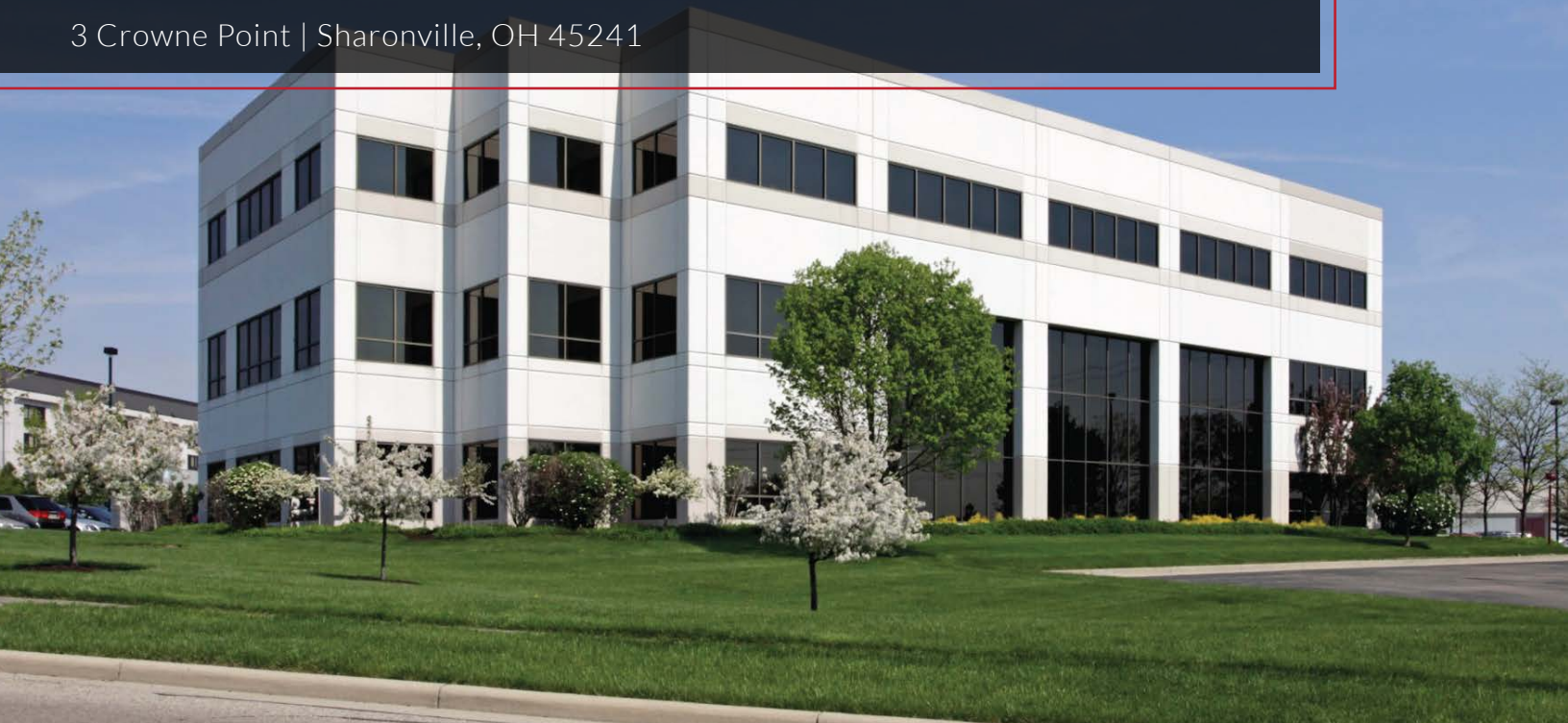


LEASING OPPORTUNITY

MAX CONTIGUOUS 56,180 SF AVAILABLE

FULL FLOOR 28,090 OR SMALLER SUITES AVAILABLE

3 Crowne Point | Sharonville, OH 45241



LEASE OVERVIEW:

\$12.50 P/SF NNN | FLEXIBLE TERMS

SUITES AVAILABLE

- ✓ Two Floors - Max Contiguous of 56,180 SF
- ✓ One Floor - Max Contiguous of 28,090 SF
- ✓ First Floor - Max Contiguous of 10,414 SF
- ✓ Smaller Suites Available
 - ✓ 1,664 SF

