



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

3 CROWNE POINT DRIVE
CINCINNATI, OH 45241



The Offering - Call for Offers:

- Court Appointed Receiver Sale
- All offers are due 4/21/2026 by 3pm ET
- Submit offers with buyers proof of financial capability at www.ForeclosureAuctions.com

PROPERTY VIEWING: Contact Kurt at kurt@prodigyprop.com to schedule a tour.

KURT POLTER
Prodigy Properties
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

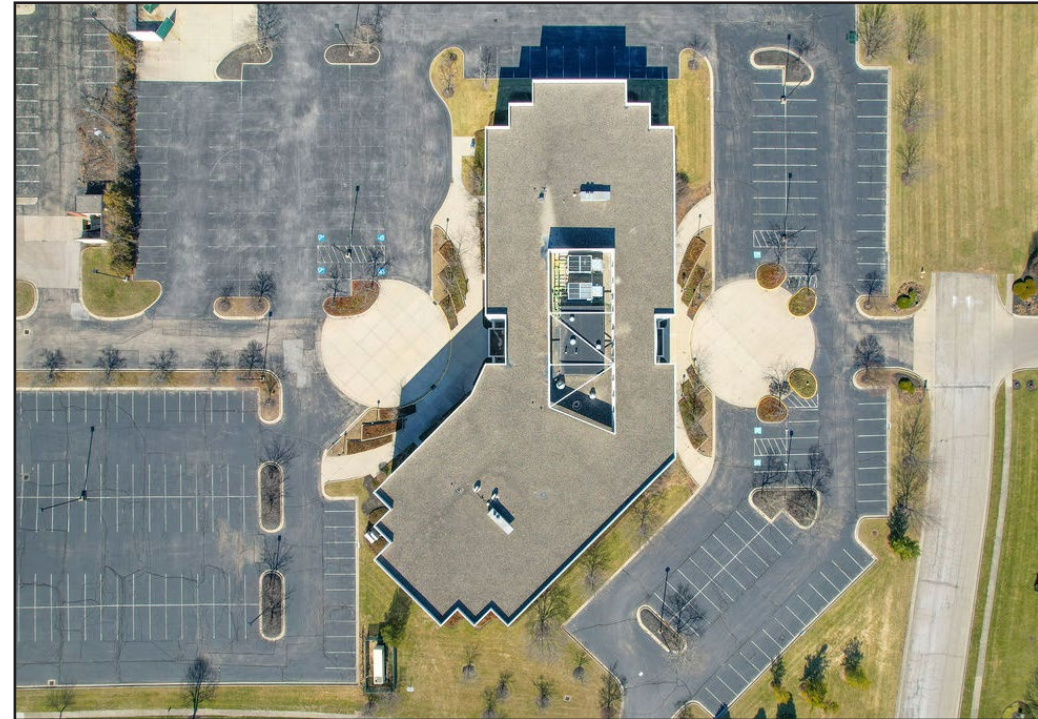
- Located in North Cincinnati within the City of Sharonville's Northern Lights District (entertainment and TIF district)
- Approximately 15 minutes to Downtown Cincinnati
- Positioned in an established office and industrial corridor with strong employment drivers
- Approximately one mile from major employers 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

