

# Spectrum Office Tower

11260 Chester Road / Cincinnati, Ohio 45246



## Office Space For Lease

### Property Highlights

- Eight-story office building totaling 97,701 sf
- Two suites available totaling 6,212 rsf
- Flexible floor plans
- Common conference facilities
- Tenant lunch and break room
- High-end finishes
- Multi-zoned HVAC
- After-hour keypad access
- Plentiful parking
- Easy access to I-75 and I-275
- Monument signage
- Exceptional highway visibility
- Rental rate \$15.95/sf Gross

### Area Amenities

- Located in the center of the Northern Lights District, a multi-million dollar revitalization effort and entertainment district focused on the Chester Road corridor
- Wide array of dining, shopping, recreational, entertainment, hotel and venue options in close proximity



# Spectrum Office Tower

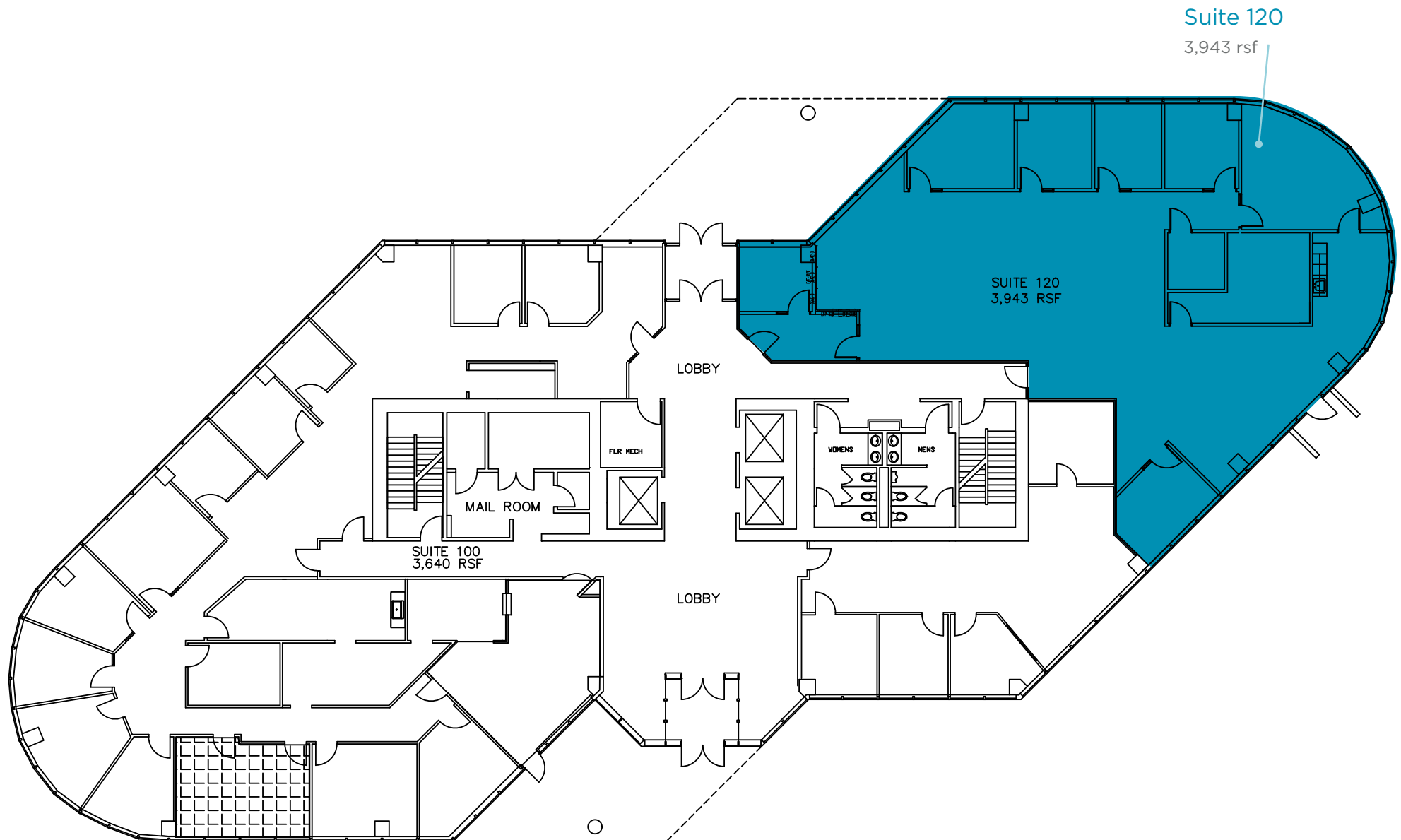
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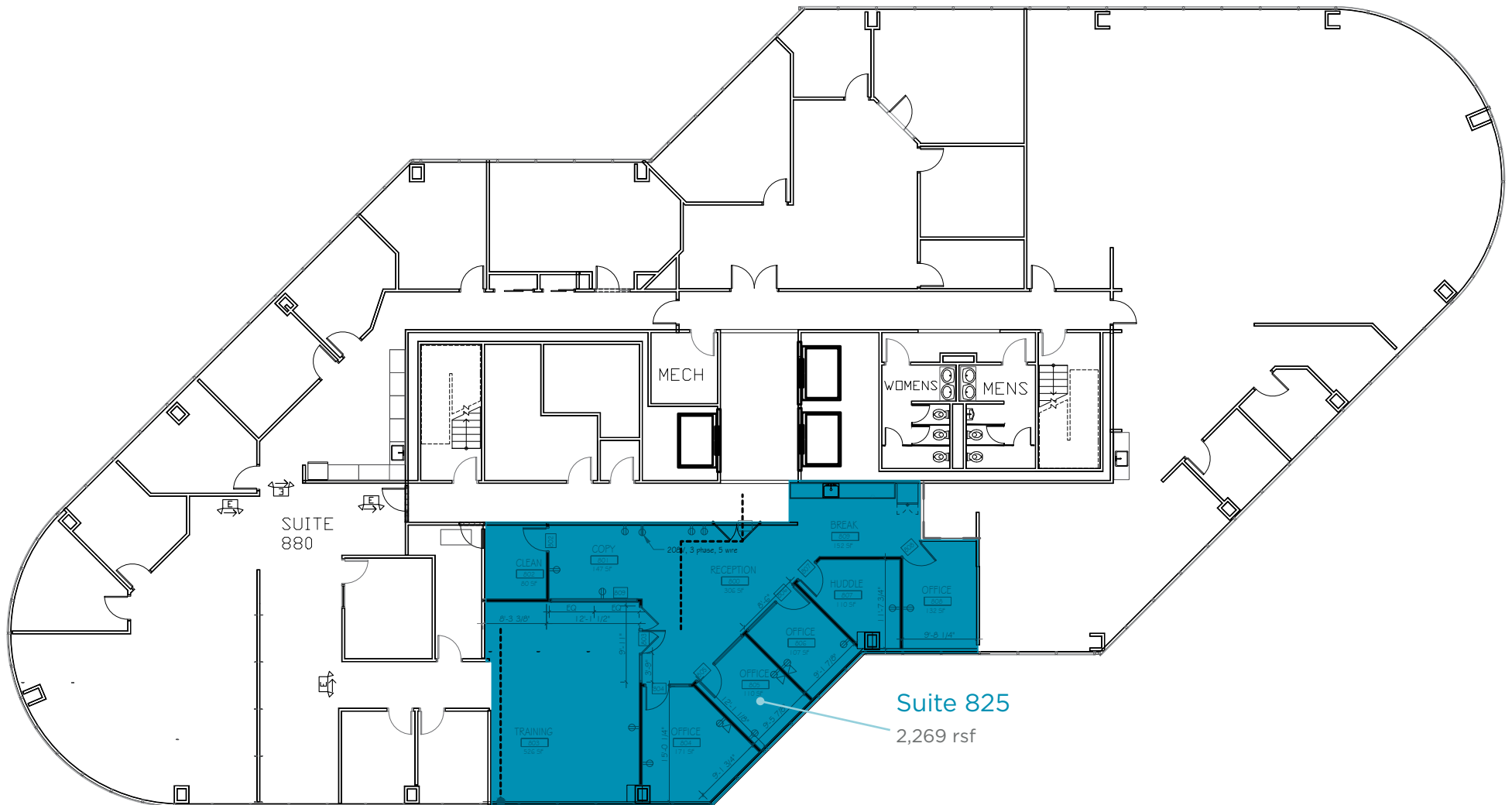
## First Floor Availability



