

# FOR LEASE

SPECTRUM OFFICE TOWER  
11260 Chester Road, Sharonville, OH 45246

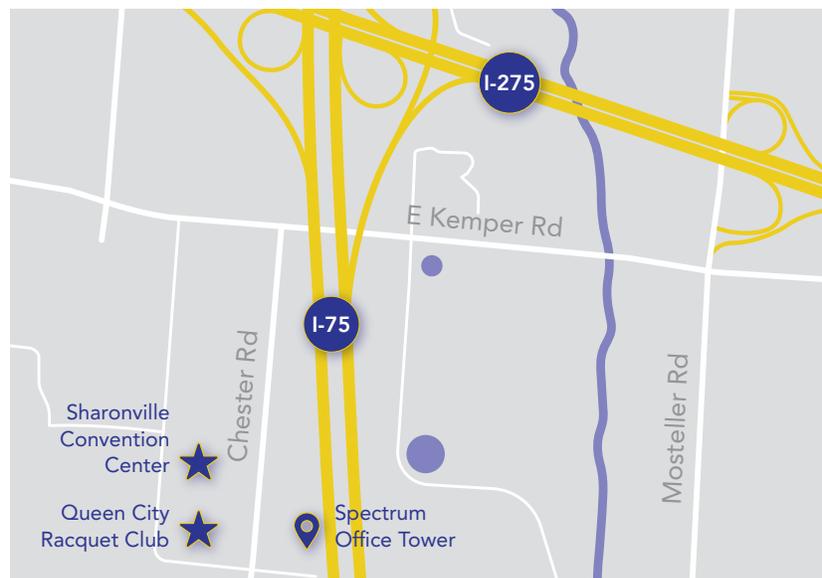
SPECTACULAR VIEWS!

Beautiful eight-story office building totaling 98,733 SF located across from the Queen City Racquet Club & the Sharonville Convention Center

## PROPERTY HIGHLIGHTS

- Unique/flexible floor plans
- High-end finishes
- Freeway visibility
- Monument/Building signage available\*
- Abundant parking
- Building conference facilities
- Tenant lunch/breakroom
- Multi-zoned HVAC
- 24 hour/7 day week access
- Easy access to I-75, I-275 & I71
- On-site management/Local ownership
- 1 freight & 2 passenger elevators

\*Select suites



## 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.
- Many dining, shopping, recreation, entertainment, hotel and venue options close by.

[NorthernLightsDistrict.com](http://NorthernLightsDistrict.com) | [NorthcincyChamber.com](http://NorthcincyChamber.com) | [Sharonville.org](http://Sharonville.org)

**Shelley Deiters**  
Director of Management & Leasing

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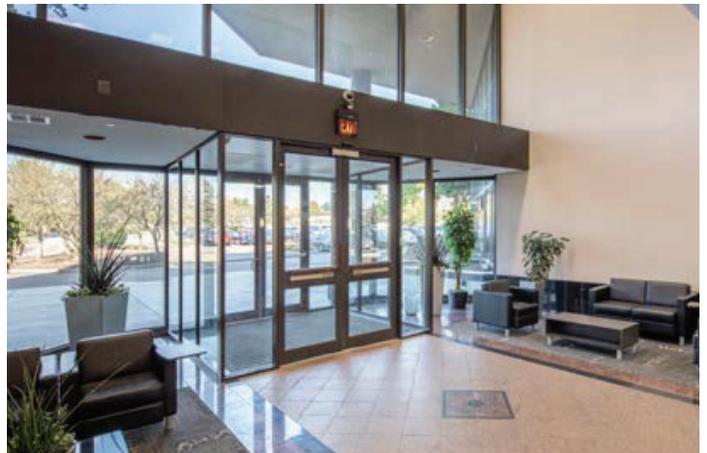


# PICTURES

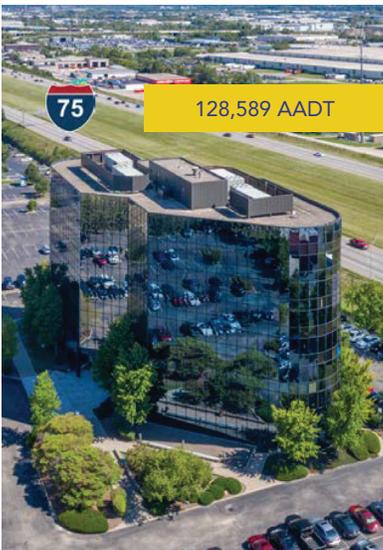
## TENANT SUITES



## GENERAL



## OUTSIDE



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