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Office Buildings Get New Owners

Six buildings spread throughout Cincinnati and Lewis Center, Ohio have recently been acquired by new owners. The buildings, Orange Point, Enterprise I and II, Cornell Plaza, 7719 Graphics Way and 6900 Fairfield Drive have been purchased by Orange Point SWS, LLC in a 627,000 SF investment deal.

The office and flex buildings were sold as-is and will be improved only upon tenant requests. Equity's Vice President of Sales and Leasing, Joe Lilley, represented the buyer in the deal and will be handling the leasing for the space available in the buildings. There is 27,000 SF still available at the Enterprise Complex and 9,000 SF is available at Cornell Plaza.

The buildings vary in size and square footage. Enterprise I and II, located at 2700 and 2800 Kemper Road in Cincinnati, both have 86,000 SF and boast Progressive Insurance and Thyssen Krupp Elevators as tenants. 6900 Fairfield Drive, in Fairfield has 45,000 SF while Cornell Plaza, located in Blue Ash has 170,000 SF. There are also two buildings located in Lewis Center, Ohio, just north of Columbus. Orange Point has 160,000 SF and 7719 Graphics Way has 80,000 SF.

The deal, which closed on the 15th of September, transpired through an on-going relationship with Orange Point and the seller, First Cal Industrial 2 Acquisition, LLC that Equity helped manage and maintain. "Joe Lilley's creativity and broad knowledge of commercial Real Estate tax obstacles played a major role to keep this transaction on course to a successful conclusion," states Greg Gillott, Regional Vice President of Brokerage for Equity.

Equity was incorporated in 1989 and currently has offices in Cincinnati, Ohio and Tampa, Florida, plus its headquarters in Worthington, Ohio. Equity is one of the largest developer/builders of commercial projects in the Midwest. The company has three operating divisions: construction, development, and real estate services. Its Cincinnati office is located at 11300 Cornell Park Drive, Suite 150, Cincinnati, OH 45242. 513/336-8765.