LOCATION DETAILS

- ✓ Numerous Nearby Amenities
- ✓ Nearby Hotels
- ✓ Sharonville Economic Incentives
- ✓ Easy access via I-75 & I-275
- ✓ 15 Minutes to Downtown

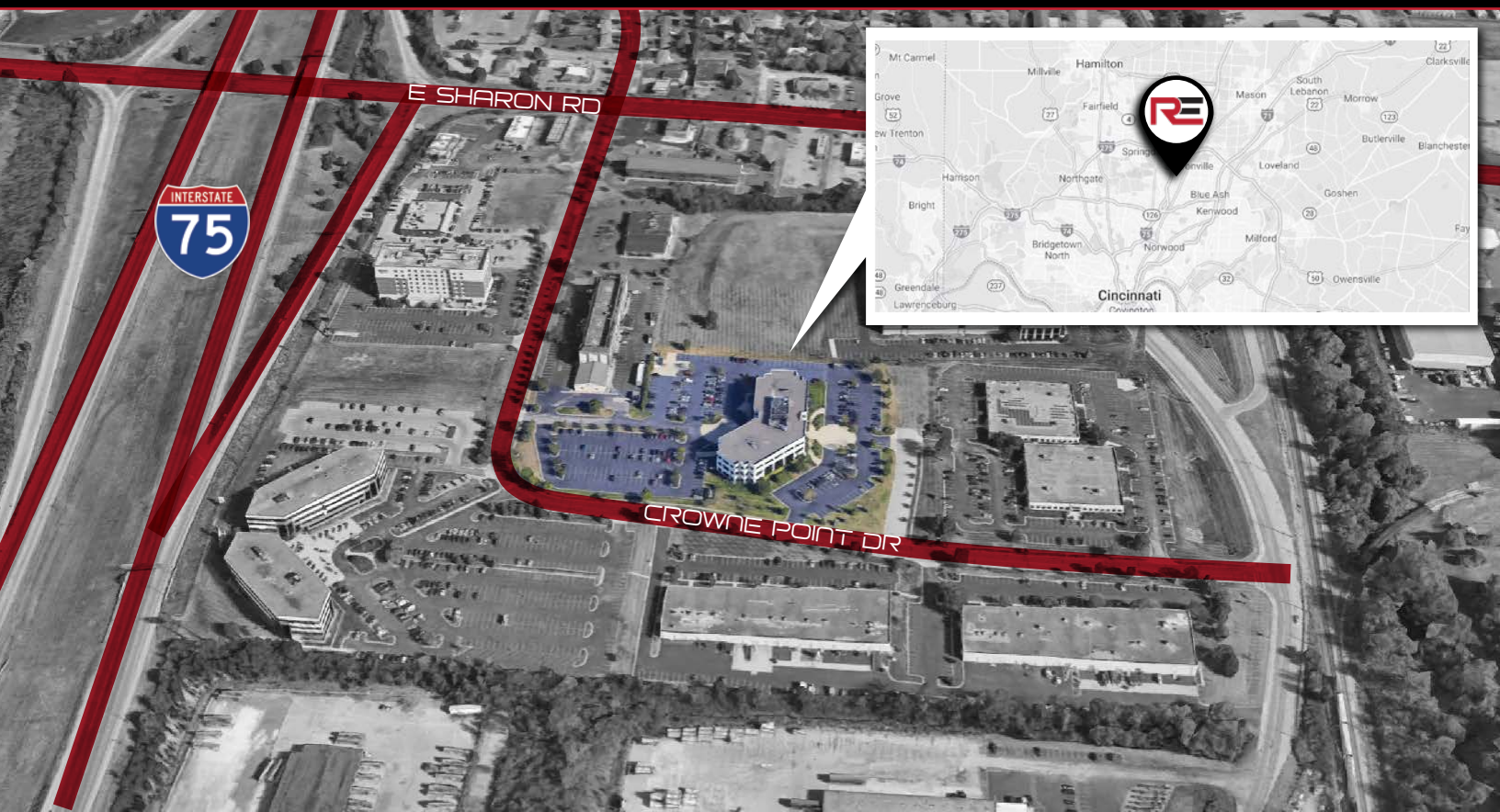


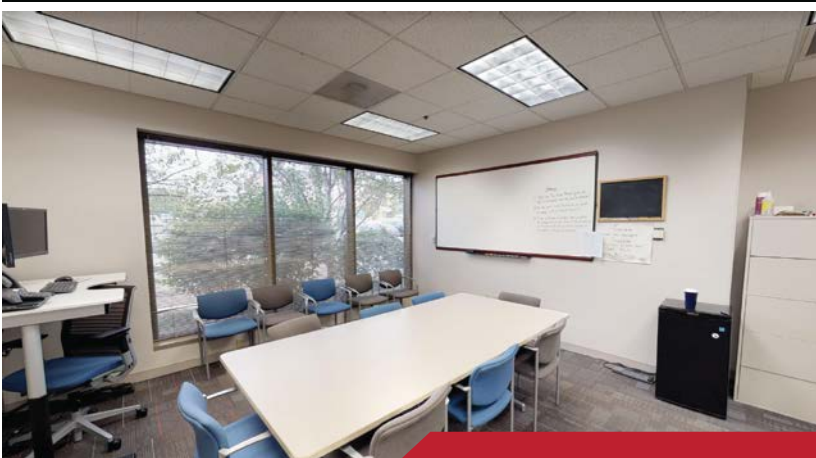
PROPERTY FEATURES

- ✓ Building Size 73,987 SF
- ✓ Full Building Generator
- ✓ Class A Finishes
- ✓ Ample Free Parking

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RE
RATH EQUITY, LTD.







LOCATION

Address	3 Crowne Point Ct. Sharonville, OH 45241
Building Size	73,987
Parking	4.41/1000sf
Site Size	4.93 Acres
Access	I-75 to I-275

FEATURES

Ceiling Heights	9'7"
Lighting	Fluorescent
Flooring	Carpet & Ceramic Tile
Windows	Single Pane
Year Build	1999
Number of Floors	3
Elevators	2 Elevators
Misc.	Kohler Generator Supplies Entire Building

