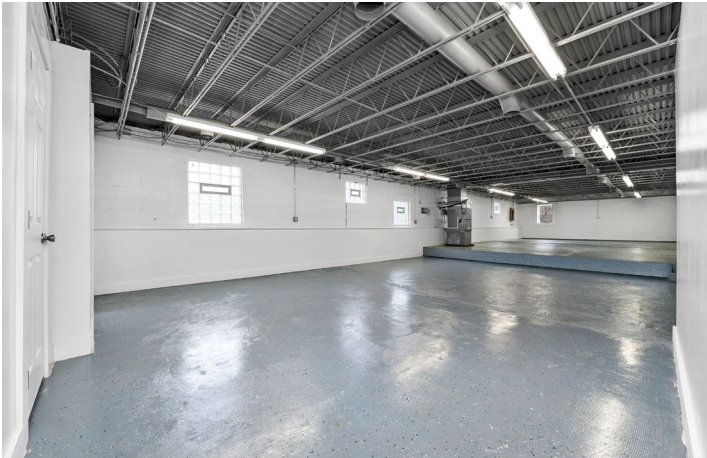
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PHOTOS



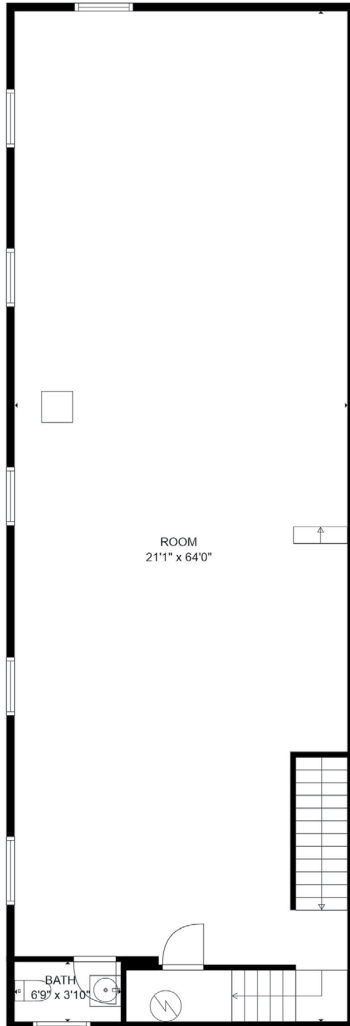
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FLOOR PLAN - 1st & 2nd FLOOR



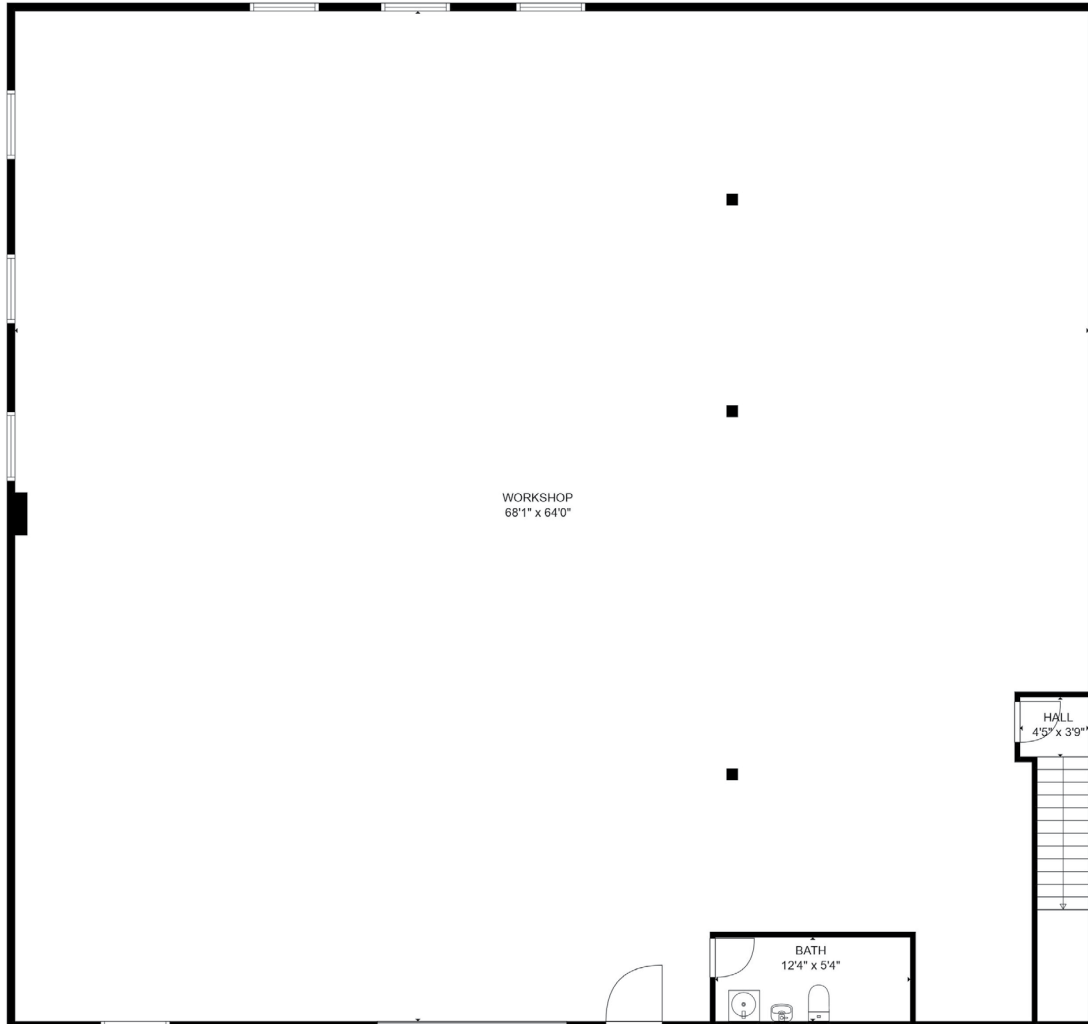
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FLOOR PLAN - 3rd FLOOR



