

250

Park 75 Building C

250 GRANDVIEW DRIVE | FORT MITCHELL, KENTUCKY 41017

Minutes From Cincinnati & CVG

Highly Desired Location



**CUSHMAN &
WAKEFIELD**



OVERVIEW

With instant access to I-71/75, minutes from Cincinnati and CVG Airport, equipped with a 2,800 SF conference center and its own a unique bistro cafe, this property (managed by Hemmer Management Group) makes an amazing location for your office. In addition, there is an abundance of on-sight parking and an outdoor dining patio.



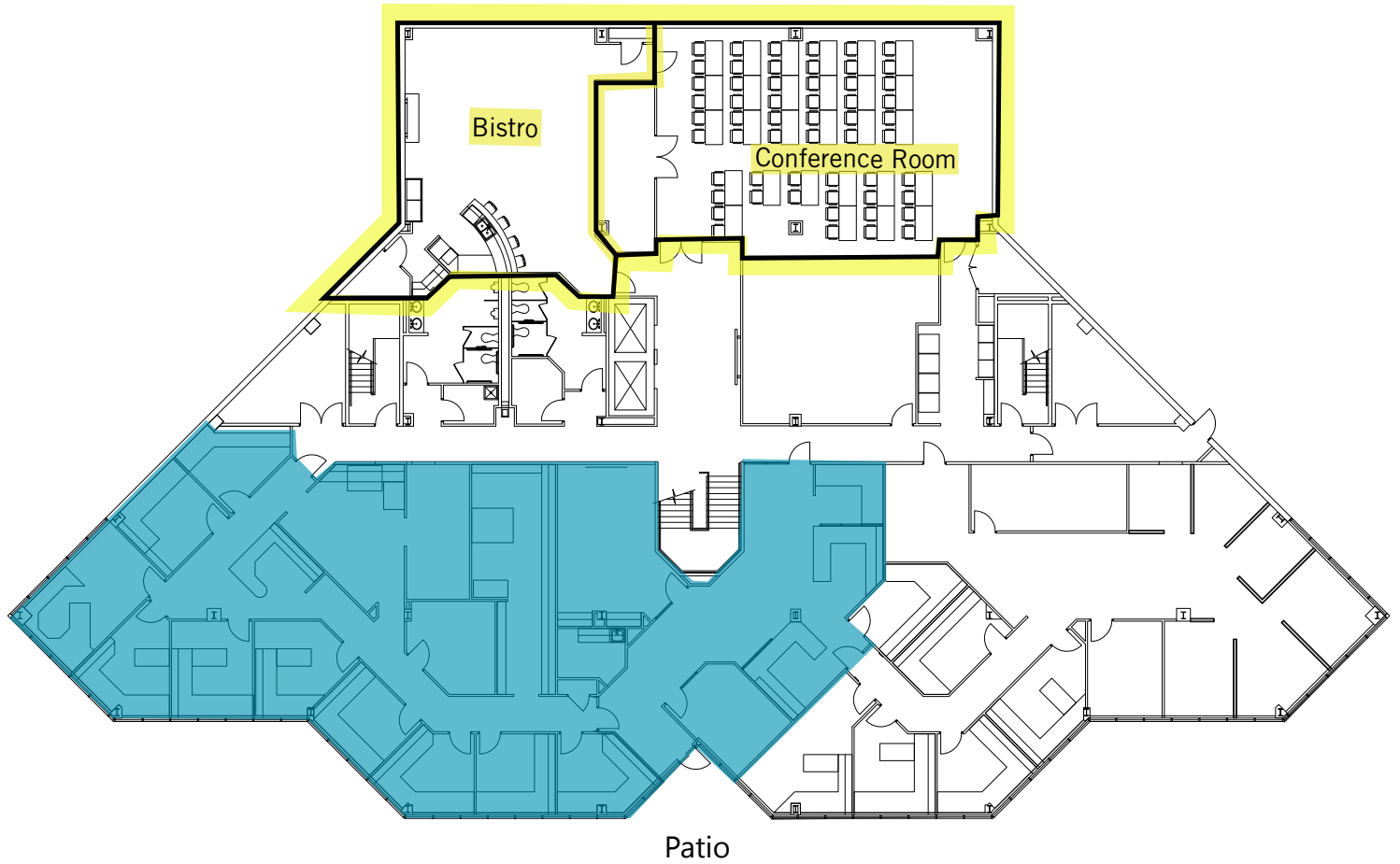
PROPERTY HIGHLIGHTS

- 34,011 /RSF Available
 - Asking \$12.95/SF NNN
 - OPEX is estimated at \$7.50/PSF
 - Onsite Management
 - Tremendous visibility from I-75
- **Rental Rate is Subject to Increase for Building Signage Use
- On-site cafeteria and shared conference room



