



3960 RED BANK ROAD

CINCINNATI, OH 45227





HIGHLIGHTS

- Two-story, 36,859 SF office building
- 1,705 SF existing lab/office space & 3,356 SF shell space available on the first floor
- Immediate first floor lobby exposure
- Adjacent to the Cincinnati Sports Club, Walmart and various restaurants
- Less than 2 miles from The Summit Hotel and Medpace
- Great visibility along Red Bank Expressway
- Immediate access to I-71, Norwood Lateral and SR-50 East
- Ample free parking
- Asking \$14.50 /SF Net + \$7.82 /SF OpEx



FIRST FLOOR

5,061 TOTAL SF



3960 Red Bank is conveniently located near the I-71 interchange and in proximity to a variety of amenities in Madisonville and Oakley.

MADISONVILLE

Madisonville Recreation Center	The Cheesecake Bakery & Coffee Shop
Madison Bowl	Mad Llama Coffee Shop
Mazunte Taqueria	Red Sesame
Bee's Barbecue	Millie's Place
Wendy's	Bad Tom Smith Brewing
Taco Bell	Element Eatery
Rally's	Placebo
Izzy's	The Summit Hotel
Biggby Coffee	Holiday Inn

OAKLEY

Esporta	Chick-fil-a	Genki Ramen & Izakaya
Planet Fitness	Rasing Cane's	Wild Eggs
Crunch Fitness	MadTree Brewing	Jimmy John's
Orangetheory	Wingstop	Chicken Salad Chick
Target	Smoothie King	Tropical Smoothie Cafe
Meijer	Olive Garden	Starbucks
Kroger	Wings and Rings	Crumbl Cookies
At Home	Mi Cozumel	McAlister's Deli
PetSmart	MOD Pizza	Condado Tacos
Dollar Tree	Nektr Juice Bar	Holtman's Donuts
Cinemark	Tom & Chee	+ more!





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