

11156 Main St
Sharonville, OH 45241

FOR LEASE

Mixed-Use Building | 3,978 SF

LEASE RATES

Executive Suites: \$750/mo

Half First Floor: \$1800/mo

All First Floor: \$3200/mo

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

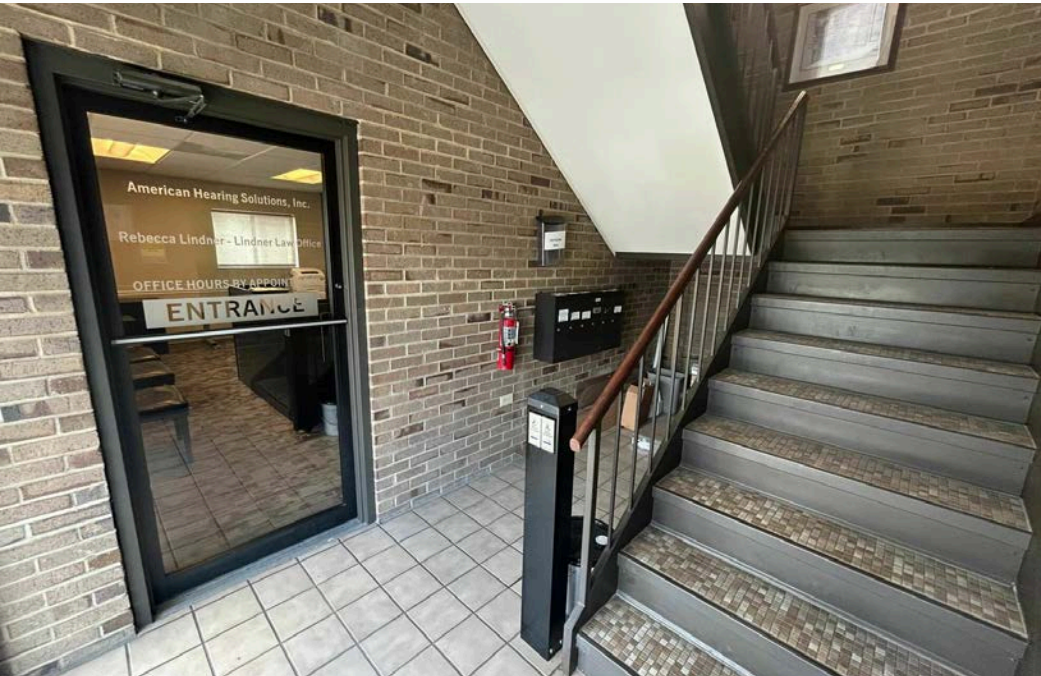
Property Description

Flexible office suites available in a freestanding building at the corner of Main and Walnut Streets in Downtown Sharonville's \$75 million revitalization corridor. Offerings range from move-in ready executive suites (month-to-month from \$750–\$950/month, all-inclusive) to half or full lower-level space on modified gross terms. The building has undergone nearly \$40,000 in recent capital improvements. Shared amenities include a conference room and kitchen, with on-site parking and walkable access to restaurants and neighborhood services. Zoned SM-D, supporting a broad range of office, retail, and personal service uses.

