

OFFICE COMPLEX | SPACES FOR LEASE



FOR LEASE | 2,660 SQFT-4,771 SQFT | 2300 LITTON LANE, HEBRON, KY 41048



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2300 LITTON LANE, HEBRON, KY 41048

FOR LEASE 3CRE

THE OFFERING:

3CRE is pleased to present 2300 Litton Road, a multi-tenant office opportunity located in Hebron, Kentucky. The property currently offers three available suites, including two first-floor spaces and one second-floor suite, ranging in size from 2,660 square feet to 4,771 square feet. With flexible floor plans and a professional business environment, the property is well-suited for a variety of office, medical, or professional service users seeking quality space in one of Northern Kentucky's most accessible commercial corridors.

Strategically situated just minutes from Interstate 275 and Cincinnati/Northern Kentucky International Airport (CVG), 2300 Litton Road provides excellent regional connectivity and convenient access for employees, clients, and visitors. The property benefits from its location within the thriving Hebron business district, surrounded by major employers, expanding industrial and logistics operations, and a growing residential population. Its proximity to key transportation routes and the broader Cincinnati metropolitan area makes it an attractive option for businesses seeking a highly accessible and well-positioned office location.

PROPERTY HIGHLIGHTS:

Suite 120: 4,771 SF

Suite 102A: 4,115 SF

Suite 210: 2,660 SF

- Private on-site parking lot
- Outdoor patio area
- Shared media and conference rooms
- Controlled building access
- Dedicated shipping and receiving area
- Strategically located in Hebron's growing commercial market with convenient access to major regional transportation networks, providing excellent connectivity for businesses and employees.





2300 Litton Lane, Hebron, Kentucky 41048

Space	Square Feet	Floor	Asking Rate	Additional Rent	Lease Type
<i>Suite 120</i>	4,771 SqFt	First	\$12.00	\$7.95	Triple-Net
<i>Suite 102A</i>	4,115 SqFt	First	\$12.00	\$7.95	Triple-Net
<i>Suite 210</i>	2,660 SqFt	Second	\$12.00	\$7.95	Triple-Net
Totals	11,546 SqFt				