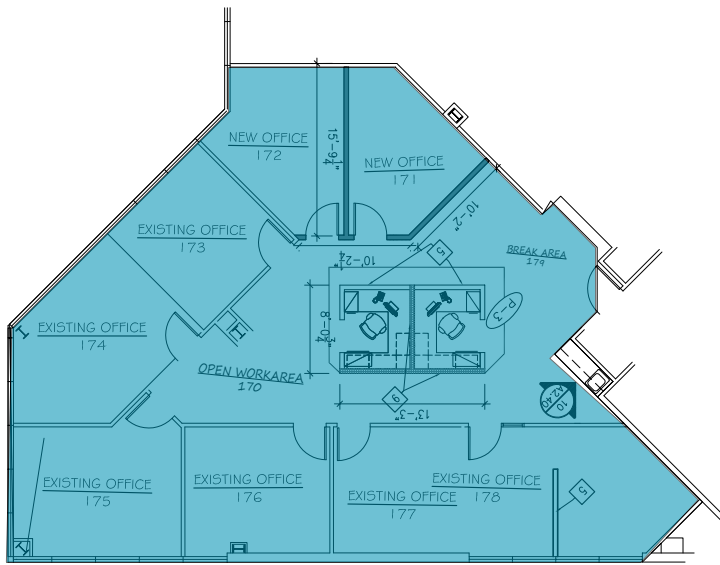


AVAILABILITY | Lower Level Floor Plan | **5,680 SF**

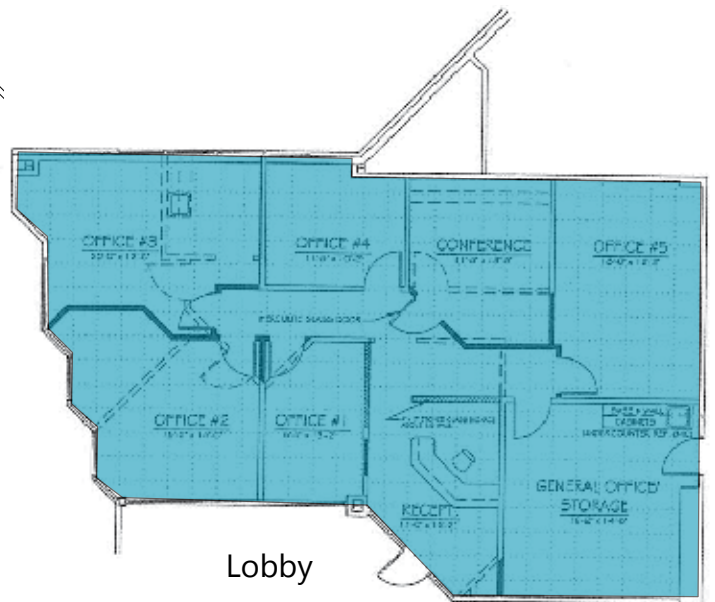


BISTRO CAFE CONFERENCE

1st Floor Plan | 1,999 / 2,448 S F



2,448 S F



Lobby

1,999 S F

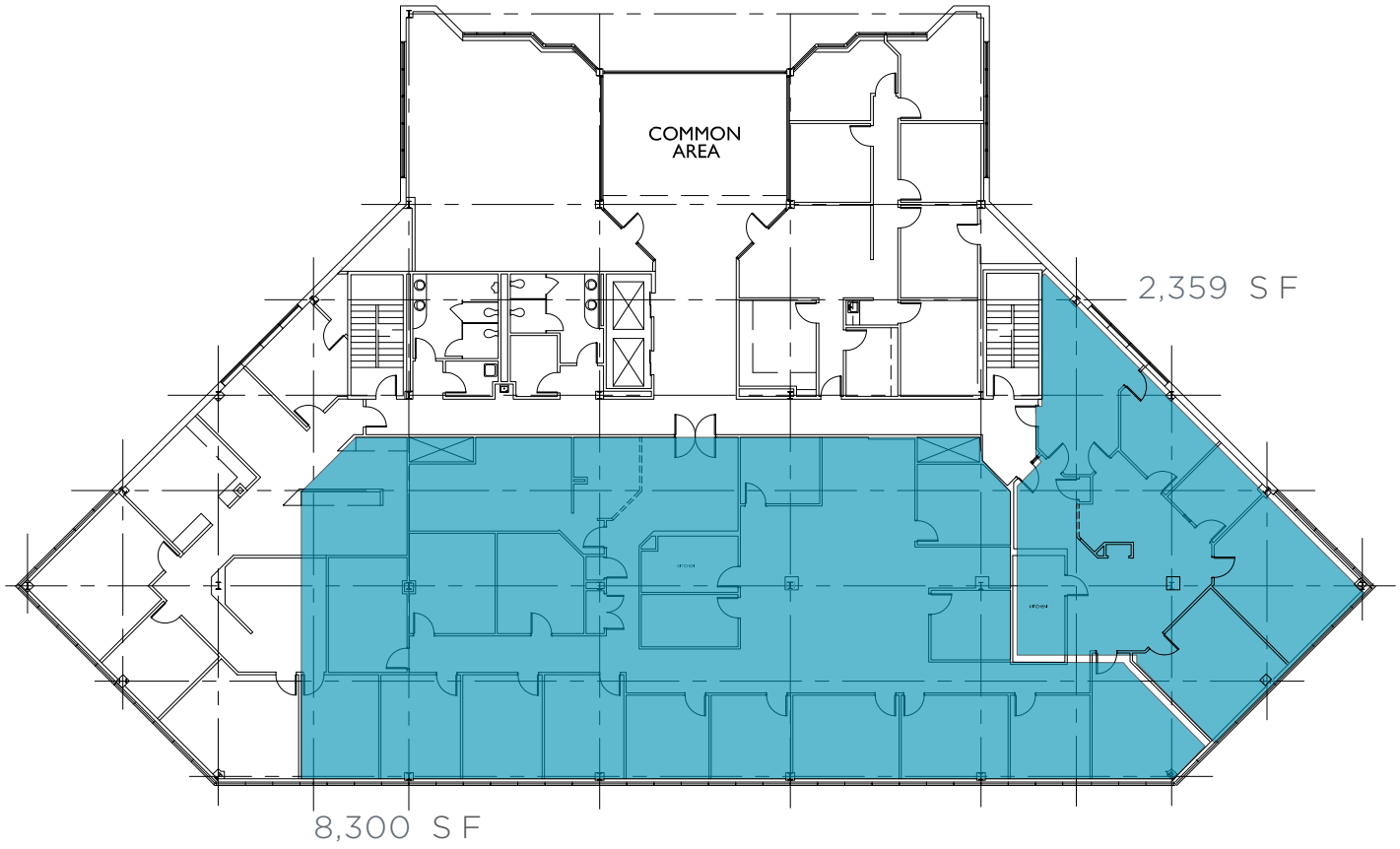


OUTDOOR PATIO

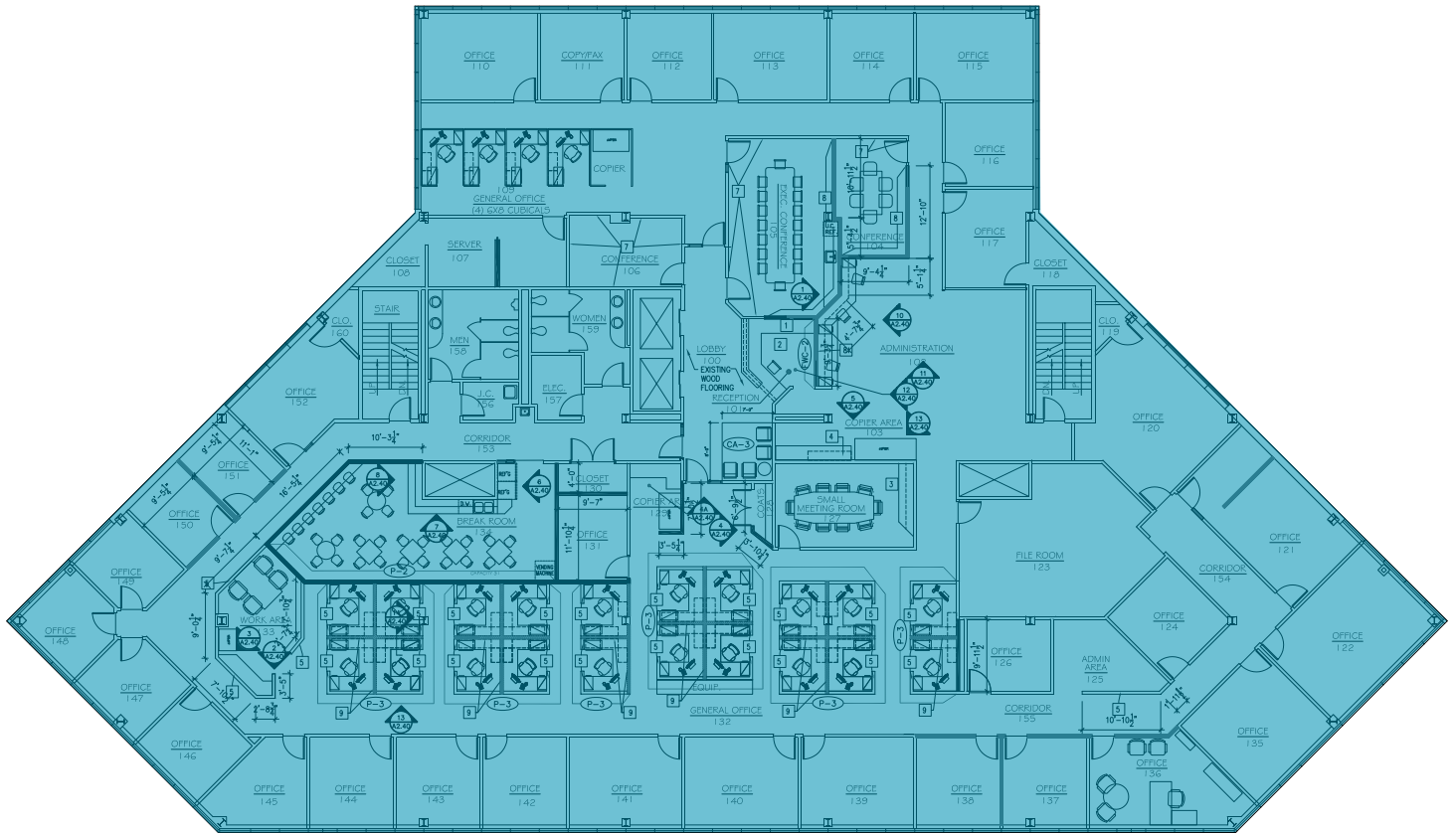


