

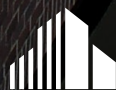
250

Park 75 Building C

250 GRANDVIEW DRIVE | FORT MITCHELL, KENTUCKY 41017

Minutes from Cincinnati and CVG

Highly Desired Location



**CUSHMAN &
WAKEFIELD**



OVERVIEW

With instant access to I-71/I-75 and located just minutes from Cincinnati and CVG Airport, Park 75 is a smart choice for your business needs.

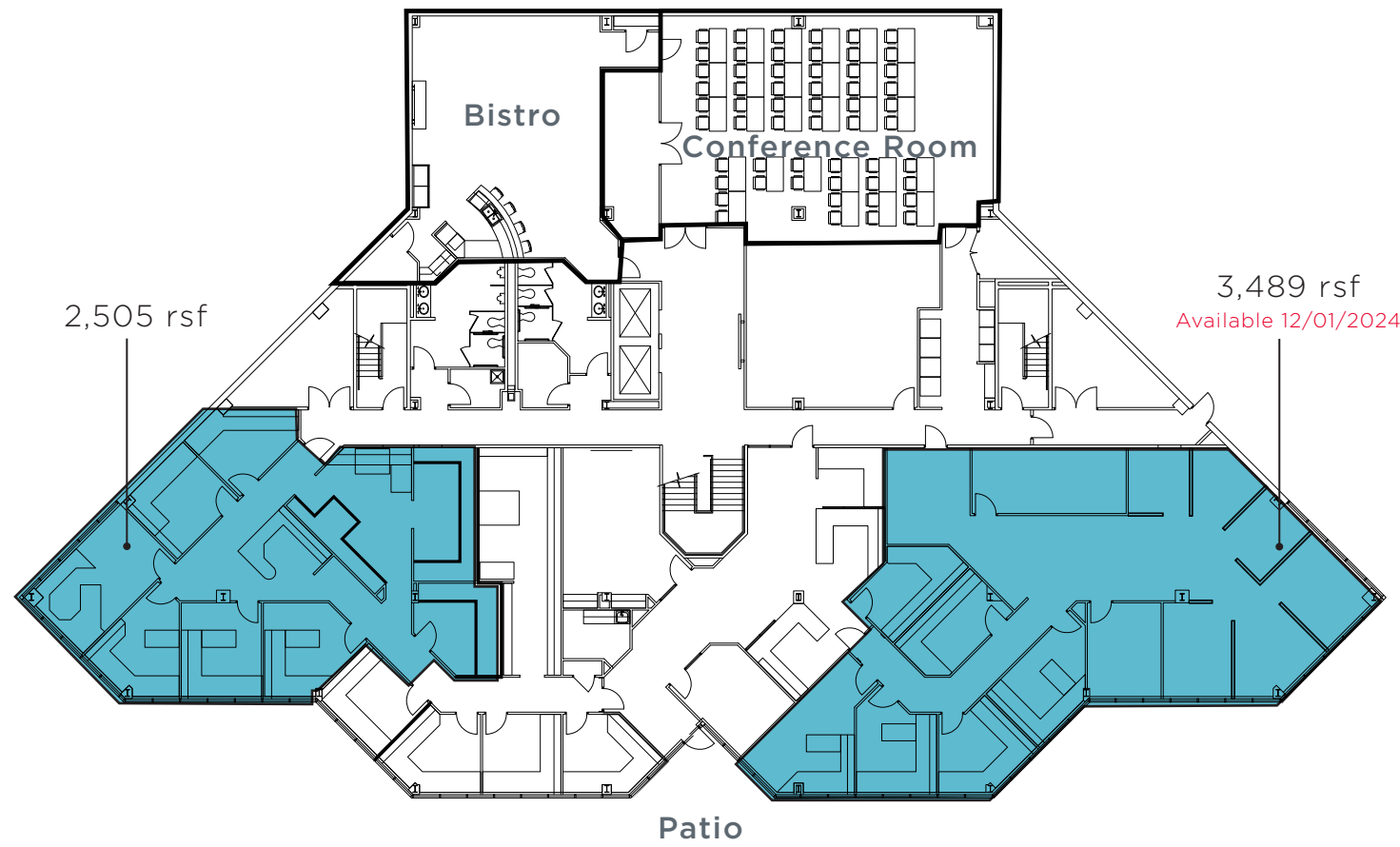
Professionally managed by Hemmer Management Group, Building C offers a 2,800 sf conference center, its own unique bistro cafe, an outdoor dining patio and an abundance of on-site parking.

