



# NORTHLAKE PLACE



11500 NORTHLAKE DRIVE | CINCINNATI, OHIO 45249

**CBRE**

# PROPERTY HIGHLIGHTS



**TOTAL BUILDING Sq. Ft.:** 177,033



\$13.95/SF Net



\$9.44/SF opex



0% earnings tax



On-Site Management



Parking ratio (4.5/1,000)



Building & monument signage available



Highly Visible and Accessible via I-71 & I-275, 4 minutes from I-275 and Montgomery Road Interchange



# RECENT BUILDING IMPROVEMENTS



## Exterior Renovations

- Landscaping
- Patio
- Façade
- Parking Lot Resurfacing



## Main Lobby



## Elevators



## Conference Center



## Café



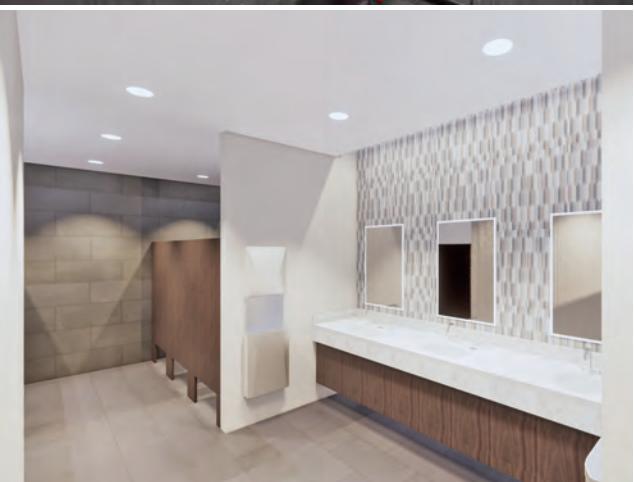
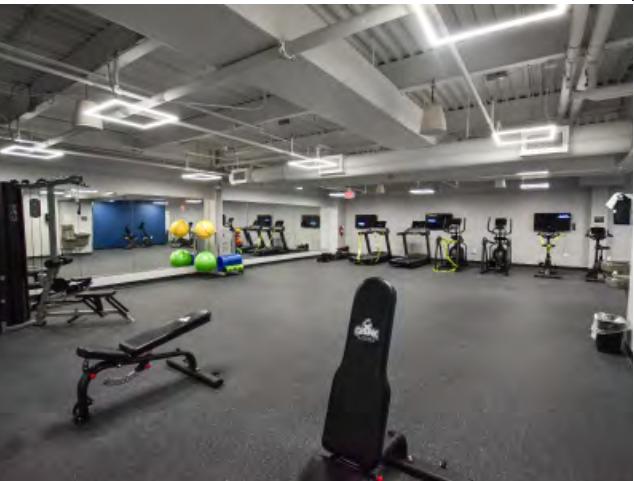
## Tenant Lounge