Highlights

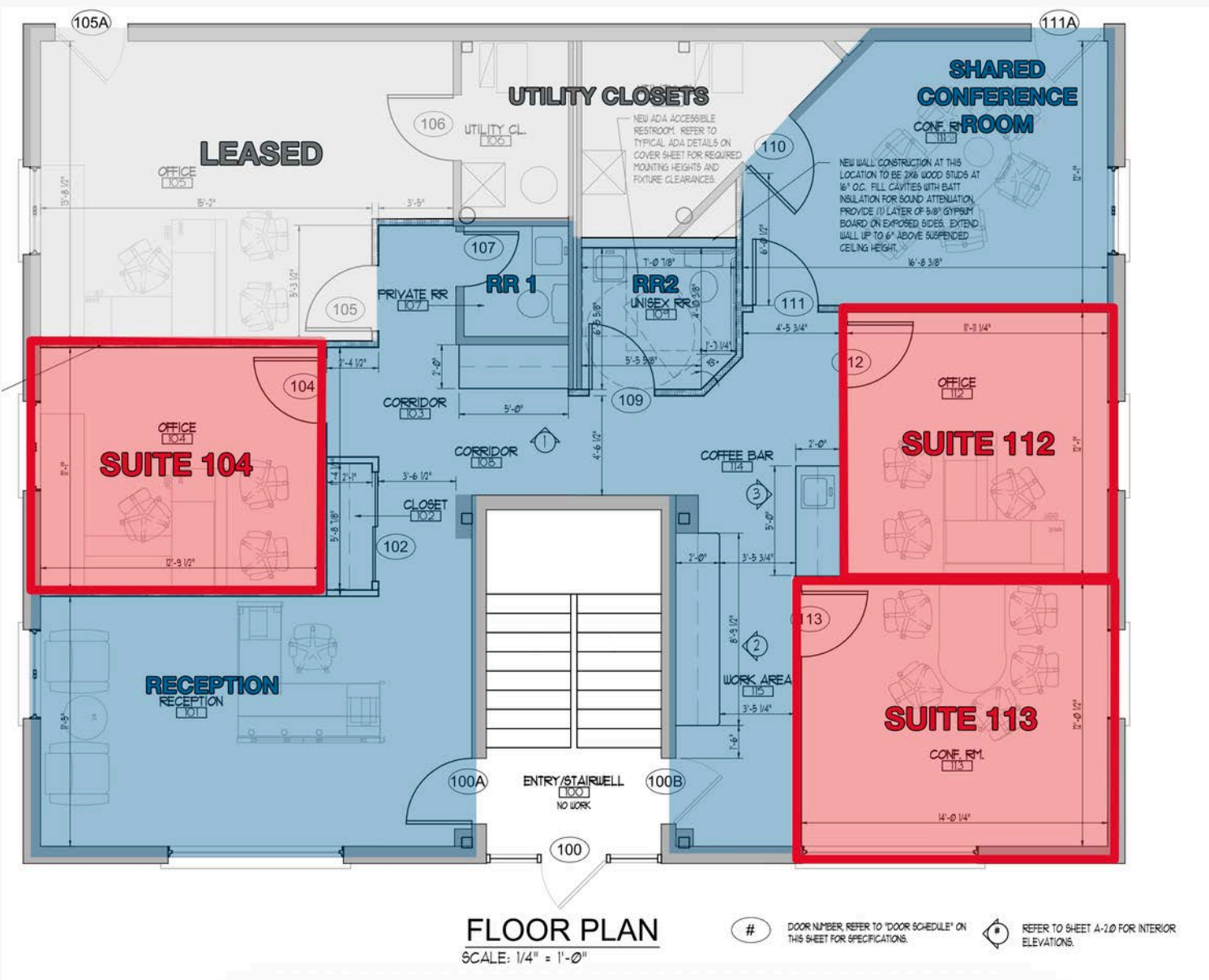
- Lease Term: Month-to-month (Executive Suites); 1+ year (Half or Full Lower Level)
- Rent: Executive Suites \$750–\$950/month; Half Lower Level \$1,800/month; Full Lower Level \$3,200/month
- Lease Structure: Full-service/all-inclusive (Executive Suites); Modified Gross — tenant pays utilities (Half/Full Lower Level)
- Parking: On-site off-street parking
- Amenities: Shared conference room, kitchen, and entry foyer
- Location: Downtown Sharonville's \$75M revitalization corridor; walkable to restaurants and amenities
- Zoning: SM-D (Support Mixed-Downtown); permitted uses include offices, retail, personal services, restaurants, and more
- Ideal For: Office professionals and small businesses seeking flexible executive suites or contiguous lower-level space





