



**FOR SALE BY COURT-APPOINTED RECEIVER**  
**81,084 SF | OFFICE BUILDING**

**3 CROWNE POINT DRIVE**  
CINCINNATI, OH 45241



### **BIDDER APPROVAL PROCESS**

To be qualified to bid, prospective buyers must:

- Register to bid at [www.ForeclosureAuctions.com](http://www.ForeclosureAuctions.com)
- Request Authorization and E-Sign the Purchase and Sale Agreement
- Provide \$20,000 participation deposit

**PROPERTY VIEWING:** Contact Kurt at [kurt@prodigyprop.com](mailto:kurt@prodigyprop.com) to schedule a tour.

**KURT POLTER**  
Prodigy Properties  
[kurt@prodigyprop.com](mailto:kurt@prodigyprop.com)



# PROPERTY OVERVIEW



**PARCEL ID'S:** 608-0016-0046-00 | 608-0016-0073-00



**LOT SIZE:** 5.74 acres



**ZONING:** Commercial Service



**BUILDING SIZE:** 81,084 SF



**NUMBER OF FLOORS:** Three



**ELEVATORS:** Two



**YEAR BUILT:** 1998



**ROOF:** Flat



**FOUNDATION:** Slab



**HVAC:** Central HVAC



Full Building Generator



**PARKING:** 325 Free Spaces  
**PARKING RATIO:** 4.01 / 1000



# HIGHLIGHTS



## PREMIER LOCATION

- Located in North Cincinnati within the City of Sharonville's Northern Lights District (entertainment and TIF district)
- Approximately 15 minutes to Downtown Cincinnati
- Positioned in an established office and industrial corridor with strong employment drivers
- Approximately one mile from major employers including GE Aviation and Ford Transmission
- Surrounded by hotels, restaurants, and commercial services

## AMENITY BASE

- Nearby national and local dining options
- Close proximity to hospitality and lodging
- Dense surrounding employment base
- Established commercial and office infrastructure
- Access to Sharonville economic incentives

## ACCESS & VISIBILITY

- Immediate access to Interstate 75 interchange
- Quick connectivity to multiple major Cincinnati highway corridors
- Strong regional north/south access along I-75
- Prominent suburban business setting
- Surface parking for approximately 325 vehicles

