

# Blue Ash Office Center

10250 Alliance Road / Blue Ash, Ohio 45242



## Office Space For Lease

### Property Highlights

- Two-story office building totaling 40,452 sf
- Two suites available totaling 5,127 rsf
- Updated lobby and restrooms
- Beautiful two-story atrium
- Multi-zoned HVAC
- After-hour keypad access
- Generous parking
- Easy access to Reed Hartman Highway, I-71, I-275 and OH-126
- Monument signage visible from highly-traveled Reed Hartman Highway
- Rental rate \$15.75/sf Gross

### Area Amenities

- Blue Ash offers a rich amenity base with outstanding dining, retail, services, hotels, entertainment and housing
- Blue Ash Office Center is less than 1 mile from Summit Park, a 130-acre world class park and the Summit Park District, which includes the Neighborhoods at Summit Park
- Less than 5 miles from Kenwood Towne Centre and other Kenwood retail centers



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## First Floor Availability

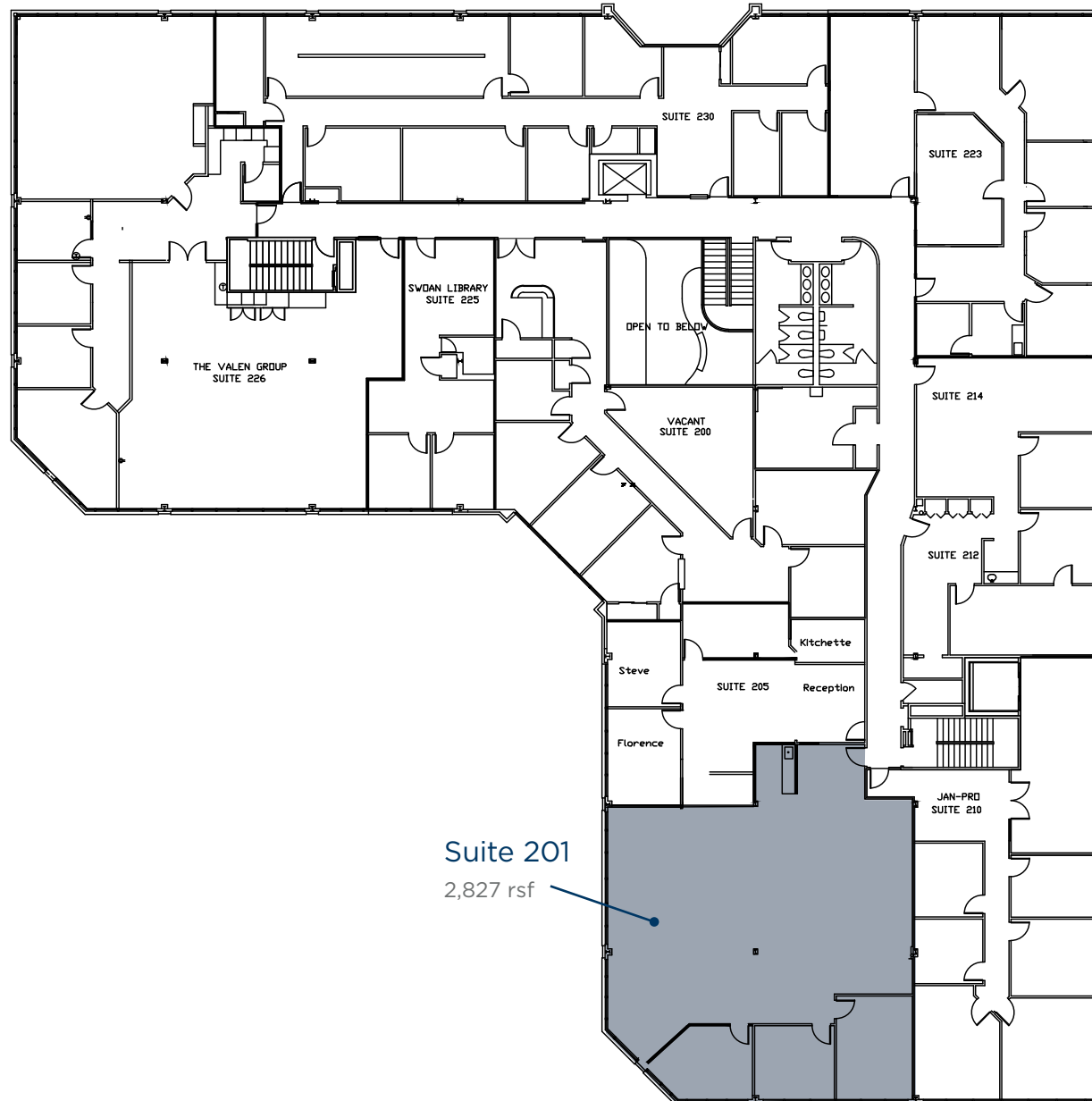
Suite 130  
2,300 rsf



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## Second Floor Availability

