

CINCINNATI
OHIO

**3075
VANDERCAR
WAY**

**26,881-80,644 SF
PREMIER CLASS A
OFFICE OPPORTUNITY
FOR LEASE**

WHERE
**OFFICE
MEETS
LIFESTYLE**

CBRE



Opportunities of this scale rarely come available in Oakley. Surrounded by dining, entertainment, and residential amenities, this modern office building offers full-floor to full-building availabilities in a submarket defined by limited supply, strong demand, and an unmatched lifestyle experience.

THE ONLY BIG OPPORTUNITY IN OAKLEY



**80,644 SF
BUILDING SIZE**



**26,000 SF TYPICAL
FLOORPLATE**



**2017 YEAR
BUILT**



**\$21.50 PSF NNN
ASKING RENT**



**\$9.00 PSF OPERATING
EXPENSES**



**CLASS A
BUILDING**



**3 STORY
BUILDING**



**LEED SILVER
CERTIFICATION**



**6.25:1,000 SF
PARKING RATIO**





FITNESS CENTER WITH LOCKER ROOMS



MODERN, OPEN LAYOUT



WORK SPACES WITH ABUNDANT NATURAL LIGHT

DESIGNED FOR HOW **TEAMS** WORK NOW



3-STORY ATRIUM LOBBY



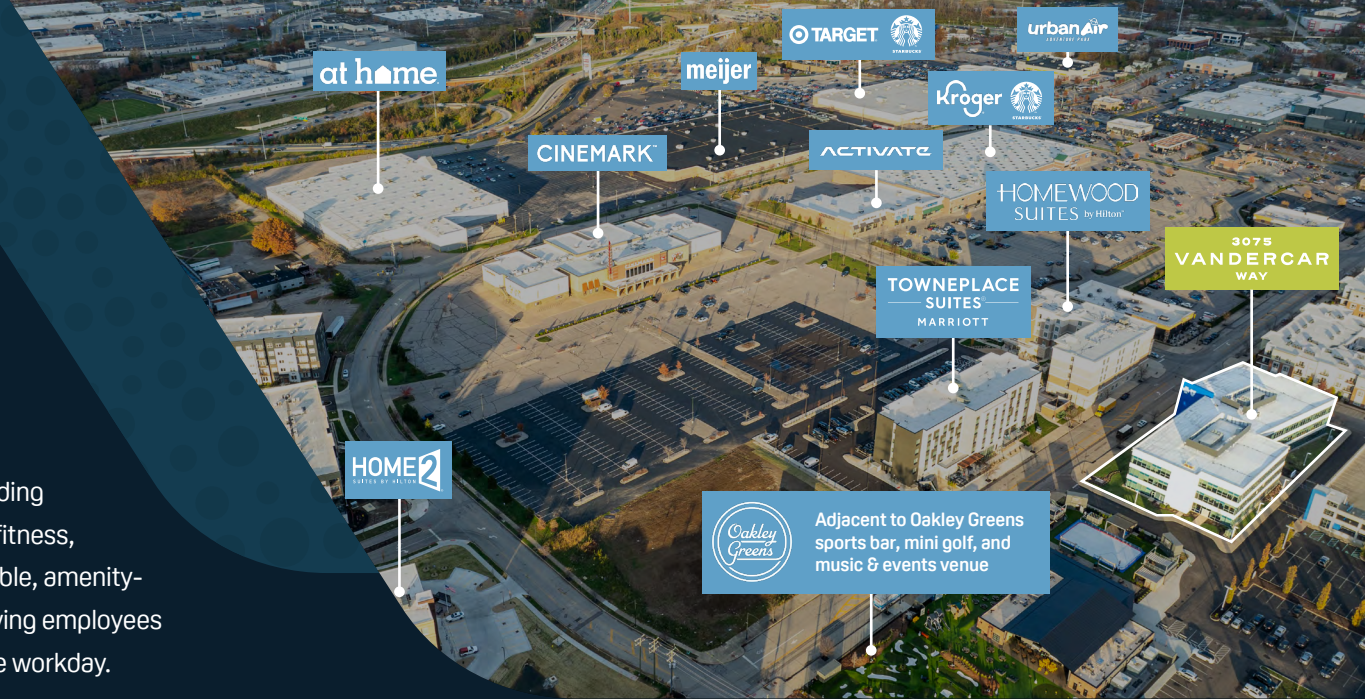
TENANT LOUNGES



TENANT LOUNGES

OAKLEY STATION: A BUILT-IN AMENITY

Located within the Oakley Station retail district, the building is surrounded by a dynamic mix of restaurants, coffee, fitness, entertainment, and everyday conveniences. This walkable, amenity-rich environment transforms the office experience—giving employees more reasons to come in, stay connected, and enjoy the workday.