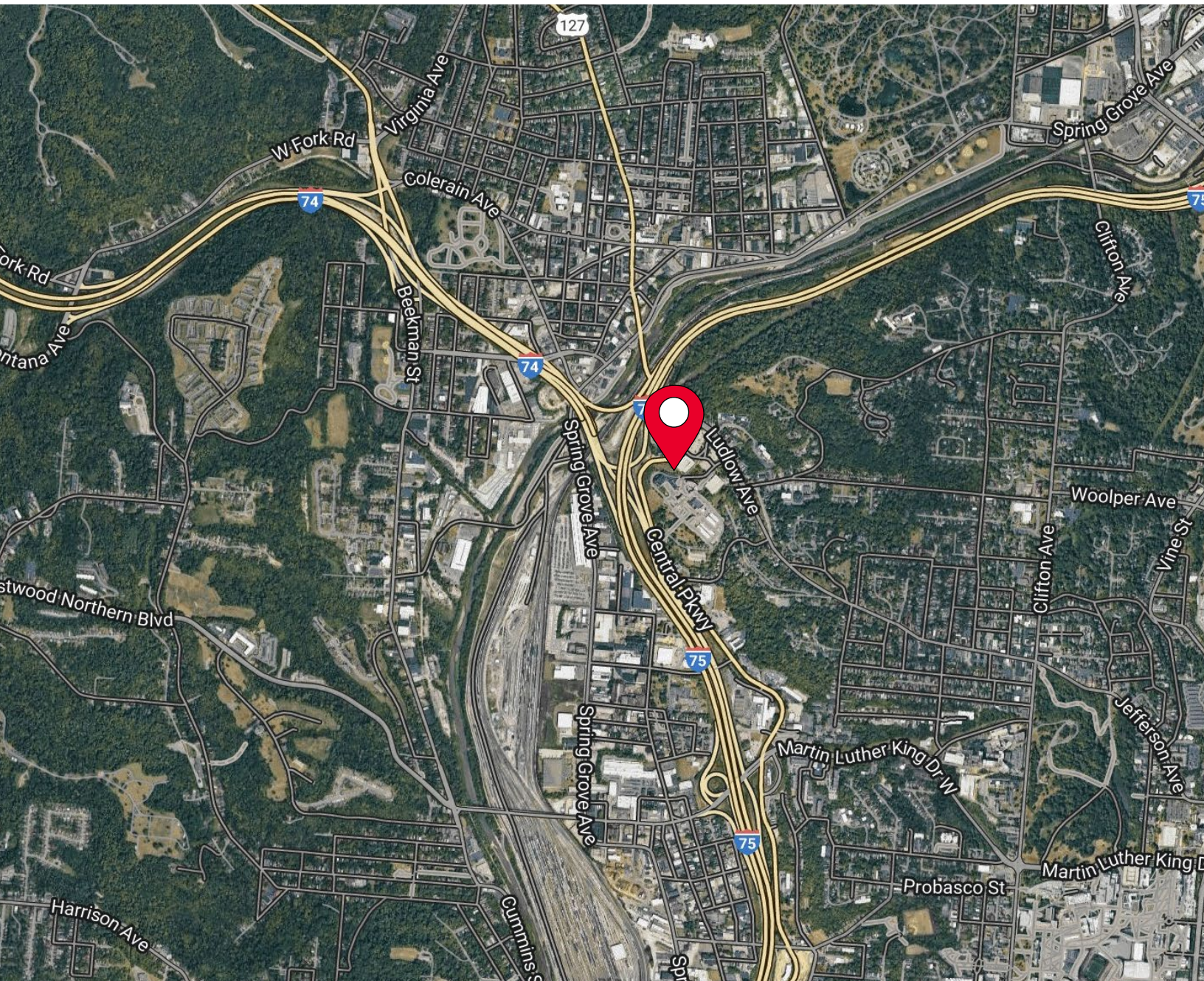
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AERIAL LOCATION



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