



For Lease

Office space now available

- Seven-story building with 158,400 rentable square feet
- Total of 65,850 rentable square feet currently available for lease includes 23,881 of contiguous rentable square feet
- Suites range from 1,056 to 12,616 rentable square feet
- Built in 1975, SharonView was renovated in 2005
- The building offers WiFi in the common areas and break area and an on-site conference room for tenant use—all free of charge
- Abundant surface parking for tenants and guests
- Opportunity for monument and building signage
- Situated next to the Sharonville Convention Center and inside of the new Northern Lights District
- Restaurants, banking, shopping, entertainment and several major hotels located within close proximity
- Ideal 2017 demographics show 56,320 households, a population of 138,471 and 190,751 daytime employees within five miles
- Easy access to I-75 and I-275

**11499 Chester Road
Sharonville, OH 45246**

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SharonViewCorpCenter.com



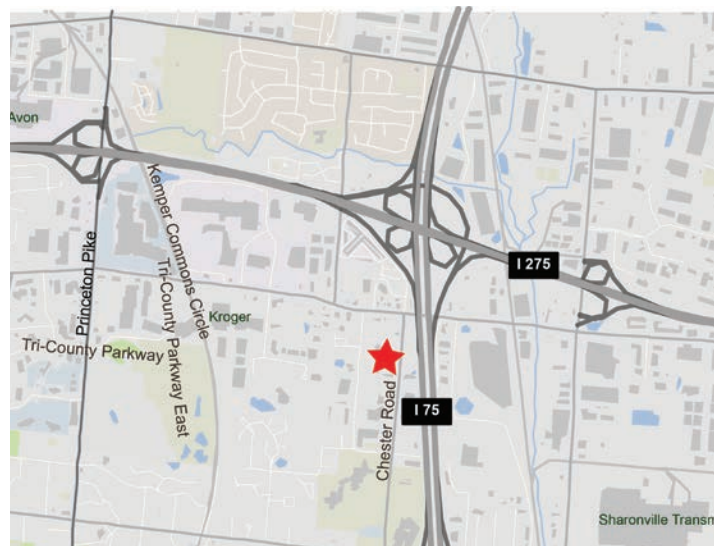
Location



Sharonville Northern Lights District

SharonView Corporate Center is located in the Sharonville Northern Lights District, a current revitalization of the Chester Road corridor. This effort is aggressively repositioning the area as a distinctive and vibrant hospitality, entertainment and office district with an emphasis on pedestrian connections while accommodating vehicle access.

Visit the website NorthernLightsDistrict.com to learn more about the exciting progress taking place and to see plans for the very near future.



