



## 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

- ~900-3,000 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>	900 - 3,036 SF
<b>Lot Size:</b>	2.05 Acres

### For More Information

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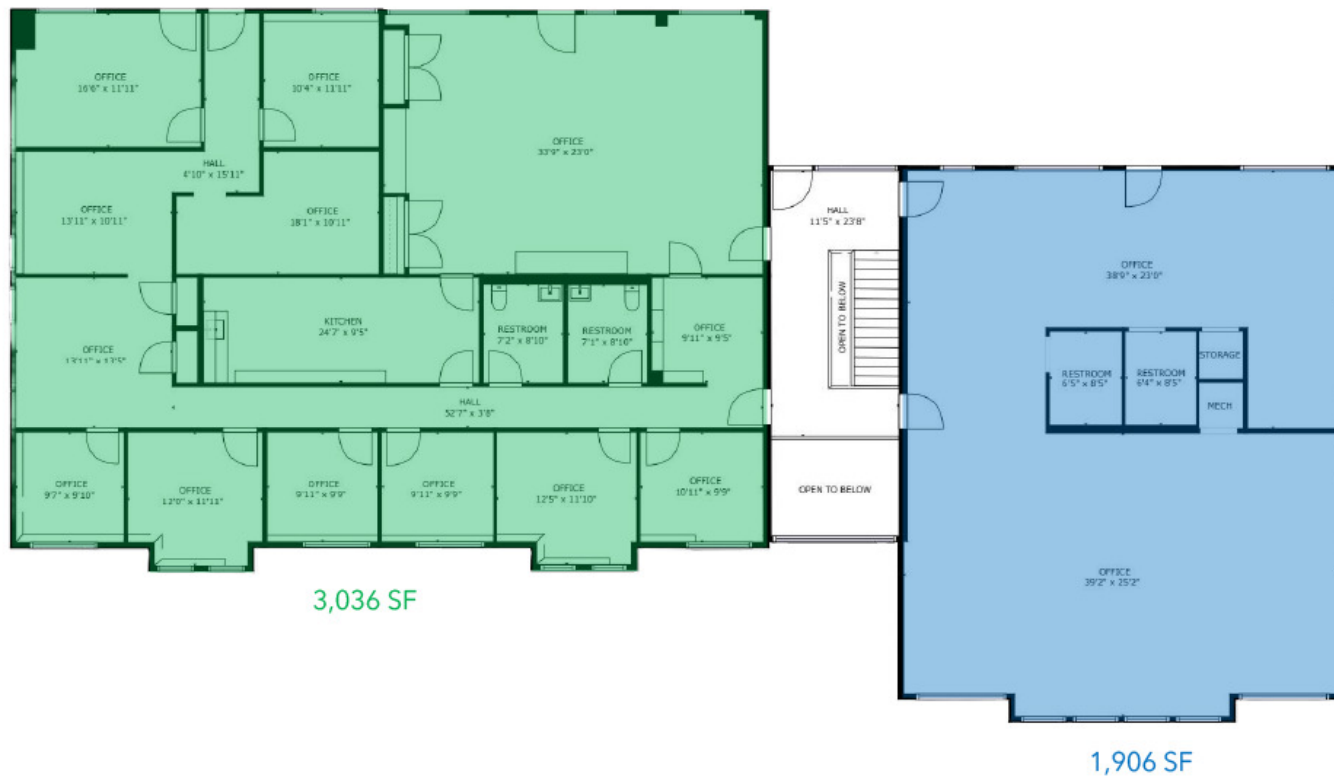






## FRONT BUILDING - FIRST FLOOR





## FRONT BUILDING - SECOND FLOOR AVAILABLE SPACE





SUITE 401 - 1361 SQ. FT.

BACK BUILDING - SECOND FLOOR AVAILABLE SPACE







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

Demographics data derived from AlphaMap

