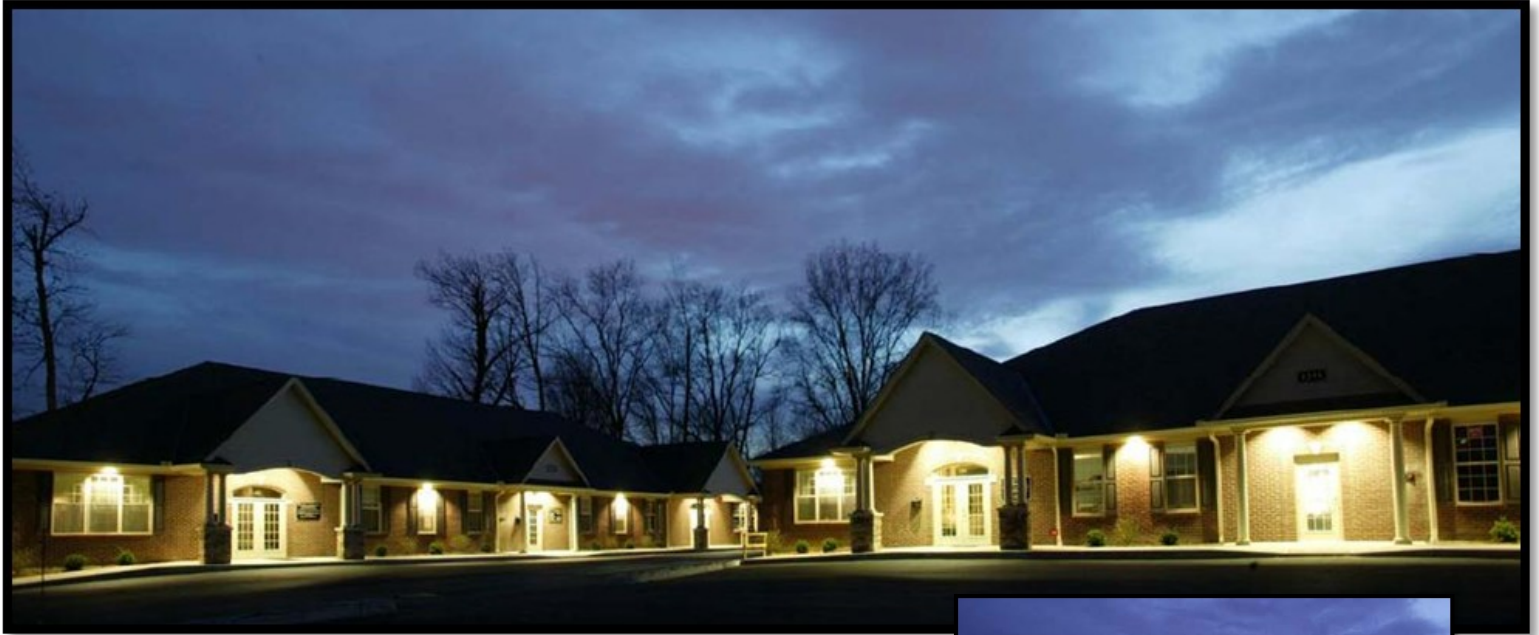


OFFICE SUITE AVAILABLE FOR SALE

CORNELL OFFICE CONDOMINIUMS

8271 CORNELL ROAD, SUITE 720
SYCAMORE TOWNSHIP, OHIO 45249



FEATURES

- 2,500 SF suite for sale
- Only available unit in 58,615 SF development
- Free-standing, single story buildings
- Located at intersection of Cornell & Snider Roads
- ¼ mile to I-275 ramp at Montgomery Road
- One mile from Bethesda North Hospital
- Convenient parking at your door
- Individual entrances and outdoor signage
- Handicapped accessibility
- Zero personal earnings tax
- Premier growth area



FOR MORE INFORMATION

Brad Ruther, SIOR, Vice President
Cincinnati Commercial, REALTORS®
625 Eden Park Drive, Suite 750
Cincinnati, Ohio 45202