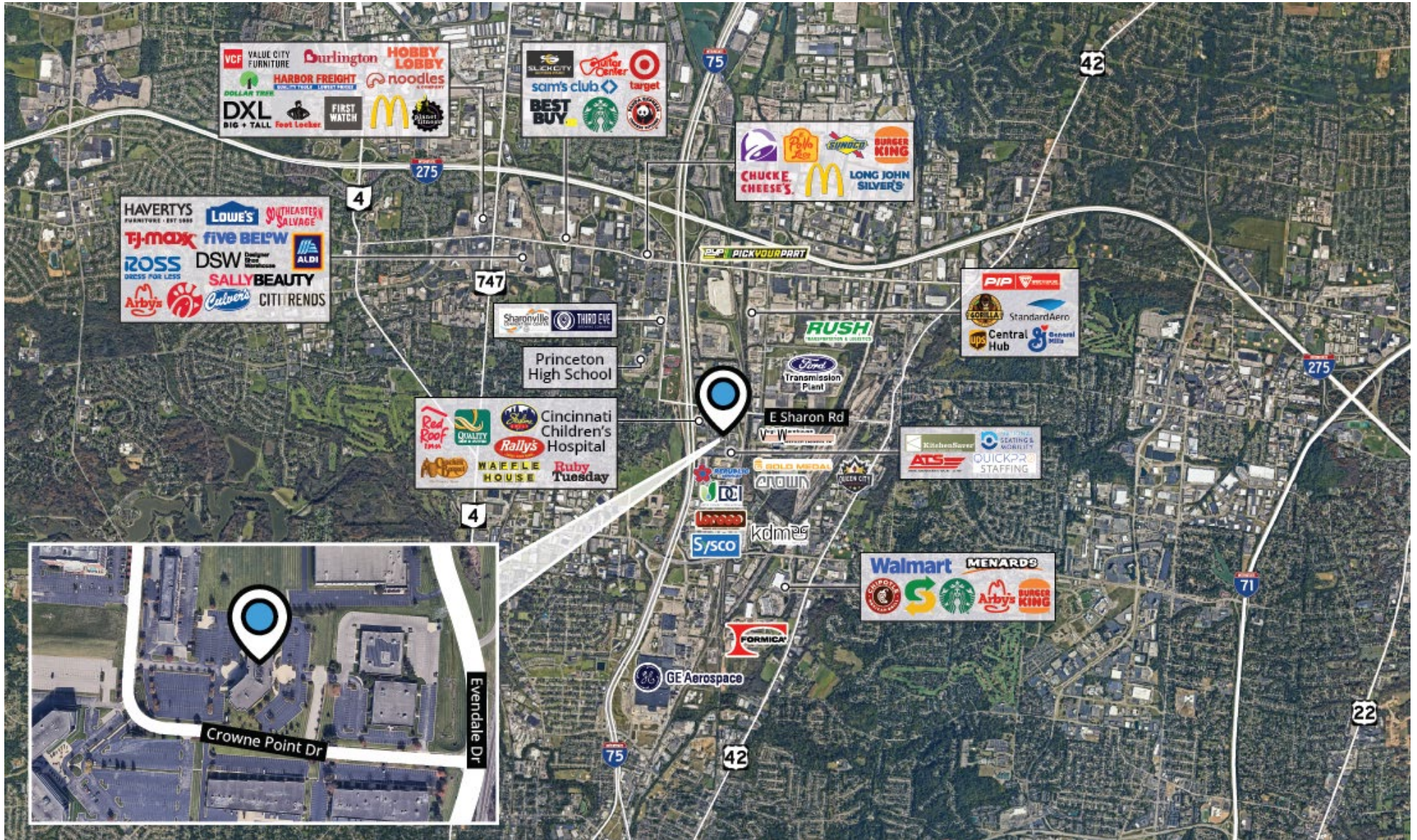


REPOSITION STRATEGY

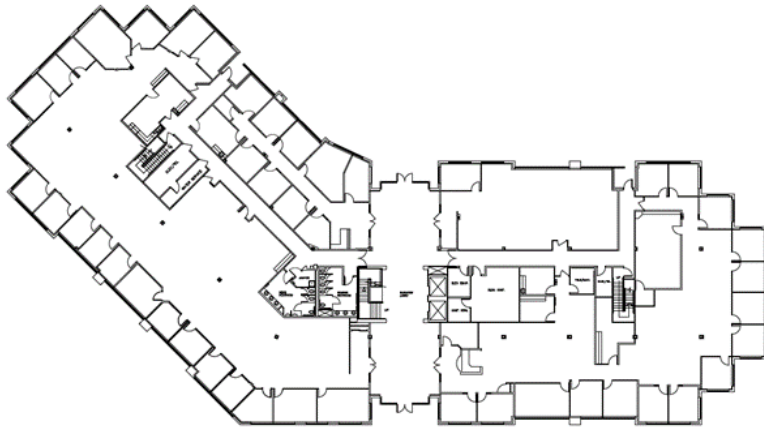
- Vacant 81,084 SF building allowing immediate occupancy or redevelopment
- Flexible multi-tenant or single-tenant configuration
- Suitable for office, medical, institutional, or adaptive reuse
- Large 5.74-acre site supporting potential reconfiguration or expansion
- Located within TIF district supporting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

