

250

# Park 75 Building C

250 GRANDVIEW DRIVE | FORT MITCHELL, KENTUCKY 41017

Minutes from Cincinnati and CVG

Highly Desired Location



**CUSHMAN &  
WAKEFIELD**





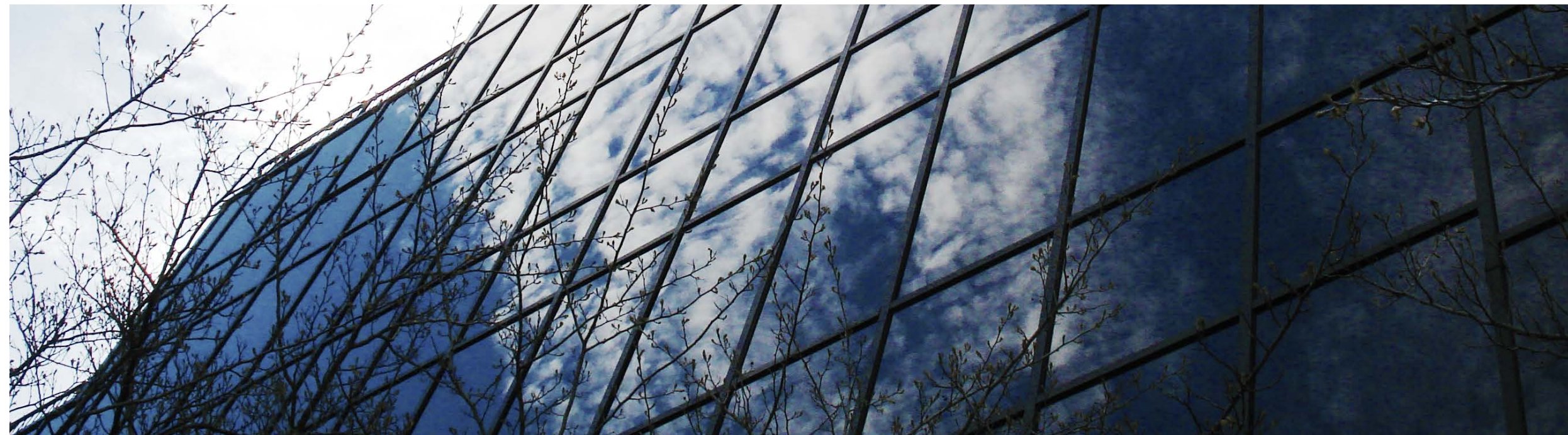
## OVERVIEW

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.

