

Office Building for Sale

15,351 SF

Blue Ash

CARVER WOODS EXECUTIVE PARK



FEATURES

- Beautifully updated common areas
- Corporate campus setting
- Reed Hartman exposure
- Adjoins Summit Park
- One story building
- Abundant windows
- Convenient Blue Ash location
- Easy access to highways
- Exterior signage available
- Parking ratio: 4/1,000



LOCATION

4430-4438 Carver Woods Drive
Blue Ash, Ohio 45242

CONTACT

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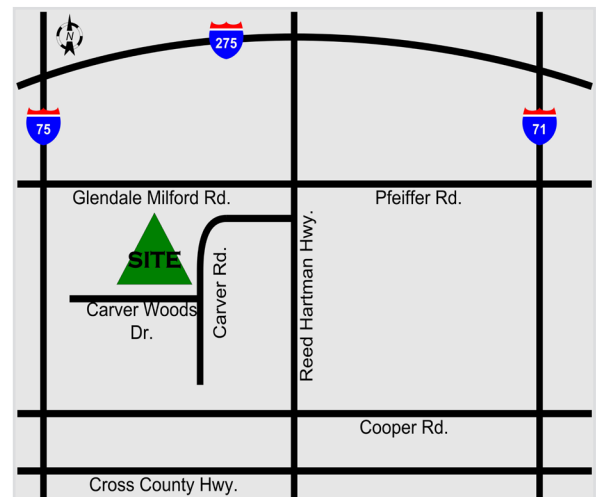
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9902 Carver Road, Suite 105, Cincinnati, Ohio 45242



Carver Woods Executive Park • 4430-4438 Carver Woods Drive



Carver Woods Executive Center is an attractive Office Park located in the center of Blue Ash, adjacent to Summit Park and its restaurants and retail shops. The 4430 Building is in excellent condition with little deferred maintenance. It currently is divided into four suites that could be combined as needed to accommodate a single user, or user investor with changing space needs. All mechanical systems and exterior areas have been updated. Exterior areas including pavement and concrete are maintained by covenants shared with buildings 4420-4460 Carver Woods Drive. Take advantage of this opportunity to purchase in one of Greater Cincinnati's premier office locations.

Address: 4430-38 Carver Woods Drive
Blue Ash, OH 45242

BPP: 612-0120-0185

Building Type: Single Story Office

Lot Size: .389 Acres

Year Built: 1982

Construction: Brick, storefront glass, structural steel

Roof: Flat, membrane

Current Suites

4430-100	5929 SF	Vacant
4430-125	2834 SF	Vacant
4434-100	3,532 SF	\$15.76 PSF
4434-115	3,056 SF	Vacant

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Carver Woods Executive Park adjoins Summit Park!



Development Progress Map | Blue Ash, OH
--- Access to Summit Park and Glendale Millford Road



Summit Park is a 130-acre world-class park in the heart of Blue Ash where visitors enjoy great restaurants, recreation activities for the whole family and shopping in one of the region's most beautiful settings. Comprised of five distinct areas to work, eat, shop, live and play" The District, Carver Woods, Parkside, Davenport and Summit Park.

PARK FEATURES INCLUDE:

- Great Lawn
- Event Space
- Large Performance Stage
- Pergolas
- Dog Park
- Walking Trails
- Glass Canopy
- Observation Tower
- Cincinnati's most creative children's playground
- Children's Nature Playscape
- Seasonal Skating Rink
- Sledding Hill

RESTAURANTS AT SUMMIT PARK:

Brown Dog Cafe
Nanny Belle's
Tahona Kitchen + Bar
Senate

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