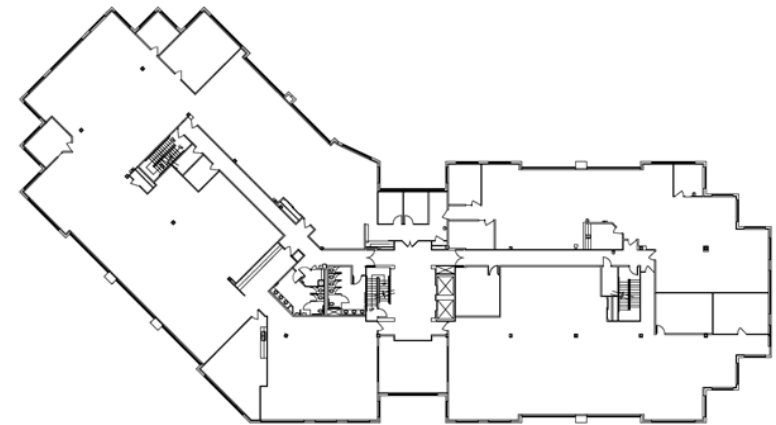
AREA MAP



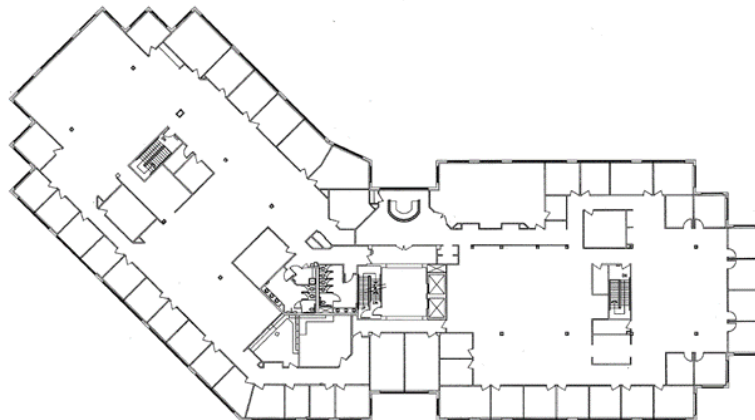
FLOOR PLANS



1ST FLOOR



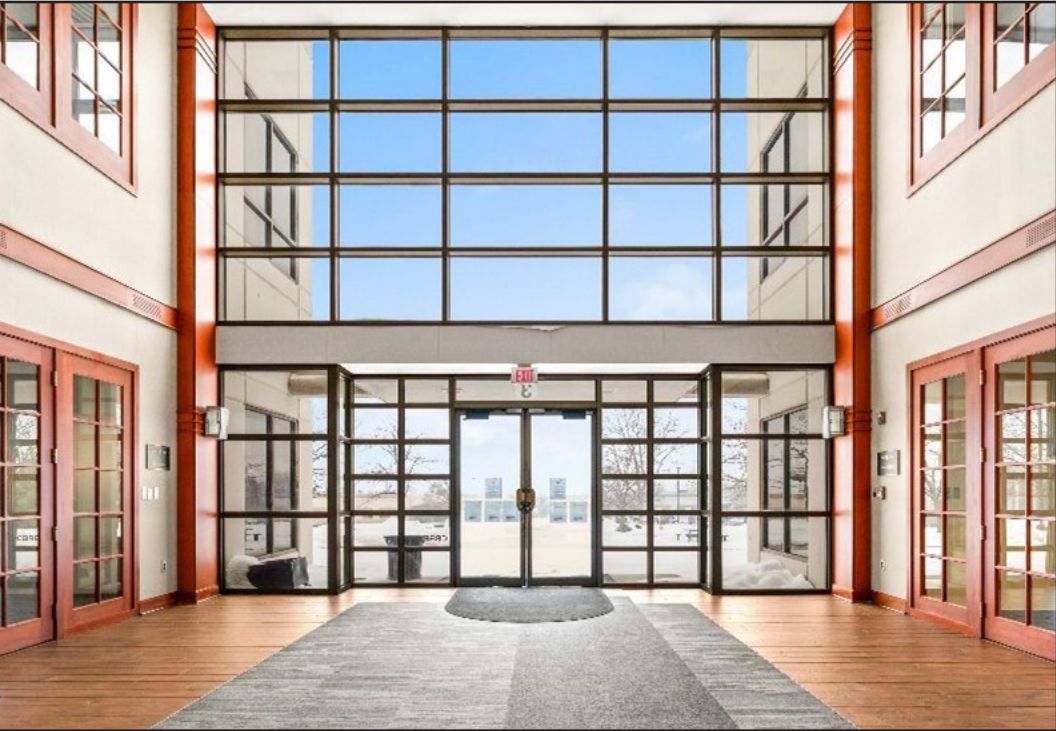
2ND FLOOR



3RD FLOOR



PROPERTY PHOTOS



PROPERTY PHOTOS





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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prodigy Properties, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prodigy Properties, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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

