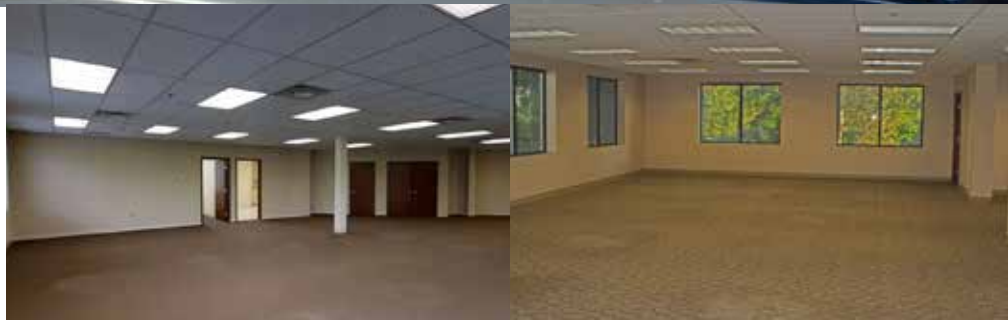


For Lease



Specifications

Building Size	20,131 SF
SF Available	2,800 SF
Min. Contiguous	2,800 SF
Building Class	B
# of Stories	2
Year Built	2000
Acres	1.08
Parking Lot	167 shared spaces
Parcel ID	608-0033-0032



Move-in ready second floor space.

11804 Conrey Road Cincinnati, Ohio 45249

Lease Rate:

\$11.95 PSF BASE RENT

Colliers International is pleased to present this 2-story suburban office building available for lease. 11804 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

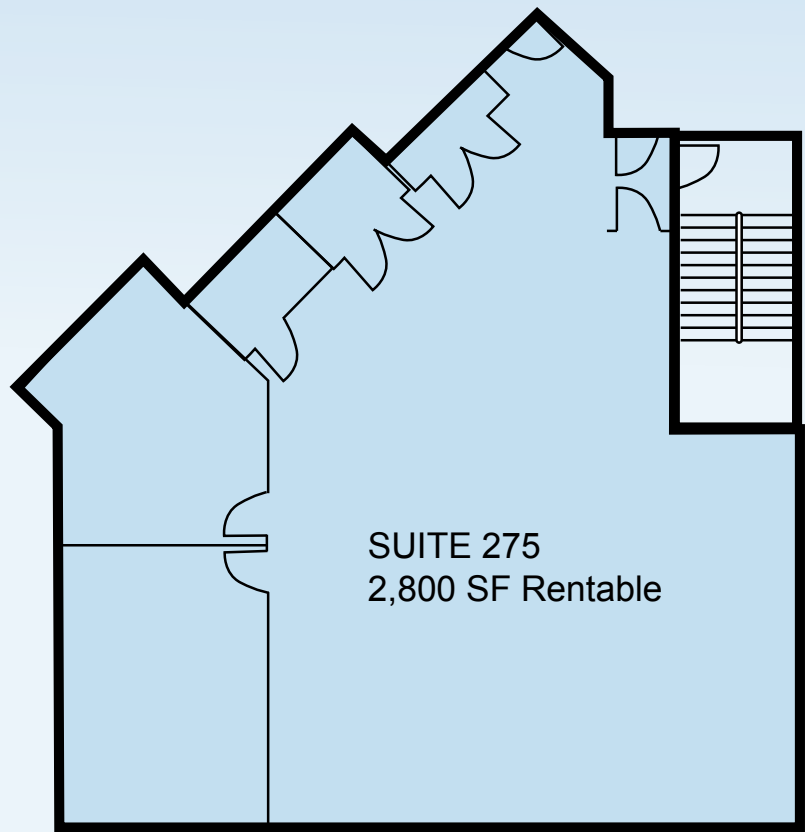
- 2-story, Class B, suburban office building
- Located within the Conrey Business Center office complex, just off Kemper Road and one mile from the I-275/Reed Hartman Highway interchange
- Abundant parking
- On-site ownership and management
- Building offers multi-tenant floors, breakroom and elevator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



Accelerating success.

MOVE IN READY

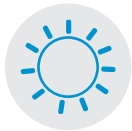
Total Available **2,800 SF**
 Max. Contiguous **2,800 SF**
 Min. Contiguous **2,800 SF**



Area Demographics (5 mile radius)



Current Population
(2019)
145,159



Daytime Population
(2019)
155,950



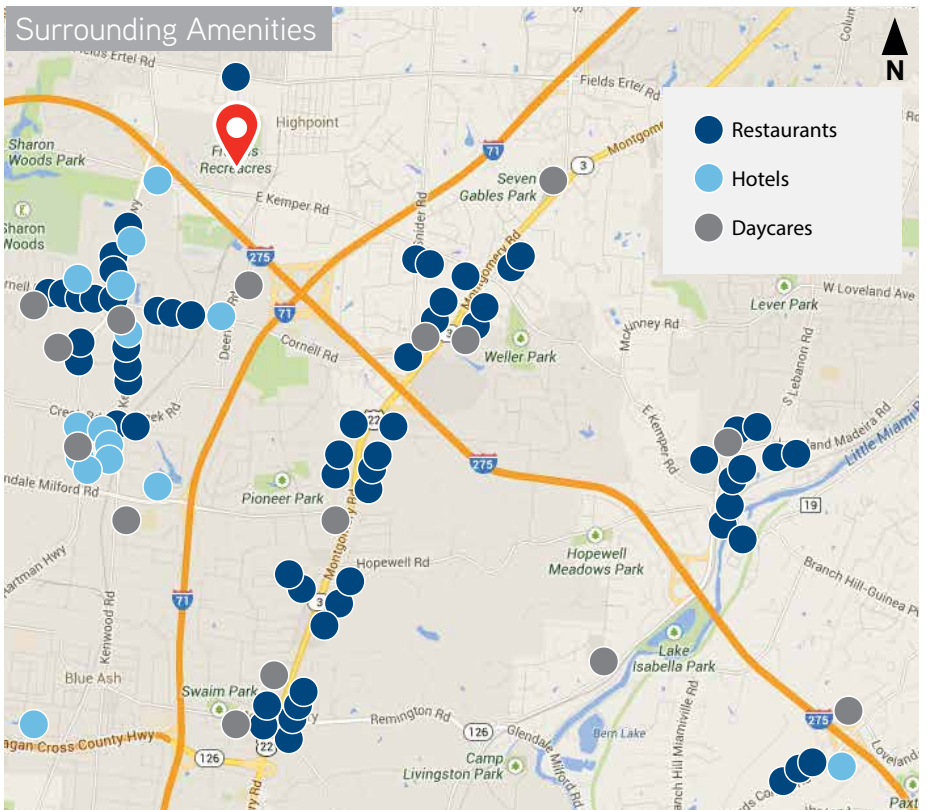
Average Household Income (2019)
\$117,492



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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