

250

Park 75 Building C

250 GRANDVIEW DRIVE | FORT MITCHELL, KENTUCKY 41017

Minutes from Cincinnati and CVG

Highly Desired Location



CUSHMAN &
WAKEFIELD



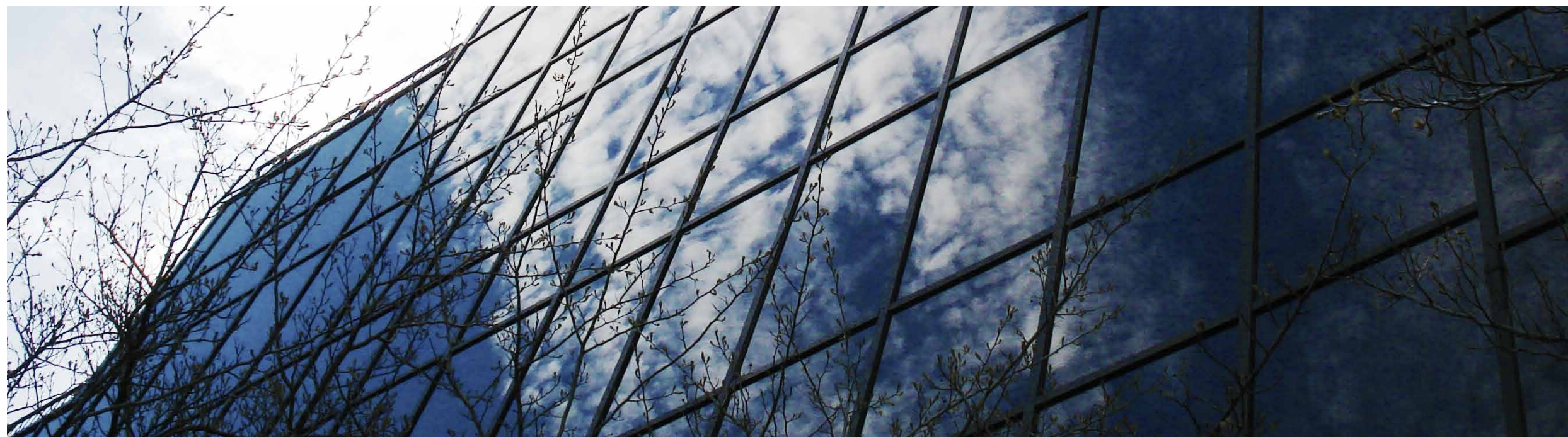
OVERVIEW

With instant access to I-71/I-75 and located just minutes from Cincinnati and CVG Airport, Park 75 is a smart choice for your business needs.

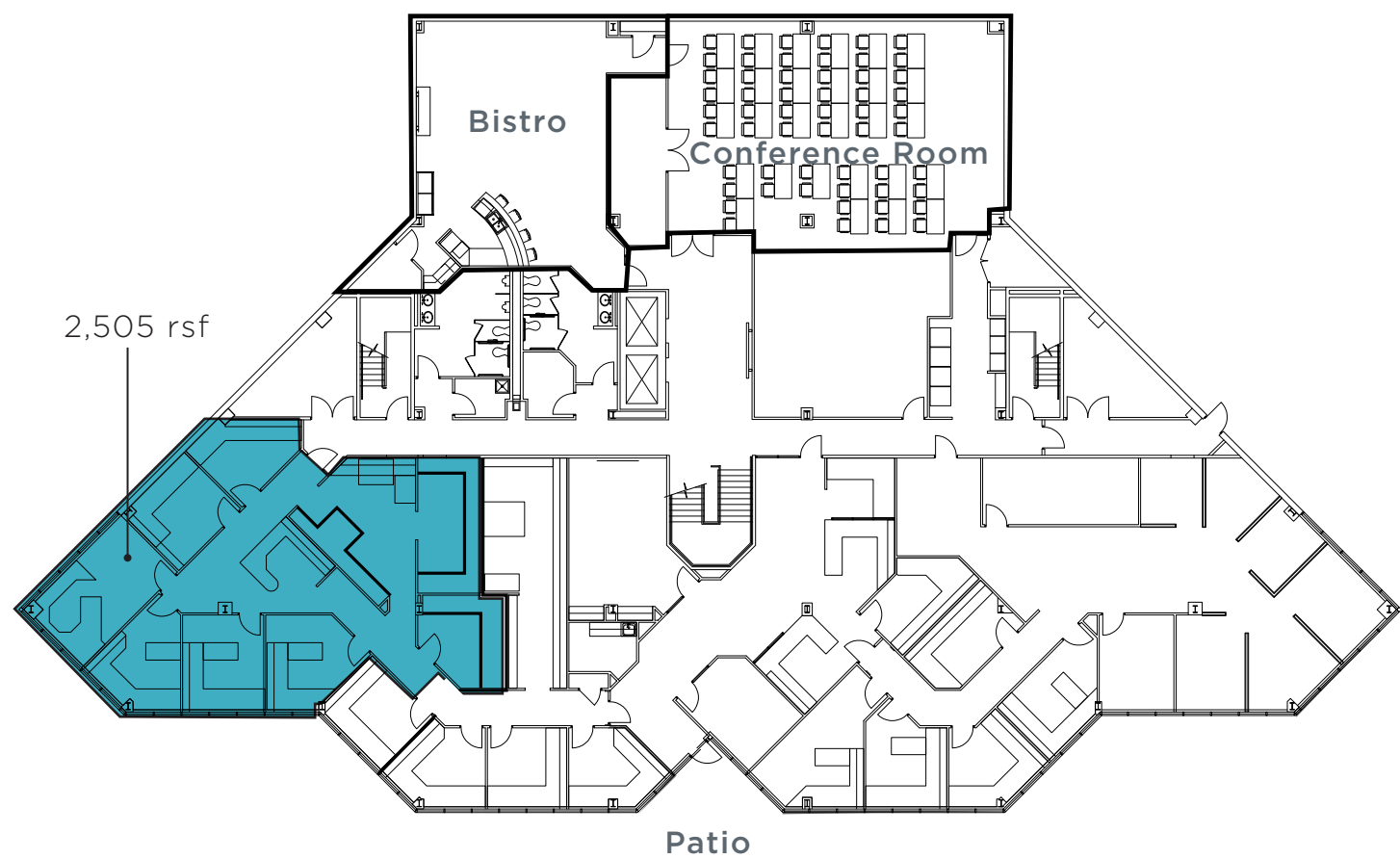
Professionally managed by Hemmer Management Group, Building C offers a 2,800 sf conference center, its own unique bistro cafe, an outdoor dining patio and an abundance of on-site parking.