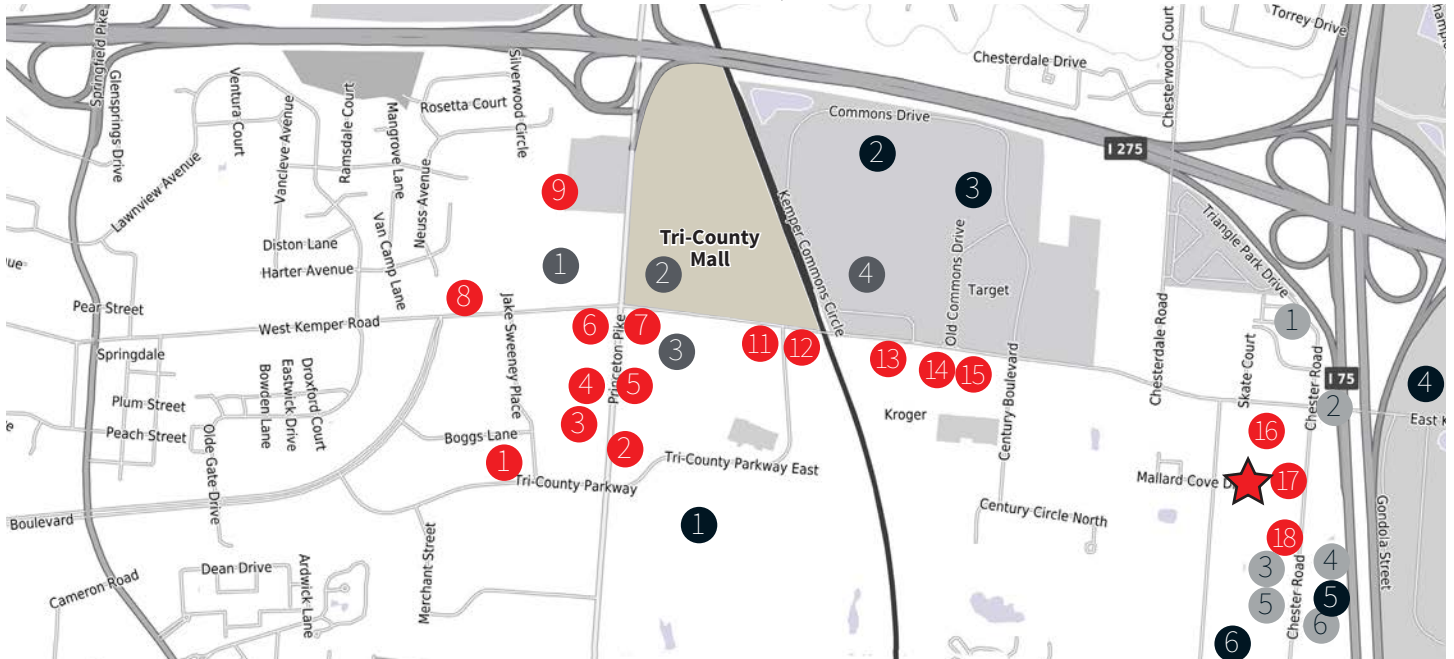
SharonView Corporate Center, located on a public bus route, has easy access to both I-75 and I-275

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Amenities



Shopping Centers

- 1 Princeton Plaza
- 2 Tri County Mall
- 3 Cassinelli Square
- 4 Tri County Commons

Hotels & Venues

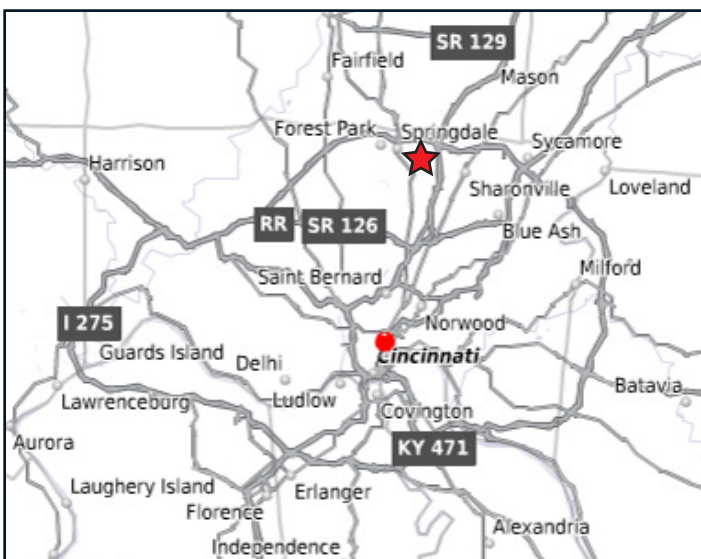
- 1 Residence Inn by Marriott
- 2 Econo Lodge
- 3 Extended Stay America
- 4 Fairfield Inn & Suites
- 5 Sharonville Convention Center, LivInn Hotel
- 6 Ramada Inn, Elements Event Centre

Entertainment

- 1 Tri County Golf Ranch
- 2 Dave & Buster's
- 3 Sky Zone Trampoline Park, Full Throttle Indoor Karting
- 4 Target World
- 5 Splash Cincinnati Water Park
- 6 Queen City Racquet Club

Dining

- 1 Benihana
- 2 TGI Fridays
- 3 Jade Buffet
- 4 Graeter's
- 5 Steak N' Shake
- 6 Dunkin Donuts
- 7 Skyline Chili
- 8 First Watch
- 9 Firehouse Subs, McDonald's, Noodles & Co.
- 10 Starbucks, Chipotle, Outback Steakhouse, BJ's Brewhouse
- 11 Panera Bread
- 12 Chick-fil-A
- 13 Raising Cane's
- 14 Chili's
- 15 Romano's Macaroni Grill
- 16 Taco Bell, Penn Station
- 17 Vincenzo's
- 18 Tokyo Japanese