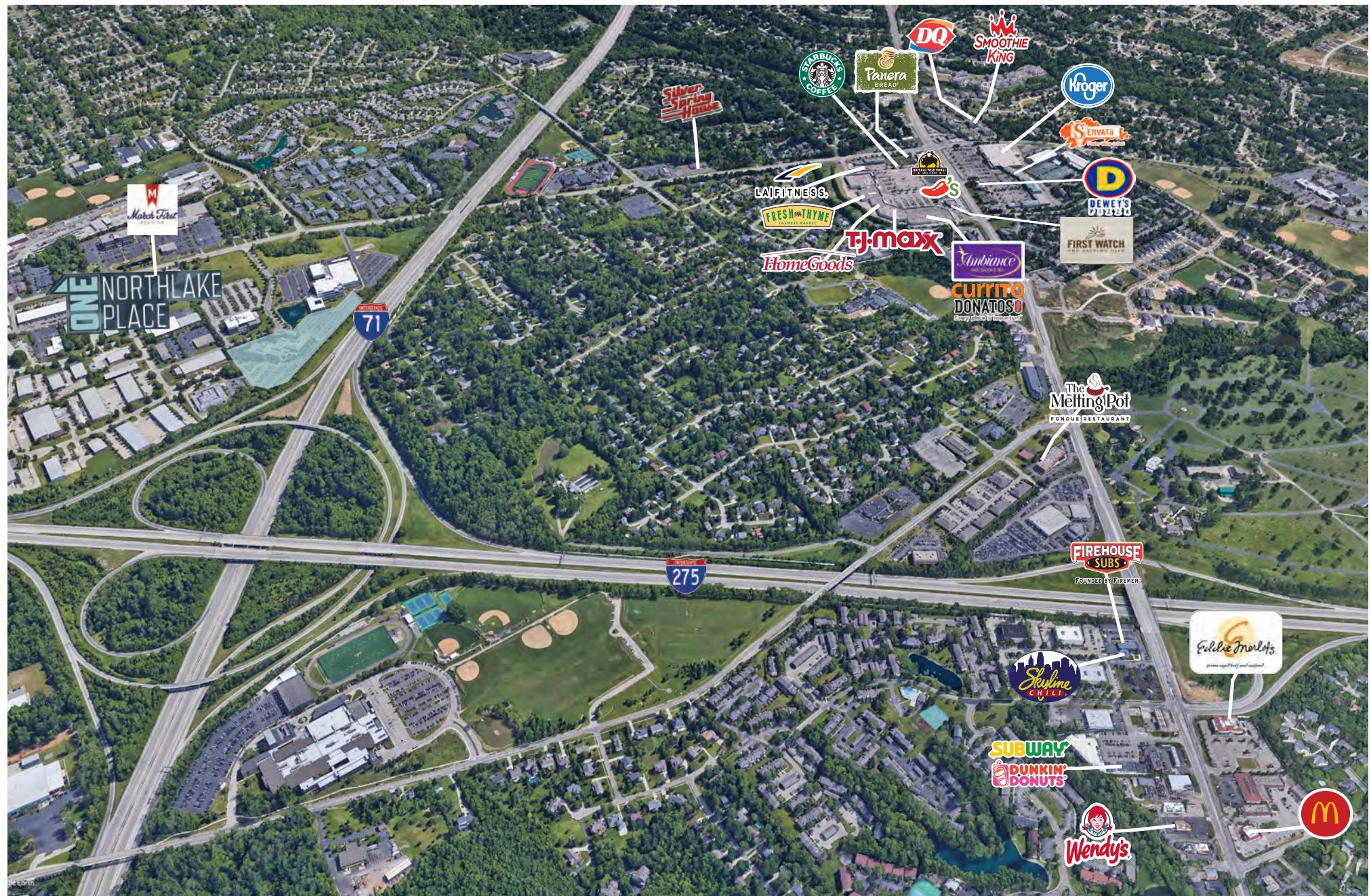
## Fitness Center



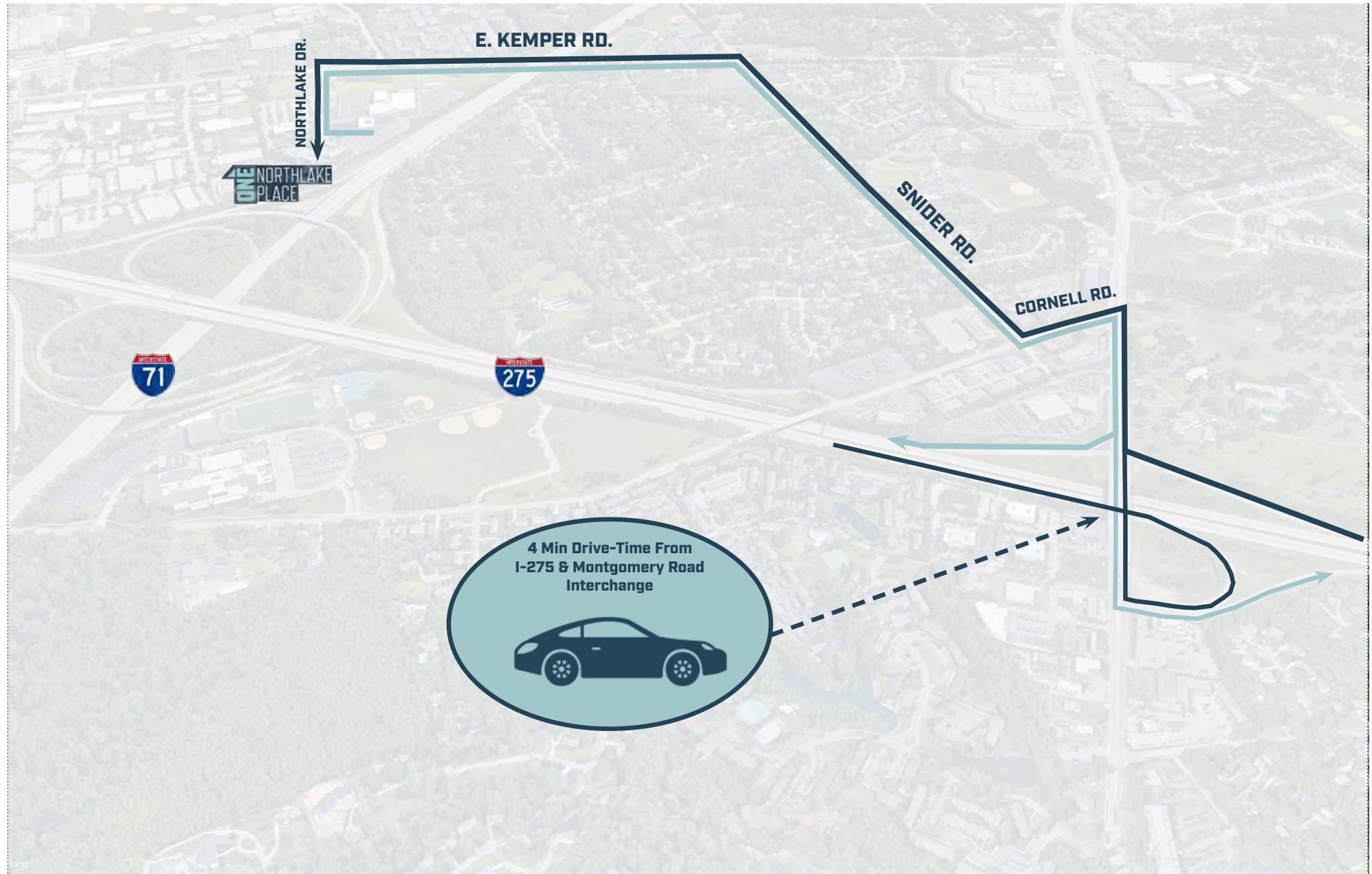
## Restroom Renovation



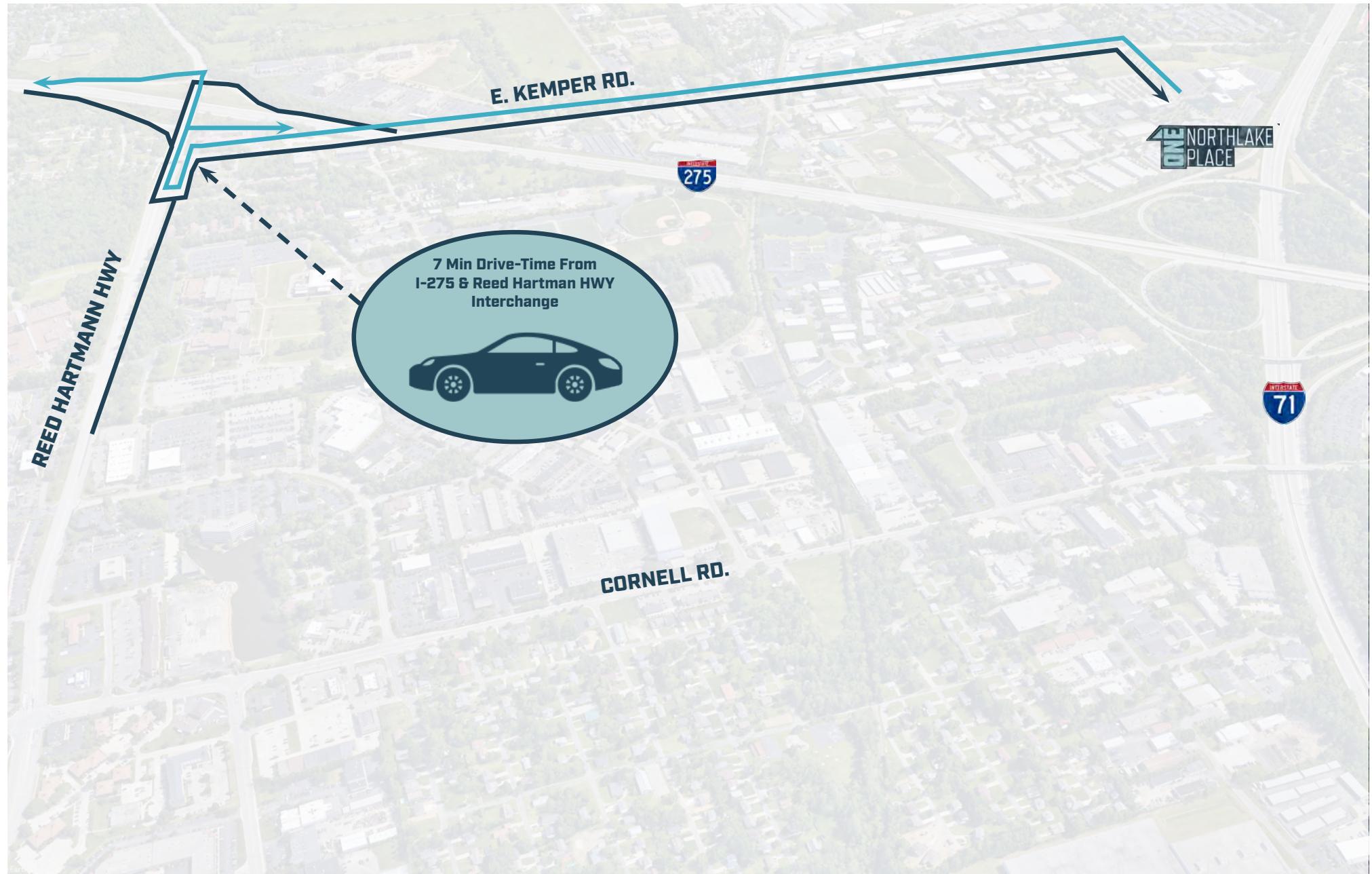
# AMENITY MAP



# DRIVING ROUTE - I-275



# DRIVING ROUTE - REED HARTMAN



# GENERAL BUILDING INFORMATION

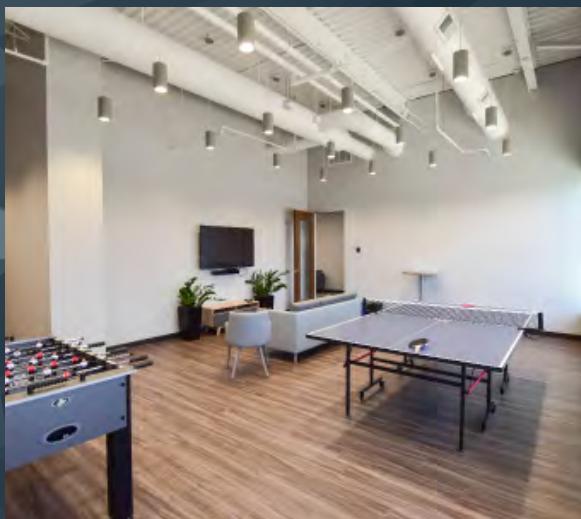
## PROPERTY DESCRIPTION

Year Built/Renovated	1986
Rentable Office Area	177,033
Parking Spaces	4.5/1,000
Land Area	10.022 acreage
Loading Docks	1 Dock, 1 Drive-in
Telecom	Cincinnati Bell / Time Warner-Spectrum (voice and fiber)
Janitorial	Nightly services, with on site day porter 10 AM – 2 PM daily, green cleaning program
Maintenance/Services	On site management office and on building engineer
Building Hours	8 AM – 6 PM Monday – Friday / 8 AM – 1 PM Saturday (excluding holidays)



## STRUCTURAL

Structural Exterior	Steel frame / concrete
Floors	Poured concrete
Height (Deck to Deck)	Floor 1: 15 1/2' , Floors 2-4: 11 1/2' – 12'
Ceiling Height	Floor 1: 9 1/2' , Floors 2-4: 8' - 10'
Windows	Tinted thermopane glass / aluminum curtain wall



## BUILDING SYSTEMS

Cooling	9 Roof Top Units (RTUs) and 4 rooftop split systems
Air Distribution Flow	3 Air Handler Units (AHUs) and VAVs
Boilers/Heat Systems	3 gas fired boilers
Heat Distribution	VAVs with fan assist for hot water boilers
Electric	Duke Energy provided 480/3 phase transformers (2)
Lighting	3 lamp fluorescent T8 fixtures with electronic ballast