PROPERTY HIGHLIGHTS

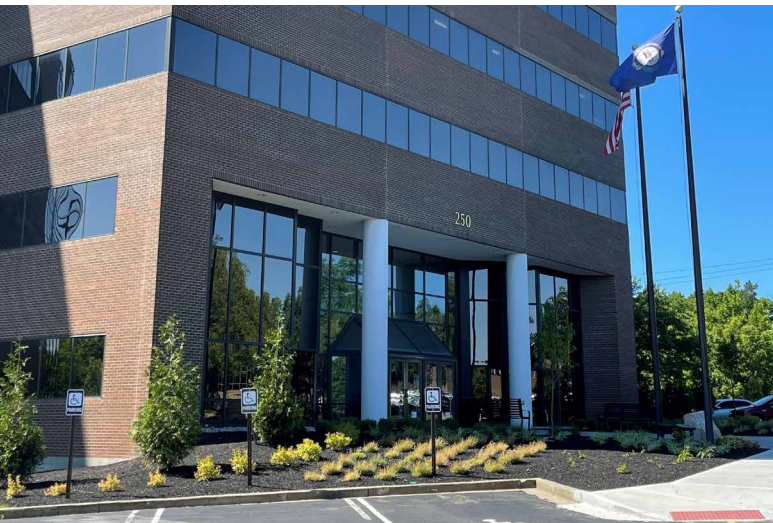
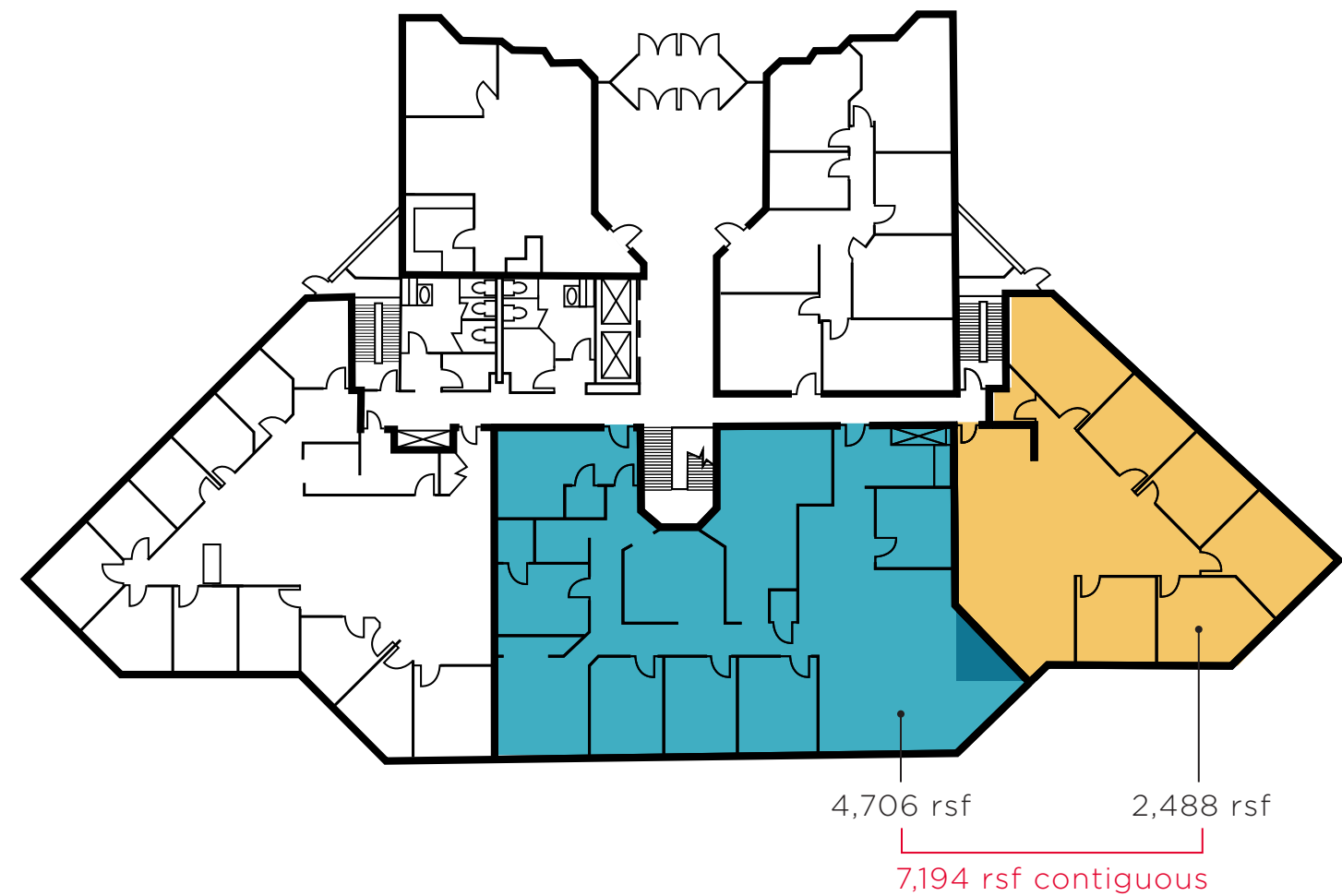
- 12,522 total rsf available
- Asking \$12.95 /rsf NNN
- Operating expenses estimated at \$8.35 /rsf
- Tenant pays their own janitorial expenses
- On-site management
- On-site bistro cafe and shared conference room
- Tremendous visibility from I-71/I-75