PROPERTY HIGHLIGHTS

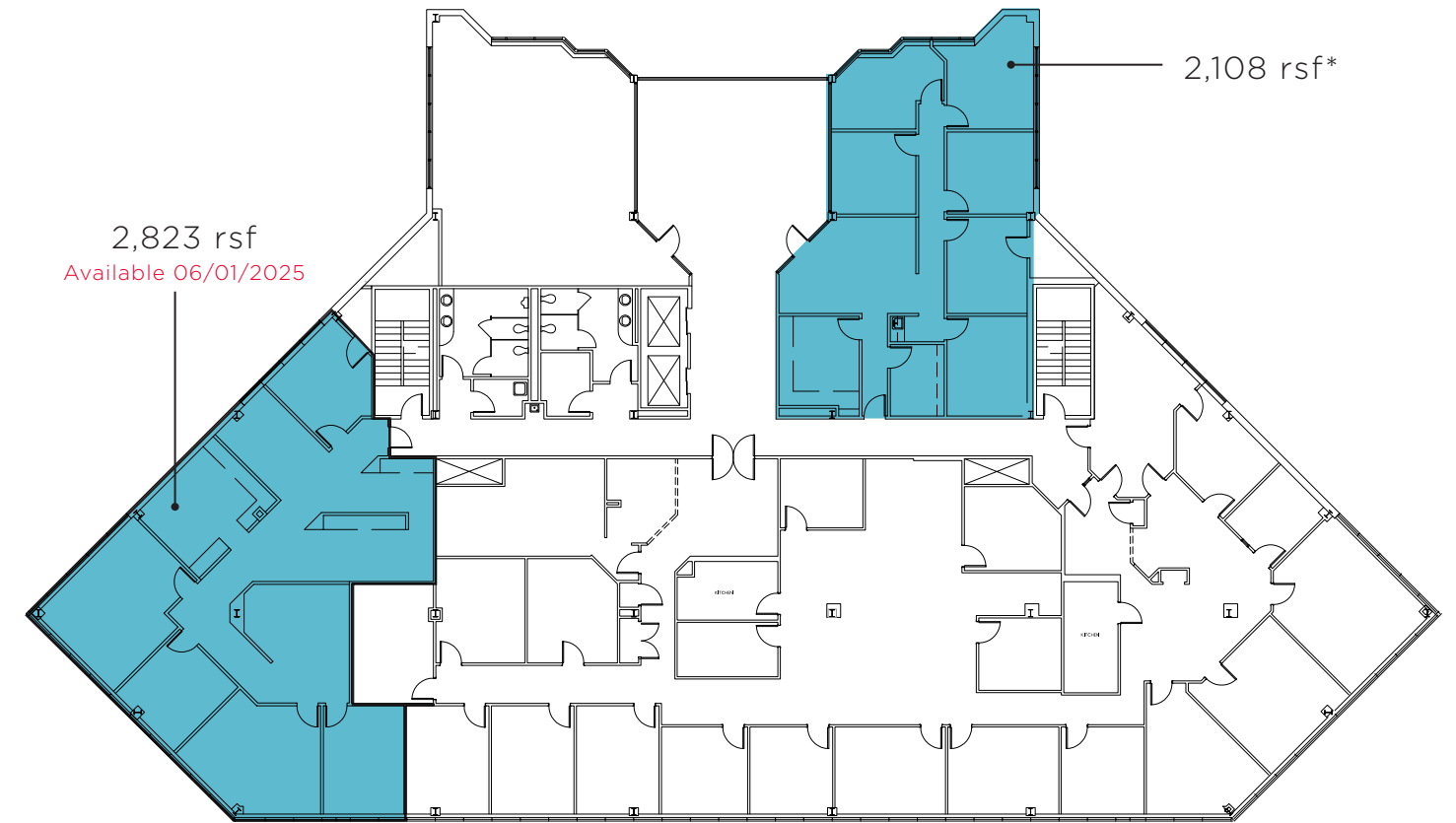
- 20,813 total rsf available
- Asking \$12.95/rsf NNN
- Operating expenses estimated at \$8.95/rsf including janitorial
- On-site management
- On-site bistro cafe and shared conference room
- Tremendous visibility from I-71/I-75



