



# Office Space

For Sale & Lease

11223 Cornell Park Dr Blue Ash, OH 45242



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## 11223 Cornell Park Dr

Blue Ash, Ohio 45242

### Property Highlights

- 1,361 - 3,036 sq. ft. spaces available
- 87 parking spaces
- Each unit is furnished with bathrooms/kitchenettes
- Walking distance to various restaurants and hotels
- Easy access to I-71 and I-275
- Park-like setting
- Value-Add

<b>Sale Price:</b>	\$1,190,000
<b>Lease Rate:</b>	\$8.00 SF/yr (NNN)
<b>Building Size:</b>	16,760 SF
<b>Available SF:</b>	1,361 - 3,036 SF
<b>Lot Size:</b>	2.05 Acres

### For More Information

**Billy Gillman**

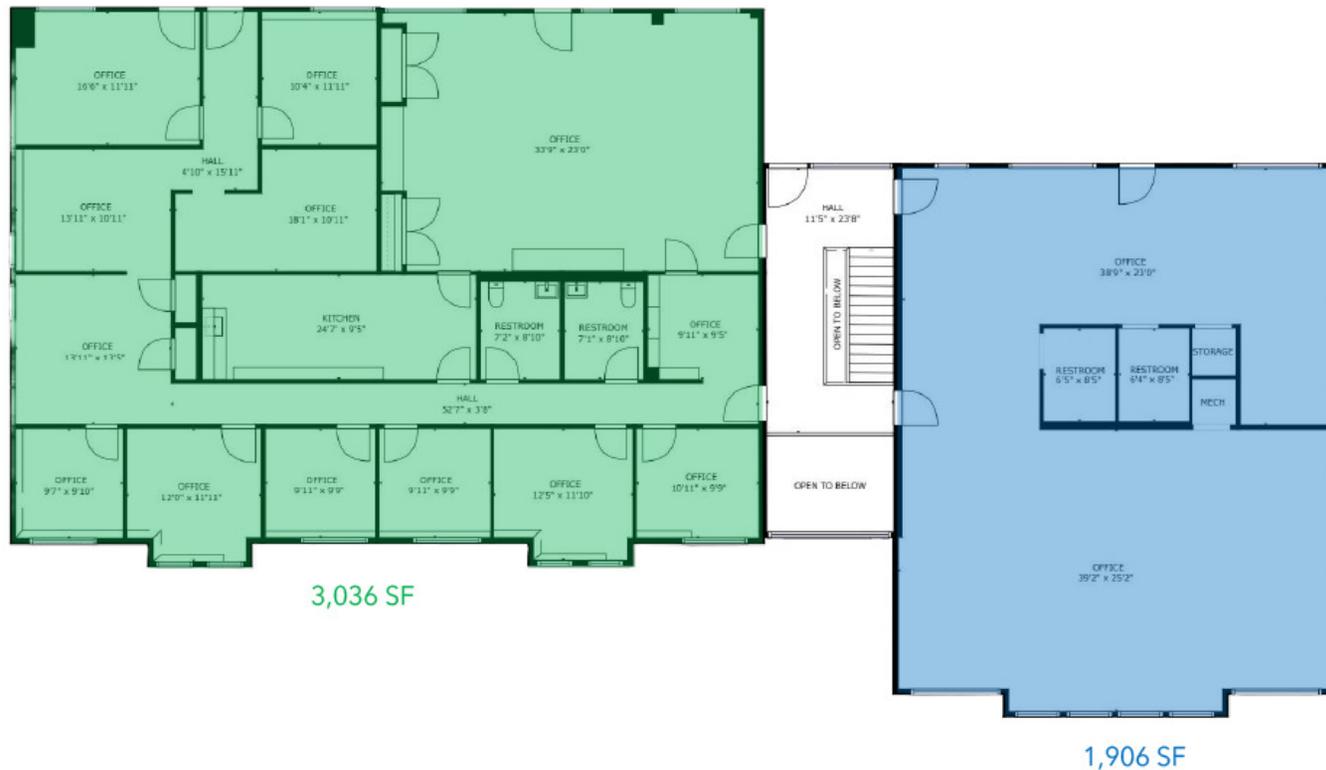
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FRONT BUILDING - FIRST FLOOR



### FRONT BUILDING - SECOND FLOOR AVAILABLE SPACE



SUITE 401 - 1361 SQ. FT.

BACK BUILDING - SECOND FLOOR AVAILABLE SPACE



Google

Map data ©2026 Imagery ©2026 Airbus,  
Maxar Technologies



Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	51,017	150,285	596,846
<b>Average Age</b>	43	42	41
<b>Average Age (Male)</b>	42	40	39
<b>Average Age (Female)</b>	44	43	42
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	20,349	60,482	238,328
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$154,109	\$142,236	\$129,887
<b>Average House Value</b>	\$447,188	\$408,964	\$363,090

Demographics data derived from AlphaMap