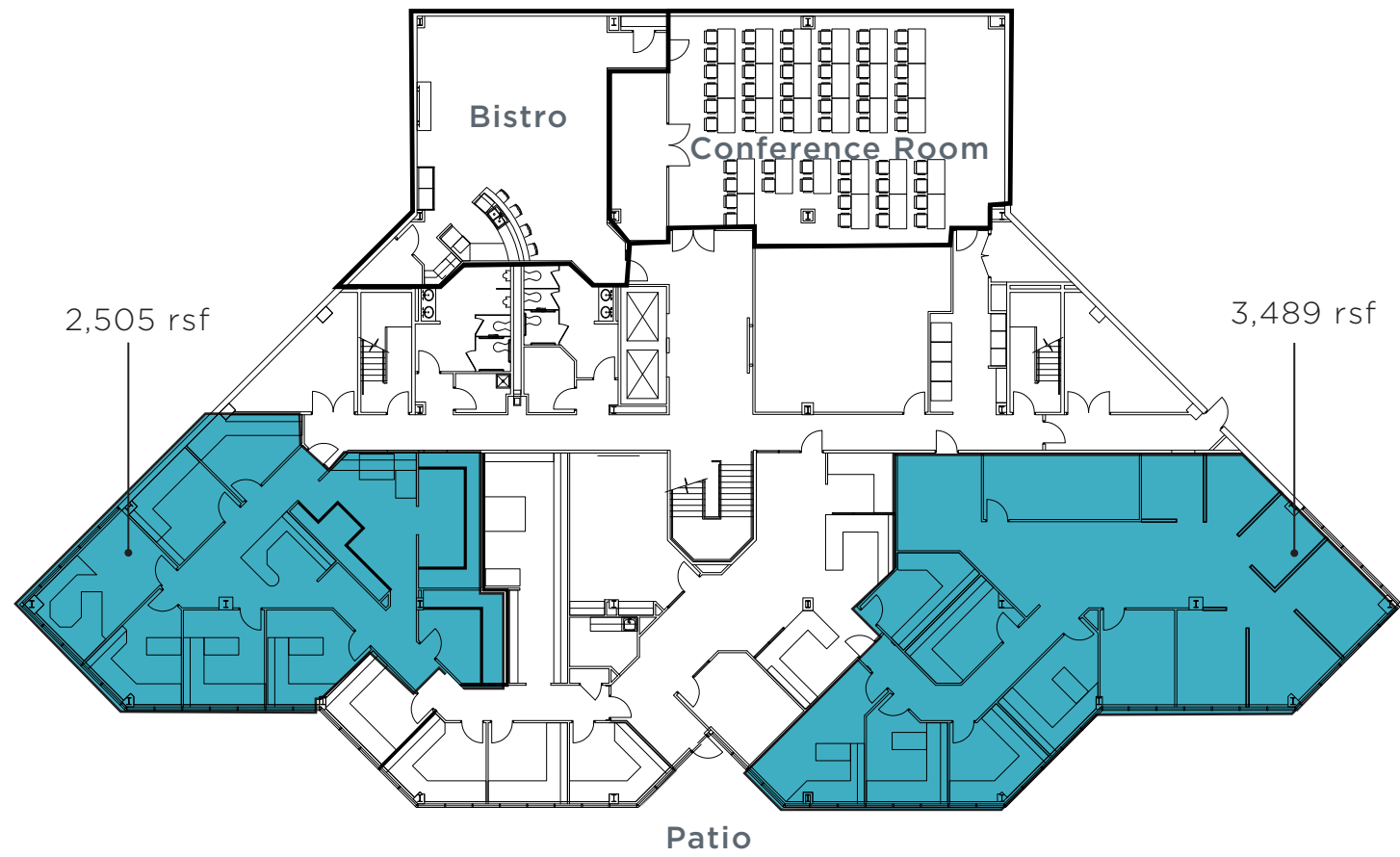
## PROPERTY HIGHLIGHTS

- 20,895 total rsf available
- Asking \$12.95/rsf NNN
- Operating expenses estimated at \$7.95/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