## ELEVATORS

Manufacturer/Type	Dover/ Hydraulic
Number of Cabs	4 passenger / 1 freight
Load Capacity	2,500 lbs – 16 passengers/4,000 lbs. - Service

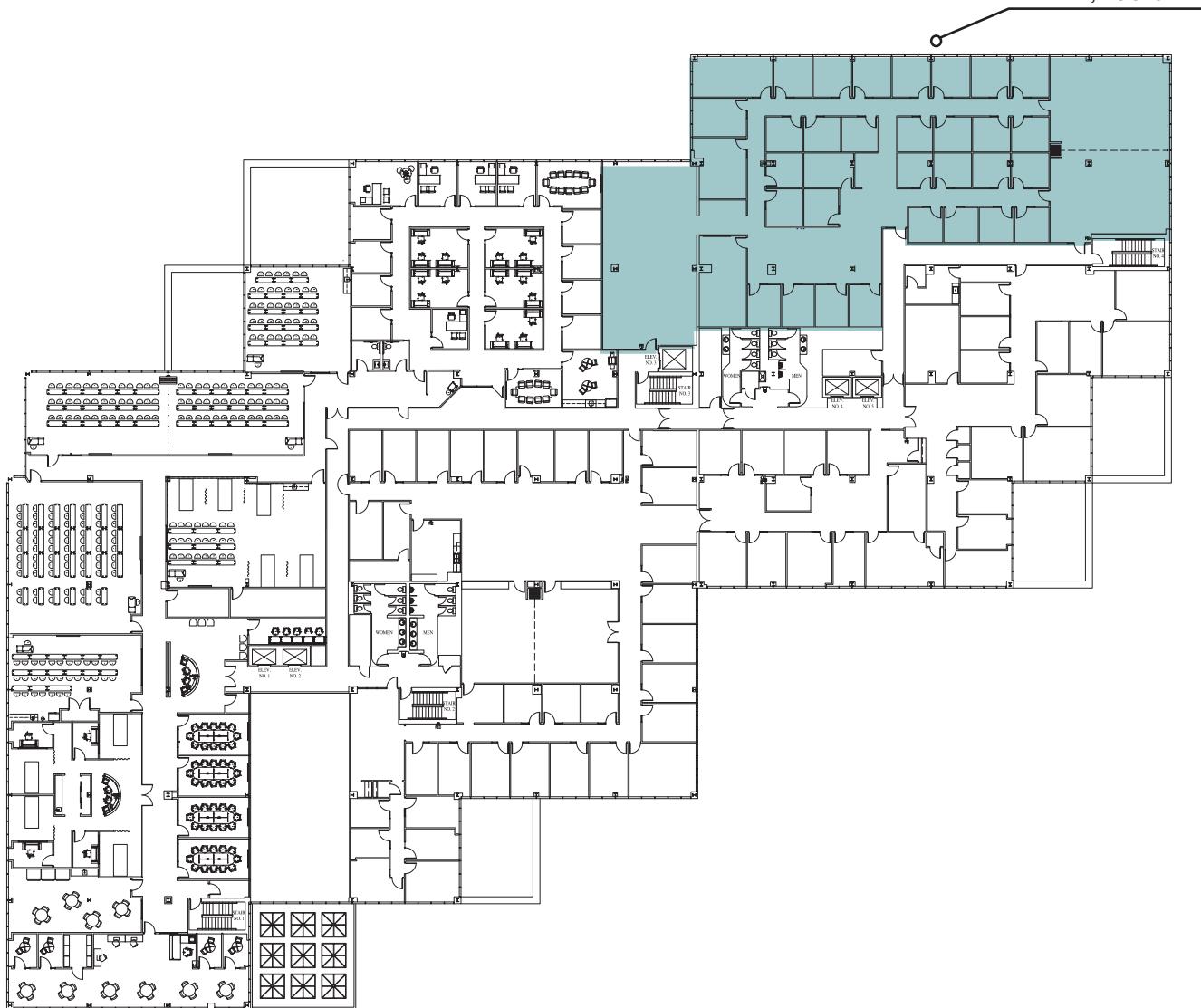
## SECURITY & LIFE SAFETY SYSTEMS

Security Type	After hours card key access
Fire Detection & Protection	Centralized alarm system, fully sprinklered with fire pump, smoke detection throughout, monitored by a central station.
Emergency Power	Battery pack emergency lighting.

