

6871 STEGER DRIVE

FOR SALE



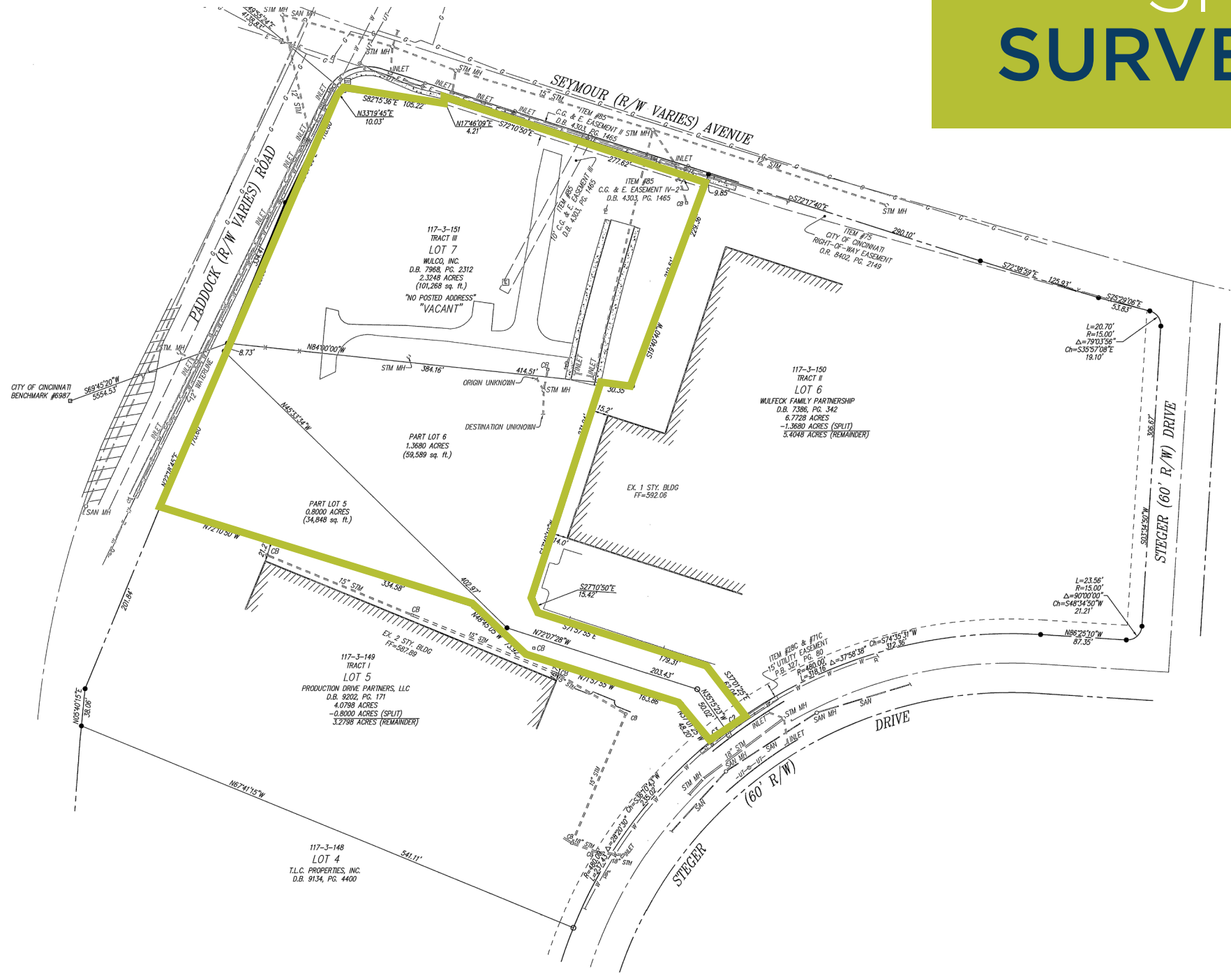
ASKING \$3,100,000

PROPERTY HIGHLIGHTS

- Prominent location at Reading & Seymour
- Excellent building and monument signage
- 9.6/1000 parking ratio
- Generac 500-KW 480/277 volt 3-Phase 4-wire Diesel generator was installed that backs up the entire building
- Located in TechSolve Park



