



For Lease - 40,027 SF Flex

11325 Reed Hartman Highway, Blue Ash, OH

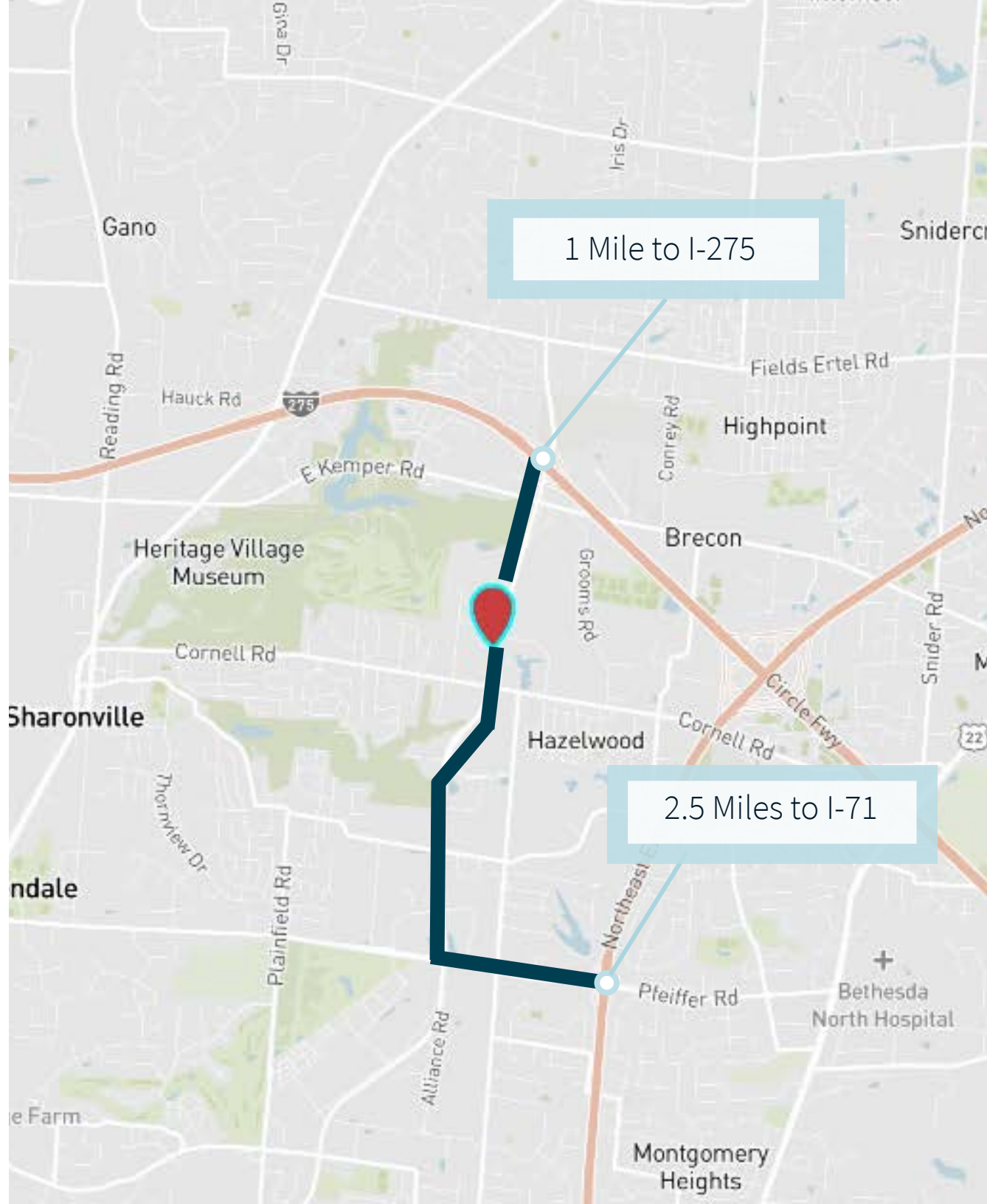
 **JLL** SEE A BRIGHTER WAY

NEW OWNERSHIP
PROPERTY IS CURRENTLY
UNDER A COMPLETE
INTERIOR AND EXTERIOR
RENOVATION

Blue Ash, OH

Blue Ash, Ohio, situated 15 miles from Cincinnati, offers an ideal blend of business and lifestyle. This thriving suburban city boasts strategic location, robust infrastructure, and a pro-business climate, making it perfect for companies seeking flex space in a dynamic, accessible community.

Prime Business Hub



Property Details

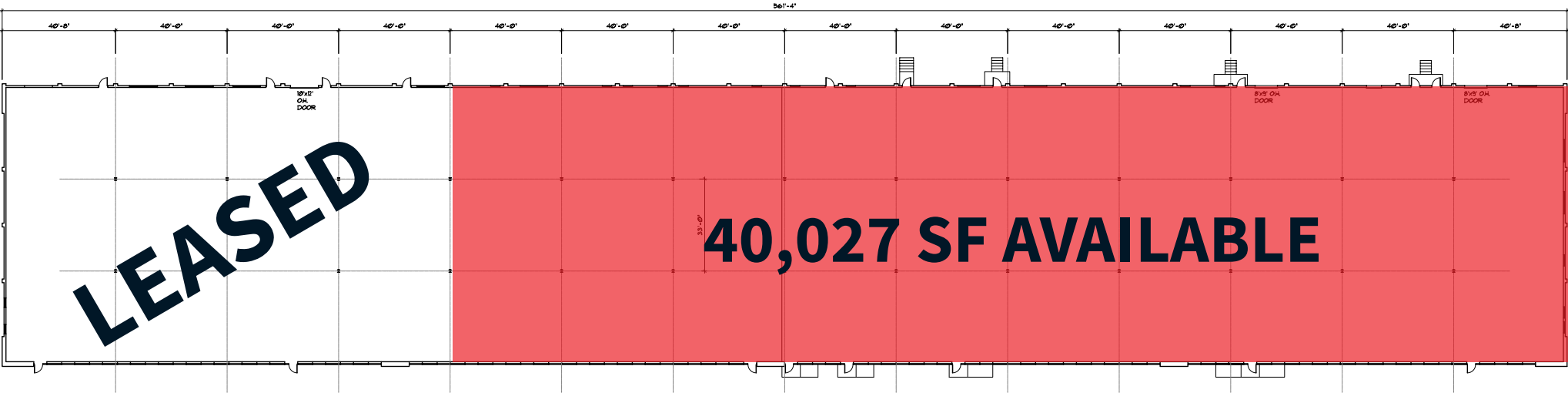
Total SF	40,027 SF (Divisible)
Office SF	BTS
Columns	33' x 40'
Power	208V/3Phase/2,000 A 480V/3 phase/ 1,200A
Docks	BTS
Drive In	BTS
Sprinkler	Wet
Zoning	Blue Ash North (BAN)
Lease Rate	\$9.95 NNN
OpEx	\$2.65

Interior & Exterior Renovations:

- Brand new office and Restrooms
- LED lights throughout
- Interior and exterior paint
- New Office HVAC and warehouse heaters
- Polished concrete floors
- New dock and drive-in doors and equipment as necessary



Floorplan



Renderings



EXISTING CONDITIONS PHOTO



RENOVATED FACADE - PARTIAL



RENOVATED FACADE - PERSPECTIVE



RENOVATED FACADE - FULL

JLL

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