

# AVAILABILITY REPORT

## SEPTEMBER 2024

PROPERTY	AVAILABLE SPACE (RSF)	PRICING INFORMATION	COMMENTS
----------	-----------------------	---------------------	----------

### OFFICE SPACE

REED HARTMAN BUSINESS PARK  
Reed Hartman Highway & Cornell Park  
11305 Reed Hartman Highway, Blue Ash, OH

Suite 130	1,056 RSF	\$15.50 M-Gross	Direct access 24/7 first floor
Suite 131	2,426 RSF	\$15.50 M-Gross	
Suite 210	1,265 RSF	\$15.50 M-Gross	

11315 Reed Hartman Highway, Blue Ash, OH

Building	33,369 RSF	\$10.00 NNN	Operational expense \$6.21 RSF
----------	------------	-------------	--------------------------------

Largest Contiguous Space: 2,715 sq. ft

### FLEX-WAREHOUSE SPACE

REED HARTMAN BUSINESS PARK  
11325 Reed Hartman Highway

Suite 100	5,000 RSF	\$9.50 NNN (\$3.32)	80% office, 100% AC, dock door Former Spectrum headquarters
Suite 110 - 140	51,000 RSF	\$9.50 NNN (\$3.32)	

11335 Reed Hartman Highway

Suite 102	4,000 RSF	\$9.00 NNN (\$2.13)	10% office, loading dock
-----------	-----------	---------------------	--------------------------

Operating expenses paid by Tenant. N=Real Estate Taxes, NN=Real Estate Taxes & Property Insurance, NNN=Operating Expenses, Real Estate Taxes, & Insurance.

## AVAILABLE FOR LEASE

(513) 984-0300

Broker: David Heusinkveld

davidh@hillsinc.com Office: (513) 618-7722

www.hillscom.com Fax: (513) 618-7681



The information contained herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

# HILLS PROPERTIES

4901 Hunt Rd. • Suite 300  
Cincinnati, OH 45242