UTILITIES

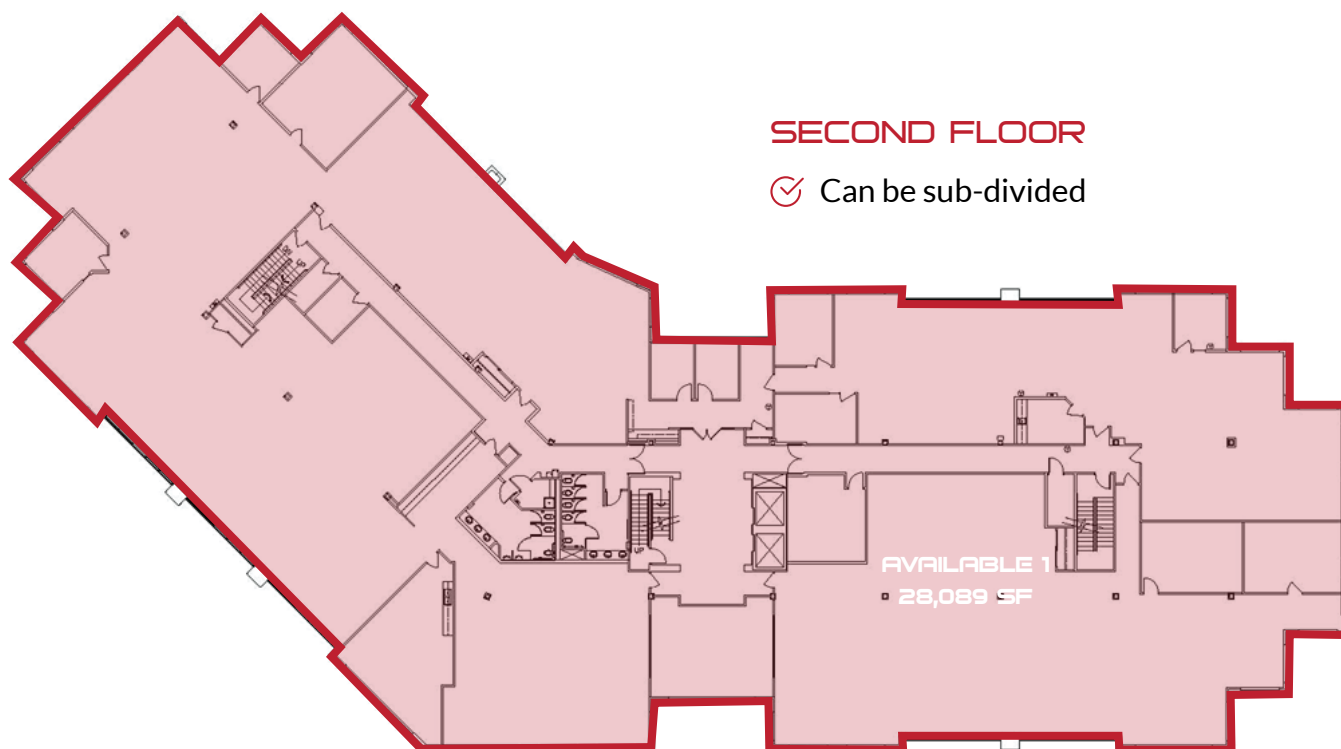
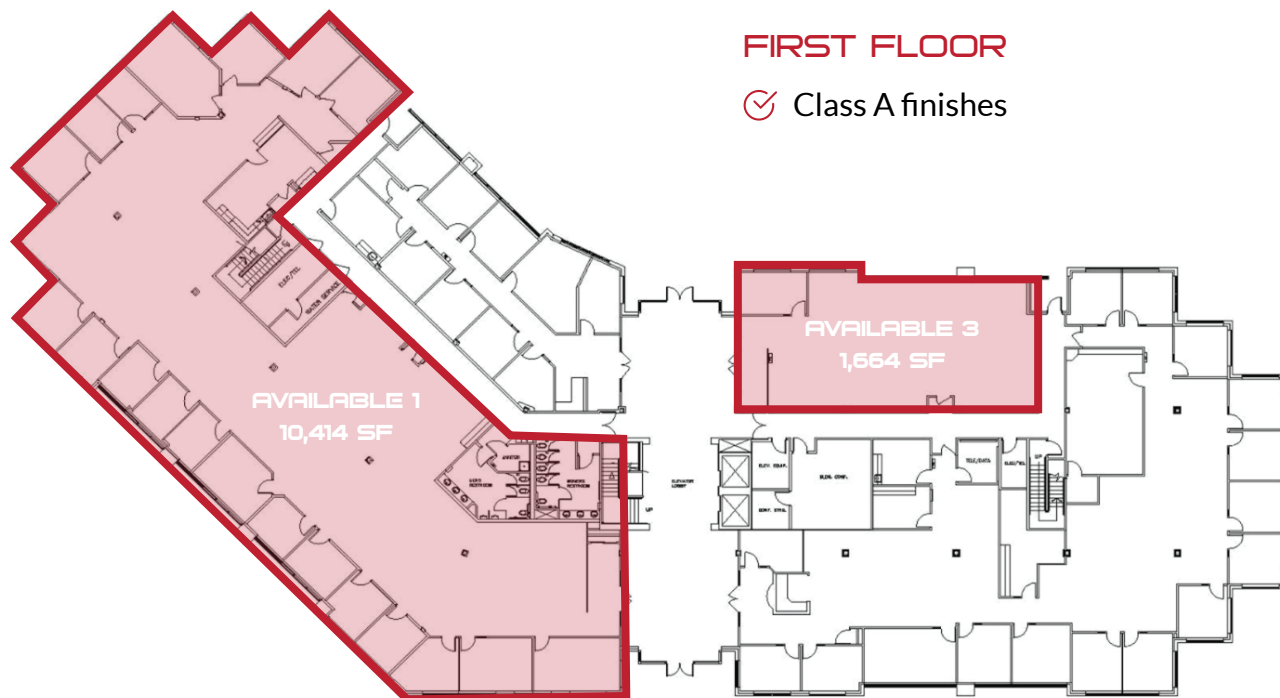
Electric	Duke
Water/Sewer	City
Phone/Data	Cincinnati Bell and Spectrum

