

OFFICE FOR LEASE NORTHMARK II

10123 Alliance Road, Cincinnati, OH 45242



OFFERING SUMMARY

AVAILABLE SF:	26,116 SF
MINIMUM DIVISIBLE:	6,525 SF
MAXIMUM CONTIGUOUS:	19,119 SF
FULL SERVICE GROSS RENT:	\$18.00
LEASE RATE:	\$10.50/SF NNN
BLDG. OPEX 2020 EST.:	\$7.50/SF
RENOVATED:	2006
PARKING SPACES:	361

PROPERTY HIGHLIGHTS

- Suites available on the 1st and 3rd floor.
- Located in the heart of the desirable Blue Ash submarket.
- Situated within walking distance to Summit Park, a 130-acre world-class mixed-use park development with walking trails and restaurants.
- Within close proximity to I-71, I-275 and Ronald Reagan Highway.
- Abundant covered and free surface parking available.
- Prominent signage opportunities.
- Building Conference Room (50 person capacity).

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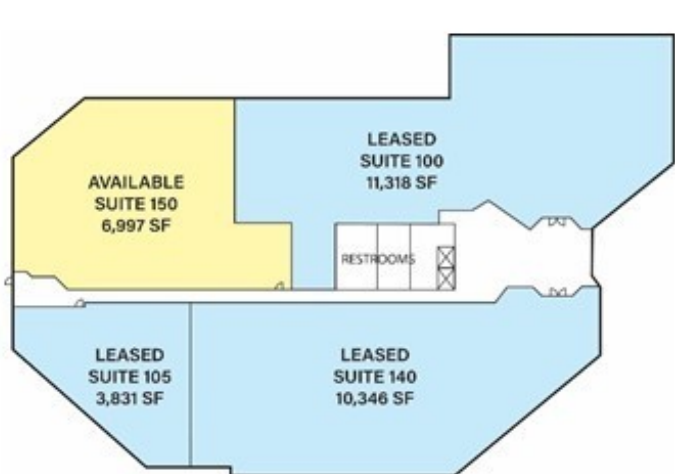
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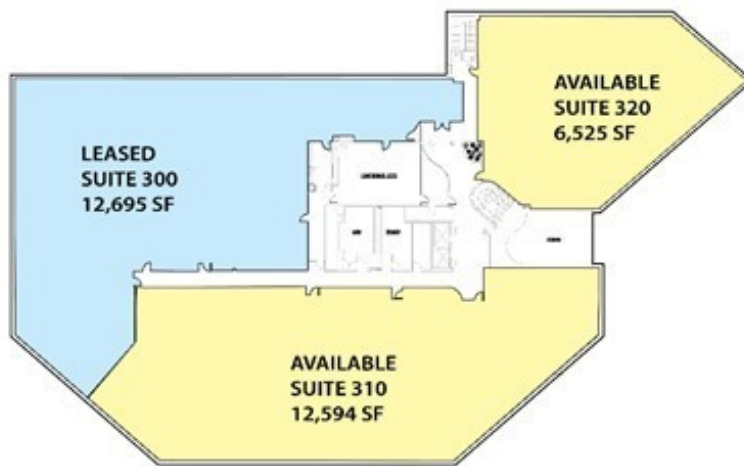
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LEASED 300 12,695 SF		AVAILABLE 310 12,594 SF		AVAILABLE 320 6,525 SF	③	
LEASED 200 33,082 SF						②
LEASED 100 11,318 SF	LEASED 105 3,831 SF	LEASED 140 10,346 SF		AVAILABLE 150 6,997 SF	①	