FLOOR PLAN - OPTION 1

11156 Main St | 05

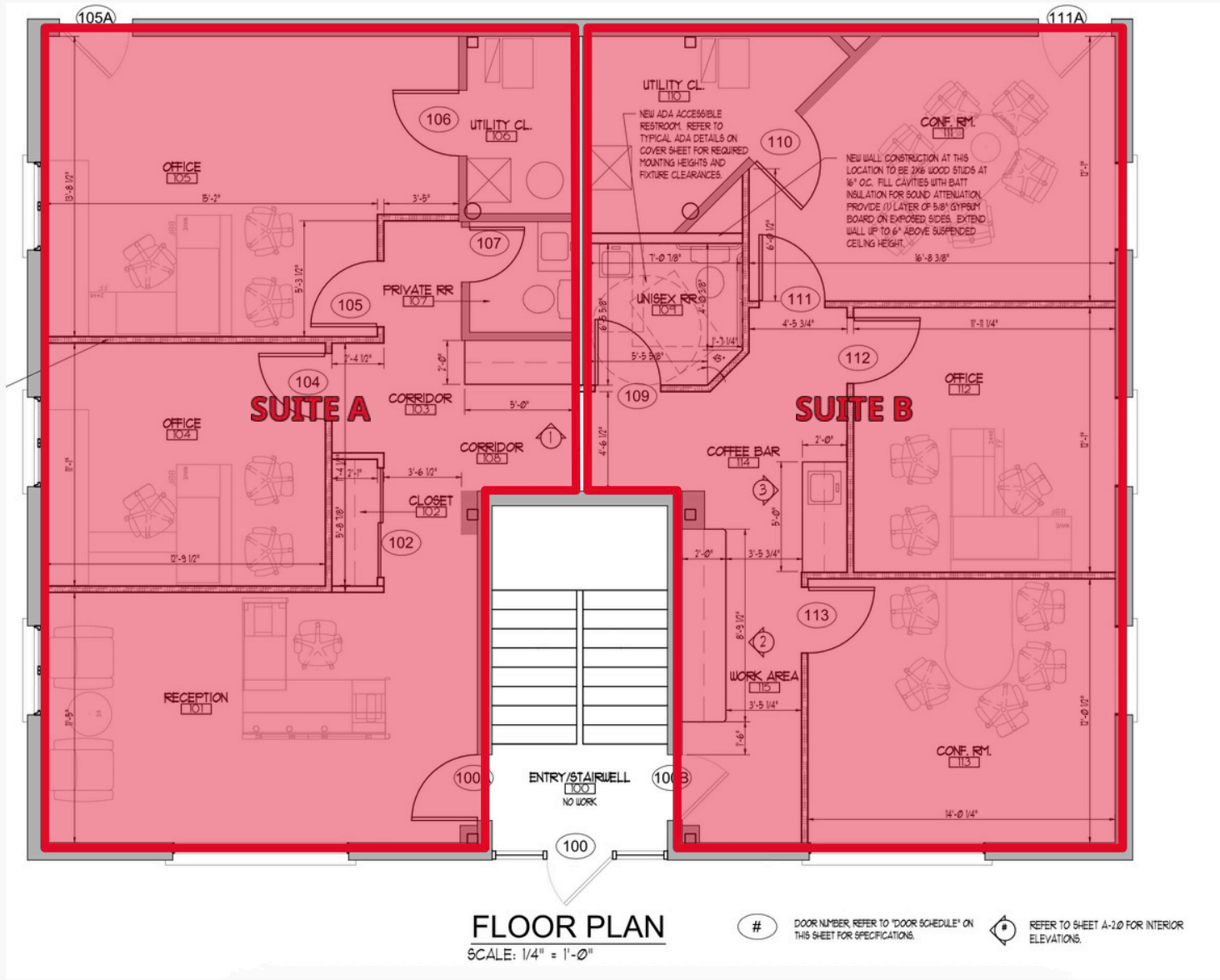


OPTION 1 - EXECUTIVE SUITES | FROM \$750/MO

Private lockable office · Shared reception & conference room · 2 restrooms · Kitchenette · All utilities & WiFi included

