

# 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](http://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:	<div>Building 1 13,800 SF</div> <div>Building 2 19,400 SF</div> <div>Building 3 17,992 SF</div> <div>Building 4 13,800 SF</div> <div>Building 5 13,800 SF</div> <div>Total SF 78,792 SF</div>
Floors:	1-story buildings

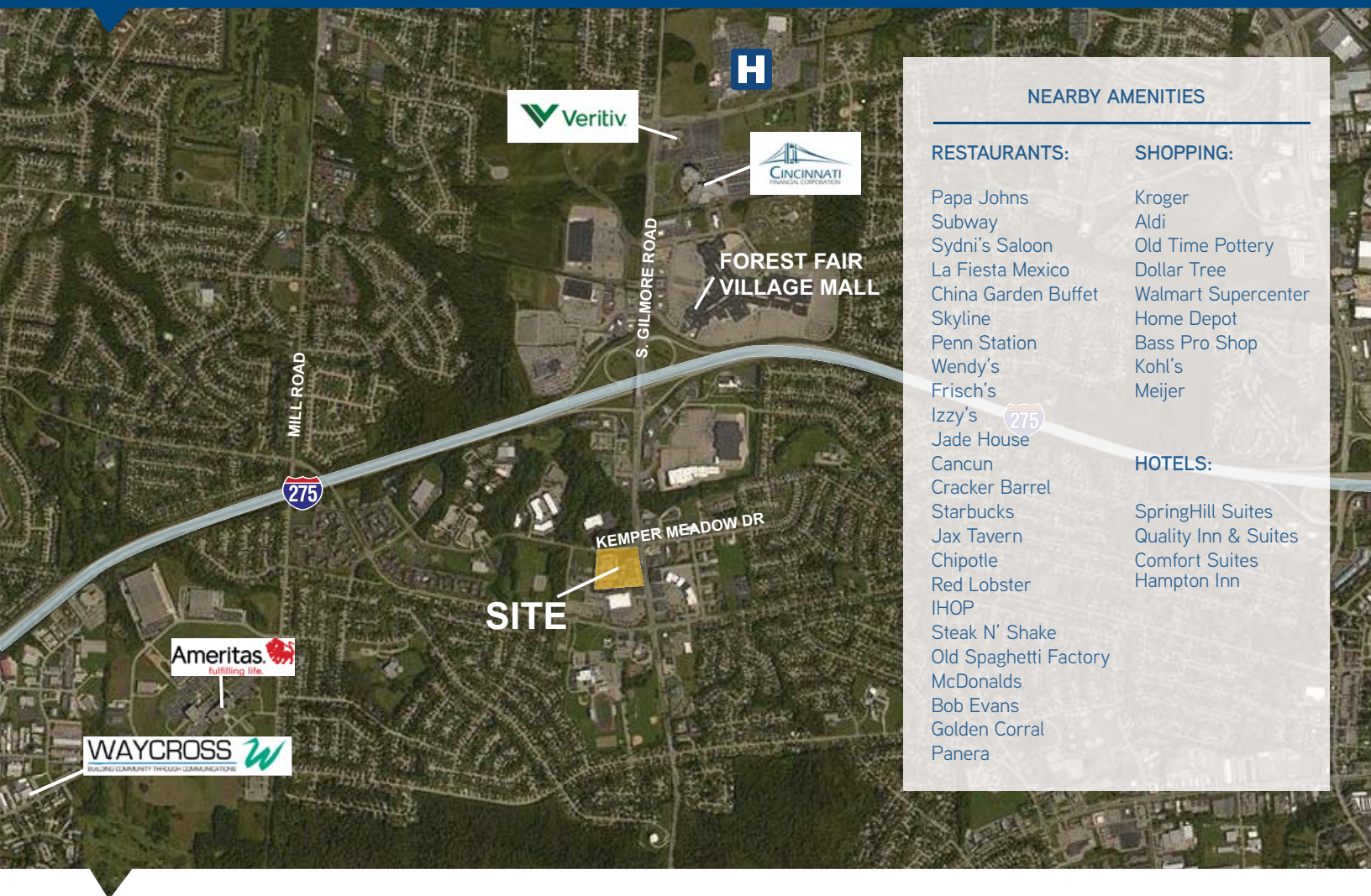
## Availabilities

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

## Rates

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





## NEARBY AMENITIES

### RESTAURANTS:

Papa John's  
Subway  
Sydni'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

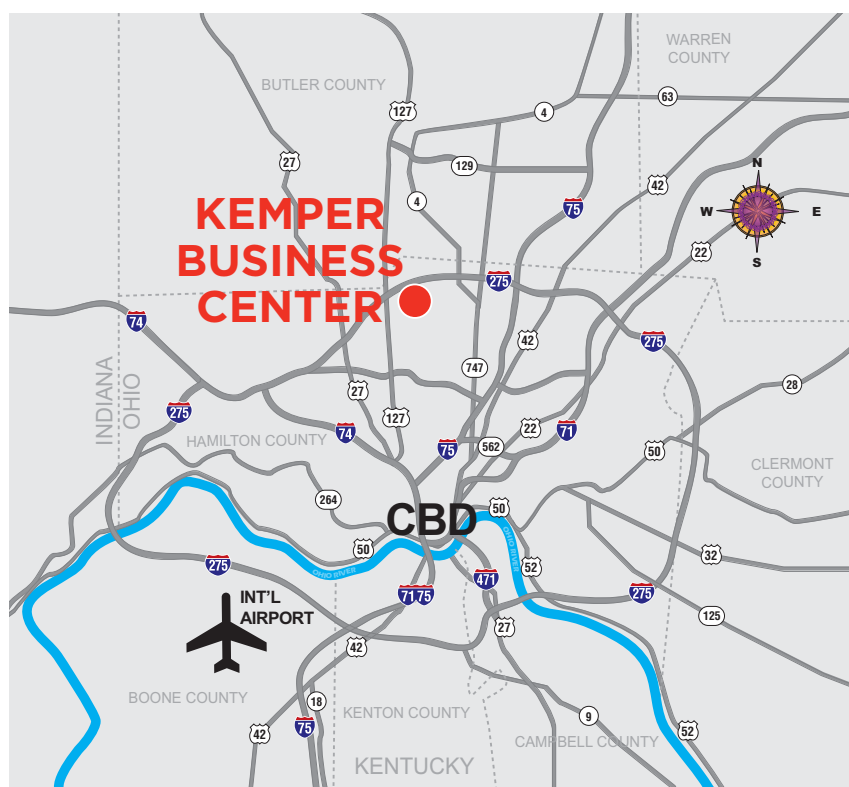
### SHOPPING:

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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