

FOR SALE OR LEASE

OFFICE BUILDING | 2-STORY | 8,280 SF

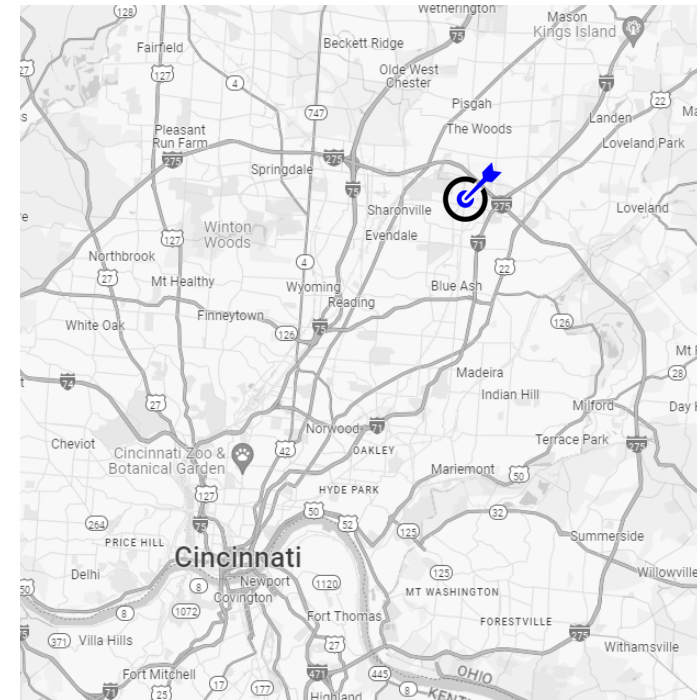


11237 CORNELL PARK DR

BLUE ASH, OH 45242

OFFERING SUMMARY

Address	11237 Cornell Park Drive Blue Ash, OH 45242
For Sale	\$825,000 \$99.64 per SF
For Lease	\$12.00/SF NNN
Square Footage	8,280 SF
Acreage	0.734 acres
Municipality	City of Blue Ash
Zoning	BAN - Blue Ash North District



MIKE BASTIN | DIRECT: 513.618.2823 | CELL: 513.520.4525 | EMAIL: MIKBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR SALE OR LEASE

OFFICE BUILDING | 2-STORY | 8,280 SF

11237 CORNELL PARK DR

BLUE ASH, OH 45242



PROPERTY DESCRIPTION | 11237 CORNELL PARK DRIVE

Lakeside office building (8,280 SF) located in a serene park-like setting in Blue Ash, OH...this is a must see! Near the corner of Cornell Road and Kenwood Road with convenient access to I-275, I-71, and I-75. This property is well-appointed for a variety of professional office users with an open and functional layout including a large conference room boasting a stunning lakeside view, several private offices, large open areas for workstations, kitchenette/break areas, and several other multi-use rooms to entertain employees and clients alike. Plenty of parking for staff and guests. The Blue Ash market claims a dynamic mix of sought-after restaurant, retail, and entertainment amenities, including several new developments adding to an already attractive Live-Work-Play environment.

MIKE BASTIN | **DIRECT:** 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR SALE OR LEASE

OFFICE BUILDING | 2-STORY | 8,280 SF

11237 CORNELL PARK DR

BLUE ASH, OH 45242



MIKE BASTIN | **DIRECT:** 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR SALE OR LEASE

OFFICE BUILDING | 2-STORY | 8,280 SF

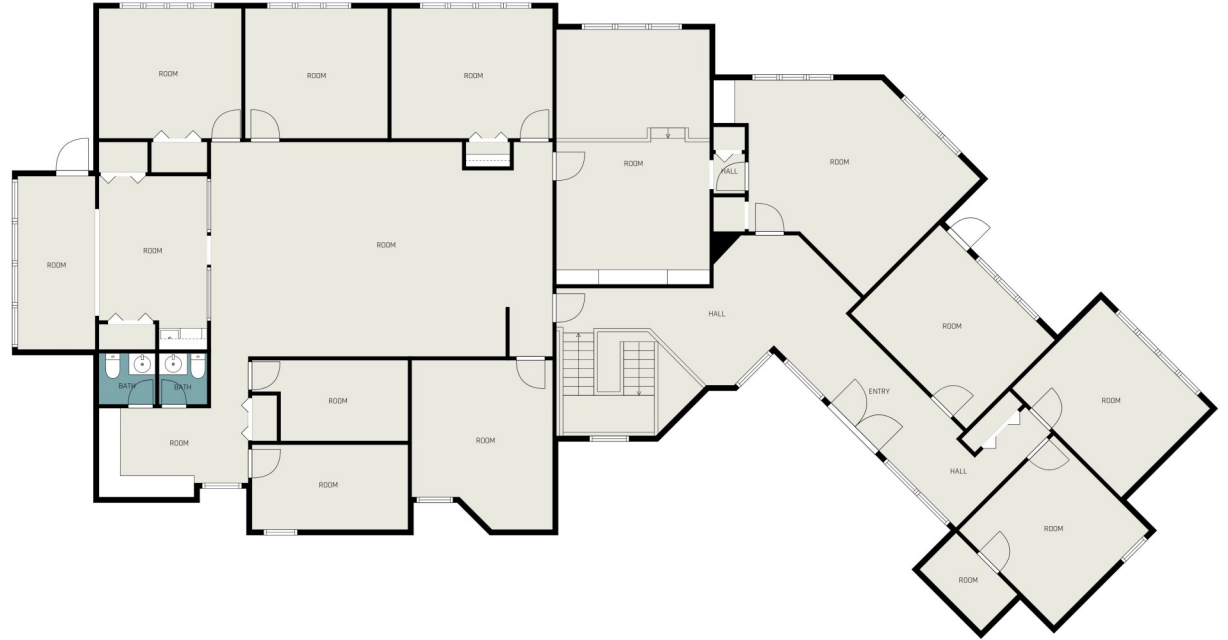
11237 CORNELL PARK DR

BLUE ASH, OH 45242

FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR



MIKE BASTIN | DIRECT: 513.618.2823 | CELL: 513.520.4525 | EMAIL: MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.