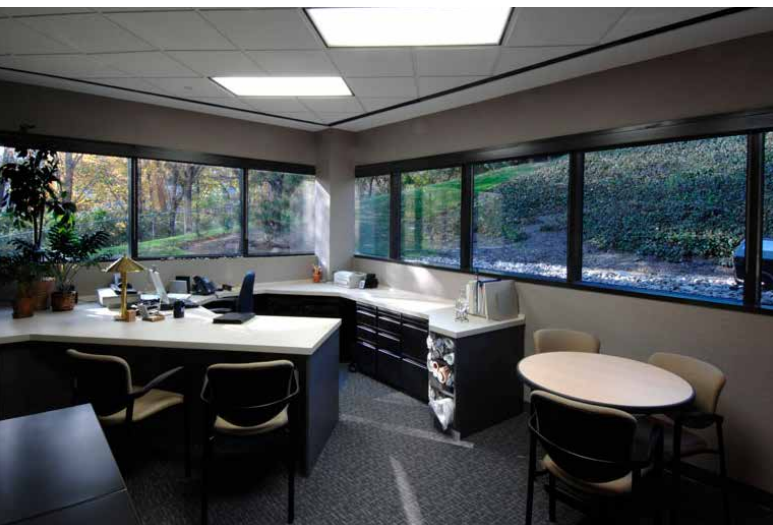
AVAILABILITY | Lower Level | 2,505 rsf



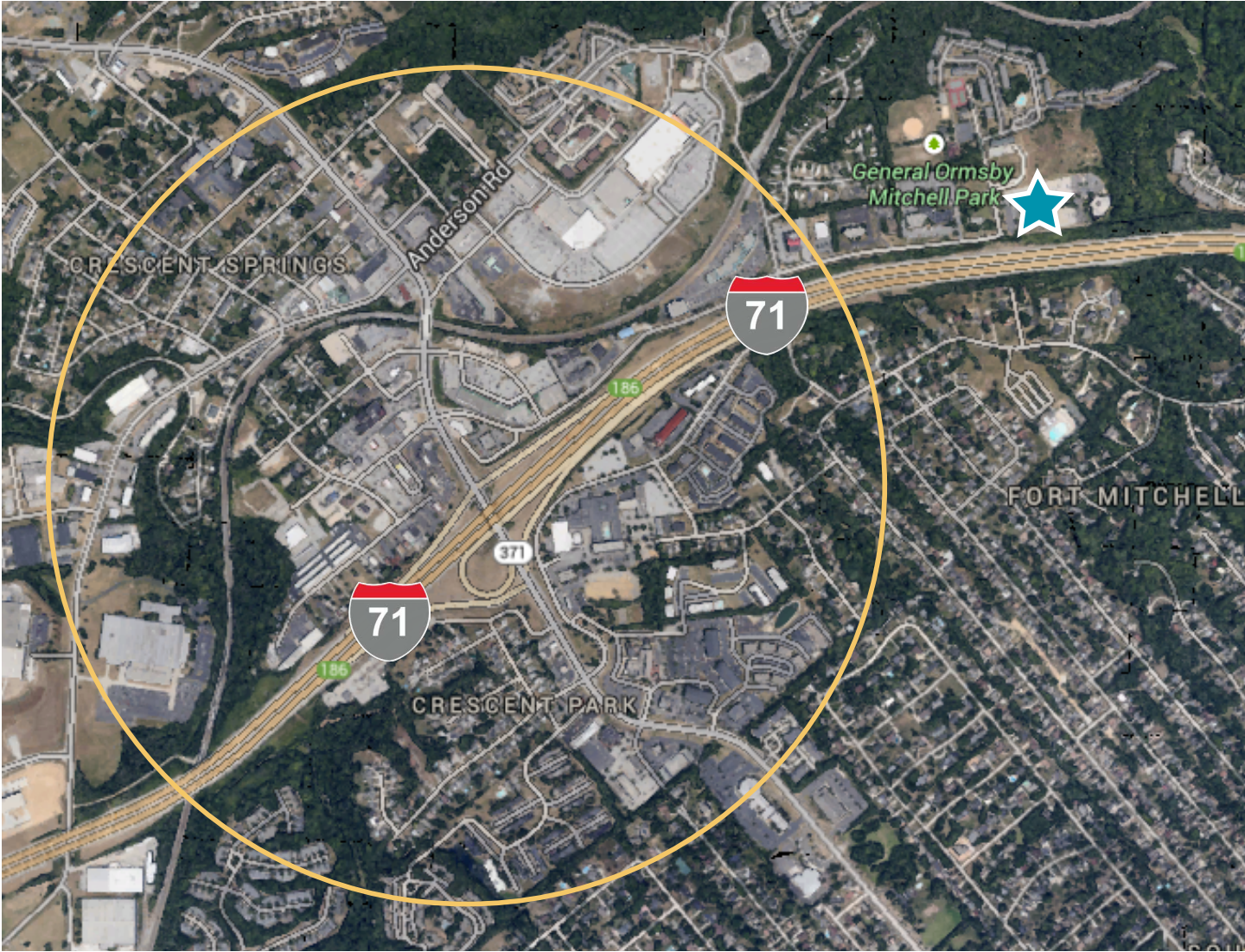
AVAILABILITY | First Floor | 7,194 rsf



AVAILABILITY | Second Floor | 2,823 r s f



NEARBY | Amenities Within 2 Mile Radius



DINING:

Arby's
Bonefish Grill
Buona Vita Pizzeria
Burger King
Chipotle Mexican Grill
Dairy Queen
Domino's Pizza
Dunkin' Donuts
Gold Star Chili
Graeter's Ice Cream
Guru India
Jimmy John's

Joella's High Street
LaRosa's Pizzeria
McDonald's
Miyako Sushi
Montgomery Inn
Montoyas
Skyline Chili
Oriental Wok
Outback Steakhouse
Papa John's Pizza
Sandwich Block Deli
Sweet Basil Thai

BANKS:

Fifth Third Bank
First Security Trust Bank
Heritage Bank
PNC Bank
US Bank

AUTOMOTIVE:

A&S Car Wash
BP Oil
Marathon Gas

OTHER:

Better Bodies Fitness
Cork and Bottle
Field & Stream
Footworks
Fort Mitchell Country Club
Home Depot
LA Fitness
Remke Biggs
Staples
Super 8 Motel
US Post Office
Walgreens

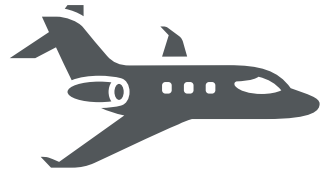


LOCATION BY THE NUMBERS



Immediate access to
I-71/I-75 with quick
access to I-275 and I-471

Retail-like visibility on
I-71/I-75 for corporate
recognition



CVG Airport serves
nearly 629,000
passengers monthly



I-71/I-75 has an
estimated **128,000**
average daily drivers

250



**CUSHMAN &
WAKEFIELD**