

FOR SALE OR LEASE

Malsbary Office Park

4221-4225 Malsbary Rd | Blue Ash, OH 45242



Sale Price

\$1,800,000

28,772 RSF Available for Lease

Available individual suites from 1,832 rsf to 6,655 rsf

Contiguous space up to 9,763 rsf

Asking rental rate \$12.00/sf gross

Property Highlights

- Two buildings at the corner of Malsbary and Carver roads totaling 52,843 square feet
- Monument signage available
- 3:1,000 parking ratio with covered parking available
- Located on new connector road to Summit Park District
- Abundant amenities nearby
- Walking distance to Summit Park, Parkers Blue Ash Tavern, Blue Ash Recreation Center and Zagster Bike hub
- Located 1.5 miles from Ronald Reagan Highway, 1.8 miles from I-71 and 3.5 miles from both I-275 and I-75



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Specifications

Location

Address	4221-4225 Malsbary Road Blue Ash, Ohio 45242
Building Size	Two buildings totaling 52,843 sf 26,515 sf at 4221 Malsbary Road 26,328 sf at 4225 Malsbary Road
Parking	3:1,000
Site Size	3.12 Acres
Access	Directly off Reed Hartman Highway

Features

Ceiling Heights	9'6"
Lighting	Fluorescent
Flooring	Carpet & Tile
Windows	Single pane
Year Built	1983
Number of Floors	2
Elevators	1 passenger elevator

Utilities

Electric	Duke
Gas	Duke
Water/Sewer	City
Phone/Data	Spectrum Business & Cincinnati Bell

