



# Office Space

For Sale & Lease

11223 Cornell Park Dr Blue Ash, OH 45242



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

4695 Lake Forest Drive, Suite 100  
Cincinnati, OH 45242  
513 769 1700 tel  
[bergmancommercial.com](http://bergmancommercial.com)





## 11223 Cornell Park Dr

Blue Ash, Ohio 45242

### Property Highlights

- ~900-3,000 sq. ft. spaces available
- 87 parking spaces
- Each unit is furnished with bathrooms/kitchenettes
- Walking distance to various restaurants and hotels
- Easy access to I-71 and I-275
- Park-like setting
- Value-Add

Sale Price:	\$1,190,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	16,760 SF
Available SF:	900 - 3,036 SF
Lot Size:	2.05 Acres

### For More Information

**Billy Gillman**

O: 513 604 4530

billy@bergman-group.com | OH #SAL.2005012929









## FRONT BUILDING - FIRST FLOOR





## FRONT BUILDING - SECOND FLOOR AVAILABLE SPACE





SUITE 401 - 1361 SQ. FT.

BACK BUILDING - SECOND FLOOR AVAILABLE SPACE







Population	3 Miles	5 Miles	10 Miles
Total Population	51,017	150,285	596,846
Average Age	43	42	41
Average Age (Male)	42	40	39
Average Age (Female)	44	43	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	20,349	60,482	238,328
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$154,109	\$142,236	\$129,887
Average House Value	\$447,188	\$408,964	\$363,090

Demographics data derived from AlphaMap