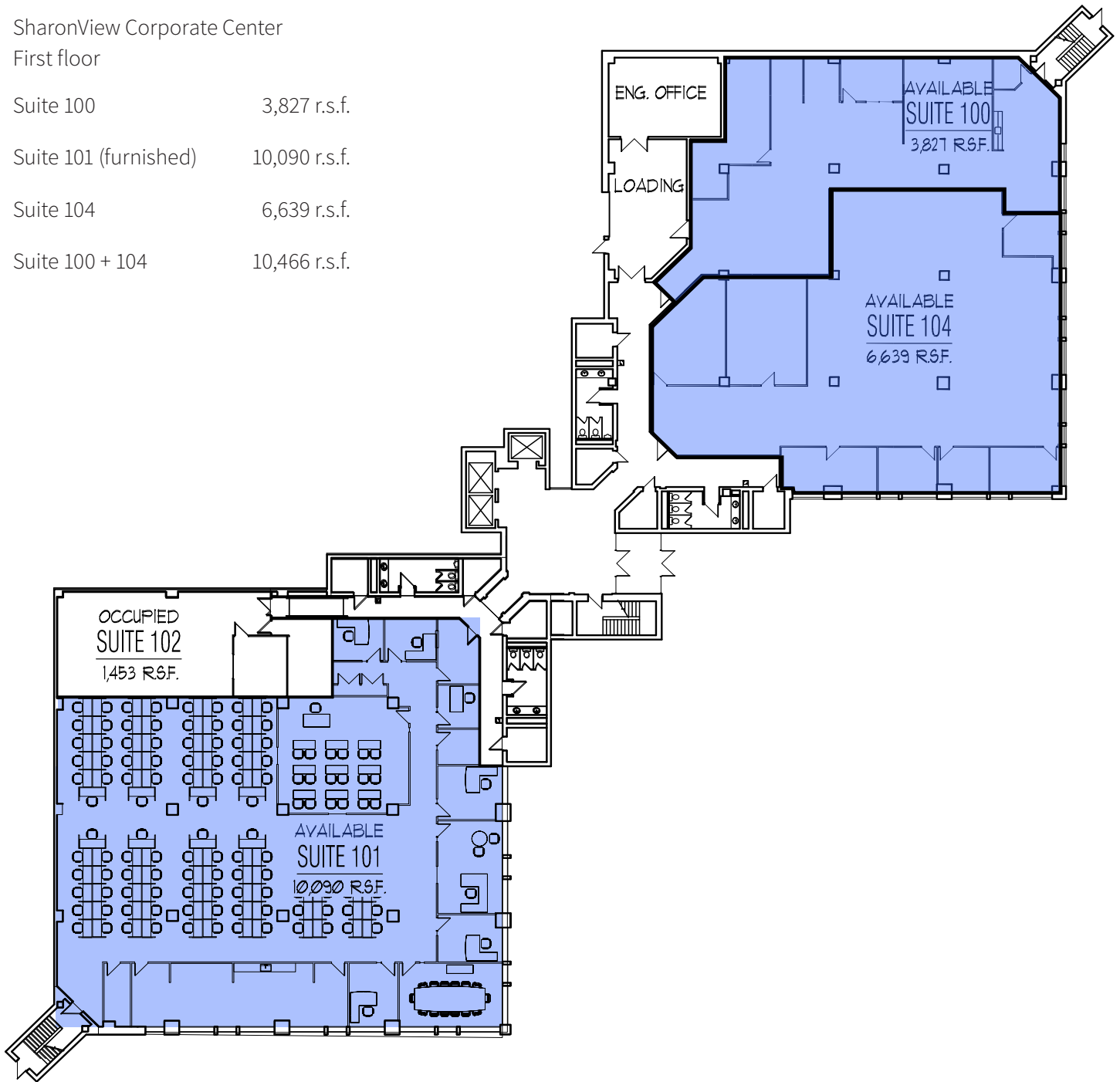


★ SharonView Corporate Center

Availability

SharonView Corporate Center
First floor

Suite 100	3,827 r.s.f.
Suite 101 (furnished)	10,090 r.s.f.
Suite 104	6,639 r.s.f.
Suite 100 + 104	10,466 r.s.f.



