

KEMPER BUSINESS CENTER



FOR SALE OR LEASE

1251-1259
Kemper Meadow Drive
Cincinnati, OH 45240



KEY HIGHLIGHTS

- › Five, one-story buildings located on a wooded campus setting
- › Available for sale as portfolio or individual buildings
- › Available for lease with largest contiguous space being approx. 11,000 SF; smallest available is 1,700 SF
- › Ample Parking
- › Easily accessible to/from I-275
- › Multiple spaces available with private entrances



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Park Setting



Corporate Atmosphere



Tenant Signage

1251-1259 Kemper Meadow Dr. Cincinnati, Ohio 45240

Property Highlights

- › Building and monument signage available
- › Conveniently located near I-275 with easy access to I-75
- › Ideal location for medical, tech or general office use
- › Location benefits from numerous nearby restaurants, banking and shopping
- › Close proximity to major amenities including:

Mercy Health Fairfield Hospital	2.1 miles		6 minutes
Tri-County Mall	4.4 miles		8 minutes
Downtown Cincinnati	21.5 miles		30 minutes
Cincinnati/Northern KY International Airport (CVG)	35.7 miles		34 minutes

Area Overview

The City of Forest Park is the third largest city in Hamilton County and serves three neighborhood business districts (Winton Road, Hamilton Avenue, Northland Blvd.) made up of more than 600 successful companies.

The City of Forest Park operates a comprehensive economic development campaign designed to help companies find lasting success in the community. This award winning program has produced some impressive results. Over the past 20 years, local companies have invested almost \$400 million on projects involving the creation or retention of nearly 4,000 jobs.

The city's economic development team utilizes an impressive network of contacts from the public and private sectors to help companies considering expansion or relocation.

Companies considering expansion or relocation in Forest Park may be eligible for any of the following: tax abatement, earnings tax rebates, redevelopment grants, or permit discounts.

For more information visit: www.forestparkchamber.com



Private Entrances



Ideal for Medical, Tech or General Office Use

Snapshot

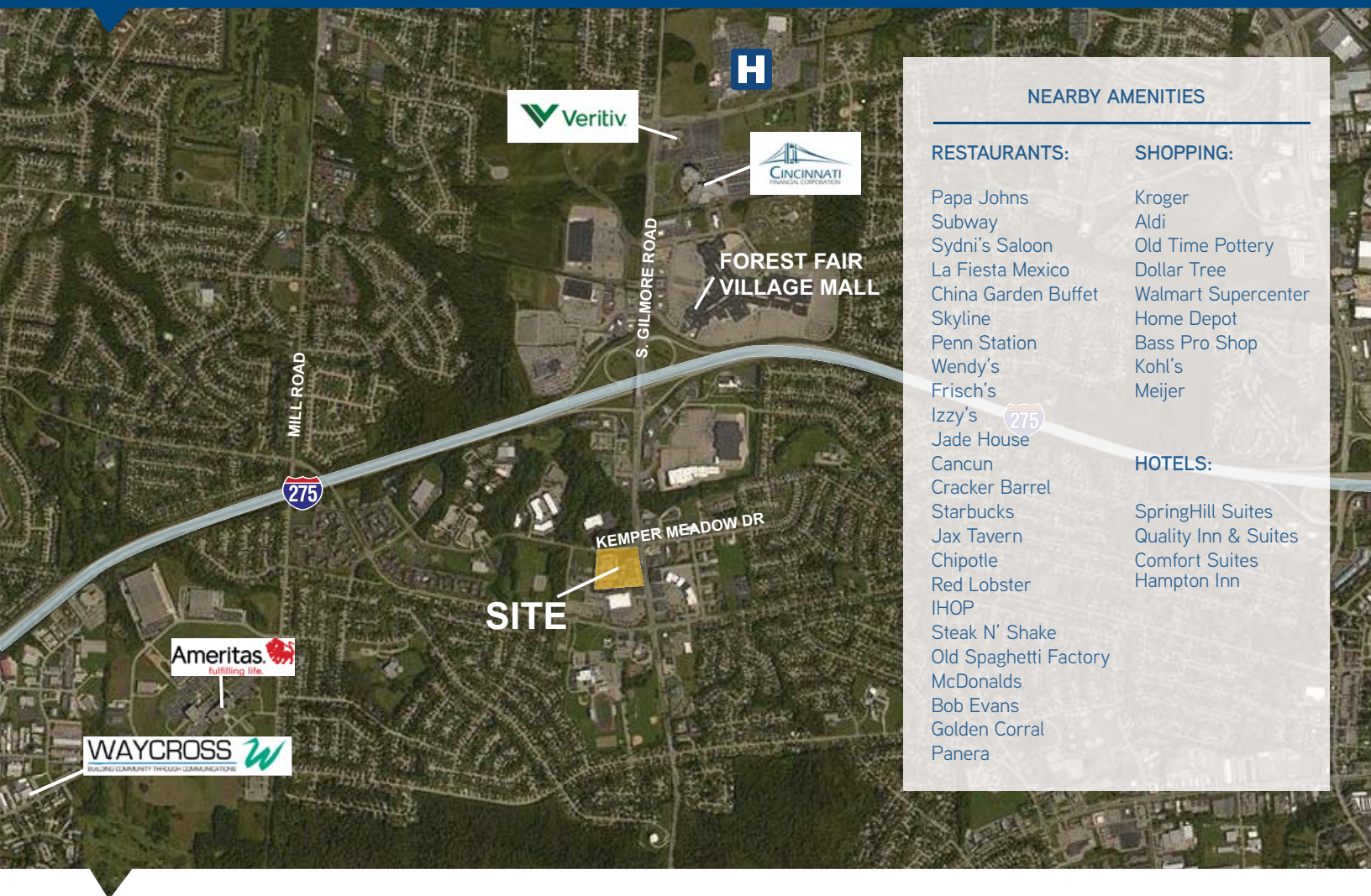
Submarket:	Tri-County	
County:	Hamilton	
Parking:	Ample	
Zoning:	SPA-1	
Property Size:	Building 1	13,800 SF
	Building 2	19,400 SF
	Building 3	17,992 SF
	Building 4	13,800 SF
	Building 5	13,800 SF
	Total SF	78,792 SF
Floors:	1-story buildings	