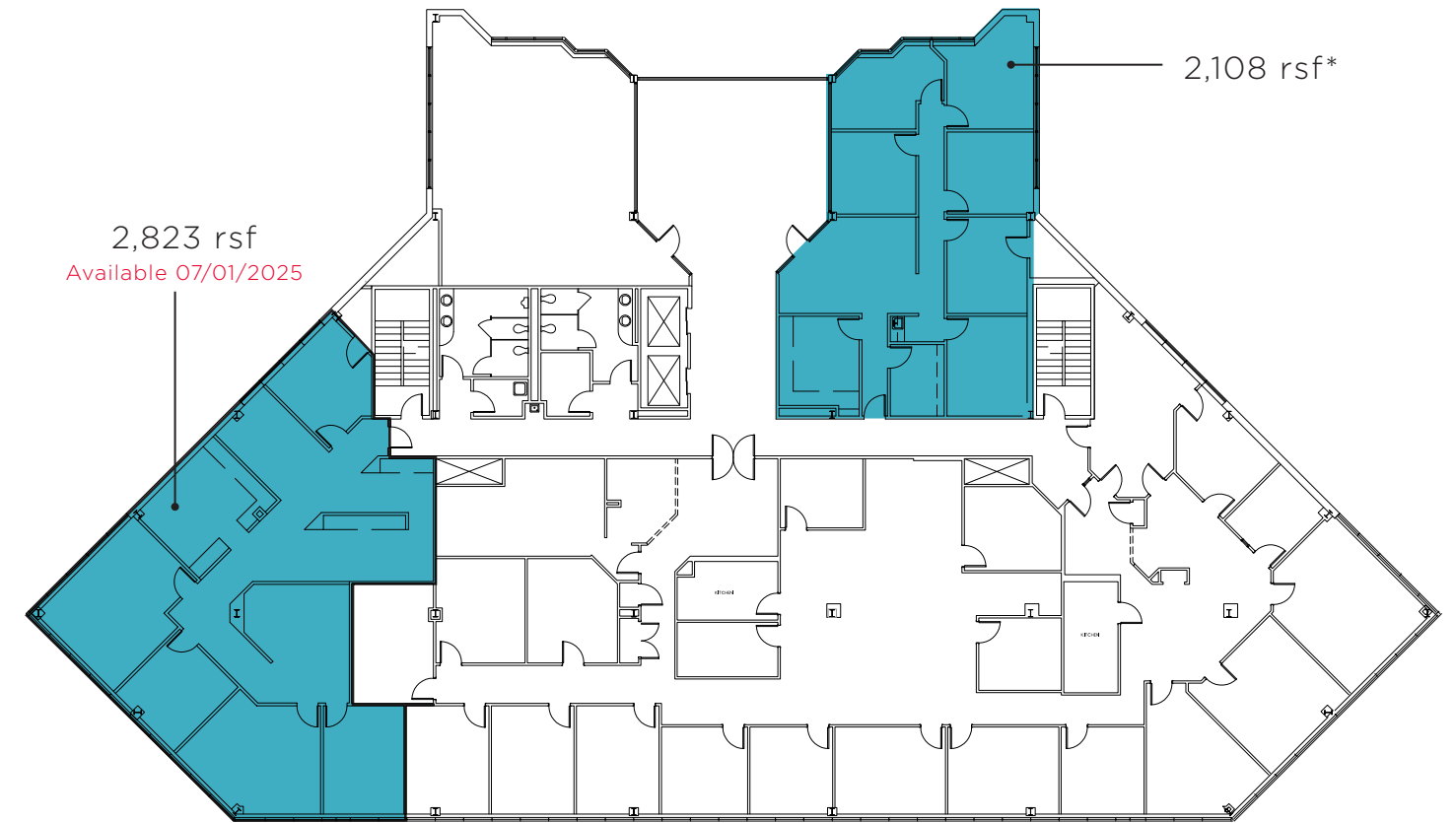




**AVAILABILITY** | Lower Level | **5,994 rsf**



**AVAILABILITY** | Second Floor | **4,931 rsf**

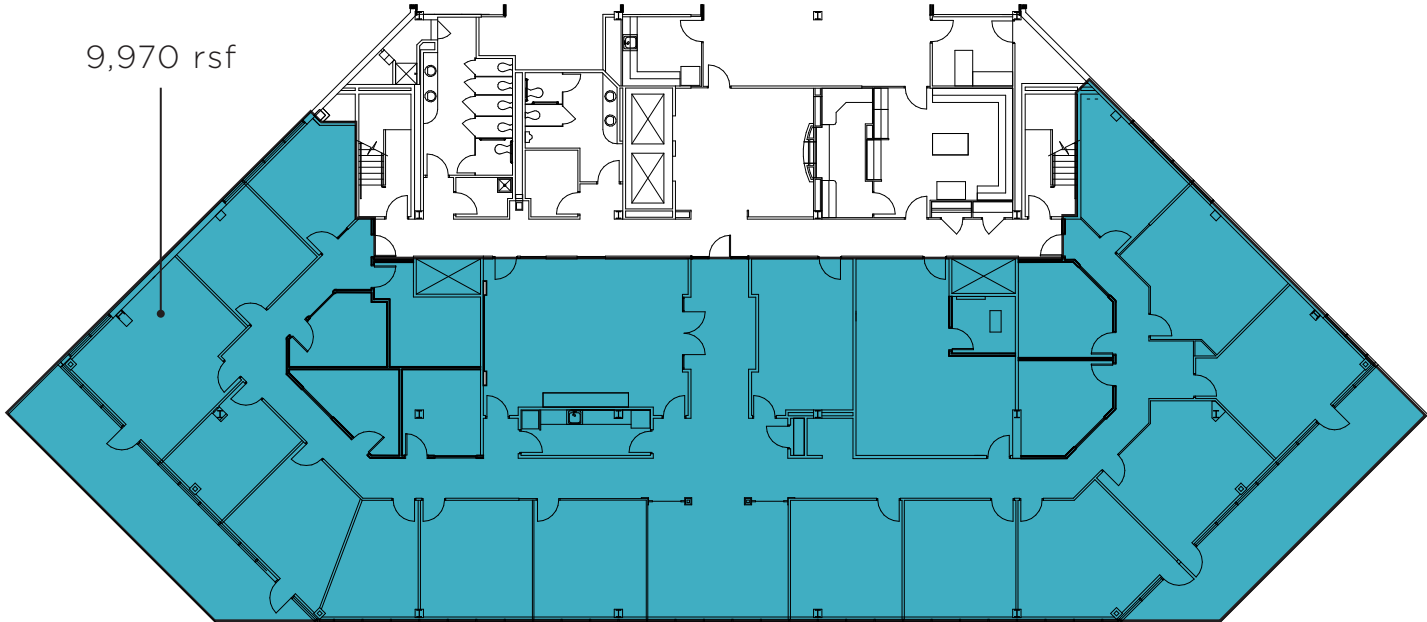


\*Finishes for this space were recently updated;  
Furniture included and in good condition



