

For Sale  
or Lease

## Specifications

Building Size 15,456 SF

SF Available 5,000 SF

Building Class B

Occupancy 67.65%

Zoning CS, Sharonville

# of Stories 2

Year Built 1993

Acres 0.712

Parking Lot 167 shared spaces

Parcel ID 608-0033-0053

Sale Price:

**\$1,495,000**

Lease Rate:

**\$11.95** PSF BASE RENT



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## 11802 Conrey Road Cincinnati, Ohio 45249

Colliers International is pleased to present this 2-story suburban office building available for sale or lease. 11802 Conrey is one of three buildings located in the Conrey Business Center office park. The complex provides a park-like setting with abundant parking for its tenants. Nearby corporate tenants in the area include: Hobson's, Beacon Orthopaedics & Sports Medicine, CH2M Hill and Hackman Financials Group.

### FEATURES

- 2-story, Class B, suburban office building
- Located within the Conrey Business Center office complex, just off Kemper Road and 1 mile from the I-275/Reed Hartman Highway interchange
- Abundant parking
- On-site ownership and management
- Building offers multi-tenant floors, breakroom and elevator
- Close proximity to numerous restaurants, banking and hotels
- Dock access connected to building

*Move-in ready second floor space.*



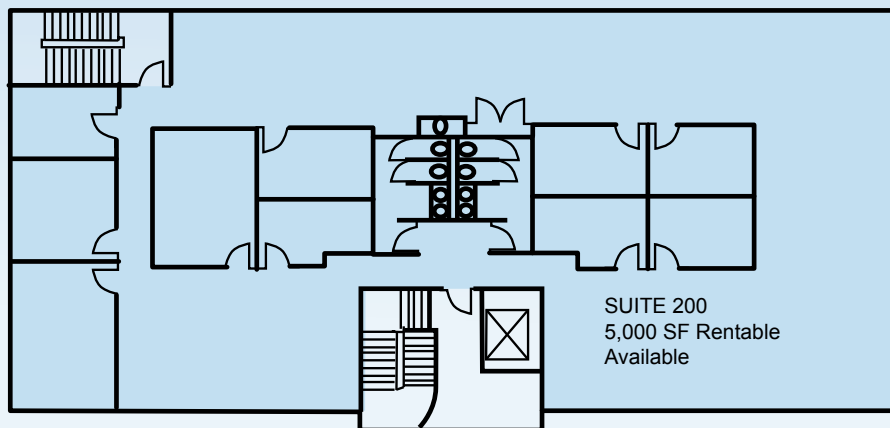
*Basement area currently used as storage.*





MOVE IN READY

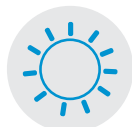
5,000 SF  
Available



## Area Demographics (5 mile radius)



**Current Population**  
(2019)  
145,159



**Daytime Population**  
(2019)  
155,950



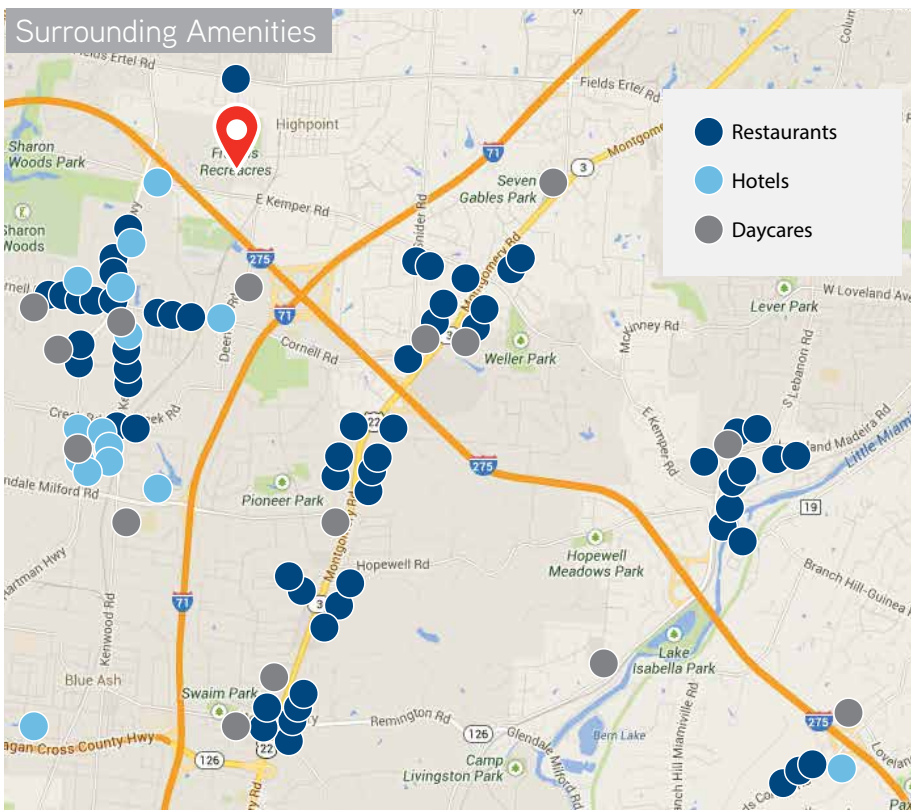
**Average Household Income**  
(2019)  
\$117,492



**Regional Office Vacancy Rate**  
(Q2 2019)  
14.1%



**Education Attainment**  
Some College or Higher : 75%  
College Degree  
(Bachelor or Higher) : 53%



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