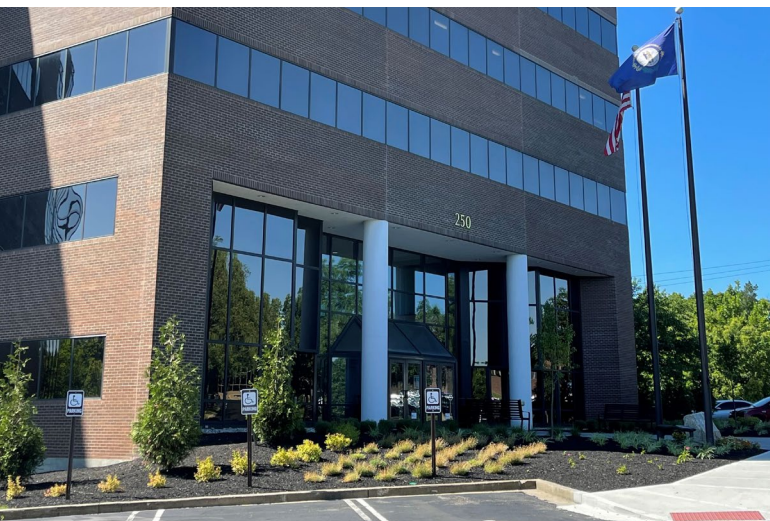
AVAILABILITY | Lower Level | **5,994 rsf**



