

FOR LEASE

4420 Cooper Road
Blue Ash, Ohio 45242

**CLASS A
OFFICE SPACE**



PROPERTY FEATURES:

- ❖ Highly visible location
- ❖ 1st Floor: 4,104 SF Suite
- ❖ 2nd Floor: 15,378 SF
- ❖ Class A Tenant Finishes
- ❖ Parking Ratio: 4 spaces per 1,000 SF
- ❖ Prime Blue Ash location
- ❖ Across from Blue Ash Recreation Center
- ❖ Walk to Summit Park and Blue Ash Golf Course
- ❖ Fantastic restaurants and other Blue Ash community services

Lease Rate: \$15.50 PSF NNN
Estimated Operating Expenses: \$9.64 PSF

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



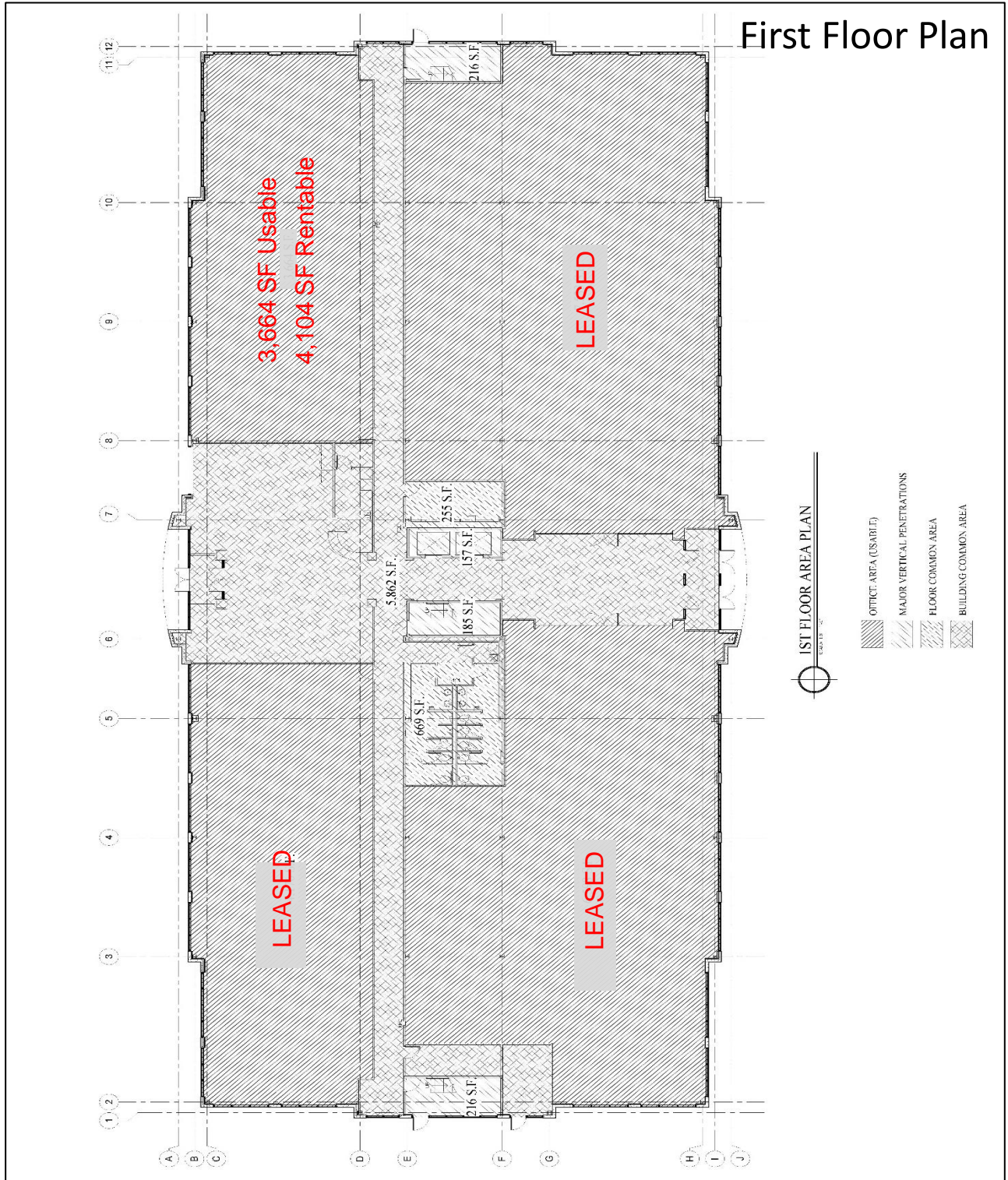
**JEFF WOLF
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REAL ESTATE