1st FLOOR



3RD FLOOR

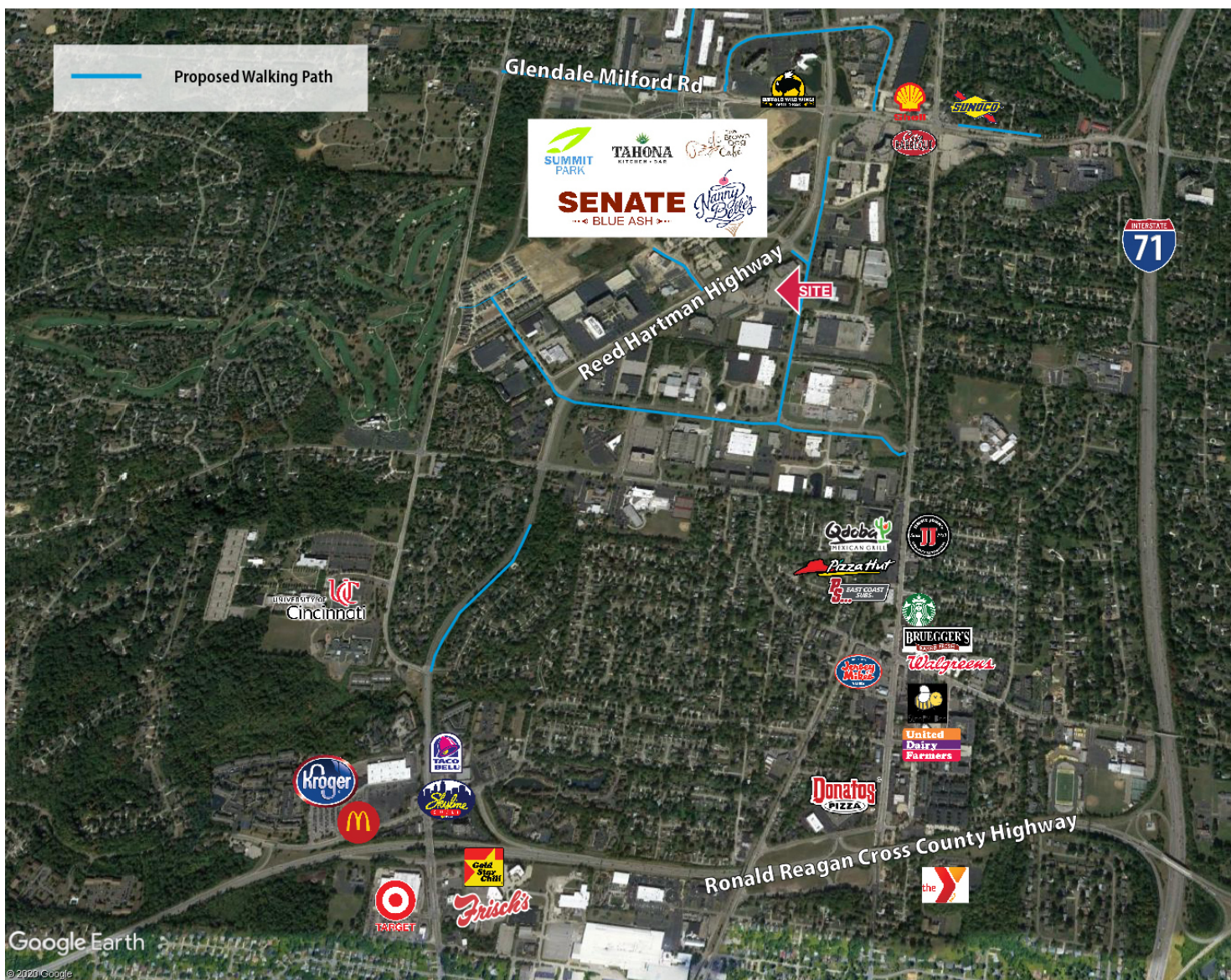
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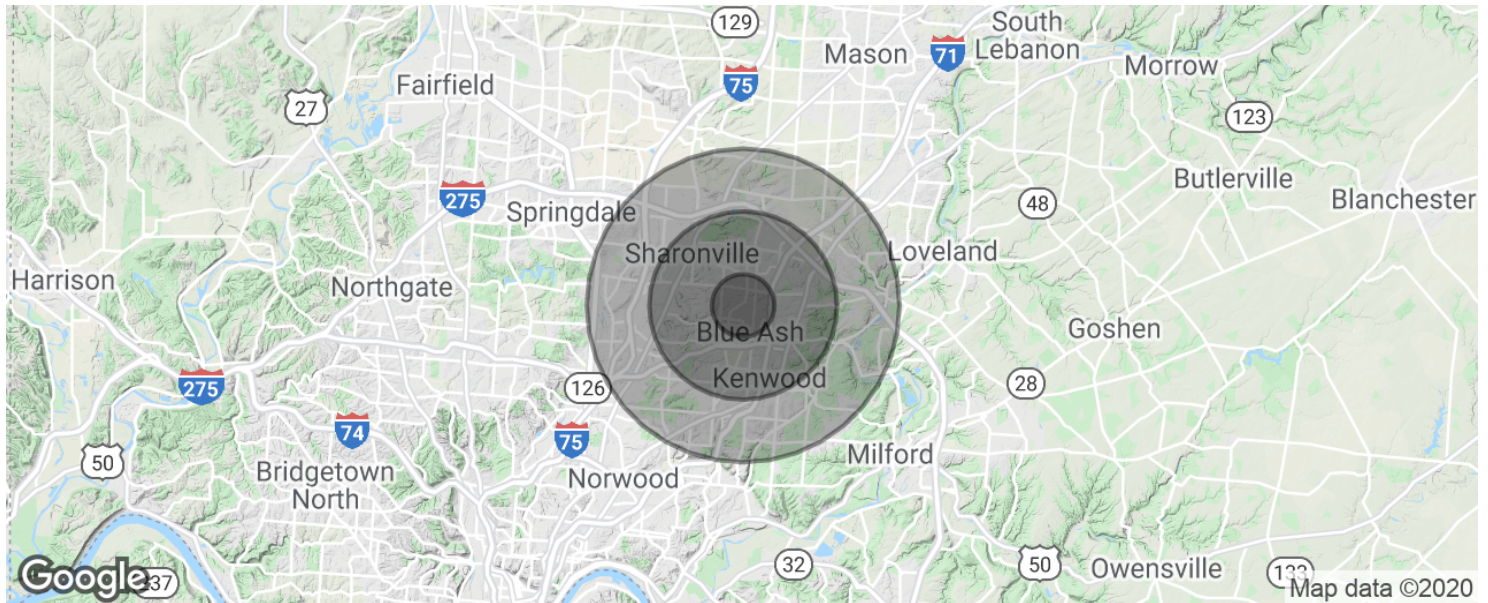
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,355	57,545	145,223
Median age	42.5	42.5	42.2
Median age (Male)	42.7	40.5	40.1
Median age (Female)	42.5	44.6	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,224	23,863	59,769
# of persons per HH	2.4	2.4	2.4
Average HH income	\$93,558	\$88,584	\$90,086
Average house value	\$359,720	\$219,452	\$264,274

* Demographic data derived from 2010 US Census

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