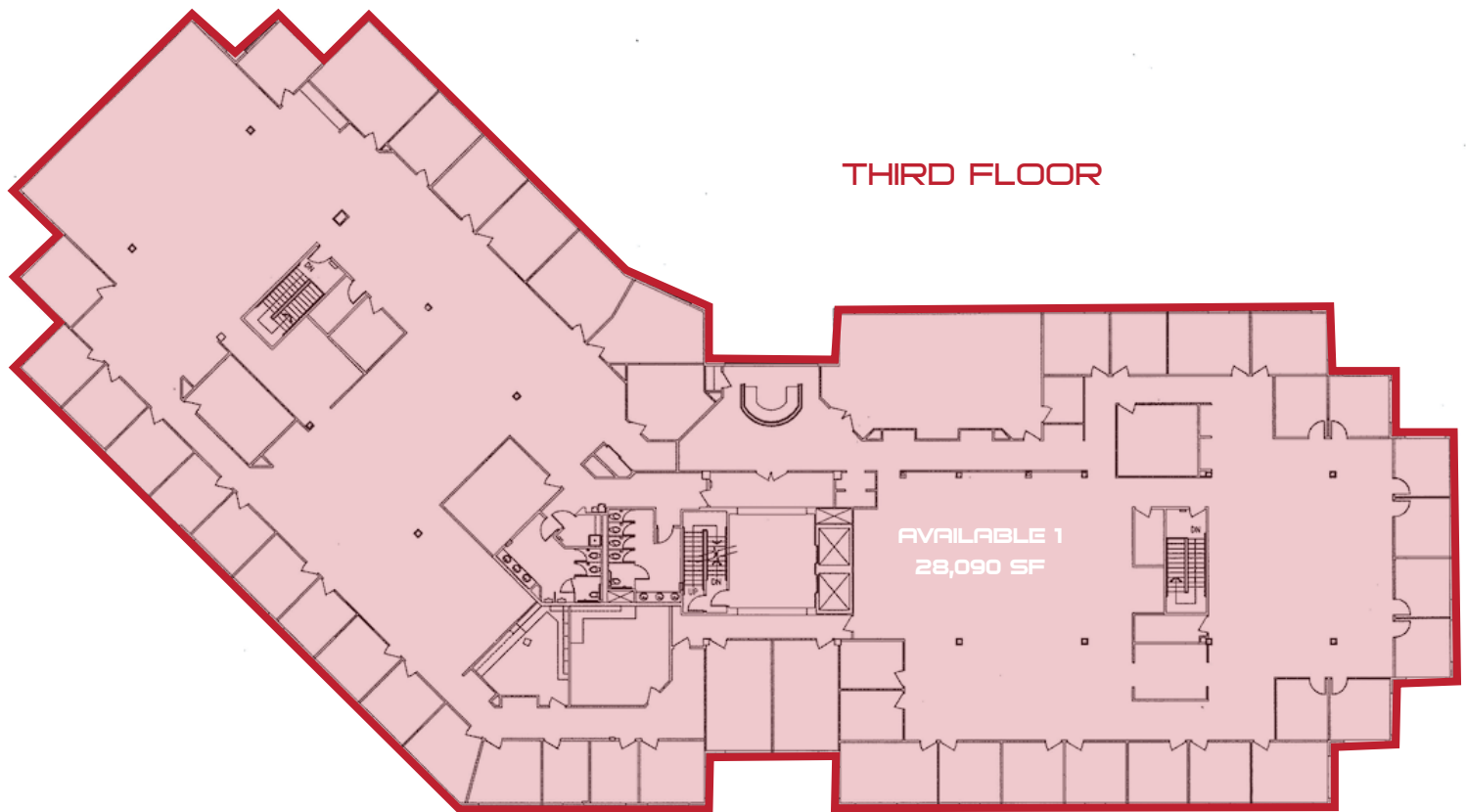
ZONING

Municipality	Sharonville
Income Tax Rate	1.5%

BUILDING SYSTEMS

HVAC	Roof Mounted
Sprinkler System	Central Fire Sprinkler System





Prepared by McGill Smith Punshon

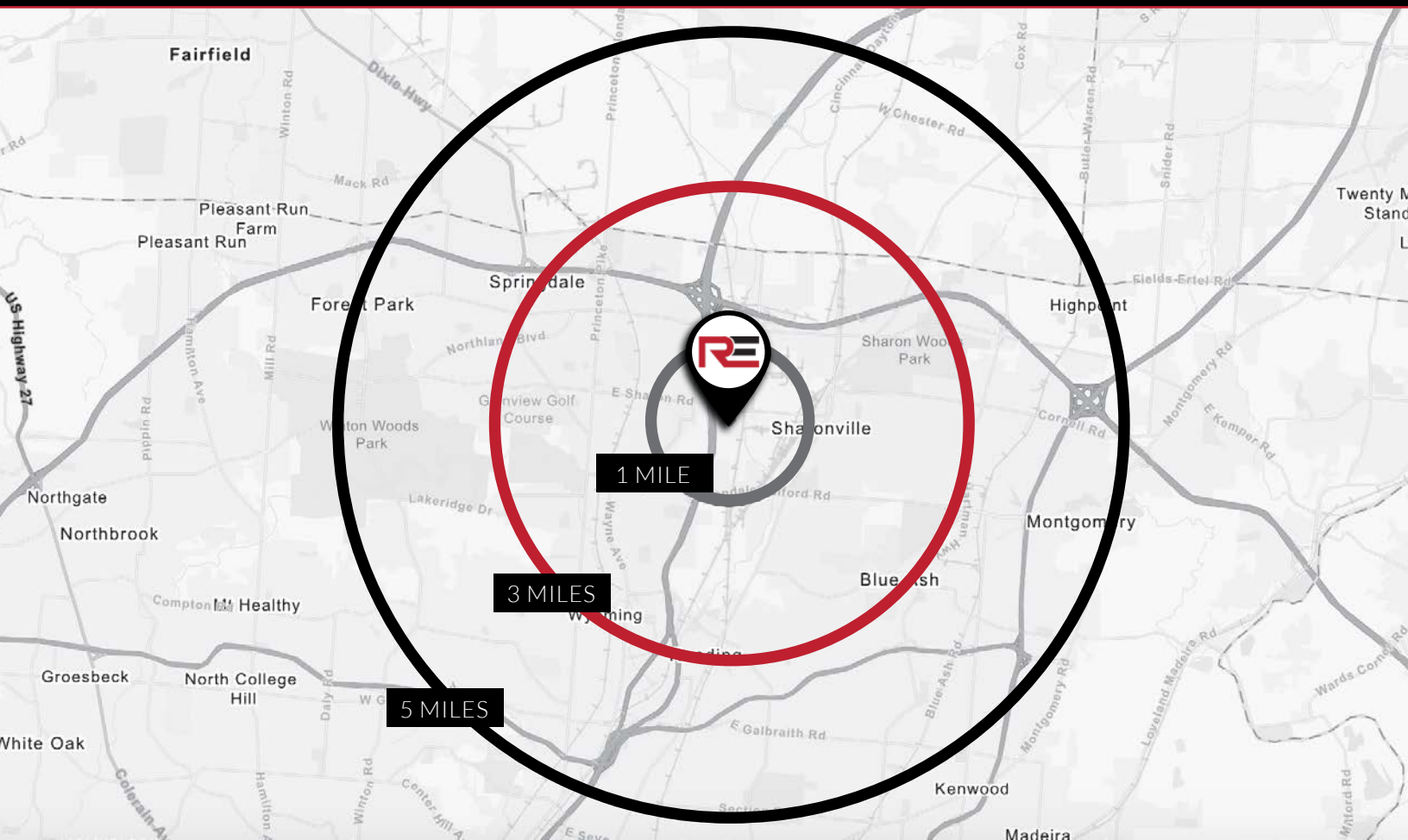


Sharonville Northern Lights Vision Statement

Sharonville Northern Lights will be a unique year-round destination. As the northern gateway to the greater Cincinnati area, it will be the place for families, adults, and business travelers alike. Welcoming visitors and embracing locals with entertainment and convenience, Sharonville Northern Lights will provide a compelling reason to visit - and return often. Cincinnati residents and regional visitors to the area will recognize the Chester Road Corridor for its inclusive offerings, exceptional design, and inviting atmosphere.

Three Crowne Point is part of the Sharonville Northern Lights District, a current revitalization of the Chester Road corridor. This effort is aggressively repositioning the area as a distinctive and vibrant hospitality, entertainment and office district with an emphasis on pedestrian connections while accommodating vehicle access.

Visit the website NorthernLightsDistrict.com to learn more about the exciting progress taking place and to see plans for the very near future.



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	849	40,831	152,831
Households	385	17,394	63,435
Families	235	10,242	39,638
Average Household Size	2.16	2.31	2.38
Owner Occupied Housing Units	287	9,604	39,105
Renter Occupied Housing Units	98	7,790	24,330
Median Age	54.2	41.1	42.0
Median Household Income	\$86,891	\$58,277	\$64,170
Average Household Income	\$130,842	\$88,629	\$93,609

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	851	41,505	154,774
Households	387	17,712	64,299
Families	235	10,380	39,967
Average Household Size	2.16	2.31	2.38
Owner Occupied Housing Units	289	9,647	39,422
Renter Occupied Housing Units	98	8,065	24,877
Median Age	54.0	42.1	42.8
Median Household Income	\$93,882	\$62,305	\$68,476
Average Household Income	\$145,584	\$96,772	\$102,398