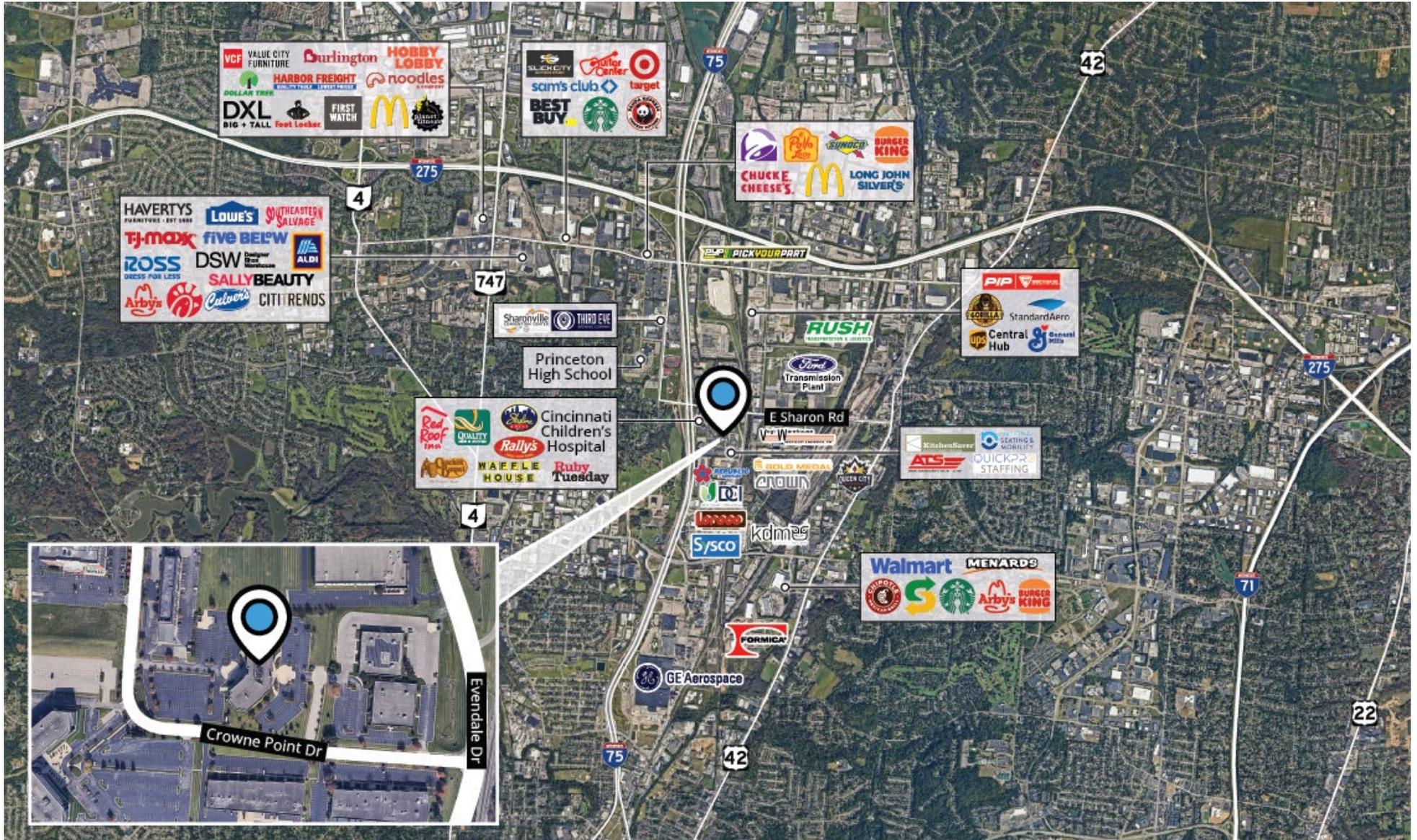


## REPOSITION STRATEGY

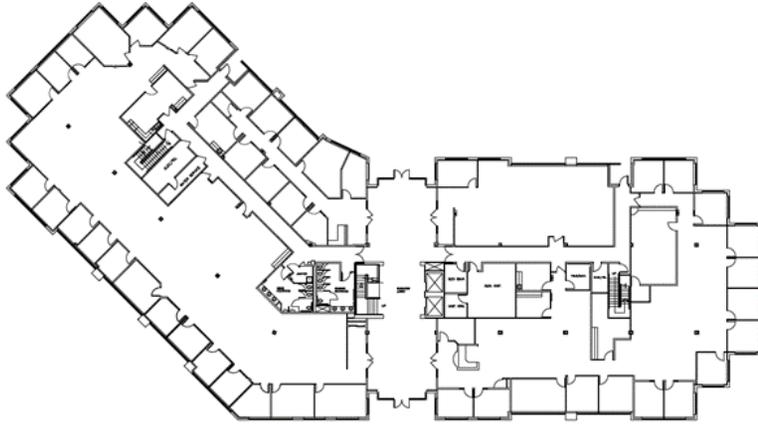
- Vacant 81,084 SF building allowing immediate occupancy or redevelopment
- Flexible multi-tenant or single-tenant configuration
- Suitable for office, medical, institutional, or adaptive reuse
- Large 5.74-acre site supporting potential reconfiguration or expansion
- Located within TIF district supporting redevelopment initiatives

*Information is believed to be true and accurate, but not guaranteed or warranted. Seller reserves the right to accept or reject any bid at any time, and the right to amend any term or procedure of the sale prior to its conclusion.*