Direct: 513.864.6606

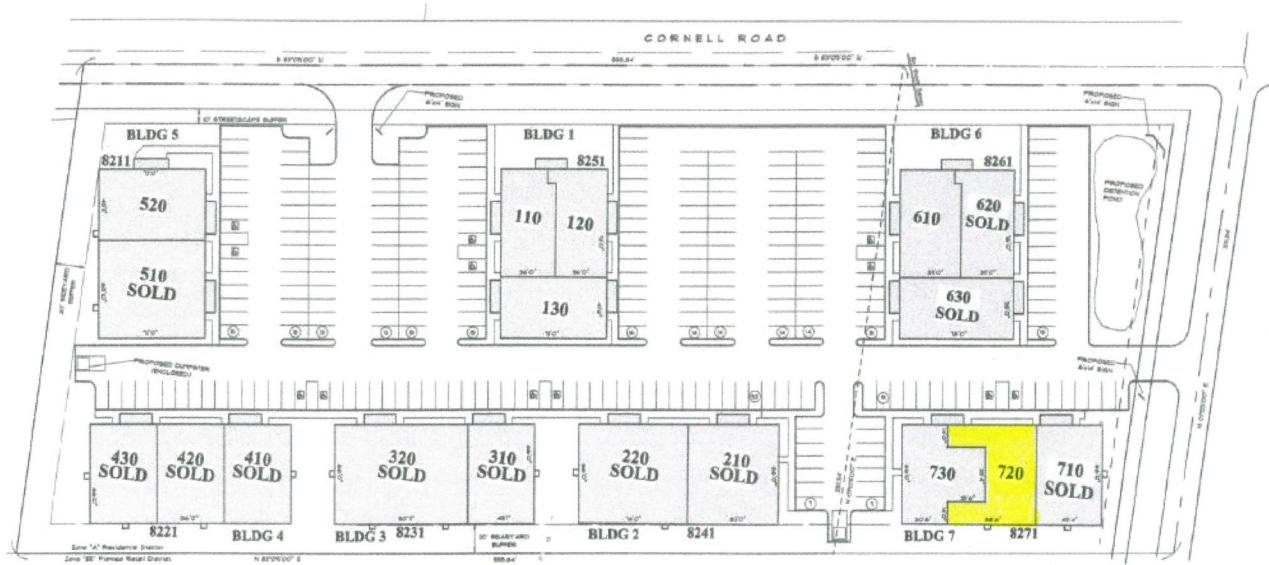
Fax: 513.864.6607

Email: BradRuther@c-c-r.com

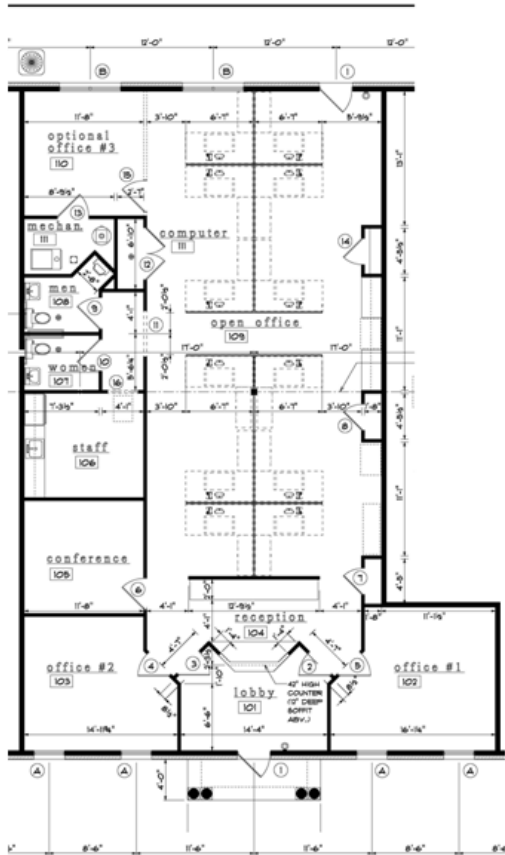
Site: www.BradRuther.com



SITE PLAN



FLOOR PLAN



floor plan
SCALE: 1/4" = 1'-0"

