

69,856 SF CLASS A OFFICE

# LEGACY POINTE

10856 REED HARTMAN HWY  
CINCINNATI, OH 45242



**CUSHMAN &  
WAKEFIELD**

## PROPERTY HIGHLIGHTS

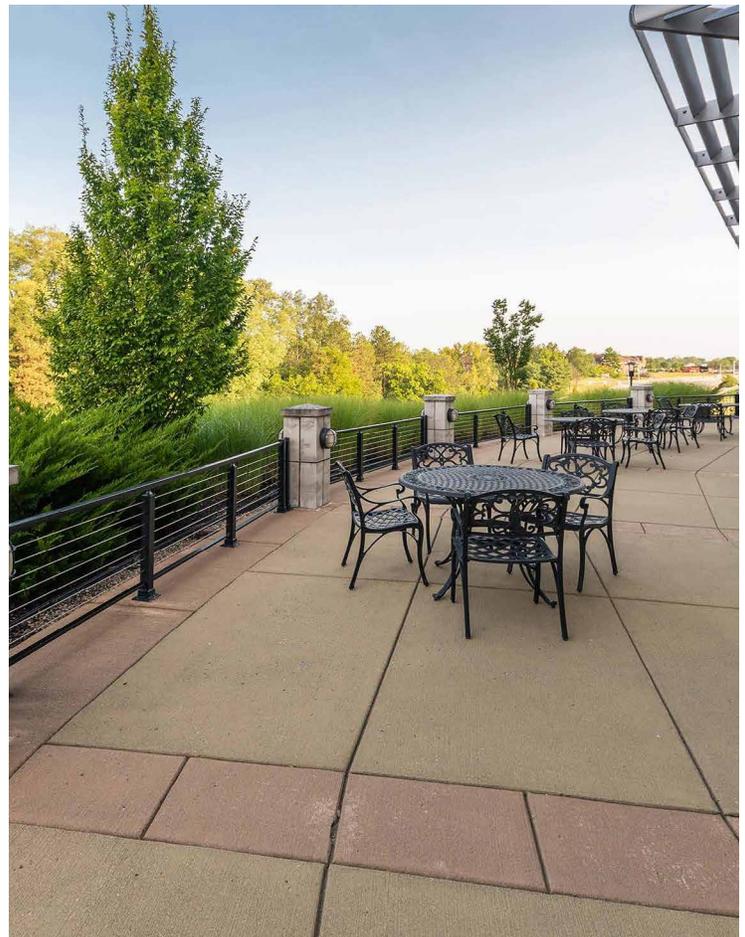
- Move-in condition with high-end finishes
- Furniture available
- Common cafeteria / lounge and conference facilities
- Campus setting with outdoor patio and large terraces on two floors
- Located in Blue Ash, just 1.5 miles from Summit Park
- Easily accessible to I-71, I-75 & I-275
- High exposure to 25,000+ cars daily

### PROPERTY FEATURES

<b>Building Size:</b>	69,856 SF	<b>Year Built:</b>	2012
<b>Space Available:</b>	36,513 SF	<b>Signage:</b>	Building & monument
<b>Typical Floor:</b>	27,491 SF	<b>Class:</b>	A
<b>Site Area:</b>	8.08	<b>Floors:</b>	3
<b>Finished Height:</b>	10'	<b>Elevators:</b>	2
<b>Parking Spaces:</b>	262	<b>Lease Rate:</b>	\$14.95 /SF Net
<b>City:</b>	Blue Ash	<b>OpEx:</b>	\$10.50 /SF