SUITE 120

4,771 SQFT



SUITE 102A

4,115 SQFT



SUITE 210

2,660 SQFT











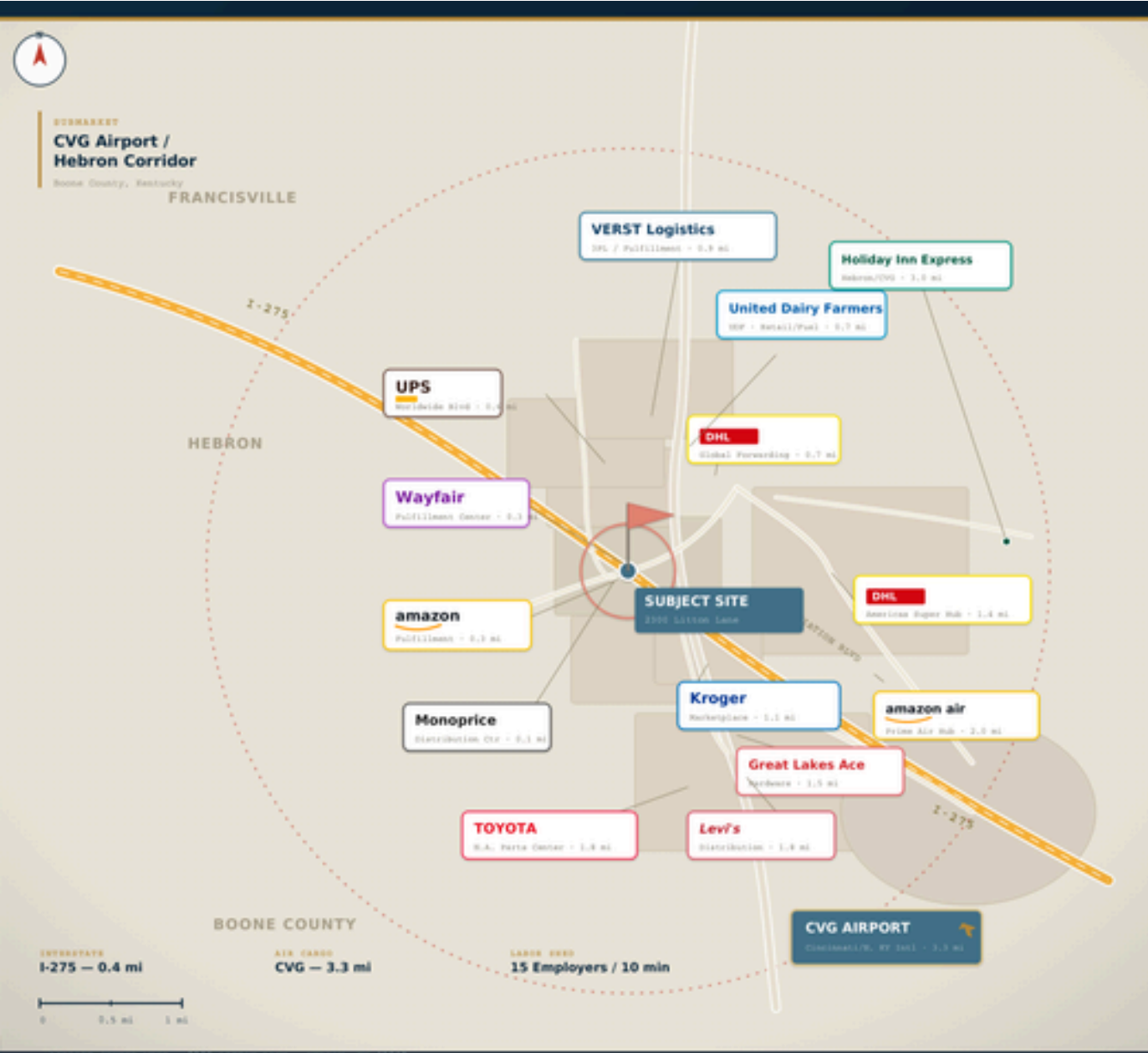


2300 LITTON LANE, HEBRON, KY 41048

PROXIMITY TO DOWNTOWN CINCINNATI & CVG AIRPORT

DOWNTOWN CINCINNATI





SUBJECT PROPERTY
Airport Center West
 2300 Litton Lane
 Hebron, KY 41048

- EMPLOYER CATEGORIES**
- Logistics / E-Commerce
 - Retail / Consumer
 - Manufacturing / Industrial
 - Air Cargo / Aviation

TRADE AREA SNAPSHOT

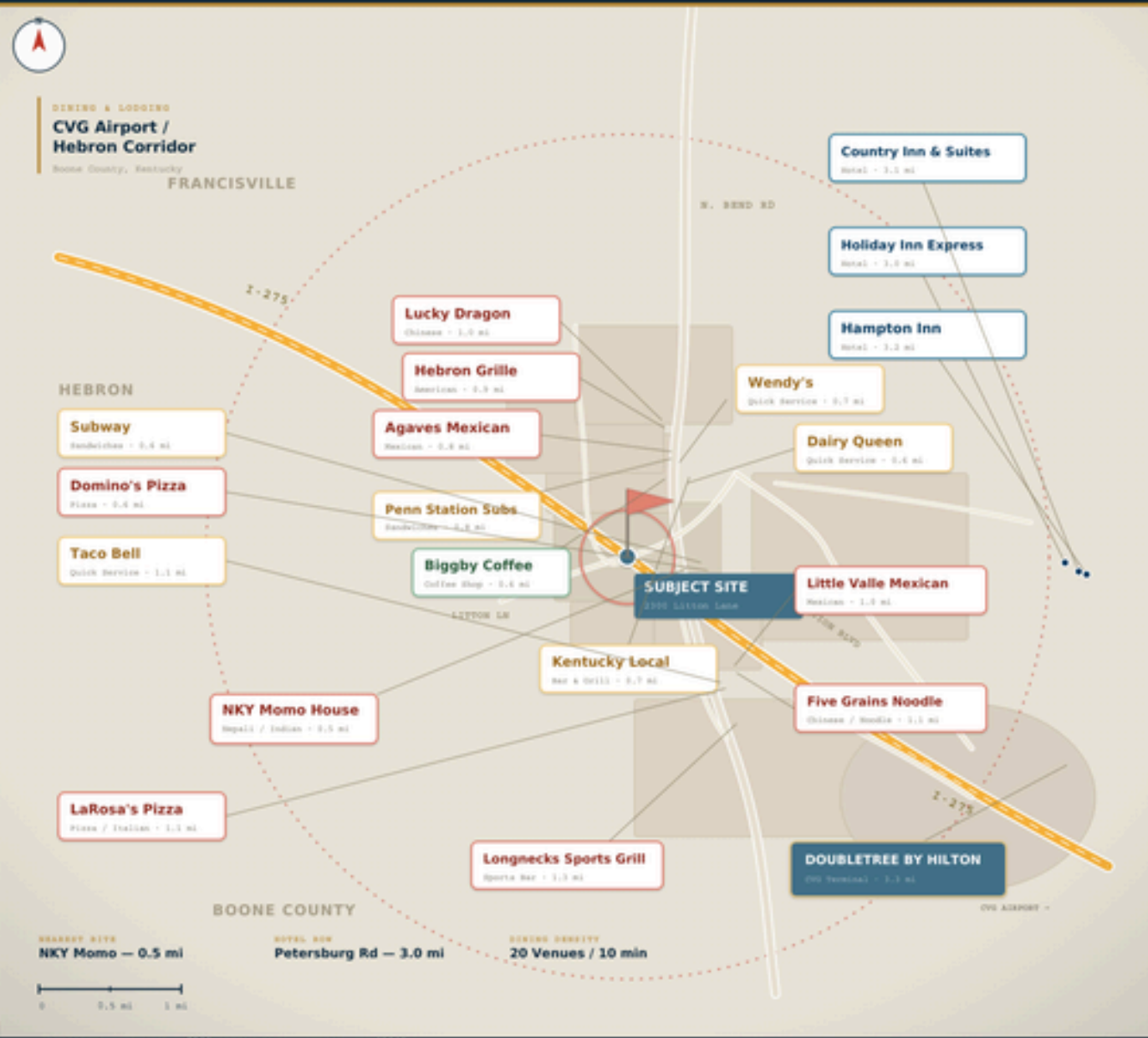
Employers mapped	15
Nearest	Monoprice — 0.1 mi
Farthest	CVG — 3.3 mi
Highway	I-275 / KY-237
County	Boone Co., KY