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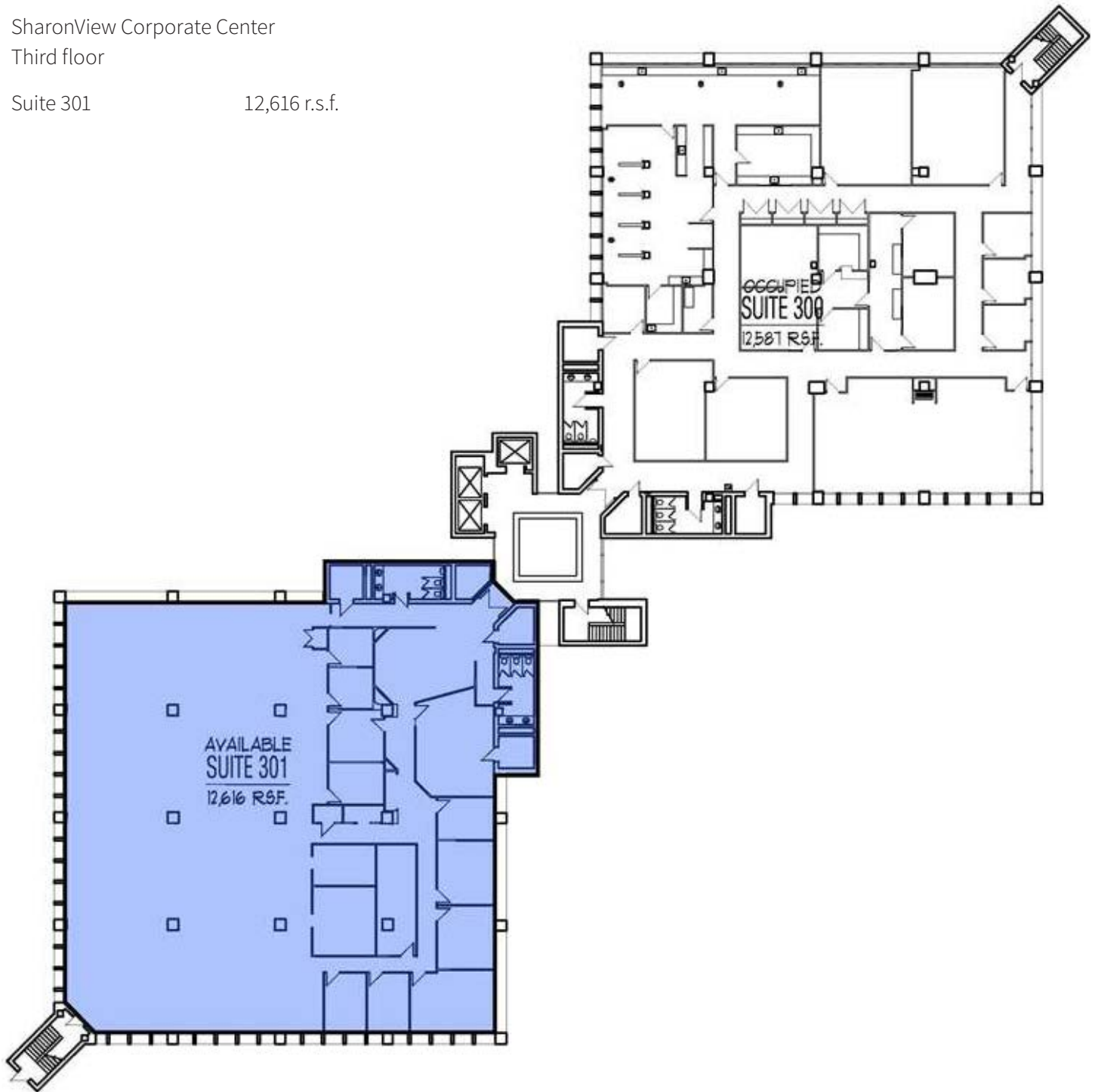
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Availability

SharonView Corporate Center
Third floor

Suite 301 12,616 r.s.f.