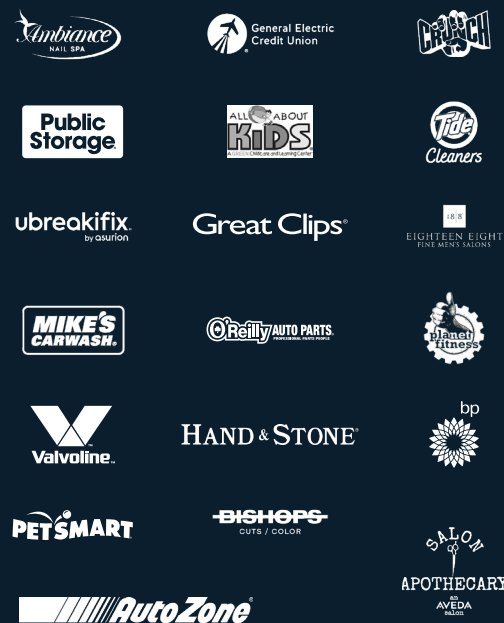


WITHIN OAKLEY STATION

DINING



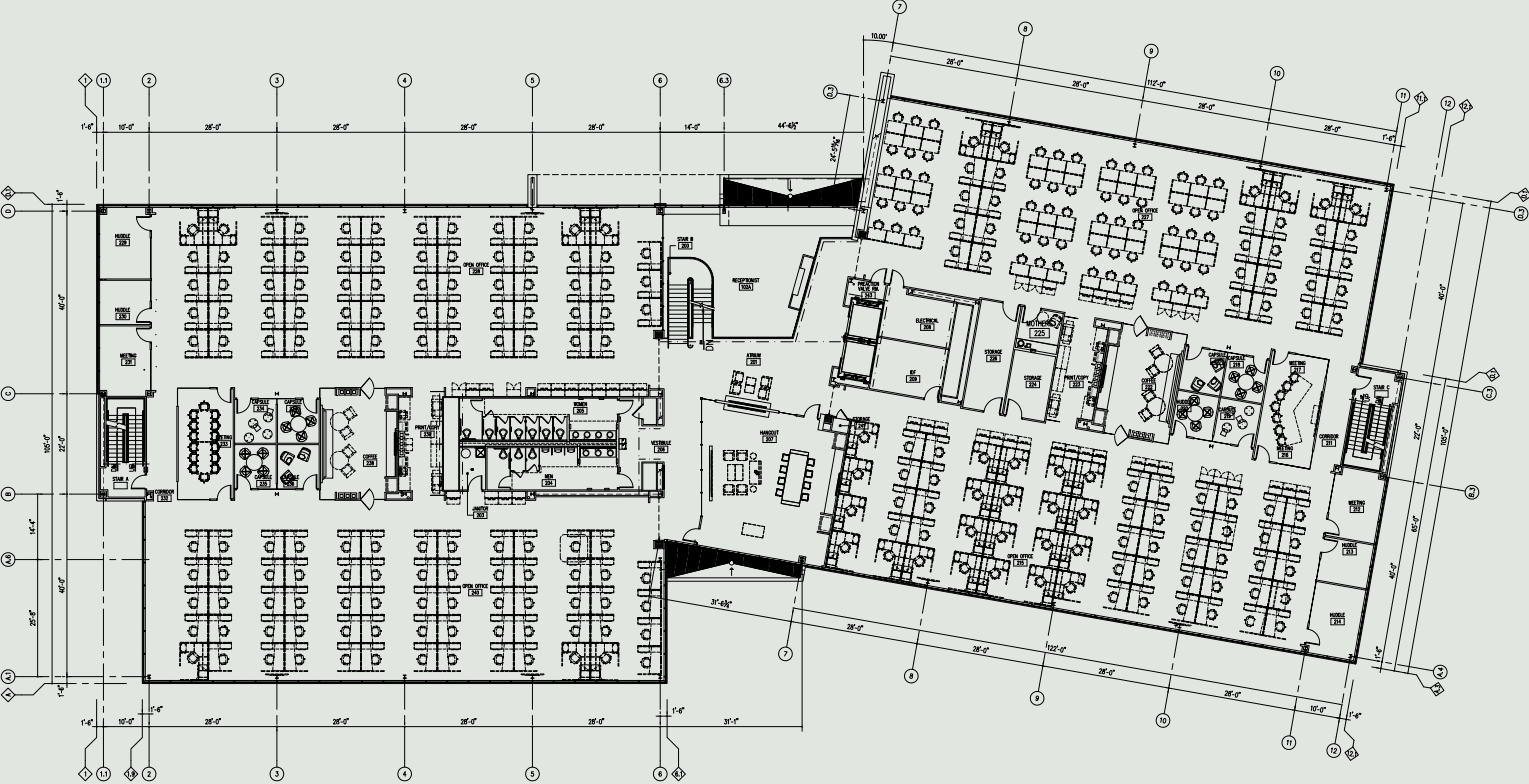
RETAIL & SERVICE