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DEMOGRAPHIC DATA

Household Income*

\$150K+	18%
\$75K-\$149,999	36%
\$50K-\$74,999	18%
Under \$50K	27%

Home Values*

Median Value	\$185,354
\$500K-1M+	3%
\$200K-500K	30%
\$100K-200K	51%

Major Employers

- Bethesda Hospital
- Ohio National Financial Services
- Bethesda Health Care, Inc.
- CEI Physicians
- Meadowbrook Care Center
- A-Mold Corporation

Population

Year	3 Miles	5 Miles
2007	49,150	136,106
2003	47,159	130,776

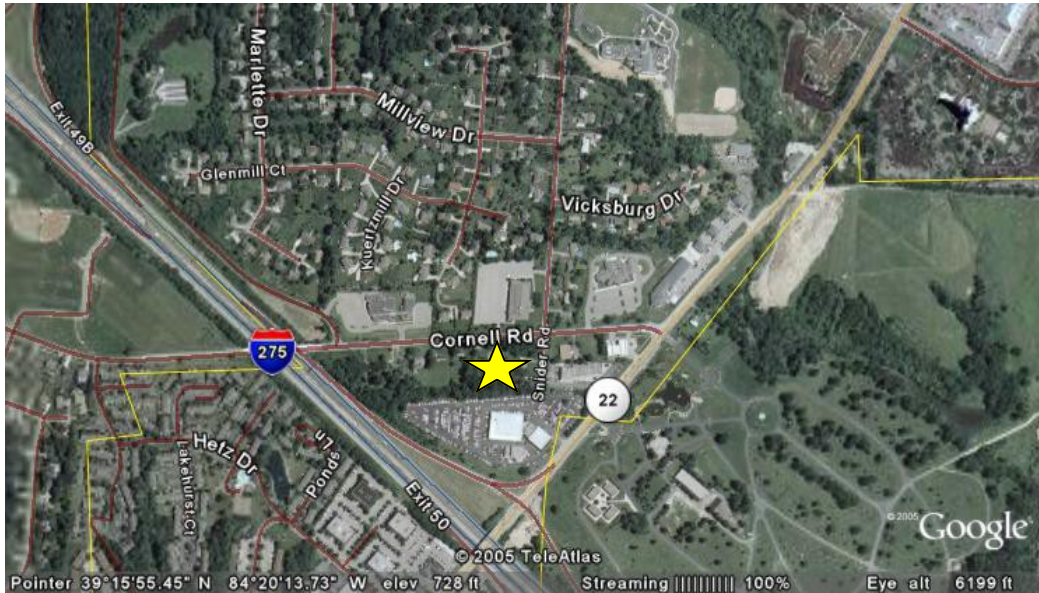
Traffic**

Montgomery & Cornell Rd	25,850/Day
Cornell Rd — Snider East	2,300/Day
Cornell Rd—Snider West	8,700/Day

*within 5 mile radius

54% of households in 5 mile radius have incomes of \$75,000 or greater.

** 2002 OKI study



Cornell Office Condos provide easy access to upscale retail and residential areas of the Montgomery, Blue Ash, Loveland, and Symmes, Sycamore and Deerfield Townships.

According to the latest figures, 1,376 businesses call Sycamore Township home. Of these, 1,200 fall into the category of large business and corporations with more than 200 or more employees and several multi-billion dollar corporations on the Fortune 200 list.

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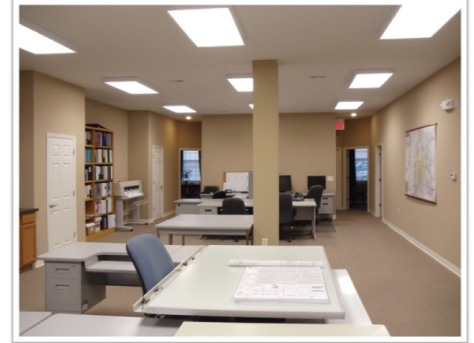
SUITE 720



Clear Identity with Entrance Signage



Great Visibility with Monument Signage



10' Ceilings



Individual Covered Entrances



Handicap-accessible bathrooms

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