



Colliers



For Lease
**Airport
Center West**

2300 Litton Lane
Hebron, KY 41048

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Colliers | Greater Cincinnati

425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
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Opportunity

Airport Center West has undergone a change in ownership and now boasts a range of brand-new improvements and upgrades throughout the building. Situated in the Airport Submarket, this location offers convenient access to numerous local amenities, including a Kroger Marketplace, Strongs Brick Oven Pizza, and Fifth Third Bank.

Features & Amenities

- Features a well-appointed two-story lobby with skylights throughout.
- Ample parking available on-site, with parking expansion opportunities.
- Building and monument signage opportunities are available to tenants.
- Outdoor patio space for tenants to enjoy.
- Loading capabilities are provided through two dock doors with levelers, and additional storage space is also available.
- The first-floor auditorium can be used as common conferencing, corporate training, or additional office space through a conversion.
- The property is conveniently located just minutes away from the Amazon Hub and CVG International Airport.
- Easy access to the property is available off I-275.

Total available: 15,326 SF





275

75

71

Downtown Cincinnati
16.3 Miles

Covington
15.1 Miles

275

75



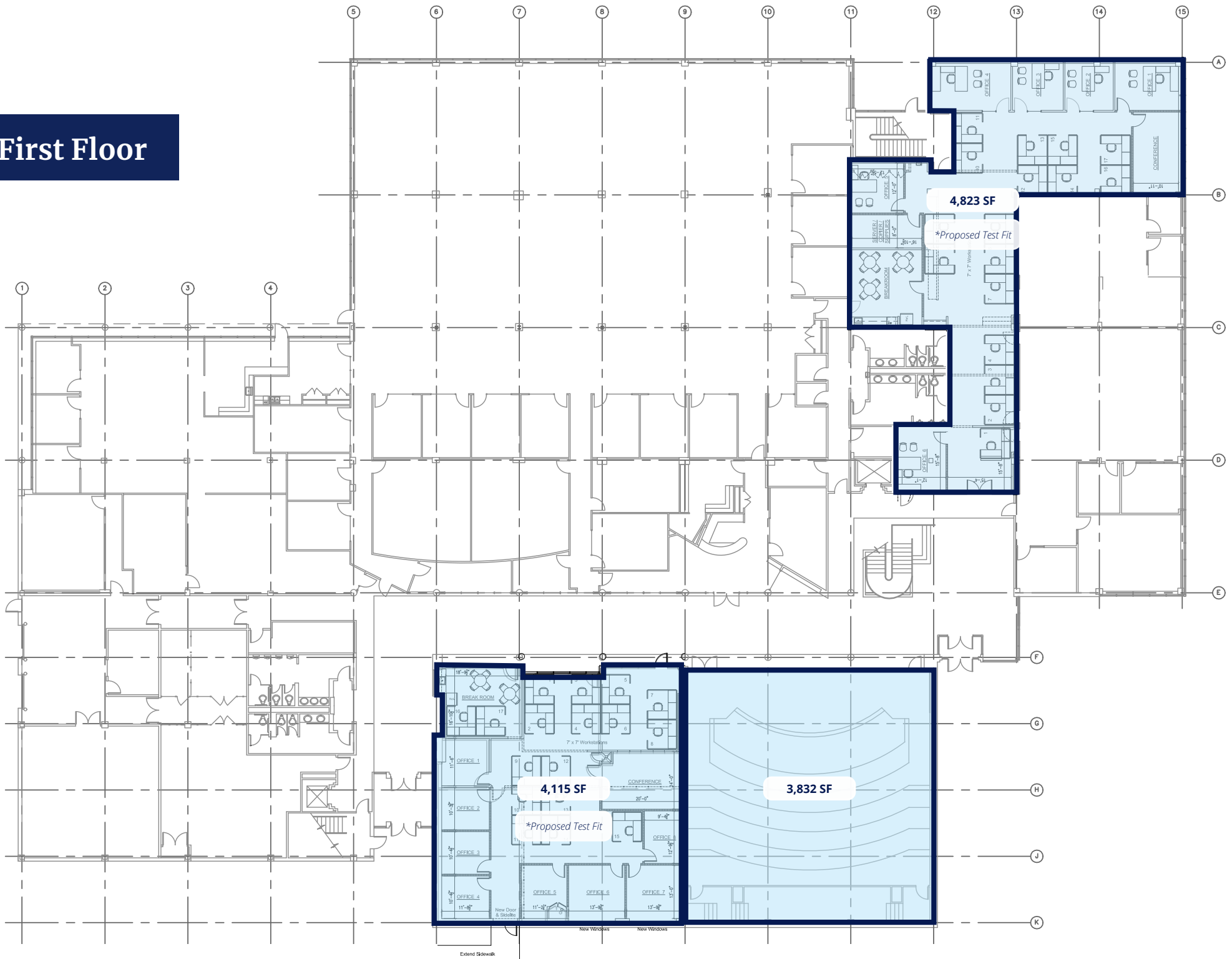
275

Florence
8.5 Miles

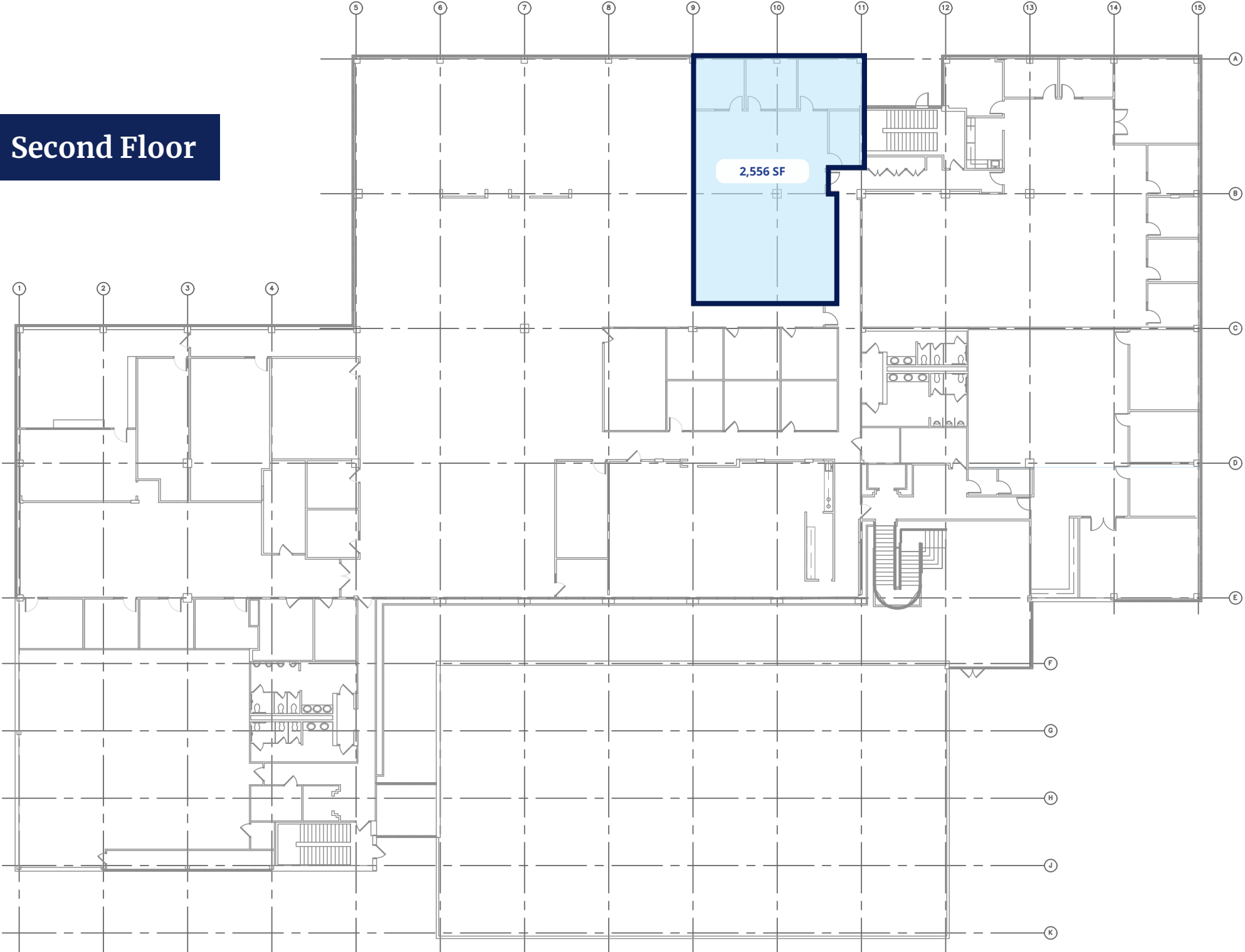
75

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First Floor

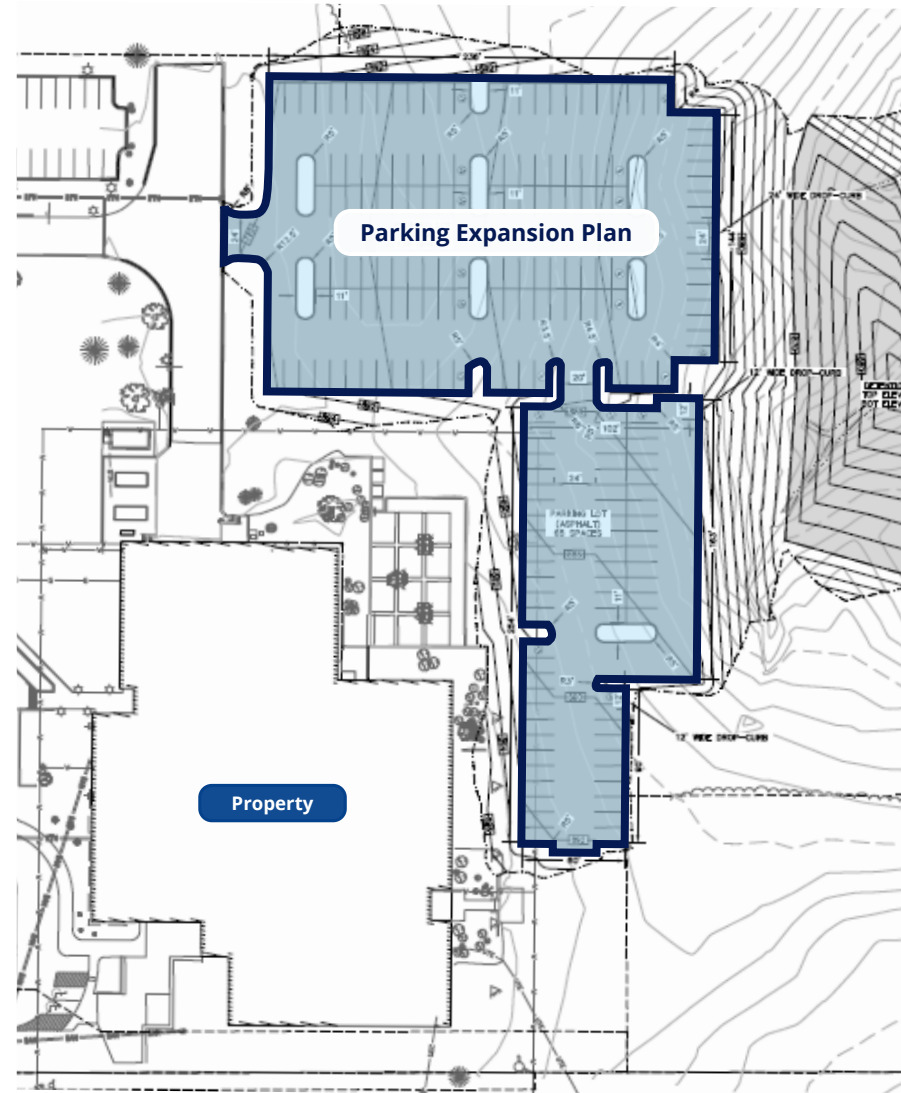


Second Floor



Lease Rate:

\$10.75/SF Net + \$7.88/SF Operating Expenses







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