FLOOR PLAN - OPTION 2

11156 Main St | 06

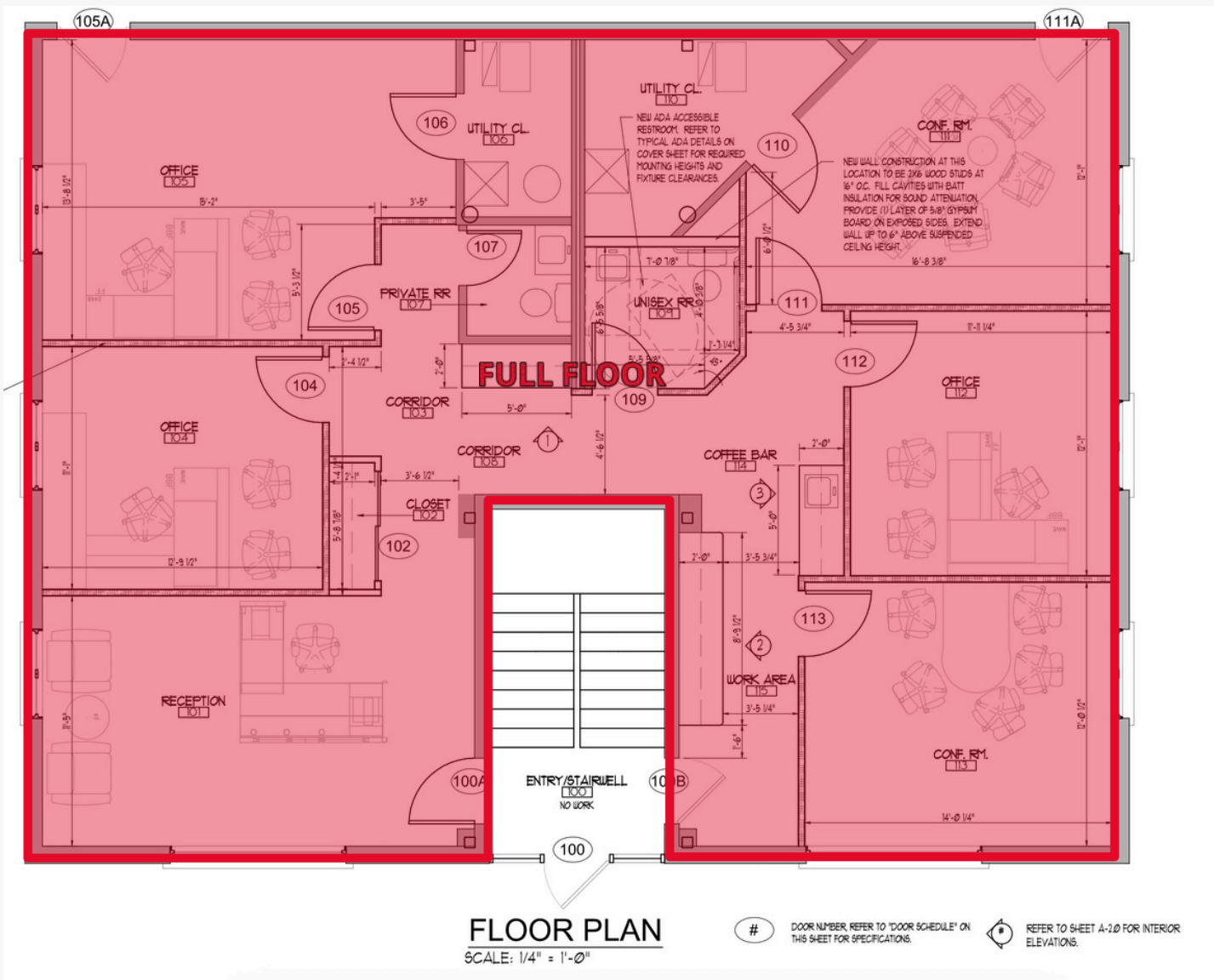


OPTION 2 - Half-Floor Suite | \$1,800/Mo

~1,000 SF · 2-3 private offices · 1 conference room · Private restroom · Kitchenette