KEY TO MATTERS
 Ten name-brand employers sit within a 1.8-mile / 5-minute drive — a workforce and logistics density rarely found outside a primary airport campus.

AIRPORT CENTER WEST — 2300 LITTON LANE — HEBRON, KY 41048

PREPARED FOR MARKETING USE — NOT TO SCALE



SUBJECT PROPERTY
Airport Center West
 2300 Litton Lane
 Hebron, KY 41048

VENUE CATEGORIES

- Sit-Down Restaurant
- Quick Service / Fast Casual
- Coffee Shop
- Hotel / Lodging

TRADE AREA SNAPSHOT

Venues mapped: 20

Nearest: NKY Momo - 0.5 mi

Farthest: DoubleTree - 3.3 mi

Highway: I-275 / KY-237

County: Boone Co., KY



KEY TO MATTERS

Ten restaurants and cafes sit within a **0.9-mile / 3-minute** drive — plus four name-brand hotels along Petersburg Road and CVG Terminal Drive within 3.2 miles, giving employees and visitors genuine walk-or-quick-drive variety for meals and lodging.

AIRPORT CENTER WEST - 2300 LITTON LANE - HEBRON, KY 41048

PREPARED FOR MARKETING USE - NOT TO SCALE

Northern

KENTUCKY



METRO AREA STATISTICS

2.3 MM
POPULATION


75K
HOUSEHOLD INCOME


3.1 %
UNEMPLOYMENT


LARGEST EMPLOYERS


- 1) *ST. ELIZABETH HEALTHCARE*
- 2) *FIDELITY INVESTMENTS*
- 3) *DHL*
- 4) *BOONE COUNTY SCHOOLS*
- 5) *KROGER*


NORTHERN KENTUCKY


 **Metro Population:** Northern Kentucky is part of the CincinnatiUSA MSA encompassing 2.3MM people and is the 28th largest metro area in the U.S.

 **Major Cities:** Covington, Newport, Florence, Erlanger, Hebron, Union, Fort Thomas, Bellevue

 **Signature Events:** Cincinnati Flying Pig Marathon, P&G Music Fusion Weekend, Oktoberfest Cincinnati, BLINK, and Merchant's and Music Festival.

 **Professional Sports:** Cincinnati Reds (MLB), FC Cincinnati (MLS), and the Cincinnati Bengals (NFL).

 **Arts in Region:** 100 plus arts & culture venues in the region including ballet, pops orchestra, chamber orchestra, Opera, Broadway theater and more.

 **Airport:** CVG International Airport serviced by Delta, United, Frontier, Allegiant, Southwest, and Apple Air.



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