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## Eighth Floor Availability

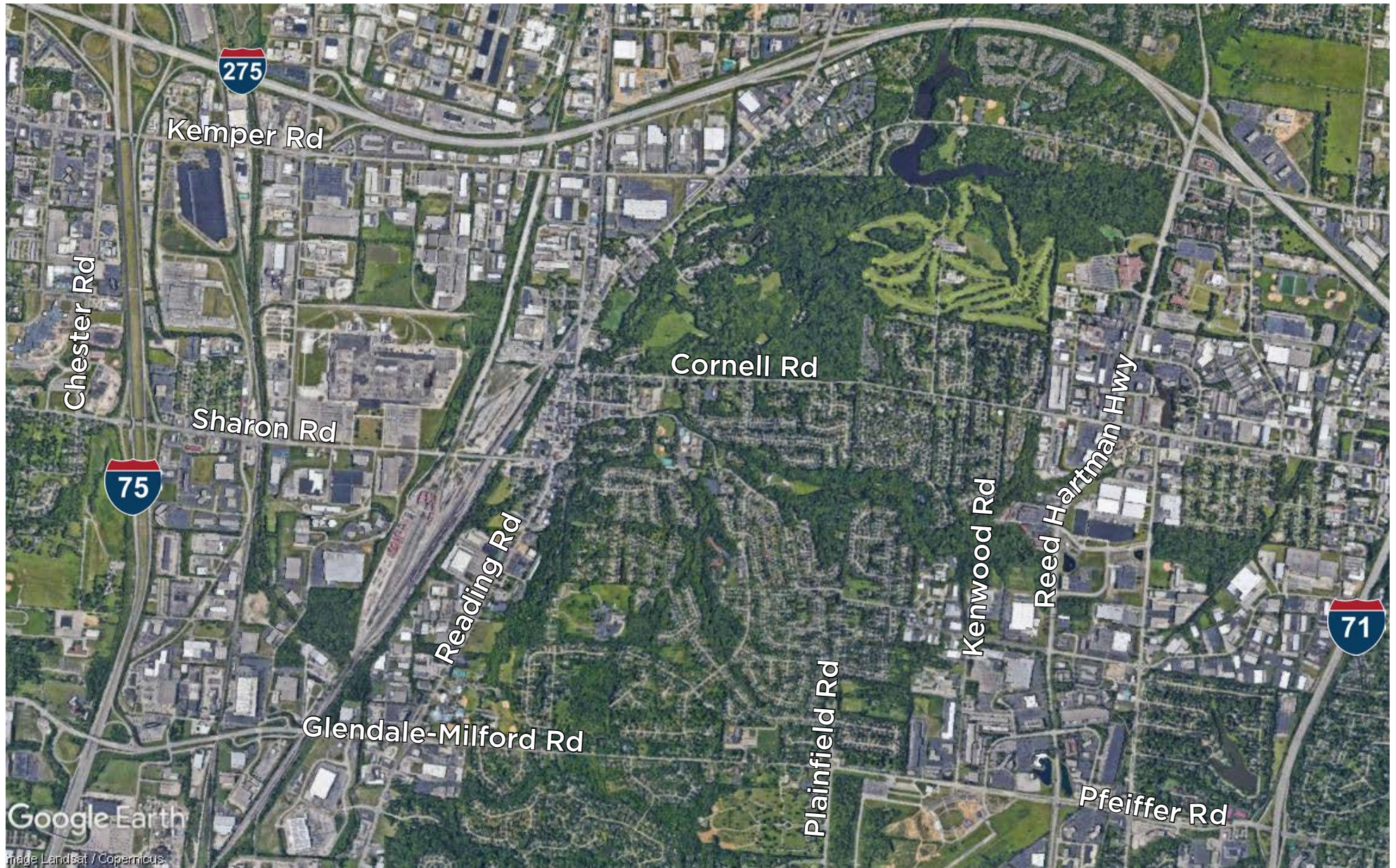