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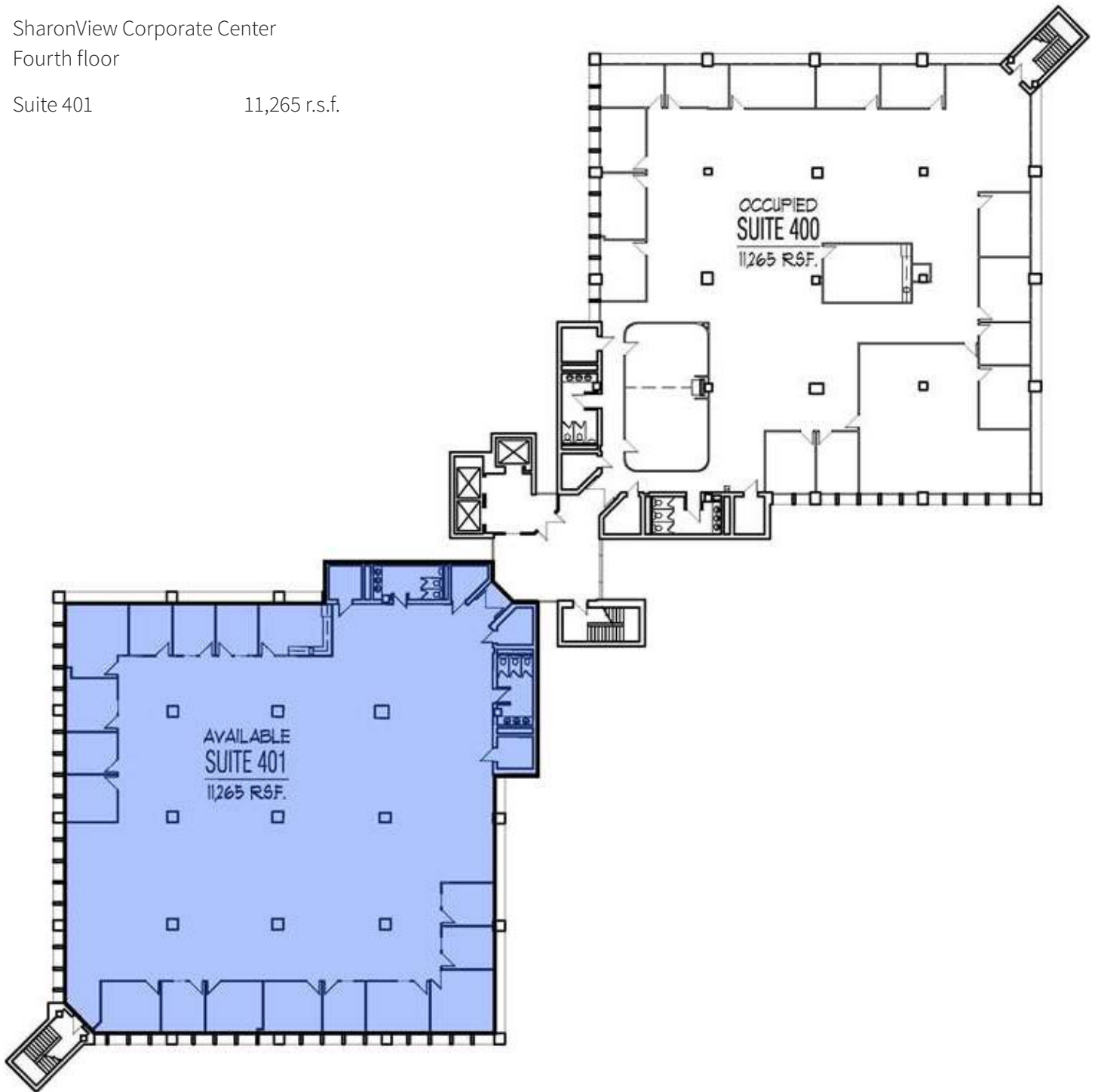
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Availability

SharonView Corporate Center
Fourth floor

Suite 401 11,265 r.s.f.