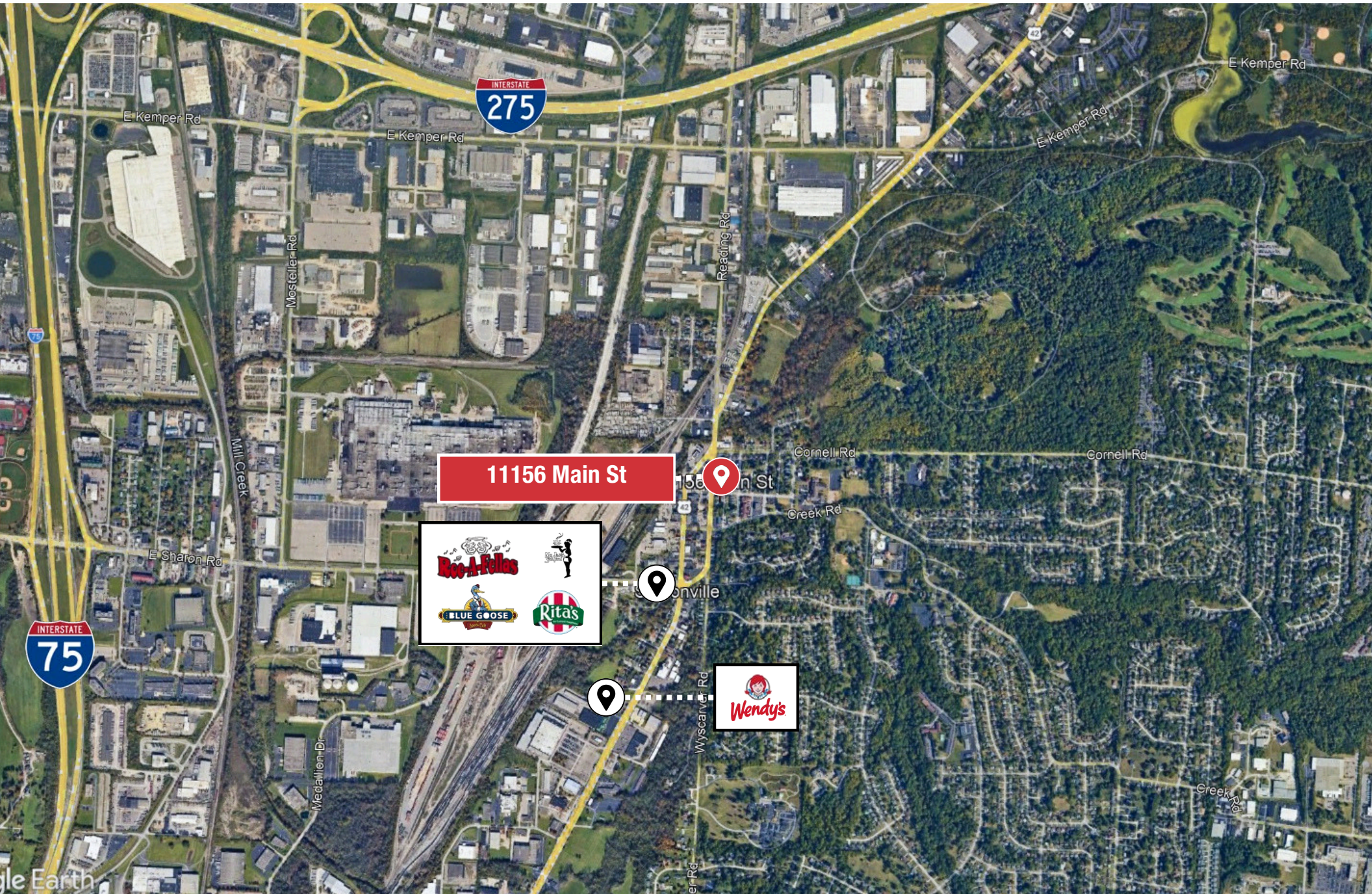
FLOOR PLAN - OPTION 3

11156 Main St | 07

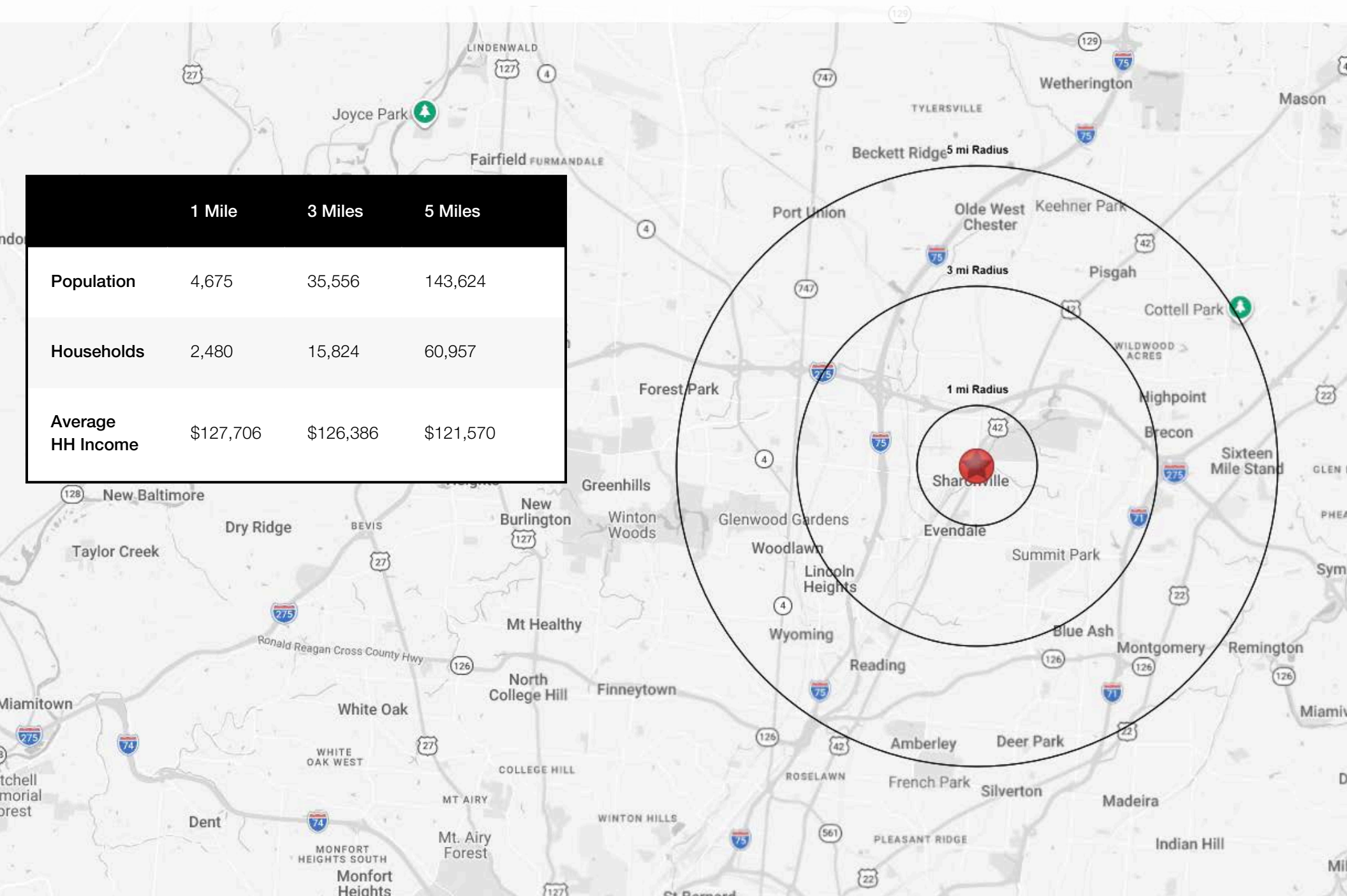


OPTION 3 - Full Floor | \$3,200/Mo

~2,000 SF · Reception area · 5 private offices · 1-2 conference room(s) · 2 restrooms · Kitchenette



	1 Mile	3 Miles	5 Miles
Population	4,675	35,556	143,624
Households	2,480	15,824	60,957
Average HH Income	\$127,706	\$126,386	\$121,570



THANK YOU

STAY CONNECTED



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