Zoning

Municipality	City of Blue Ash
Income Tax Rate	1.25%

Building Systems

HVAC	Rooftop with air handlers and heat pumps
Sprinkler System	Wet

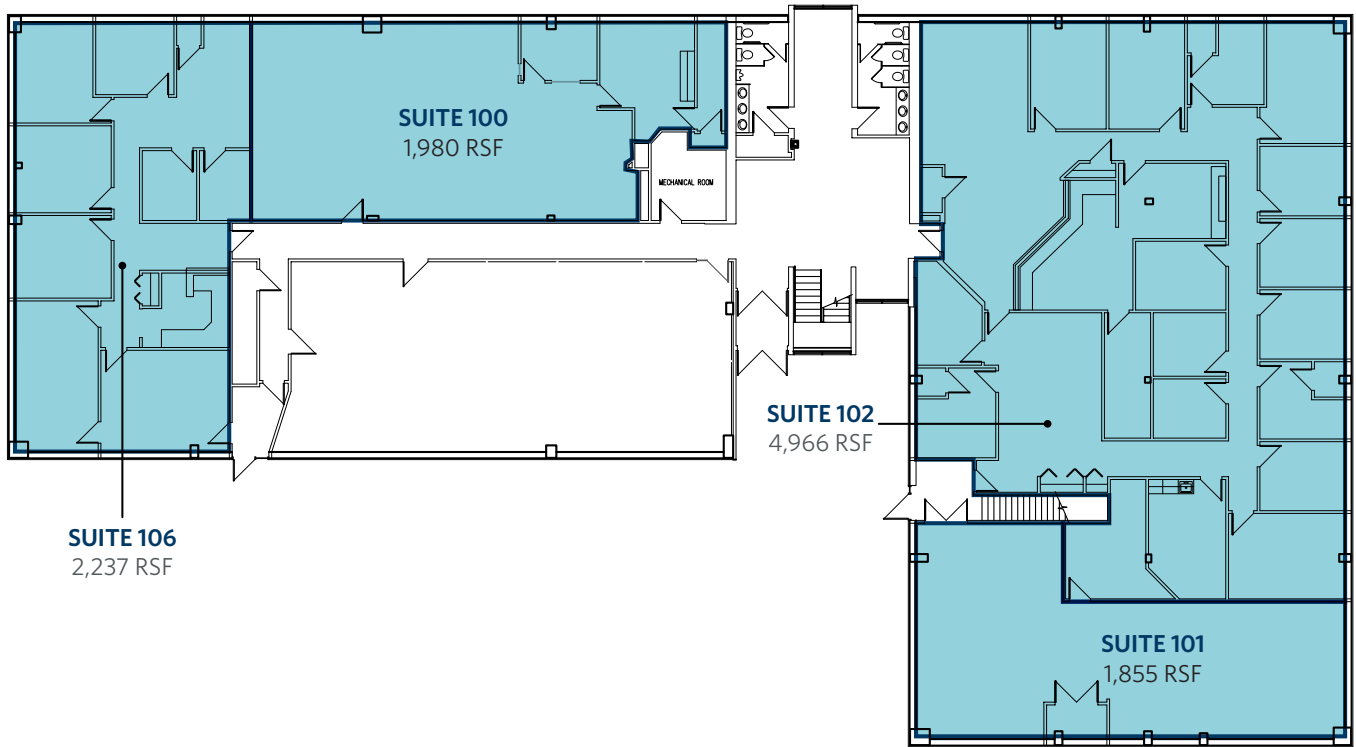


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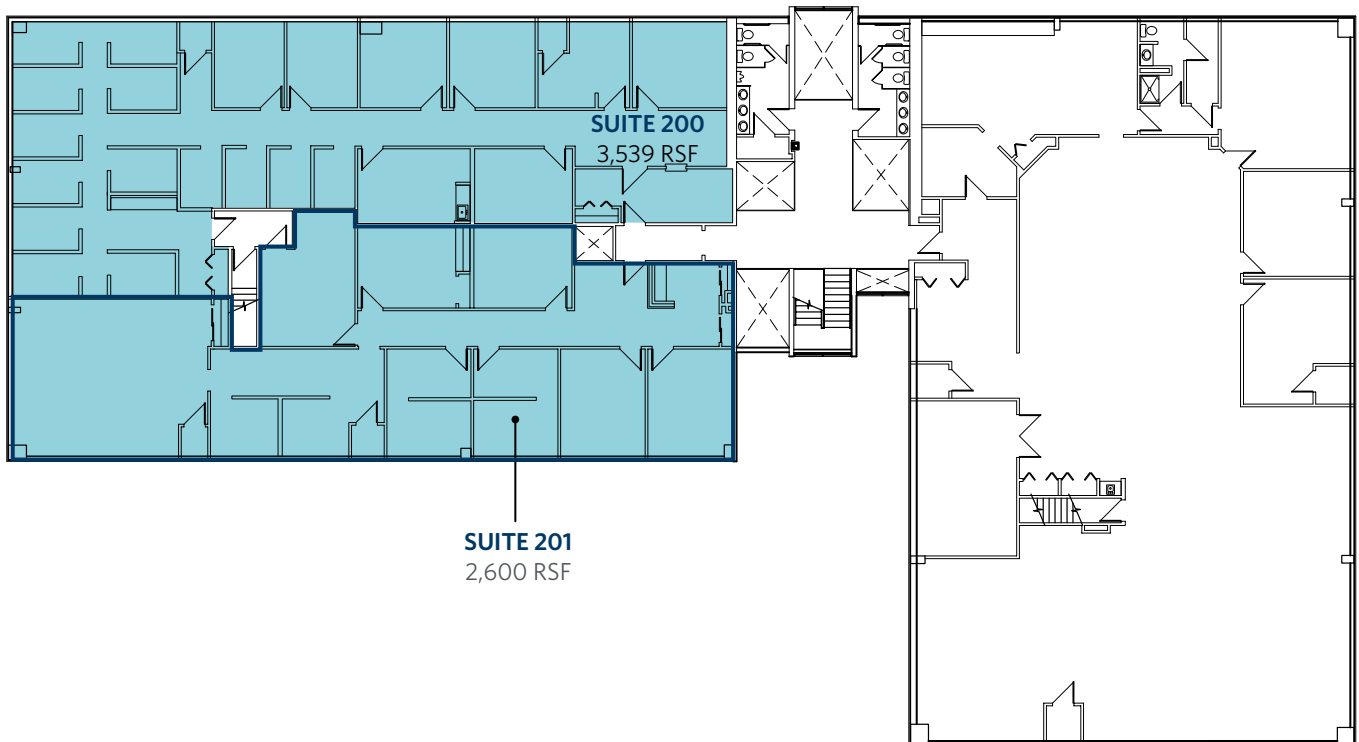
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4221 Malsbary—1st Floor