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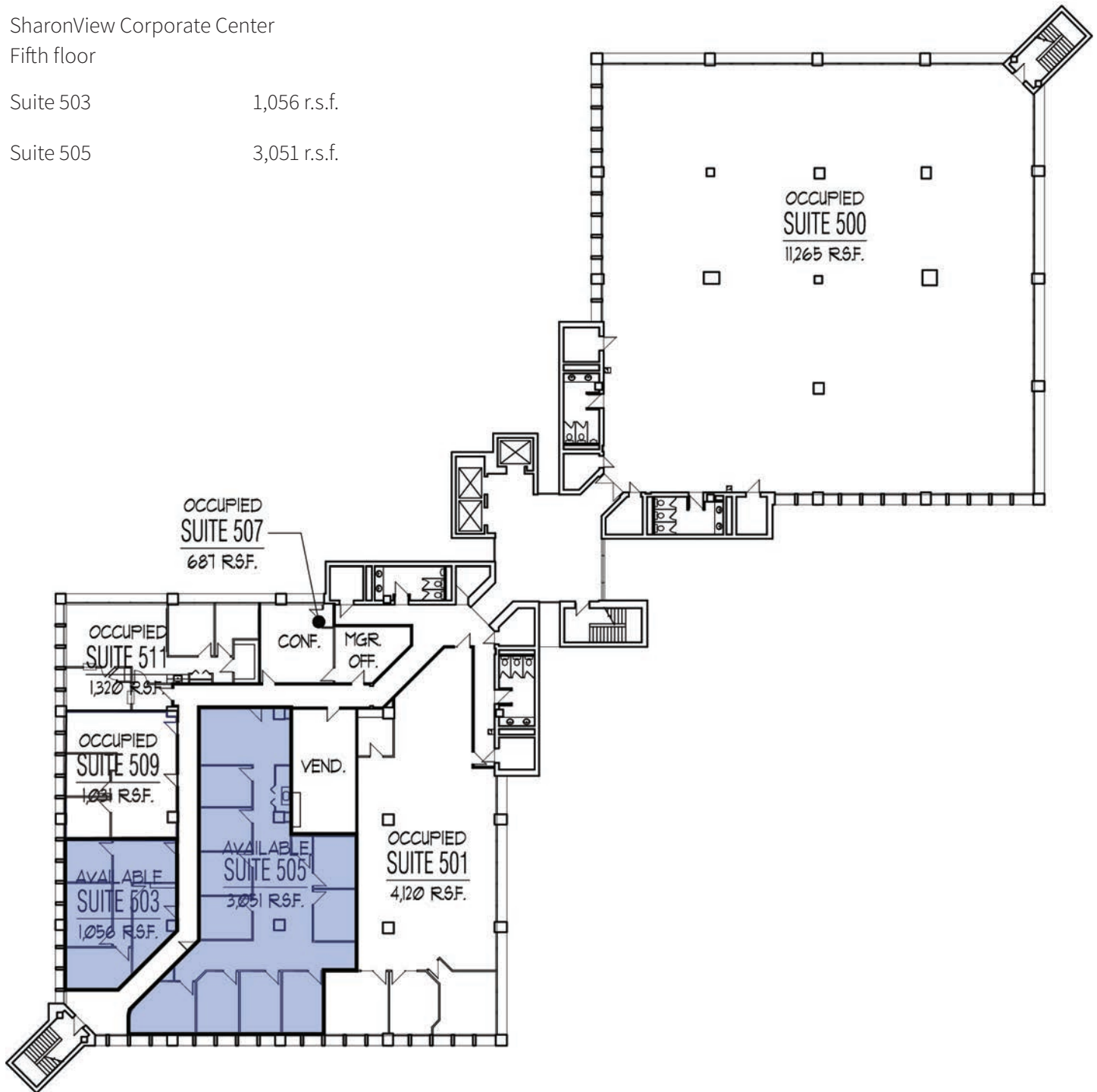


Availability

SharonView Corporate Center
Fifth floor

Suite 503 1,056 r.s.f.