LOBBY

AVAILABILITY | 2nd Floor Plan | **2,359 - 8,300 S F**

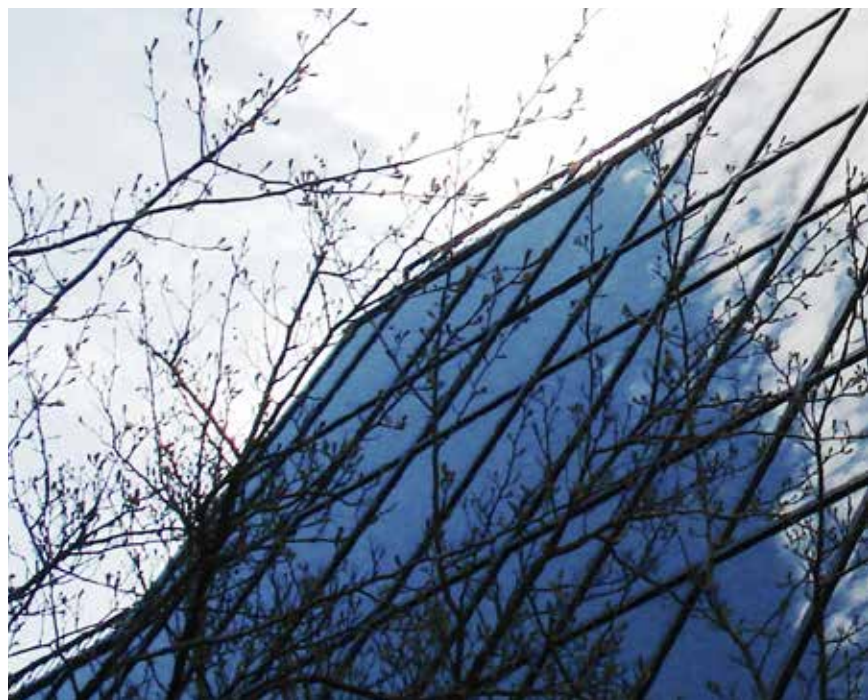


3rd Floor Plan | 15,584 S F



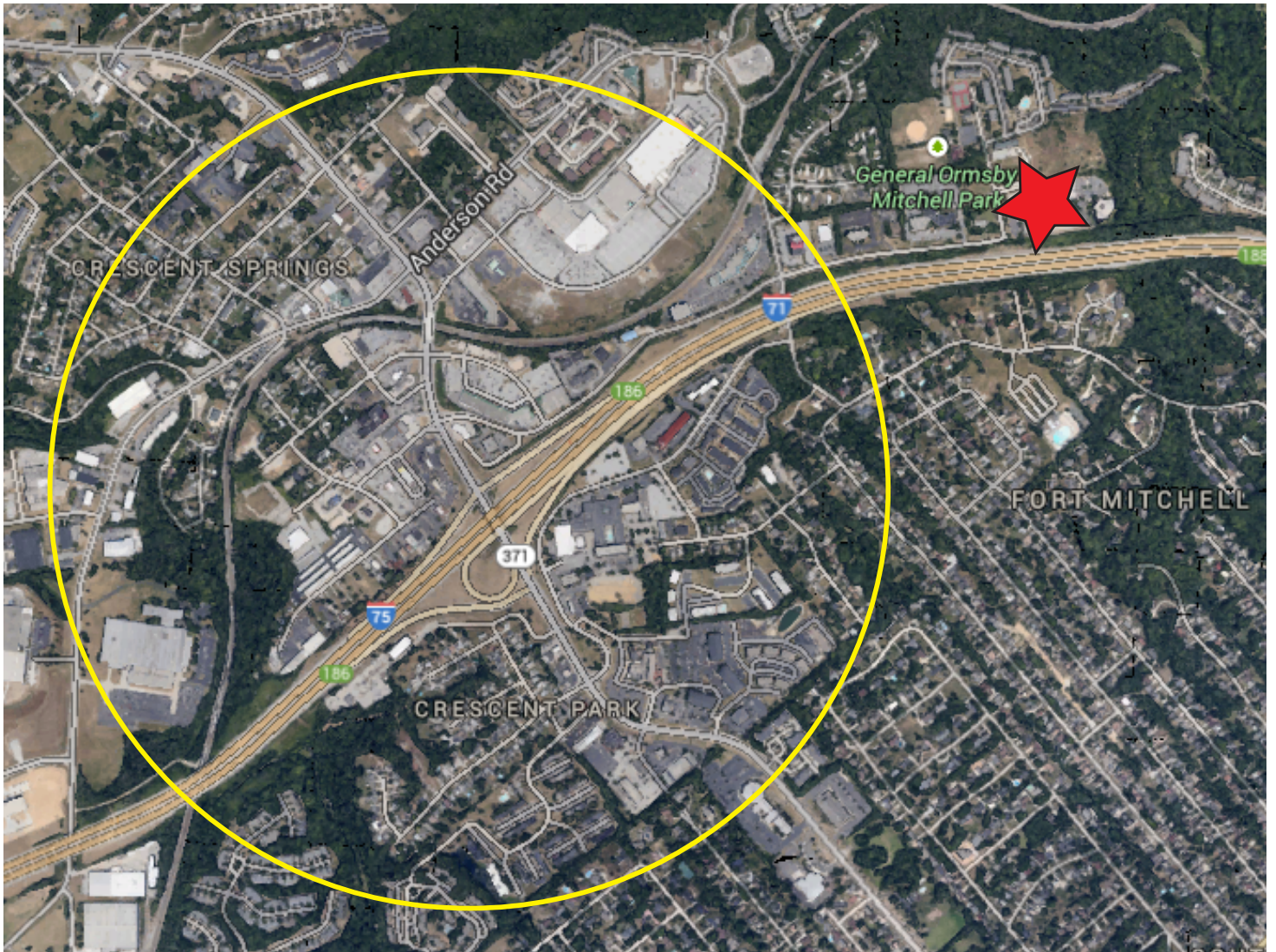


**IMAGINE
YOUR
NEW
SPACE**





NEARBY | Amenities Within 2 Mile Radius



DINING:

Arby's
Average Joes Bar & Grill
Bonefish Grill
Burger King
Chipotle