4221 Malsbary—2nd Floor

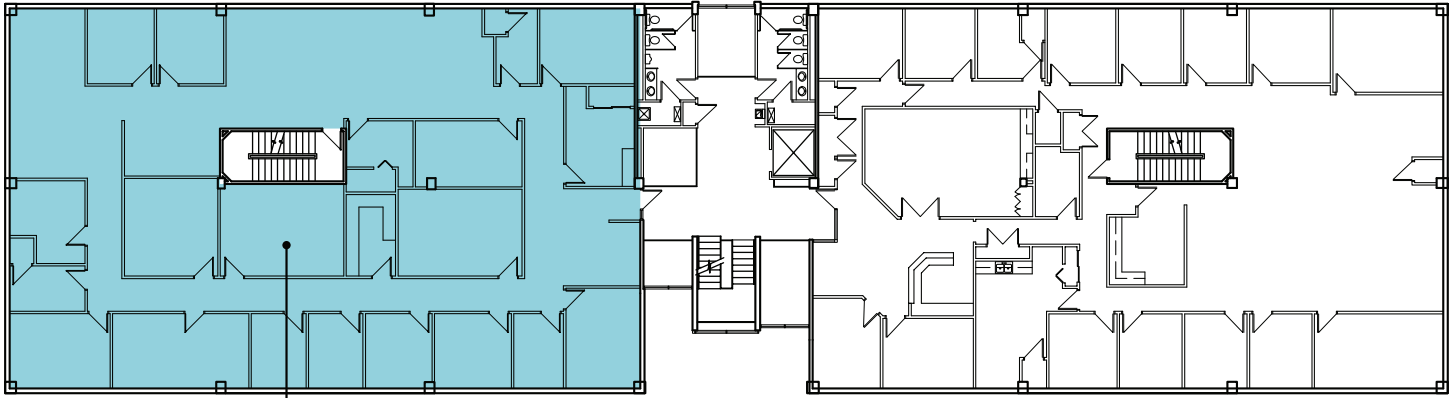


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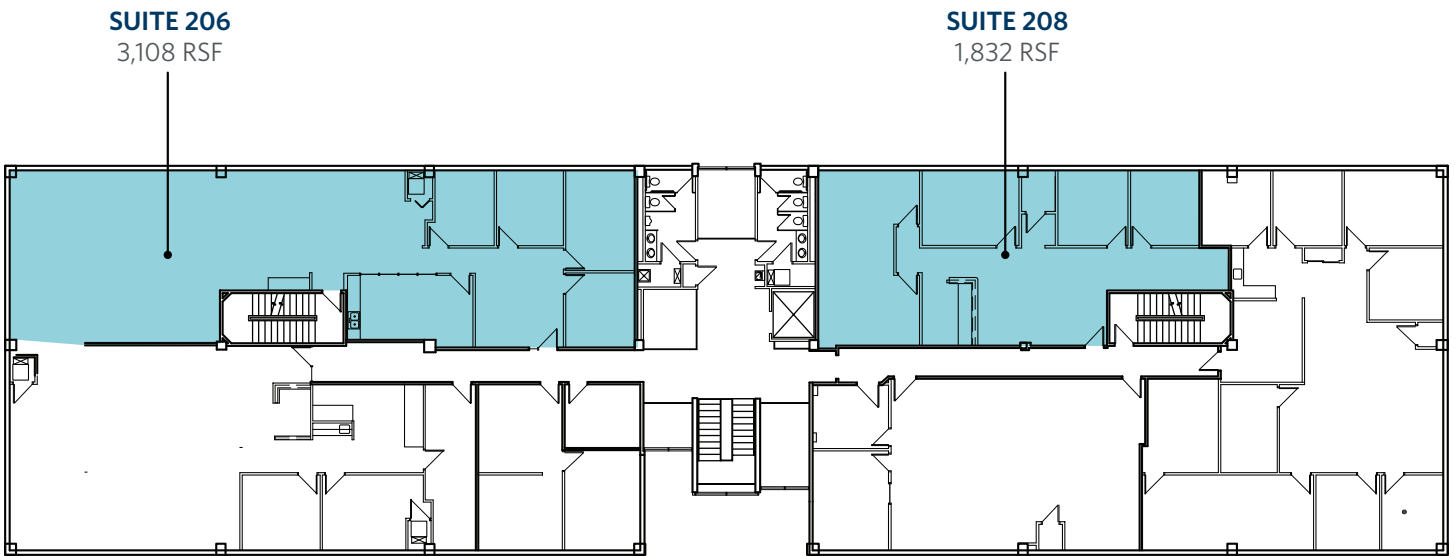
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4225 Malsbary—1st Floor



SUITE 105
6,655 RSF

4225 Malsbary—2nd Floor



SUITE 206
3,108 RSF

SUITE 208
1,832 RSF