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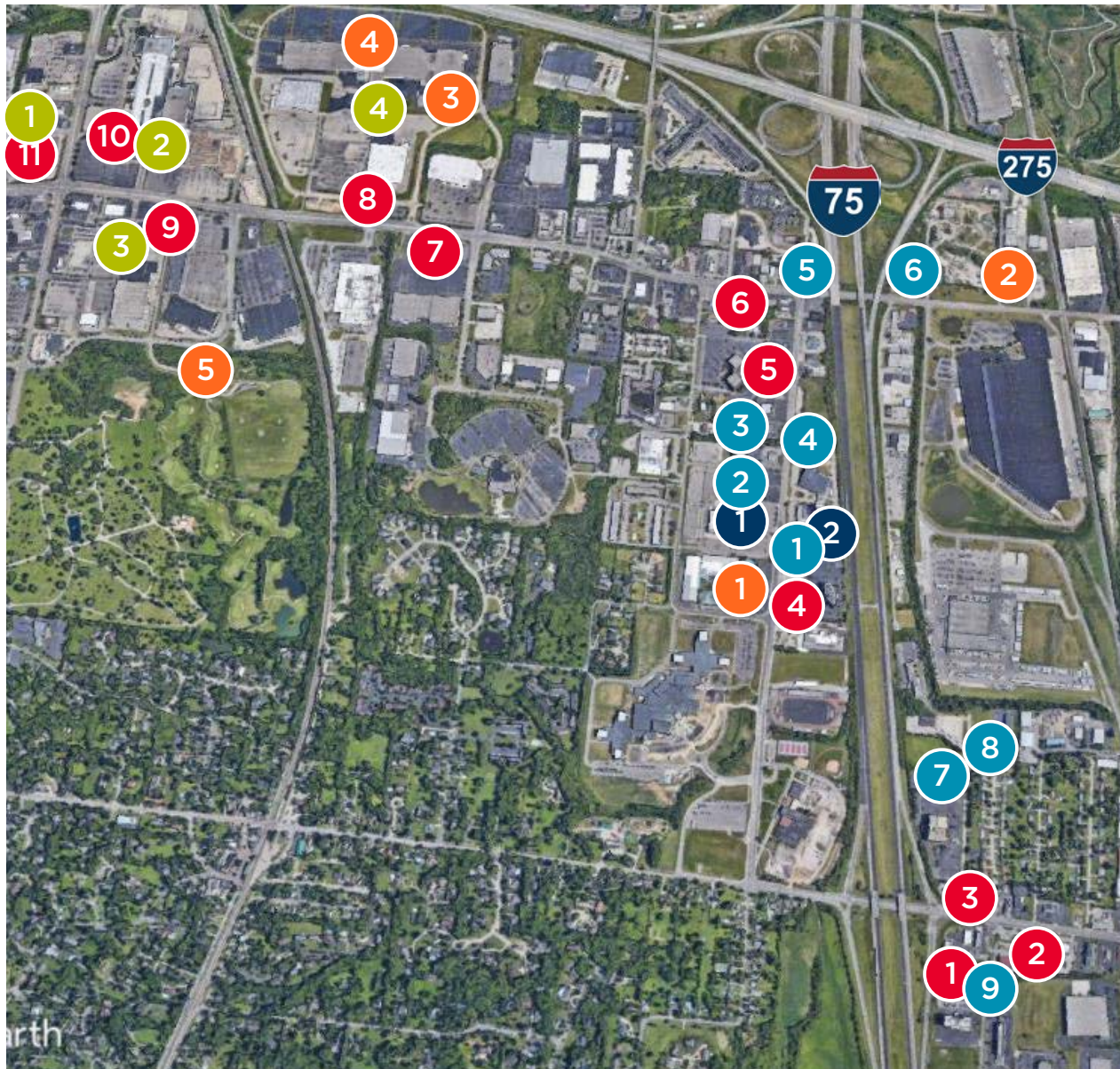
## Location