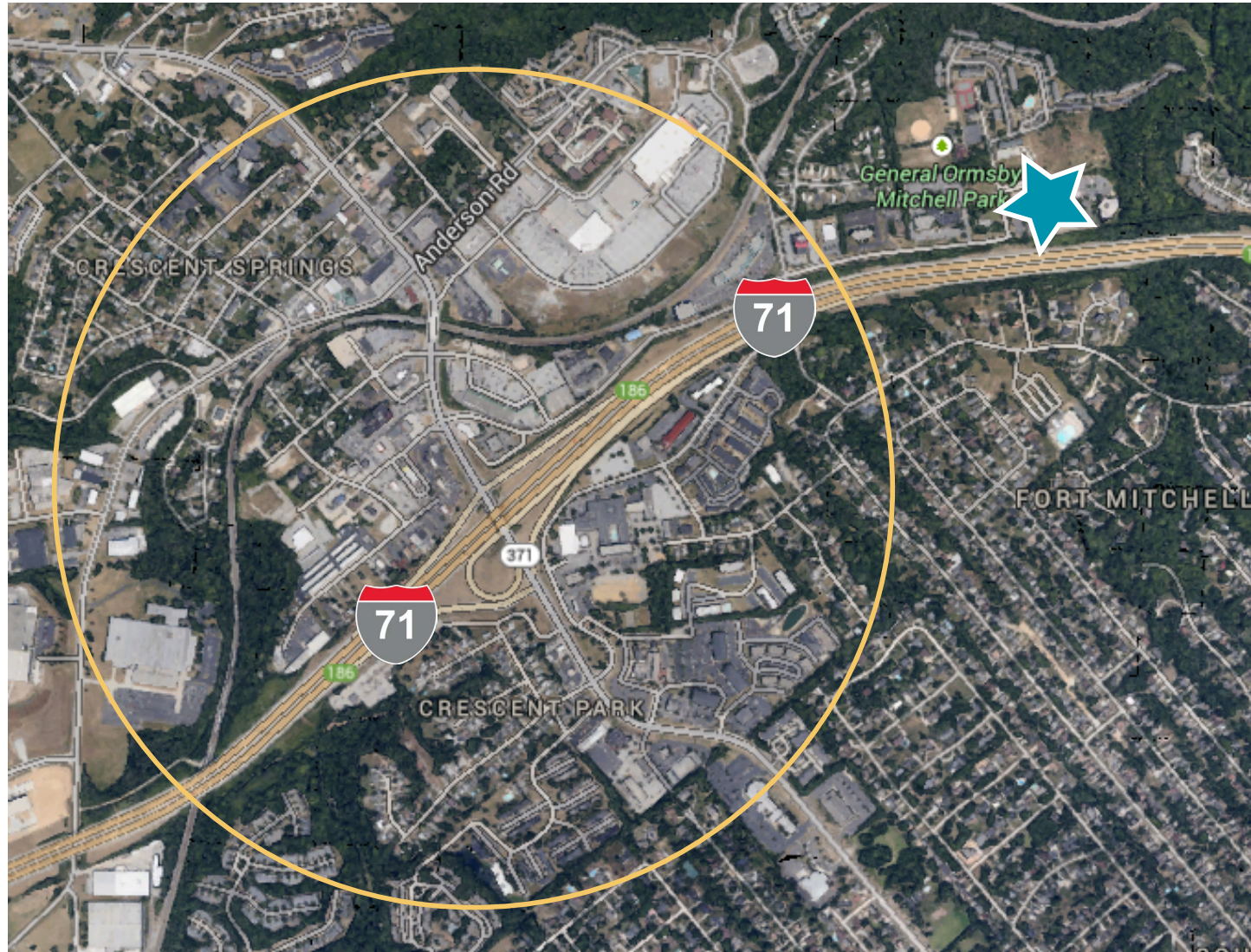


**AVAILABILITY** | Fourth Floor | **9,970 rsf**





**NEARBY** | Amenities Within 2 Mile Radius

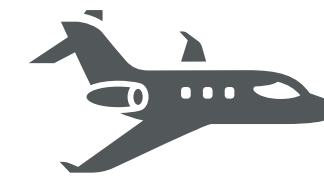


**LOCATION BY THE NUMBERS**



**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

**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





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