

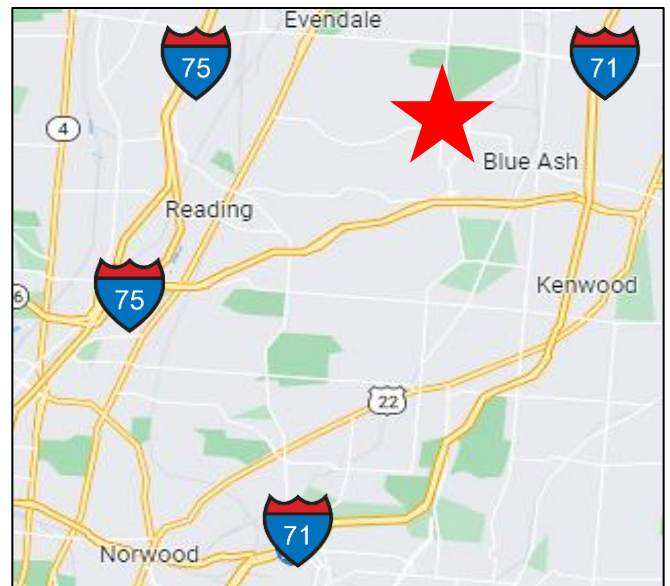
FOR LEASE
4420 Cooper Road
Blue Ash, Ohio 45242

**CLASS A
OFFICE SPACE**



PROPERTY FEATURES:

- ❖ Highly Visible Location
- ❖ 6,000 SF in shell form on the second floor
- ❖ 2,694 SF in shell form on the second floor
- ❖ 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
- ❖ Estimated operating expenses: \$9.64 PSF
- ❖ **Lease Rate: \$15.50 PSF NNN**



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.

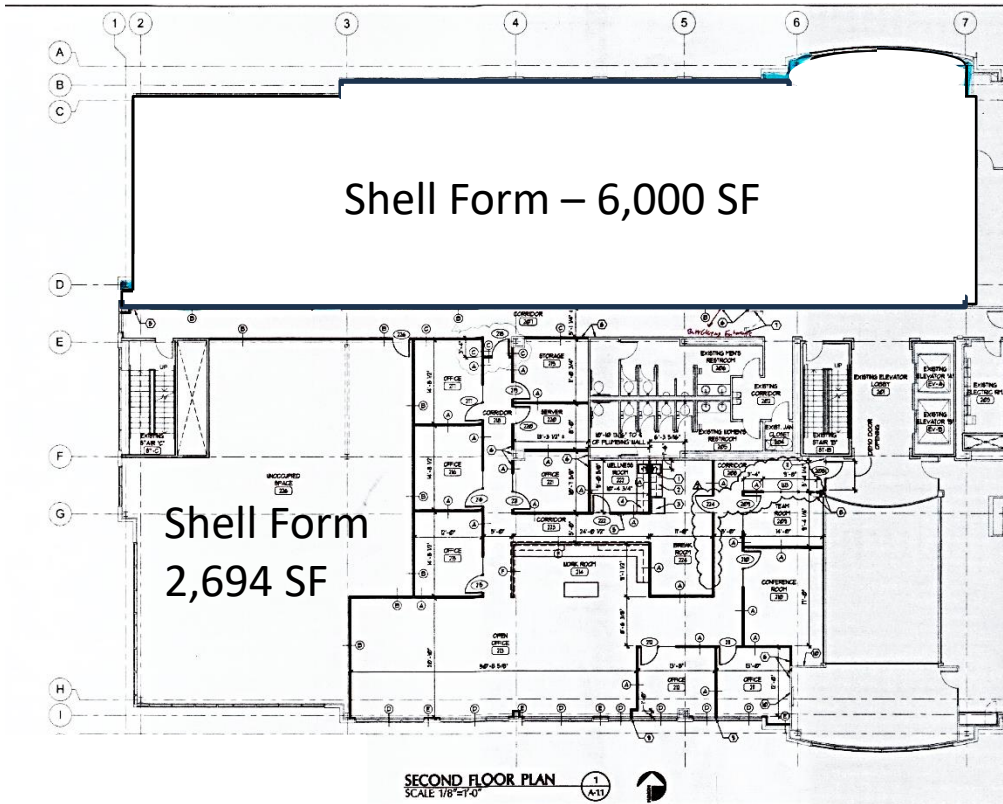


Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Kim Aubeger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com