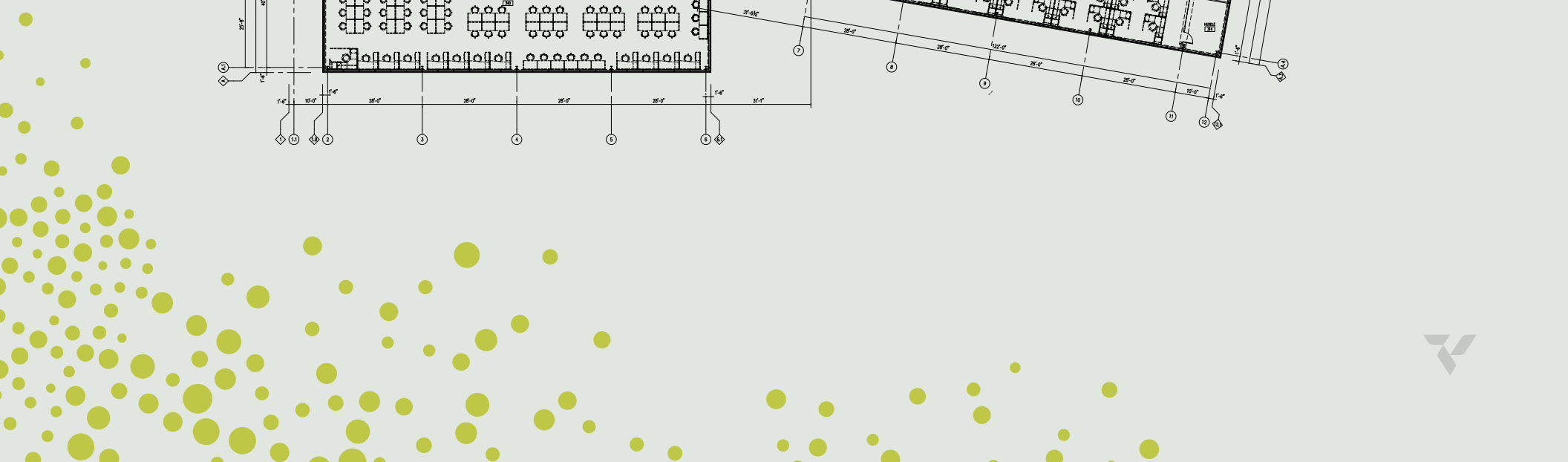
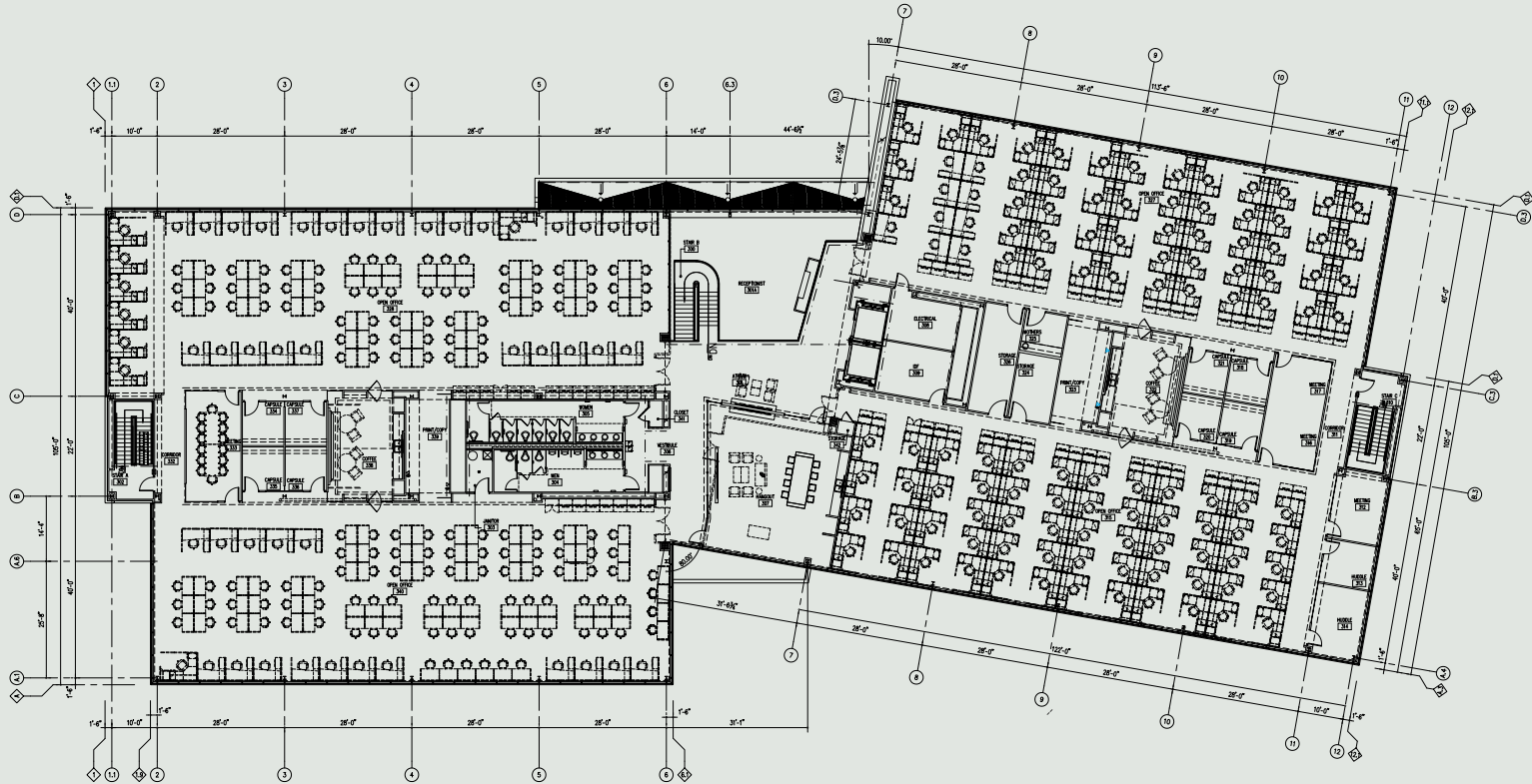
WITHIN A 5-MINUTE DRIVE



SECOND FLOOR
26,881 SF AVAILABLE



THIRD FLOOR
26,881 SF AVAILABLE





3075
VANDERCAR
WAY

C O N T A C T S

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