Suite 505 3,051 r.s.f.



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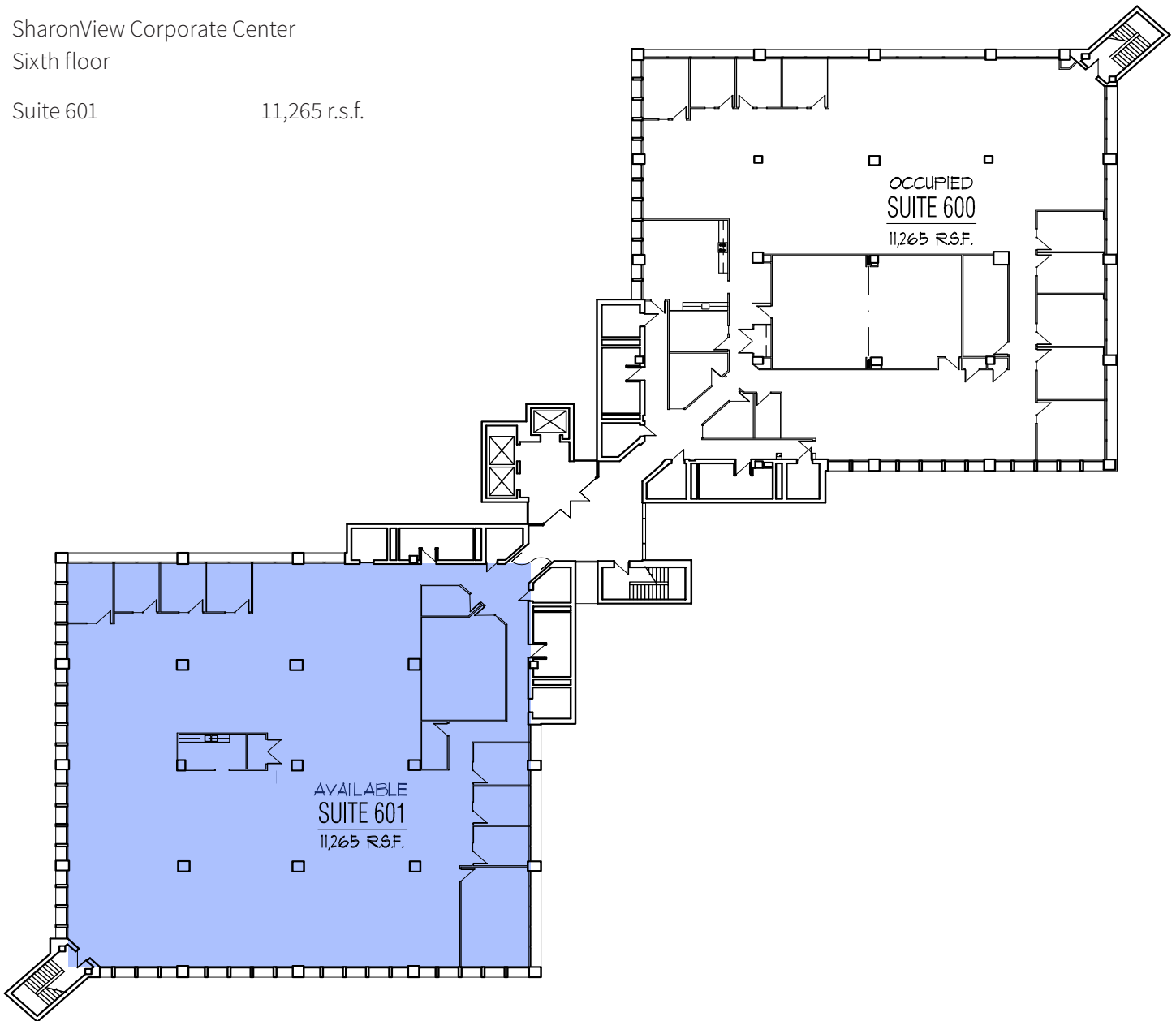
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Availability

SharonView Corporate Center
Sixth floor

Suite 601 11,265 r.s.f.