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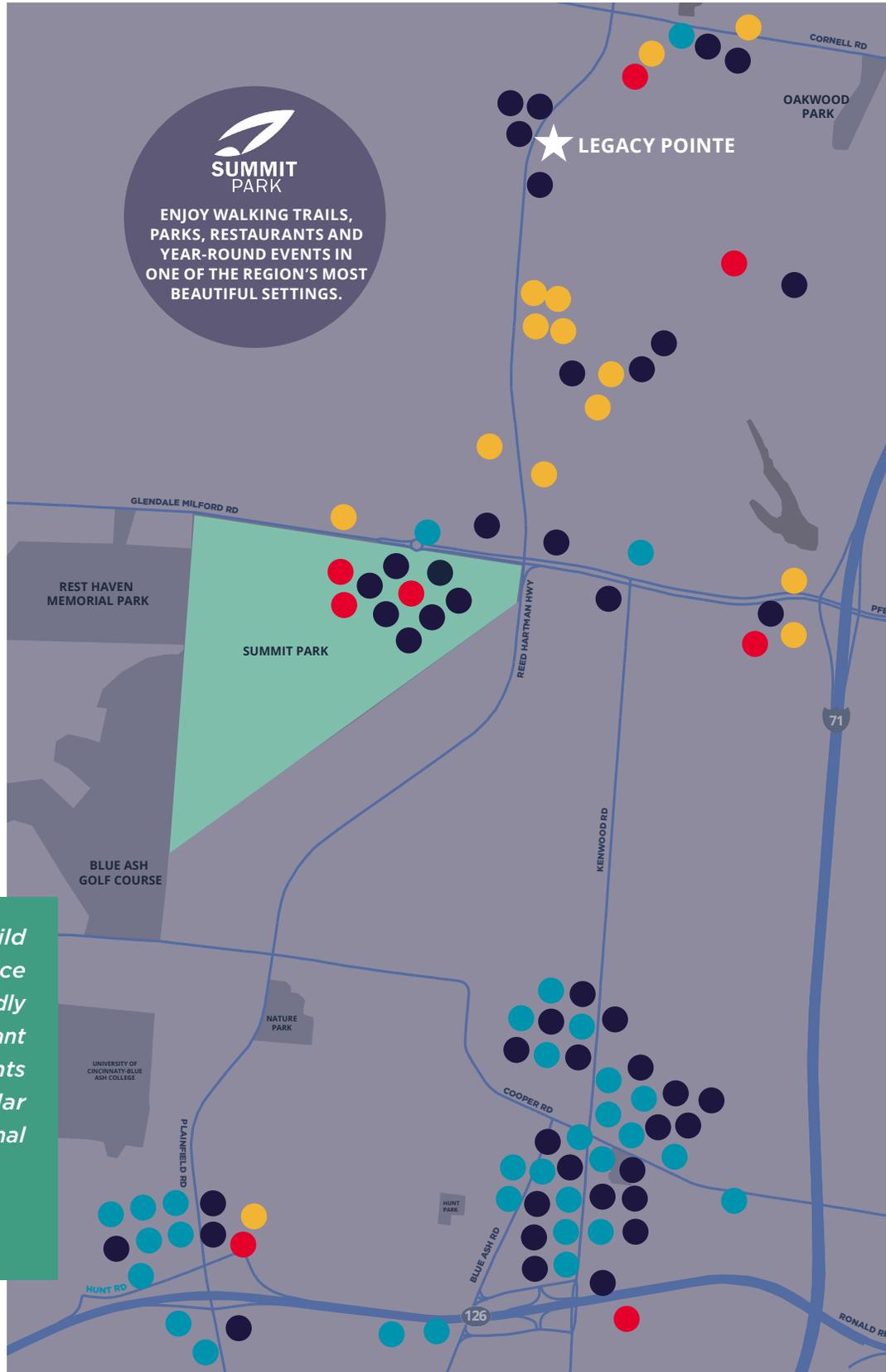
## FLOOR 2

13,885 RSF AVAILABLE



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## AREA AMENITIES



*“The City of Blue Ash continues to build on its tradition as one of the top office markets in the Midwest. Its business-friendly environment, numerous amenities, abundant green space, and easy access to all points in the region, make Blue Ash a popular destination for local, regional and national companies!”*

— DAN JOHNSON  
Director, Blue Ash Economic Development



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## FOR MORE INFORMATION, CONTACT:

**DIGGER DALEY**  
+1 513 763 3028  
digger.daley@cushwake.com

**MIKE SULLIVAN, CCIM**  
+1 513 509 1156  
mike.sullivan@cushwake.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
+1 513 421 4884  
[cincyofficeadvisors.com](http://cincyofficeadvisors.com)

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