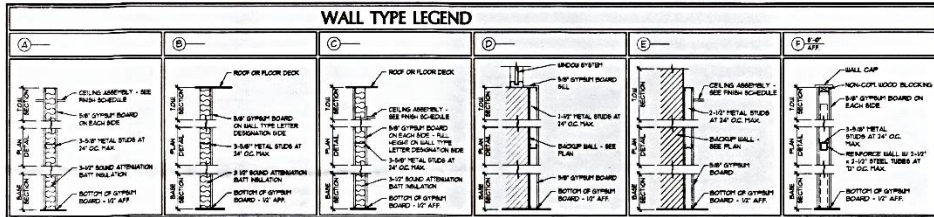
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SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 1 A-11

- GENERAL NOTES:**
1. "VOIDS" REQUIRING GYPSUM BOARD MUST BE USED IN ALL SET LOCATIONS AND INCLUDING BUT NOT LIMITED TO NEAR BAYS AND WINDOW WALLS.
 2. "HANG" COLLING TIGHT BY 3/16" METAL STUDS AND 5/8" GYPSUM BOARD TO FLOOR DECK UNLESS NOTED OTHERWISE.
- KEY NOTES:**
1. STAINLESS STEEL SINK BY GARbage DISPOSAL.
 2. DRAINAGE.
 3. WATER LINE HOOK UP FOR REFRIGERATOR.
 4. PREVENT VENT UNDER COUNTER REFRIGERATOR.
 5. 80% MINIMUM 2 1/2" HALL RATED FIRE EXTINGUISHER CABINETS, TOP OF EXTINGUISHER TO BE RETALLED TO MAXIMUM THICKNESS OF AFF. AND BOTTOM TO BE RETALLED TO LOWER THAN AFF. (40 LB. POUND WEIGHT).
 6. ALUM. WALLS.
 7. REMOVE WALL AND RELOCATE DOOR TO DOOR FOR.
 8. 800% WRAPPED BOX OUT TO MATCH EXISTING ADJACENT MATERIAL AND DESIGN OF ADJACENT TRIMM ENT RANCE DIRECTLY ACROSS LOBBY ENTRY PORTION OF WALL, AS REQUIRED.
 9. CAP END OF WALL WITH BREAK METAL TO MATCH EXISTING WINDOW FINISH - SEE ALL POINTS AND GASKET AND CALK TO MATCH BREAK METAL AND WINDOW FINISH.
 10. ADD 5/8" GYPSUM BOARD TO EXISTING WALL PART CEILING HEIGHT THIS SIDE ONLY.
 11. ADD 3/4" BOARD ATTENUATION BATT INSULATION ALL LEIGH AND 5/8" GYPSUM BOARD TO EXISTING WALL PART CEILING HEIGHT THIS SIDE ONLY.



ALFRED BENESCH & CO.
 4420 COOPER ROAD, SUITE 220
 BLUE ASH, OHIO 45242

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/14	FOR PERMIT
2	11/10/14	FOR PERMIT



SECOND FLOOR PLAN

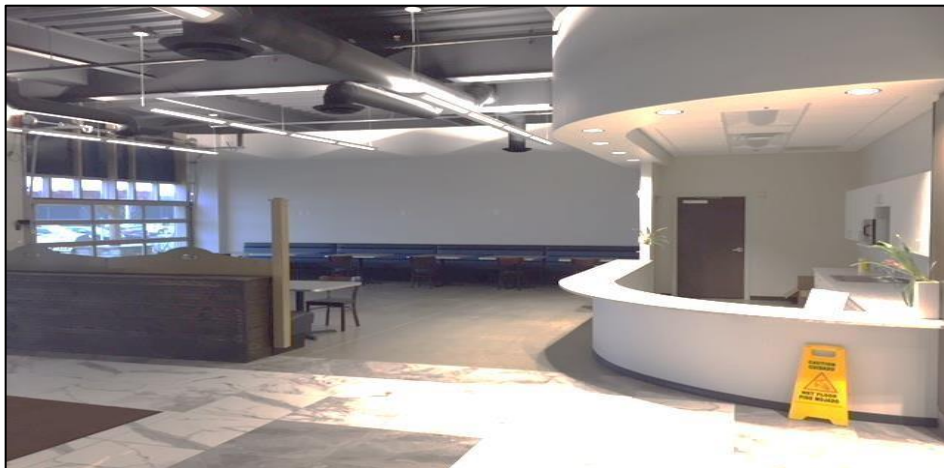
Drawn By: RBG
 Scale: As Shown
 Date: 11/10/14
 Issue Date: 02/18/17

A-1.1



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Blue Ash, Ohio 45242

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**JEFF WOLF
& PARTNERS**
REAL ESTATE

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Demographic 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 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 safe neighborhoods
 - ❖ Two premier hospitals within 3 miles



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 & PARTNERS**
 REAL ESTATE

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Aerial Map



Property Site



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