# FLOOR PLANS

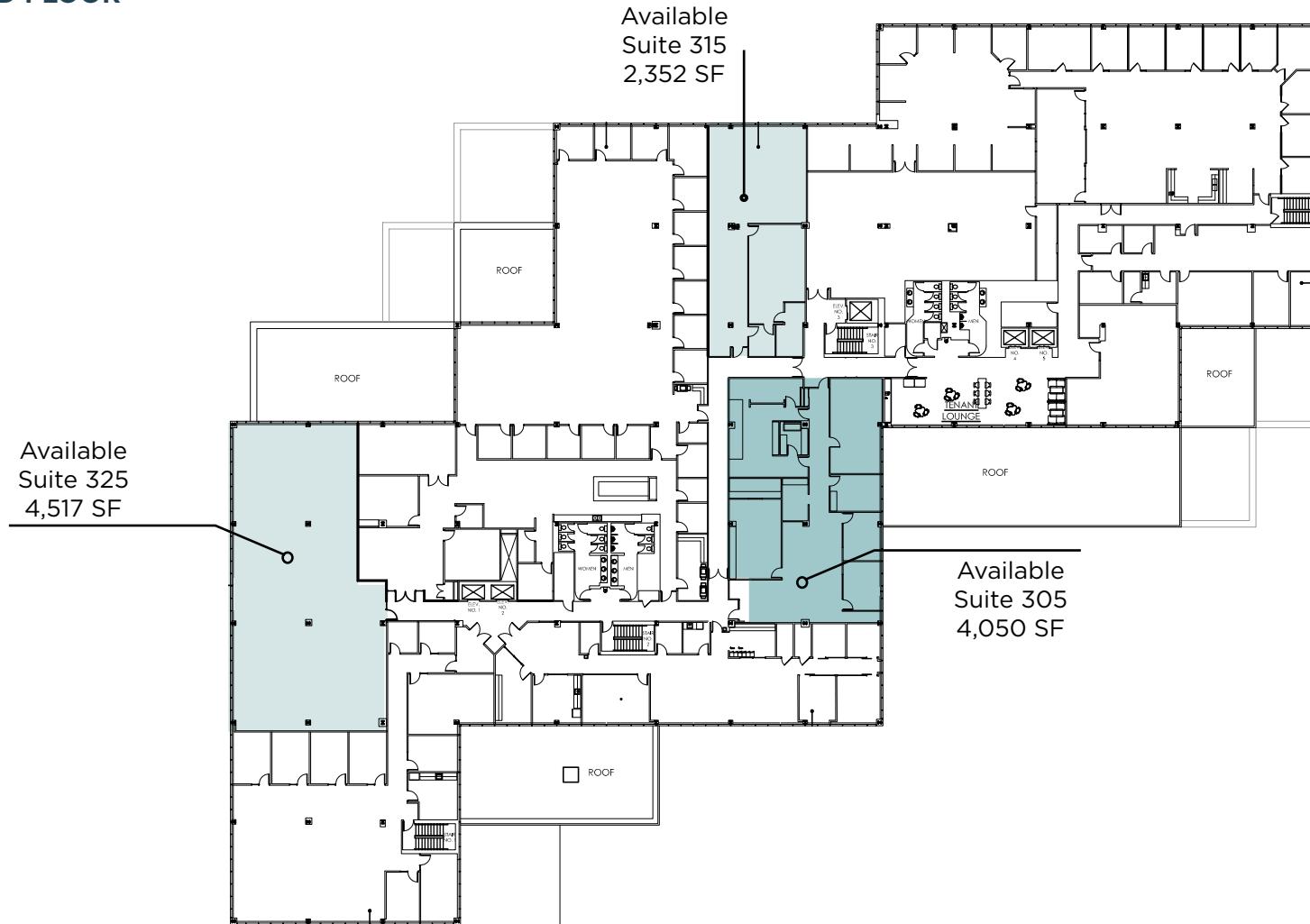
## SECOND FLOOR

Available  
Suite 230  
11,465 SF



# FLOOR PLANS

## THIRD FLOOR



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**NORTHLAKE  
PLACE**



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