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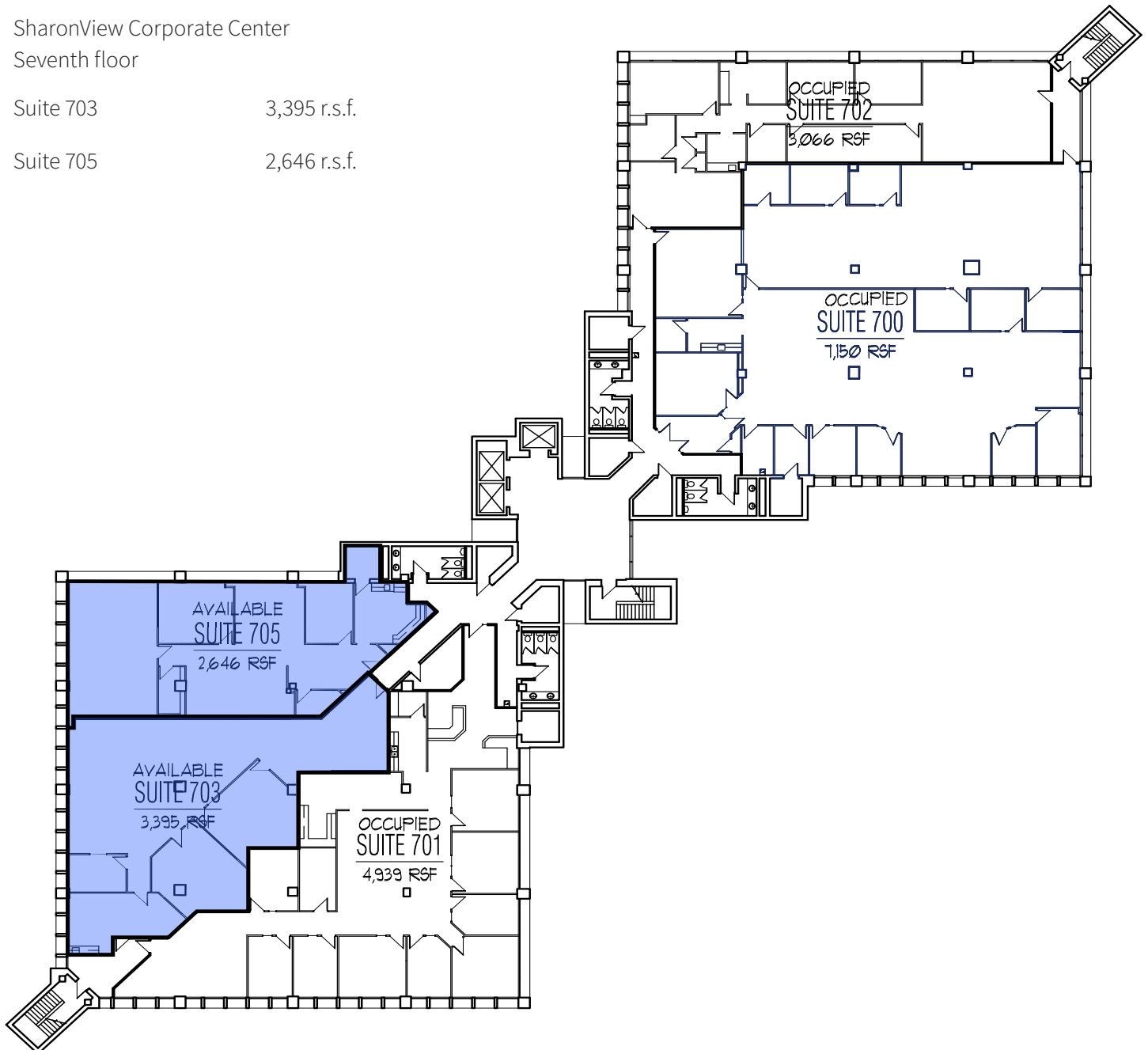


Availability

SharonView Corporate Center
Seventh floor

Suite 703 3,395 r.s.f.

Suite 705 2,646 r.s.f.



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