Availabilities

Available Area:	1251 KEMPER MEADOW - BLDG. 1	
	Vacant	<u>1,700 SF</u>
	BLDG. TOTAL	<u>1,700 SF</u>
	1253 KEMPER MEADOW - BLDG. 2	
	Vacant	<u>7,500 SF</u>
	BLDG. TOTAL	<u>7,500 SF</u>
	1255 KEMPER MEADOW - BLDG. 3	
	Vacant	<u>11,112 SF</u>
	BLDG. TOTAL	<u>11,112 SF</u>
	1257 KEMPER MEADOW- BLDG. 4	
	Vacant	<u>9,074 SF</u>
	BLDG. TOTAL	<u>9,074 SF</u>
	1259 KEMPER MEADOW- BLDG. 5	
	Vacant	<u>5,936 SF</u>
	BLDG. TOTAL	<u>5,936 SF</u>
TOTAL SF AVAILABLE		35,322 SF

Rates

Asking Price:	\$45.00 / SF
Lease Rate:	<p>\$6.50/SF + \$2.77 Common Area = \$9.27/SF Modified Gross Tenant is responsible for janitorial & utilities. Landlord will provide the necessary tenant improvements.</p>



NEARBY AMENITIES

RESTAURANTS:

Papa John's
Subway
Sydny's Saloon
La Fiesta Mexico
China Garden Buffet
Skyline
Penn Station
Wendy's
Frisch's
Izzy's
Jade House
Cancun
Cracker Barrel
Starbucks
Jax Tavern
Chipotle
Red Lobster
IHOP
Steak N' Shake
Old Spaghetti Factory
McDonalds
Bob Evans
Golden Corral
Panera

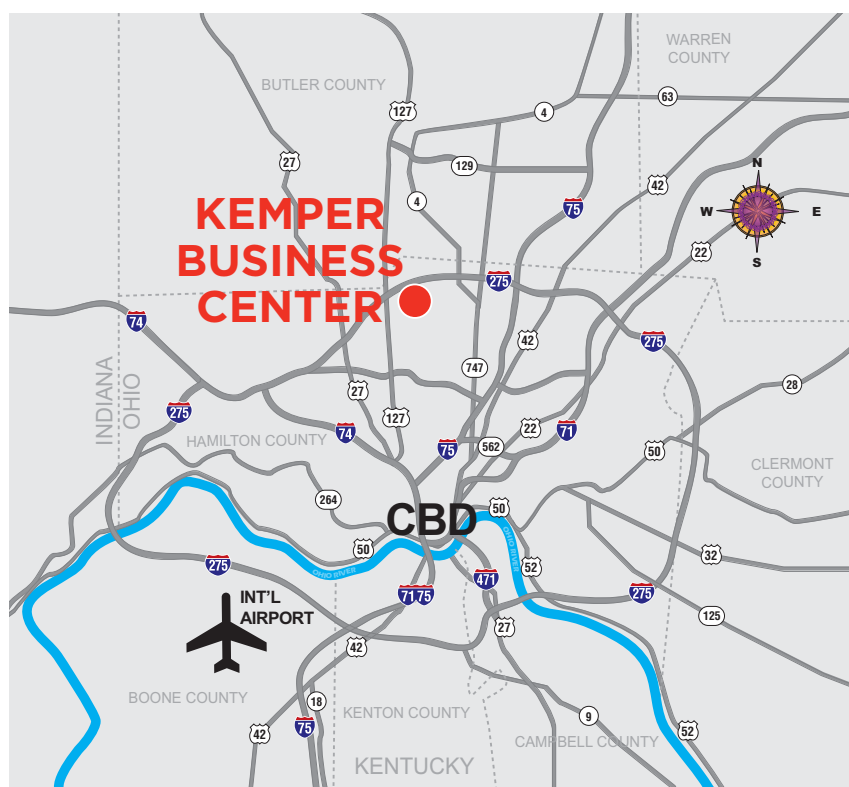
SHOPPING:

Kroger
Aldi
Old Time Pottery
Dollar Tree
Walmart Supercenter
Home Depot
Bass Pro Shop
Kohl's
Meijer

HOTELS:

SpringHill Suites
Quality Inn & Suites
Comfort Suites
Hampton Inn

Site Plan



Contact For More Details



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