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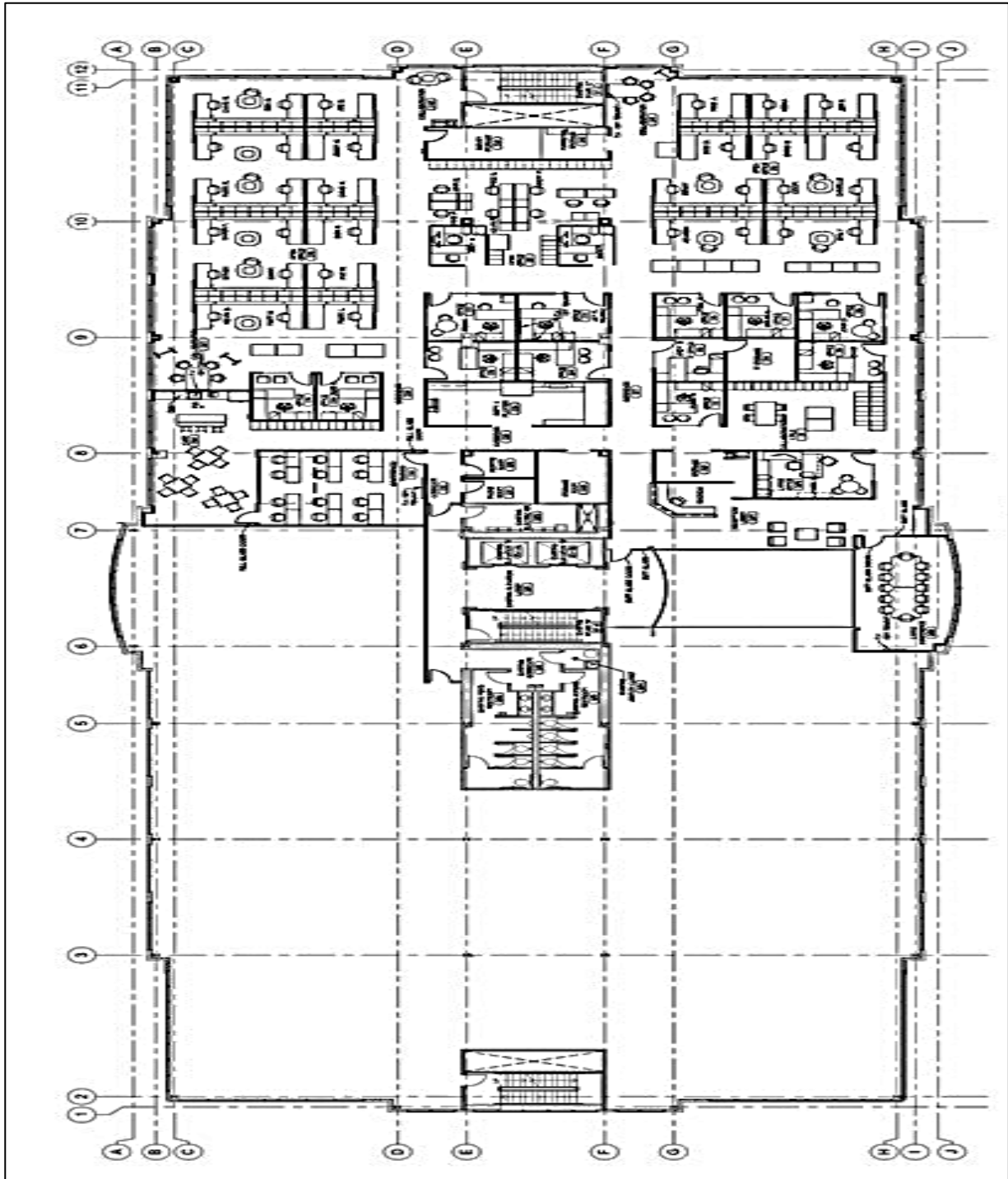


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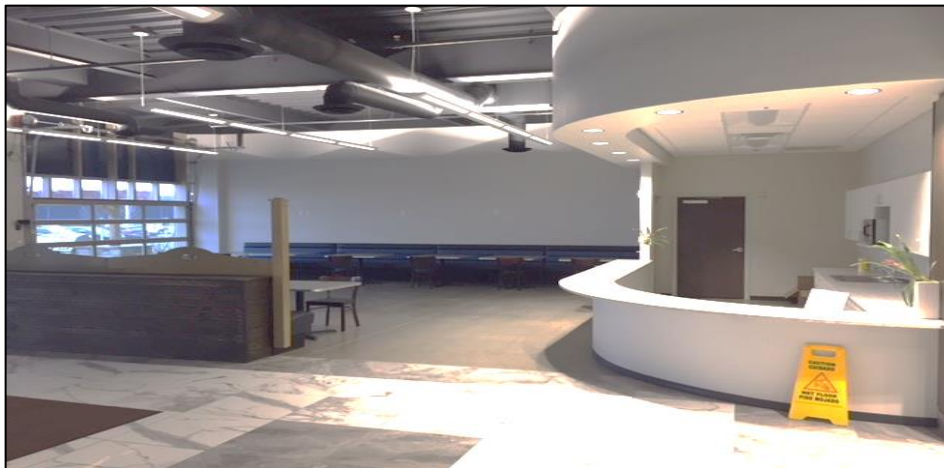
Second Floor Plan
Rentable: 15,378 SF / Usable: 13,730 SF



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Demographics and Area Information

Surrounding Area Demographics

2015 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Hamilton County	Cincinnati MSA	Ohio
Median Household Income 2015	\$69,040	\$64,081	\$60,218	\$47,544	\$55,192	\$48,687
Average Household Size	2.3	2.3	2.3	2.3	2.5	2.4
College Graduate %	57%	46%	44%	33%	30%	25%
Median Age	41	44	42	38	38	39
Owner Occupied %	66%	73%	67%	59%	67%	68%
Renter Occupied %	34%	27%	33%	41%	33%	32%
Median Owner Occupied Housing Value	\$232,201	\$191,766	\$192,326	\$149,878	\$161,739	\$138,126
Median Year Structure Built	1979	1965	1964	1960	1973	1968
Avg. Travel Time to Work in Min.	22	22	23	25	27	25

Source: Claritas

Surrounding Area Attributes

- ❖ Excellent access to highways
- ❖ High levels of demand in area
- ❖ Convenient to support services
- ❖ Stable employment
- ❖ Great community amenities
- ❖ Fantastic municipal services
- ❖ First-Class neighborhood



- ❖ Directly across from the Blue Ash Recreation Center
- ❖ 5 major shopping centers less than 5 miles away
- ❖ Exceptional educational systems
- ❖ Great housing with beautiful safe neighborhoods
- ❖ Two premier hospitals within 3 miles

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Aerial Map



Property Site



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