

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



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

9'6"
Fluorescent
Carpet & Tile
Single pane
1983
2
1 passenger elevator

Utilities

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

Zoning

Municipality Income Tax Rate City of Blue Ash 1.25%

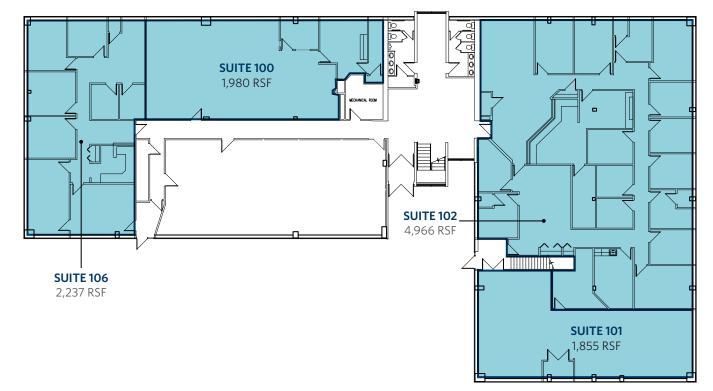
Building Systems

HVAC Sprinkler System Rooftop with air handlers and heat pumps Wet

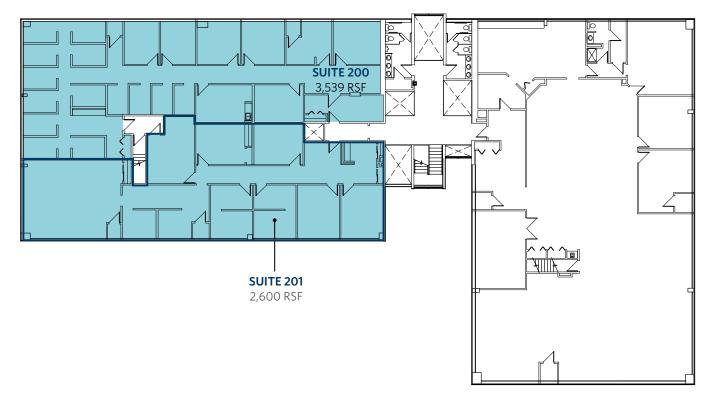


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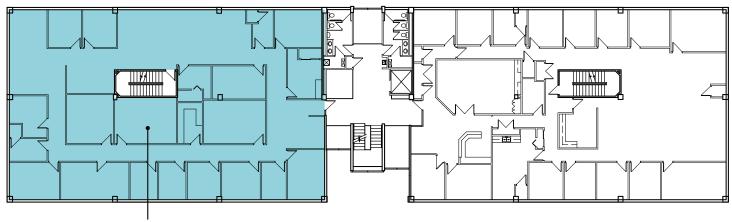
4221 Malsbary—1st Floor



4221 Malsbary—2nd Floor



4225 Malsbary—1st Floor



SUITE 105 6,655 RSF

4225 Malsbary-2nd Floor