AVAILABILITY | Second Floor | **4,931 rsf**



*Finishes for this space were recently updated



OFFICE



OFFICE



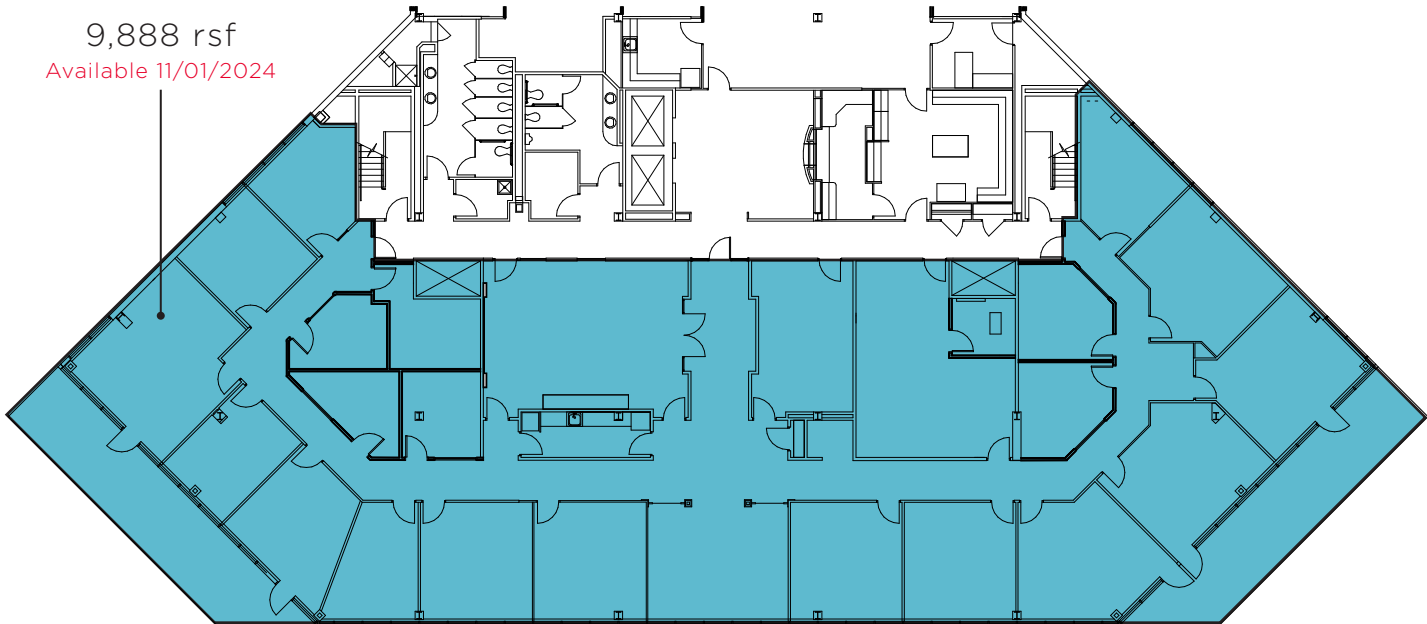
OFFICE



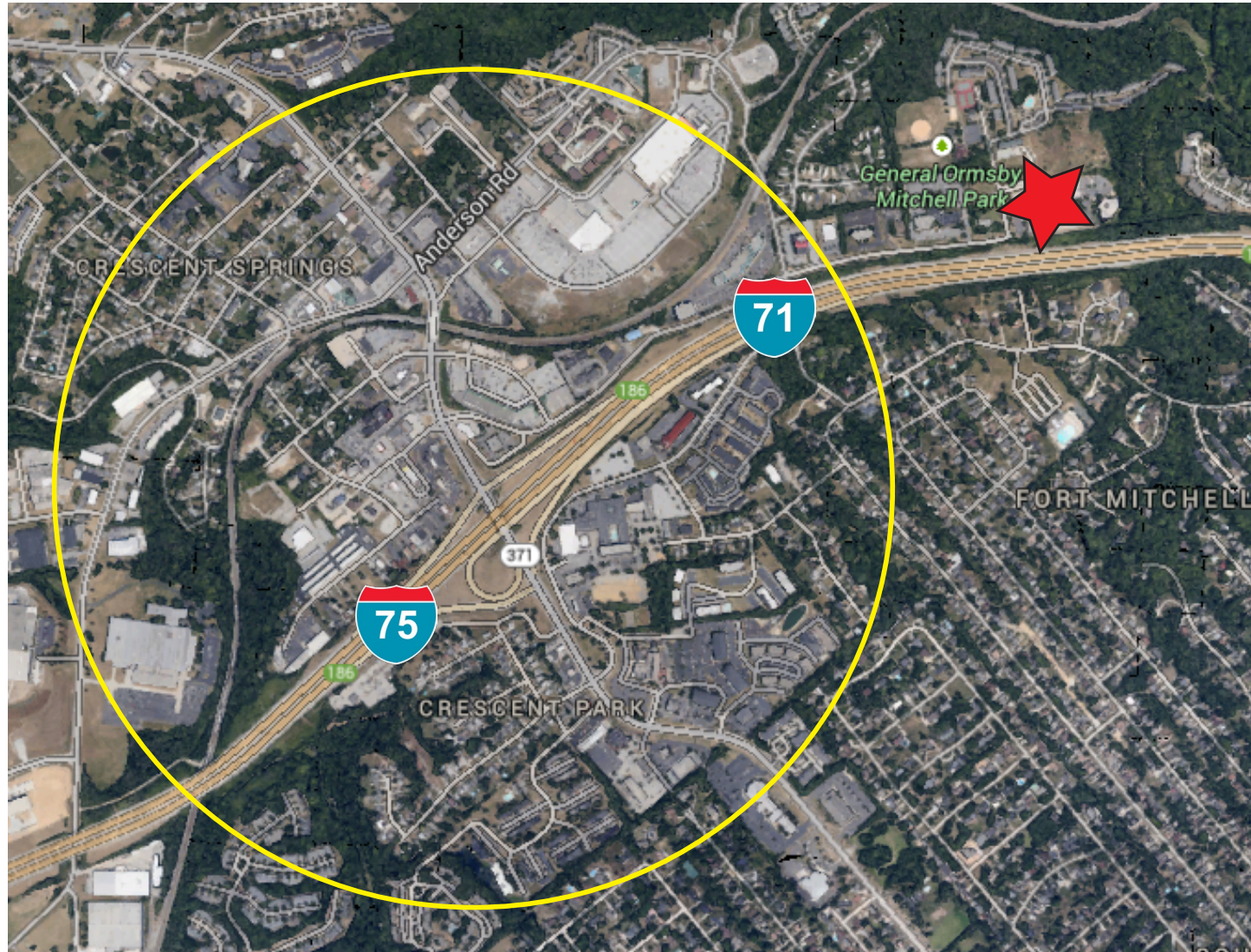
OFFICE

AVAILABILITY | Fourth Floor | **9,888 rsf**

9,888 rsf
Available 11/01/2024



NEARBY | Amenities Within 2 Mile Radius

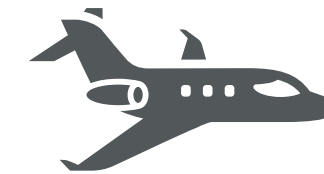


LOCATION BY THE NUMBERS



Immediate access to I-71/I-75 with quick access to I-275 and I-471

Retail-like visibility on I-71/I-75 for corporate recognition



CVG Airport serves nearly **629,000 passengers monthly**



I-71/I-75 has an estimated **128,000 average daily drivers**

DINING:

- Arby's
- Bonefish Grill
- Buona Vita Pizzeria
- Burger King
- Chipotle Mexican Grill
- Dairy Queen
- Domino's Pizza
- Dunkin' Donuts
- Gold Star Chili
- Graeter's Ice Cream
- Guru India
- Jimmy John's

- Joella's High Street
- LaRosa's Pizzeria
- McDonald's
- Miyako Sushi
- Montgomery Inn
- Montoyas
- Skyline Chili
- Oriental Wok
- Outback Steakhouse
- Papa John's Pizza
- Sandwich Block Deli
- Sweet Basil Thai

BANKS:

- 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
- Field & Stream
- Footworks
- Fort Mitchell Country Club
- Home Depot
- LA Fitness
- Remke Biggs
- Staples
- Super 8 Motel
- US Post Office
- Walgreens

250



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WAKEFIELD**