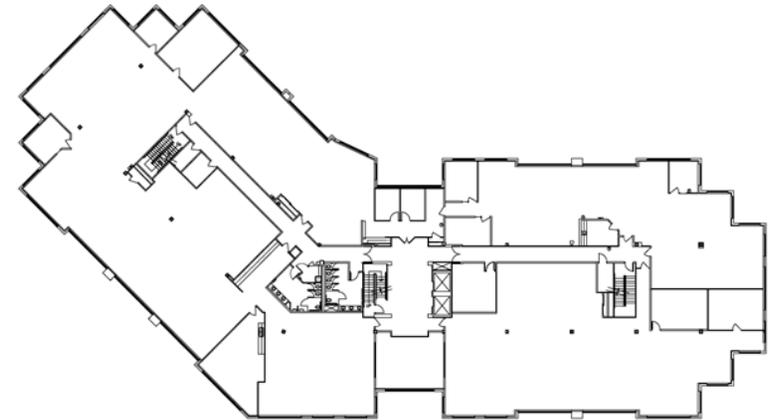
# AREA MAP



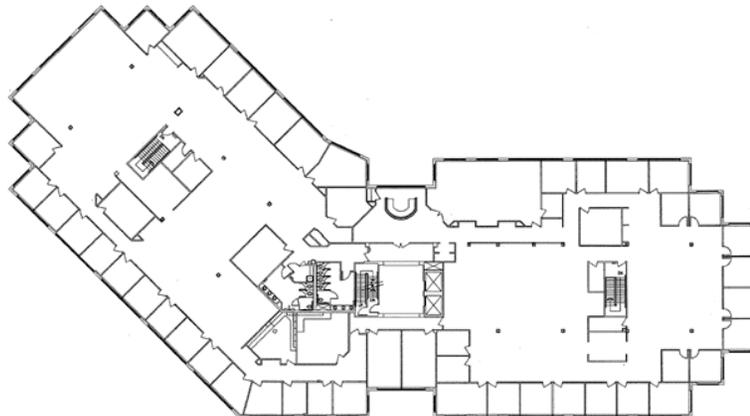
# FLOOR PLANS



## 1ST FLOOR



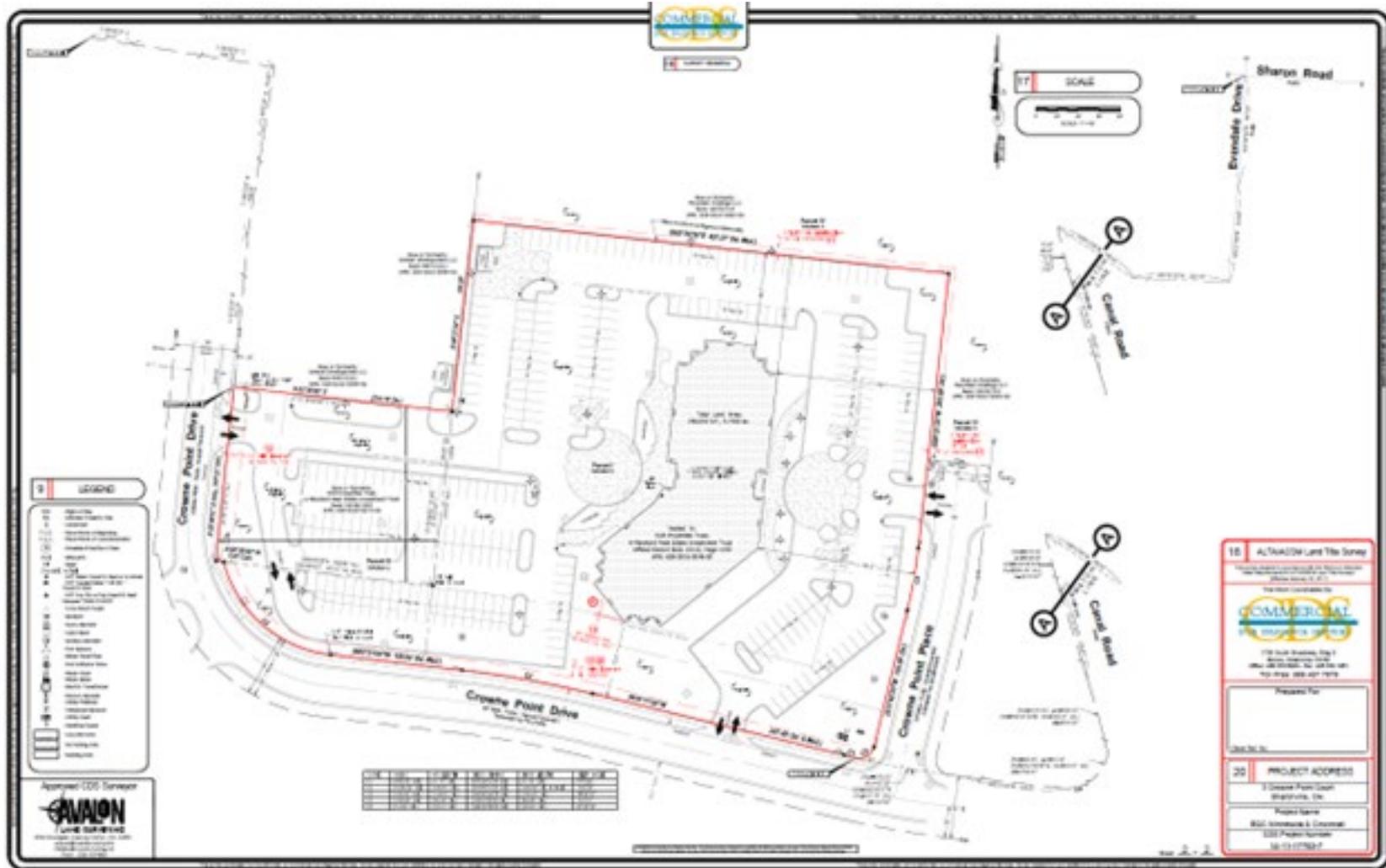
## 2ND FLOOR



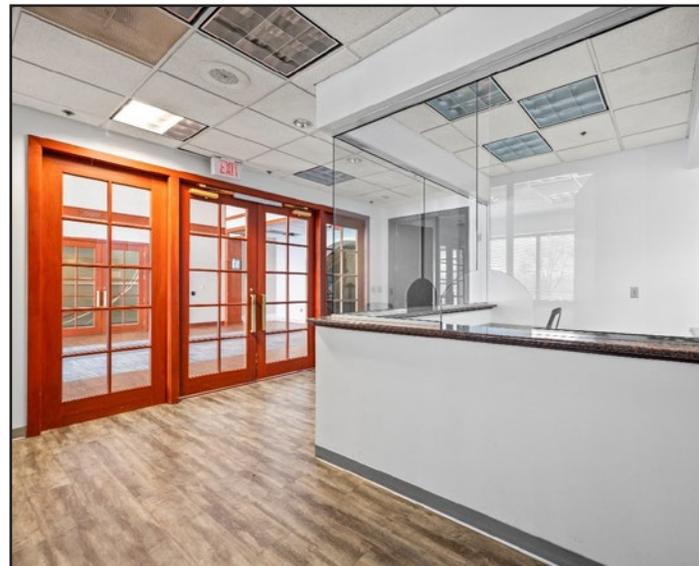
