

For Sale
or Lease

Specifications

Building Size 15,456 SF

SF Available 5,000 SF

Building Class B

Occupancy 67.65%

Zoning CS, Sharonville

of Stories 2

Year Built 1993

Acres 0.712

Parking Lot 167 shared spaces

Parcel ID 608-0033-0053

Sale Price:

\$1,495,000

Lease Rate:

\$11.95 PSF BASE RENT



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11802 Conrey Road Cincinnati, Ohio 45249

Colliers International is pleased to present this 2-story suburban office building available for sale or lease. 11802 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 1 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
- Dock access connected to building

Move-in ready second floor space.



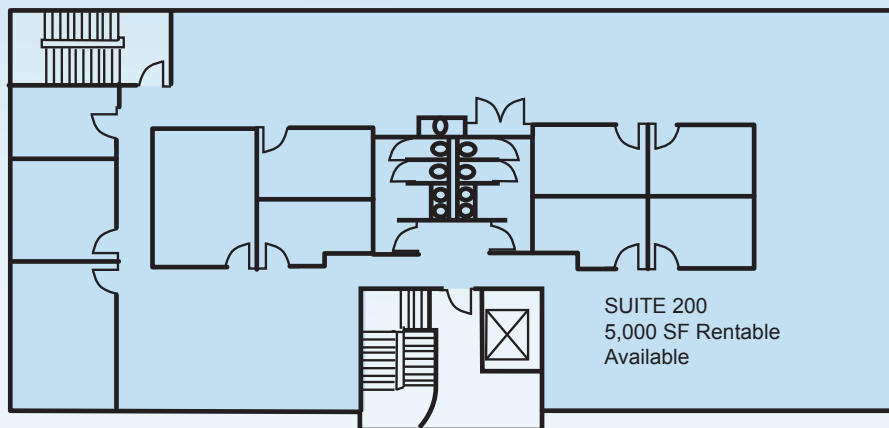
Basement area currently used as storage.





MOVE IN READY

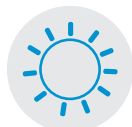
5,000 SF
Available



Area Demographics (5 mile radius)



Current Population
(2019)
145,159



Daytime Population
(2019)
155,950



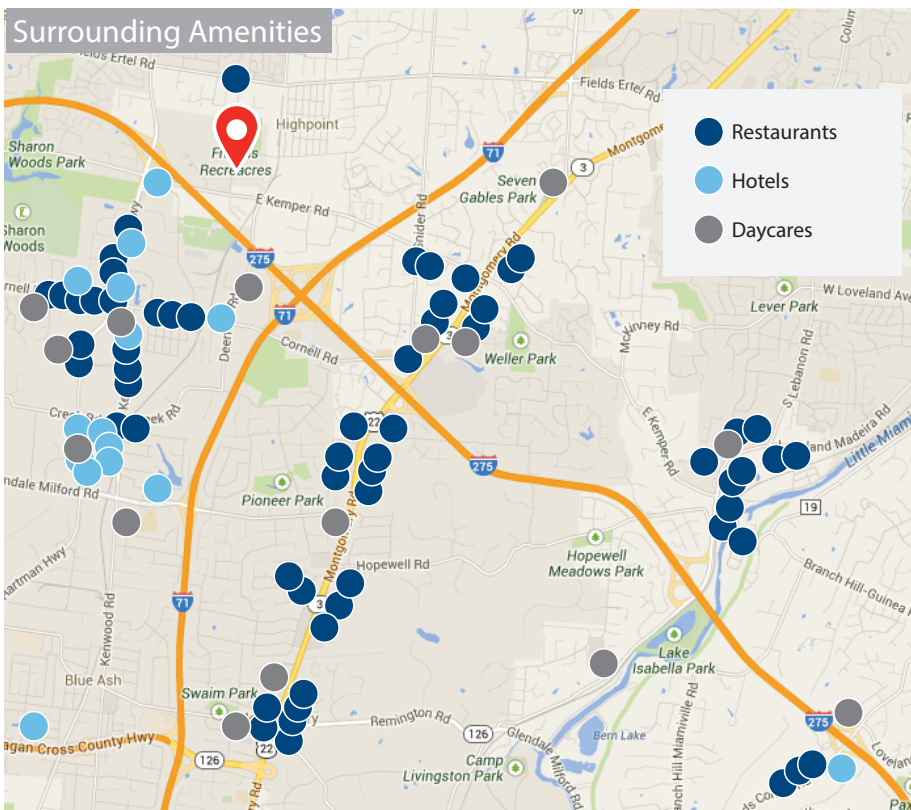
Average Household
Income (2019)
\$117,492



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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