

Office Building For Sale or Lease

11880 Kemper Springs Dr.
Forest Park, OH

**OWNER VERY MOTIVATED!
PRICING AND TERMS NEGOTIABLE**

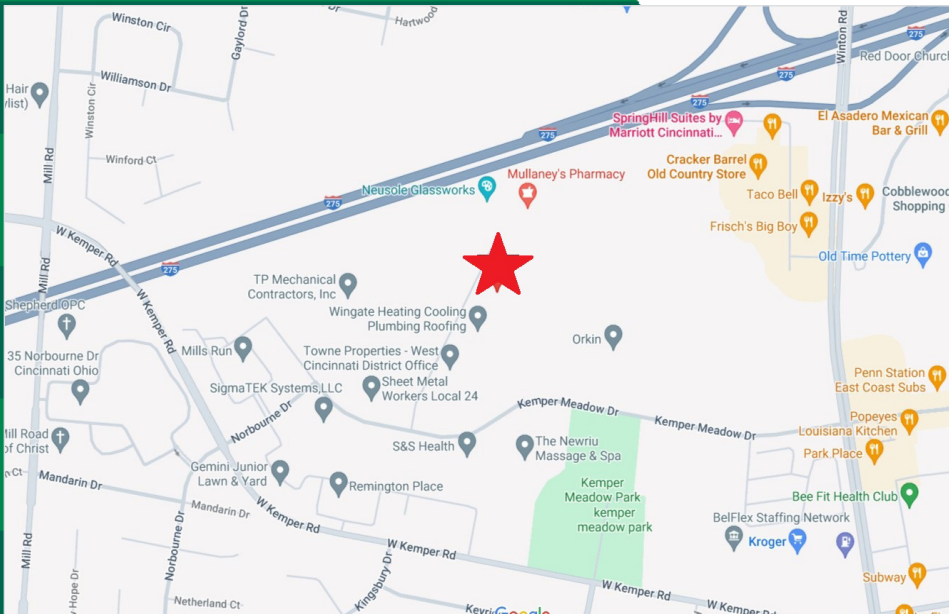


FEATURES

- **14,662 Total SF**
 - 10,798 SF - 1st Floor
 - 3,864 SF - 2nd Floor
- Private offices and open space
- Common area (2) kitchenettes and (3) restrooms on 1st floor
- Culdesac setting on 3.029 acres
- 90+ parking spots
- Outdoor patio
- Zoning: Planned Business District (allows for warehouse space)
- 0.9 miles to I-275; 5.6 miles to I-75; 10.7 miles to I-71
- Two beautiful main entrances
- Drive-in door
- Three security cameras
- Key-card access to all exterior doors and one interior door
- Directional flooring throughout building
- **Included - Fully furnished with state of the art equipment - projectors & TV's, and beautiful high quality furniture**
- Two breakroom vending machines and a slushie machine
- Sale price: ~~\$1,200,000~~ **\$1,100,000**
- Lease Rate: \$9.00/SF NNN

LOCATION

**11880 Kemper Springs Drive
Forest Park, Hamilton Cty., OH 45240
Parcel ID: 591-0015-0018-00**



CONTACT

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513/769-2505



COMMERCIAL REAL ESTATE SERVICES

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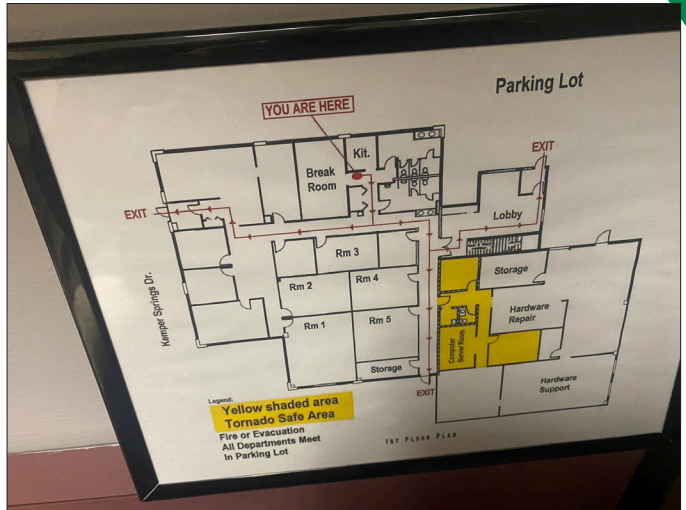
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