

# Office & Office-Warehouse For Lease

# Corporate Woods



Corporate Woods is a premier office and office / warehouse park located strategically in the heart of Blue Ash at the NW corner of Reed Hartman Highway and Glendale-Milford Road. Access to I-71, I-75, I-275, and Cross County Highway is only minutes away. Interior finishes and layouts are designed and built new to suit Tenants' needs. Building exterior and grounds are in excellent condition and meticulously maintained.



## FEATURES

- **1,681 SF - 20,982 SF Available**
- Spaces built-to-suit
- Excellent interior finishes
- Exterior signage
- Convenient Blue Ash location
- Minutes to all expressways
- **Located across from Summit Park!** A 130-acre world-class park project currently under development where visitors will enjoy interactive programming, unique learning opportunities and year-round experience learning opportunities and year-round experiences in one of the region's most beautiful settings

## LOCATION

**Corporate Woods**  
**4460-4480 Lake Forest Drive**  
**Blue Ash, Ohio 45242**  
**Hamilton County**

## CONTACT

**Adam Simon**

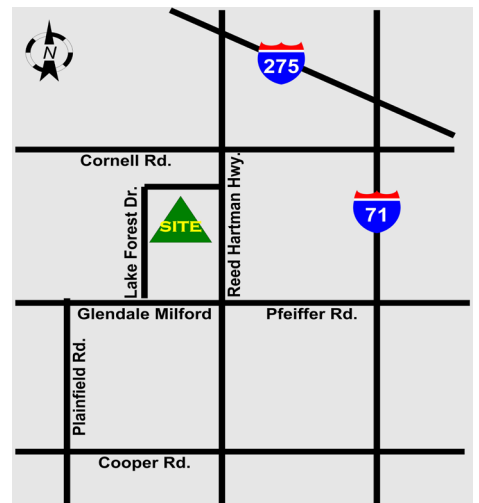
adam.simon@everestrealstate.com

513/769-2507

**Melissa Whitehead**

melissa.whitehead@everestrealstate.com

513/769-2500



www.everestrealstate.com

9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

# Corporate Woods

<b>Address/City/County:</b>	4460-4480 Lake Forest Drive Blue Ash/Hamilton Cty.
<b>Current Availabilities:</b>	<del>1,184 SF - \$13.50/SF Full Service (office to suit) LEASED</del> 1,681 SF - \$13.50/SF Full Service (office to suit) <del>2,376 SF - \$13.50/SF Full Service (office to suit) LEASED</del> 3,280 SF - \$8.50/SF Modified Gross (75% office) LEASED 3,228 SF - \$9.25/SF Modified Gross (75% office) 4,237 SF - \$8.25/SF Modified Gross (office to suit) 5,996 SF - \$8.25/SF Modified Gross (70% office and lab) <del>7,757 SF - \$7.95/SF Modified Gross (30% office) LEASED</del> 8,195 SF - \$9.25/SF Modified Gross (95% office, open, drive-in) LEASED 14,986 SF - \$9.25/SF Modified Gross (90% office) <del>16,103 SF - (100% office in flex building) LEASED</del> 31,015 SF LEASED
<b>Column Spacing:</b>	40'
<b>Bay Size:</b>	2,500-4,000 SF
<b>Ceiling Height:</b>	18'
<b>Over Head Doors:</b>	1 Per Bay (Dock and Drive-in)
<b>Construction:</b>	Block Masonry
<b>HVAC:</b>	Forced Air Heat & AC (Office) Suspended Gas Units (Warehouse)
<b>Sprinkler:</b>	Wet System
<b>Lighting:</b>	Fluorescent and Halide
<b>Electric:</b>	1 and 3 phase; 208, 240, 480V
<b>Lease Rate:</b>	Flex space - Starting at \$8.25 PSF Modified Gross Office space - Starting at \$13.50 PSF Full Service



[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

## FOR MORE INFORMATION, CONTACT:

### Adam Simon

[adam.simon@everestrealstate.com](mailto:adam.simon@everestrealstate.com)

513/769-2507

### Melissa Whitehead

[melissa.whitehead@everestrealstate.com](mailto:melissa.whitehead@everestrealstate.com)

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