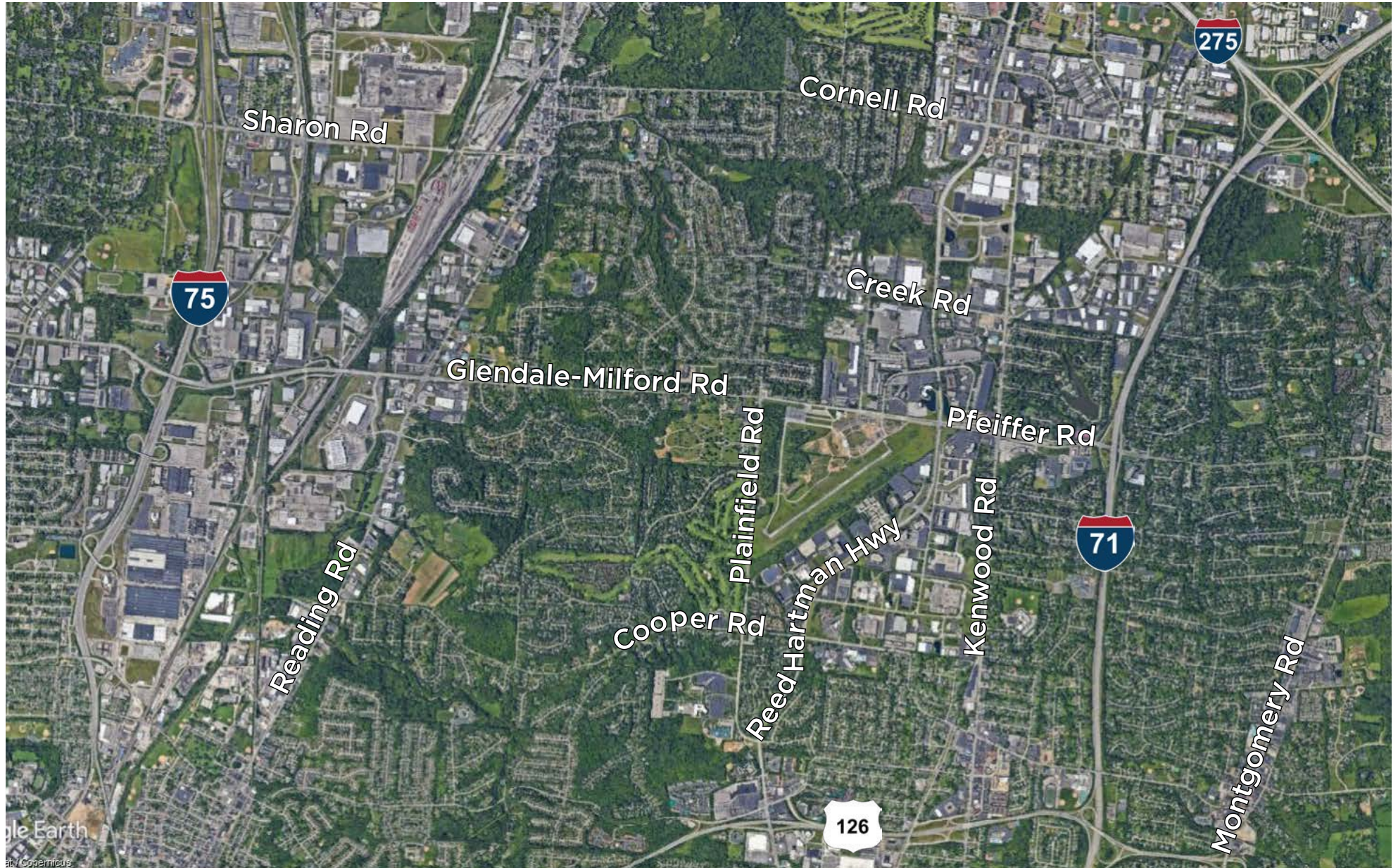




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## Location

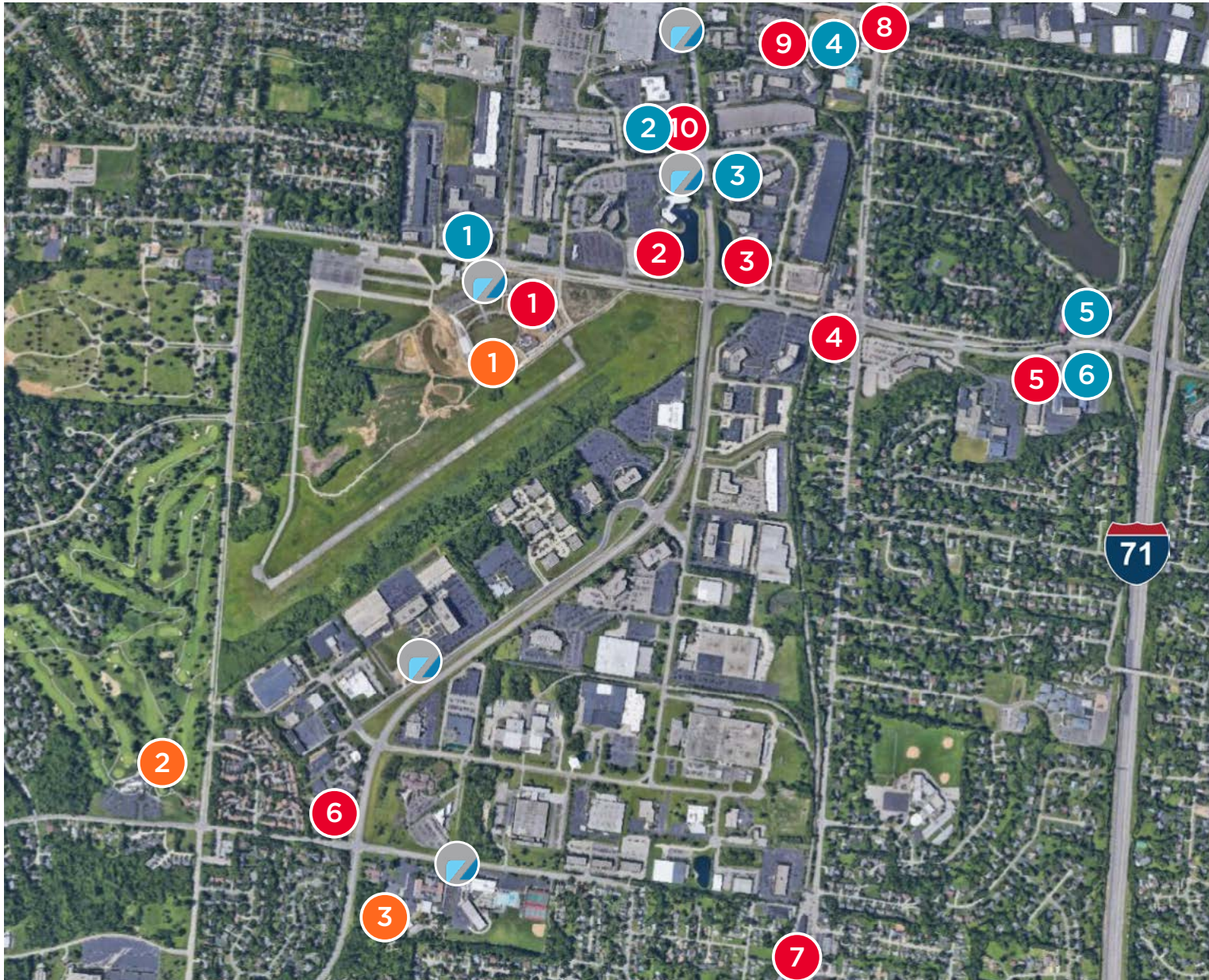




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## Area Amenities



- 1 Brown Dog Cafe, SENATE, TAHONA, Nanny Belle's
- 2 Buffalo Wild Wings
- 3 Firehouse Grill
- 4 City Barbeque, Abby Girl Sweets
- 5 Ando Japanese, Bob Evans
- 6 Parkers Blue Ash Tavern
- 7 QDOBA, Win Wok, Pizza Hut, Penn Station, Marx Hot Bagels, Jimmy John's
- 8 Sammy's Craft Burgers & Beers, Through the Garden
- 9 Apple Spice Junction
- 10 Blu
- 1 Wingate by Wyndham
- 2 Embassy Suites
- 3 Courtyard by Marriott
- 4 Hawthorn Suites, Hampton Inn
- 5 Red Roof Inn
- 6 Quality Hotel
- 1 Summit Park
- 2 Blue Ash Golf Course
- 3 Blue Ash Nature Park
- Zagster Bike Share Stations



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## Summit Park District



Summit Park District



Located in the heart of Blue Ash, the Summit Park District consists of five distinct areas to work, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park.

The District, Parkside, Carver Woods and Daventry form the Neighborhoods at Summit Park, a 110-acre mixed-use development featuring specialty retail and dining, entertainment venues, luxury apartments, single family homes and senior living. Designed for an urban ambiance, the residential options are connected to the region's top schools.

Summit Park is a 130-acre world-class park where visitors enjoy interactive programming, unique learning opportunities and year-round experiences. The park offers a community pavilion, event space, cafes, bistros, an observation tower, a large performance stage, walking paths, meadows, children's playground, dog park, ponds, creek, sledding hill and much more.

Free fitness and yoga classes are offered several times each week beginning in May and extending into October in one of the region's most beautiful settings.

The Summit Park District puts the ultimate amenity package right at Blue Ash Office Center's front door.



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