SITE SURVEY

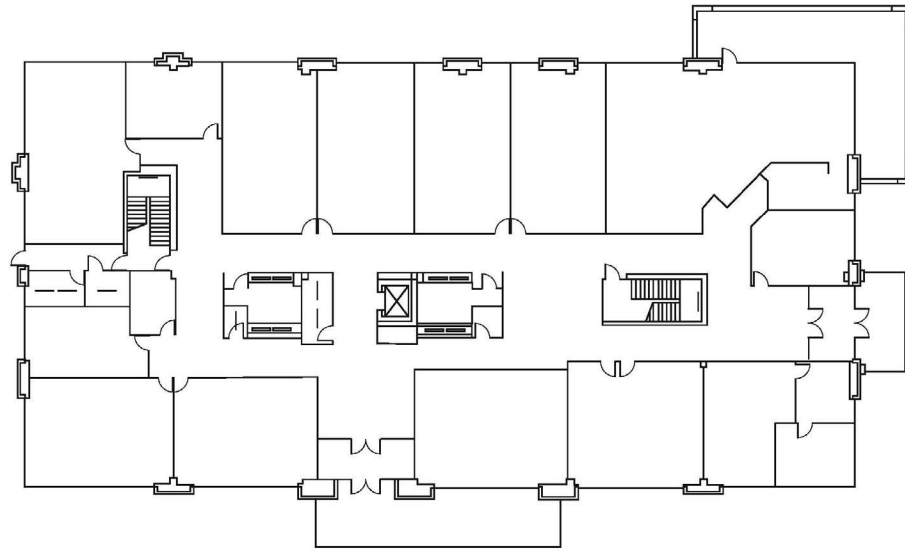




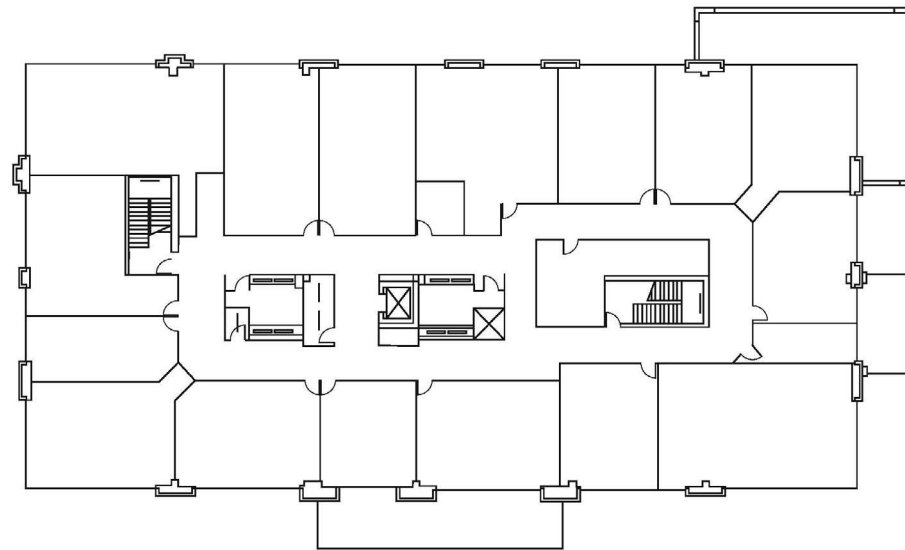
FLOOR PLANS



FLOOR 1



FLOOR 2



PROPERTY OVERVIEW



Address 6871 Steger Drive, Cincinnati Ohio 45237

Submarket Midtown

Total SF 30,881

Total Parking 298

Parking Ratio 9.6/1000

Acreage 4.49

On Bus Line Yes

Lighting 2x4 Parabolic Fluorescent Fixtures

Flooring Carpet squares and VCT throughout. Tile in restrooms.

Roof Flat Ballasted

Construction Reinforced Concrete Frame

ADA Compliant

Year Built 2004

of Floors 2

Elevators 1

Utility Providers Electric: Duke Energy
Gas: Duke Energy
Water: City of Cincinnati

Municipality City of Cincinnati

Location TechSolve Business Park

Zoning PD-1 (Planned Development)

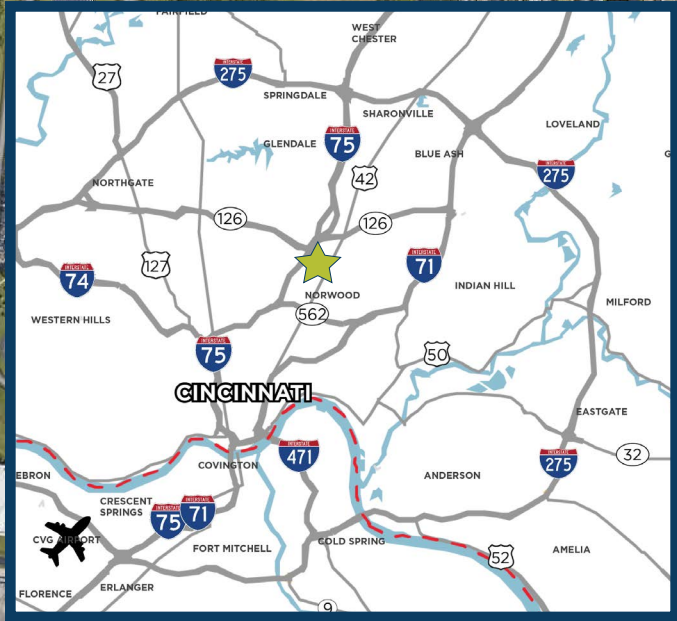
Income Tax Rate 1.80%

HVAC 2 RTU's - One for each floor

Security Systems In place

Sprinkler System 100% Wet System

EASILY ACCESSIBLE





DIGGER DALEY

Senior Director
digger.daley@cushwake.com
+1 513 763 3028

cincyofficeadvisors.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.