Dairy Queen
Domino's Pizza
Dunkin' Donuts
Gold Star Chili
Graeter's Ice Cream
Skyline Chili
Jimmy John's
LaRosa's Pizzeria
McDonald's
Miyako Sushi
Montgomery Inn
Montoyas
Subway
Oriental Wok
Outback Steakhouse
Papa John's Pizza
Sandwich Block Deli
Sweet Basil

BANKS:

BB&T
Fifth Third Bank
First Security Trust Bank
Heritage Bank
PNC Bank
US Bank

AUTOMOTIVE:

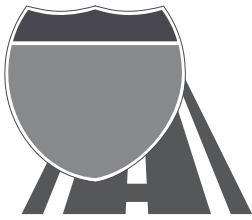
A&S Car Wash
BP Oil
Marathon Gas

OTHER:

Better Bodies Fitness
Cork and Bottle
Footworks
La Fitness
Remke Biggs
Staples
Super 8 Motel
The Home Depot
US Post Office
Walgreens

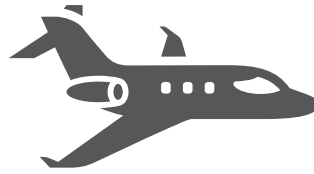


LOCATION BY THE NUMBERS



Immediate access to I-75 with quick access to I-275 and I-471

Retail like visibility on Interstate 275 for corporate recognition



The CVG Airport has an estimated **595,500** passengers monthly



Interstate 275 has an estimated **150,000** average daily drivers

250

For More Information:

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