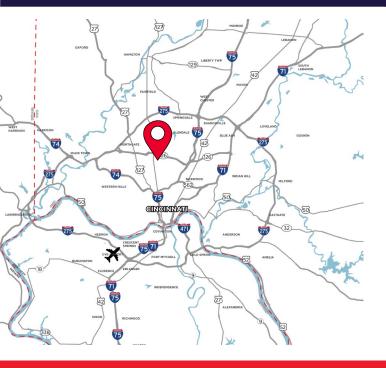


#### **OFFICE/LAB SPACE**

SUBLEASE RATE: \$9.00/PSF NNN



### PROPERTY HIGHLIGHTS

- 13,200 Total SF
- 3.00 Acres
- Sublease expires January 31, 2031
- Built in 2008
- (1) Grade-Level Door
- Located just minutes from I-275
- Many local amenities nearby

For more information, contact:

#### Dave Kelly

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#### Seattle Stein

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# FOR SUBLEASE 1780 CARILLON BLVD.

CINCINNATI, OH 45240

### **BUILDING SPECIFICATIONS**

### **SUBLEASE RATE: \$9.00/PSF NNN**

LOCATION	Cincinnati, OH	LIGHTING	LED
BUILDING SIZE	13,175 Total SF	DRIVE-IN DOORS	(1) Drive-in Door
LAB SIZE	4,480 Total SF	ELECTRIC	480 Volt; 3 Phase
ACRES	3.00	PARKING	50 Spaces
CONSTRUCTION	Masonary	ZONING	SPA-3 Forest Park
CLEAR HEIGHT	12'	REAL ESTATE TAXES	\$41,544.86 (2024)
ROOF	Asphalt Shingle		

#### SITE AERIAL

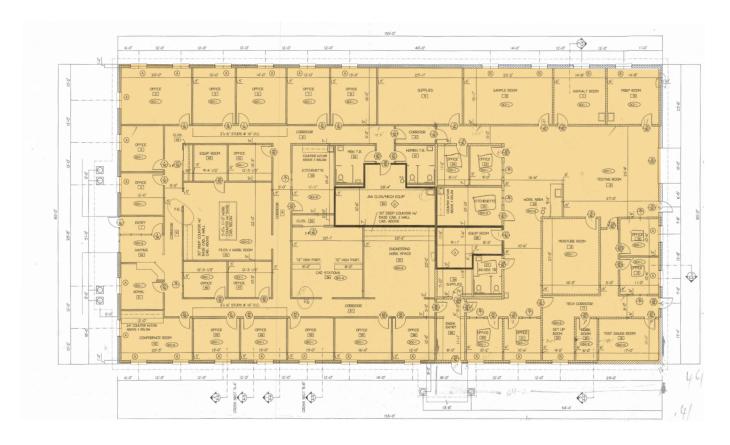


### **FOR SUBLEASE** 1780 CARILLON BLVD.

CINCINNATI, OH 45240



### **FLOOR PLAN**



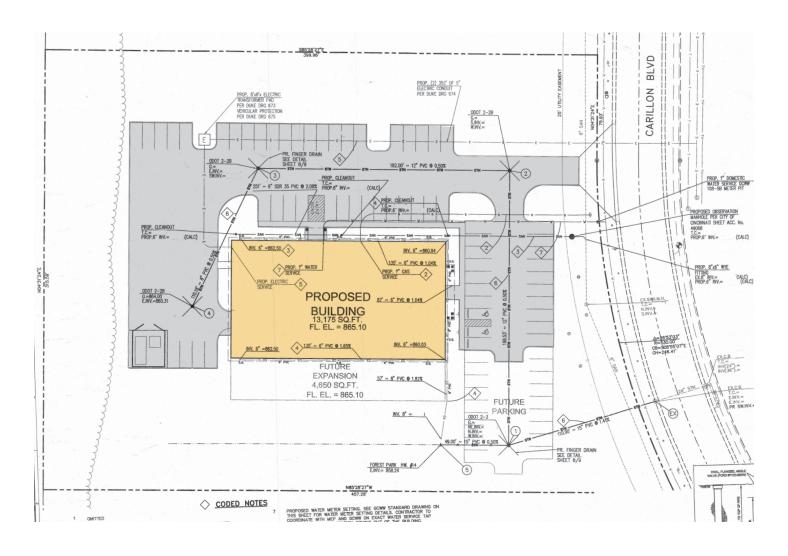




# FOR SUBLEASE 1780 CARILLON BLVD.

CINCINNATI, OH 45240

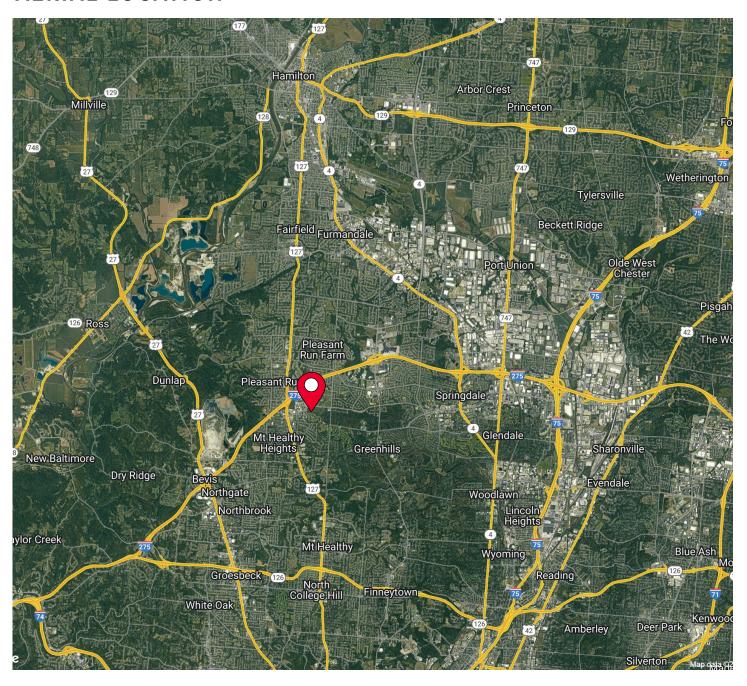
### SITE PLAN



# FOR SUBLEASE 1780 CARILLON BLVD.

CINCINNATI, OH 45240

#### **AERIAL LOCATION**



For more information, contact:

Dave Kelly Managing Director +1 513 290 4651 dave.kelly@cushwake.com Seattle Stein Director +1 513 763 3027 seattle.stein@cushwake.com

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