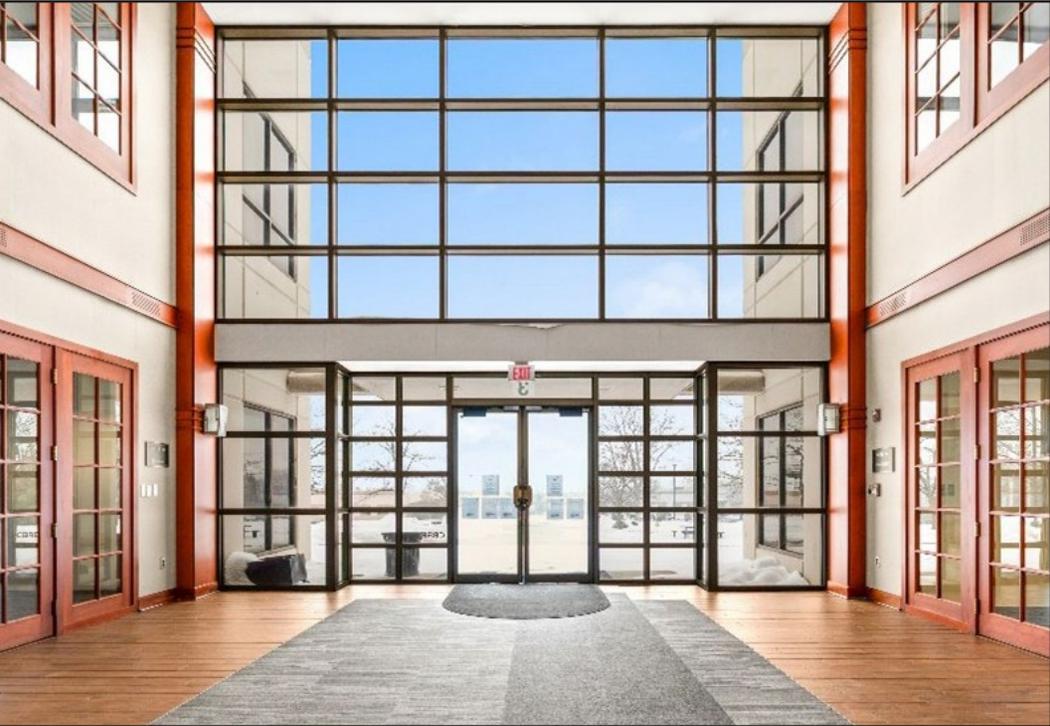
## 3RD FLOOR



# SITE PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS





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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