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● Dining
 ● Shopping
 ● Hotels
 ● Recreation & Entertainment
 ● Venues

## Area Amenities

- |   |  |
|---|--|
| <span style="color: red;">1</span> Ruby Tuesday, Cracker Barrel   | <span style="color: blue;">1</span> Delta Hotels by Marriott                                 |
| <span style="color: red;">2</span> Jim Dandy's BBQ, Frisch's Big Boy, Skyline Chili   | <span style="color: blue;">2</span> LivINN Hotel   |
| <span style="color: red;">3</span> Bob Evans  | <span style="color: blue;">3</span> HomeTowne Studios  |
| <span style="color: red;">4</span> Third Eye Brewing Co (coming soon)   | <span style="color: blue;">4</span> Fairfield Inn  |
| <span style="color: red;">5</span> Tokyo Japanese, Vincenzo's   | <span style="color: blue;">5</span> Motel 6  |
| <span style="color: red;">6</span> McDonald's, Taco Bell, Penn Station  | <span style="color: blue;">6</span> Travel Inn   |
| <span style="color: red;">7</span> Chili's, Habaneros   | <span style="color: blue;">7</span> Tru by Hilton, Hilton Garden Inn, La Quinta Inn          |
| <span style="color: red;">8</span> Five Guys, Raising Cane's  | <span style="color: blue;">8</span> Hawthorn Suites, Holiday Inn Express                     |
| <span style="color: red;">9</span> Chick-fil-A, Panera Bread, Skyline Chili   | <span style="color: blue;">9</span> Red Roof Inn, Drury Inn, Baymont by Wyndham              |
| <span style="color: red;">10</span> BJ's Brewhouse, Chipotle, Starbucks, Outback Steakhouse                                     | <span style="color: orange;">1</span> Queen City Raquet Club                                 |
| <span style="color: red;">11</span> First Watch, Blue Ash Chili, Firehouse Subs, LaRosa's, Agave's Mexican, Noodles and Company | <span style="color: orange;">2</span> Target World   |
| <span style="color: green;">1</span> Princeton Plaza  | <span style="color: orange;">3</span> Sky Zone Trampoline Park, Full Throttle Indoor Karting |
| <span style="color: green;">2</span> Tri-County Mall  | <span style="color: orange;">4</span> Dave & Buster's  |
| <span style="color: green;">3</span> Cassinelli Square, Springdale Plaza  | <span style="color: orange;">5</span> Tri County Golf Ranch                                  |
| <span style="color: green;">4</span> Kemper Commons, Springdale Beltway Center  | <span style="color: darkblue;">1</span> Sharonville Convention Center                        |
|   | <span style="color: darkblue;">2</span> Elements Event Centre                                |



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## Northern Lights District

The City of Sharonville's Northern Lights District is an Entertainment District/TIF District that encourages a pedestrian-friendly corridor, provides several available liquor licenses and assists with planning and designing a sustainable district.





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Put your name in the center  
of the entertainment district!

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