

FOR LEASE

BLUE ASH EXECUTIVE CENTER I & II

4500 - 4520
COOPER ROAD
BLUE ASH :: OH 45242



PROPERTY FEATURES

- + Excellent signage opportunity
- + 4.5/1,000 parking ratio
- + Accessible to I-71, I-275 and Ronald Reagan Highway
- + Proximity to downtown Blue Ash
- + Numerous restaurants and hotels nearby
- + 8'6" ceiling height
- + Blue Ash Recreation Center nearby
- + Lease Rate: \$9.25 /Sq. Ft. Net plus electric
- + Operating Expenses:
 - Building I: \$6.33/ Sq. Ft.
 - Building II: \$6.21/ Sq. Ft.



CONTACT US

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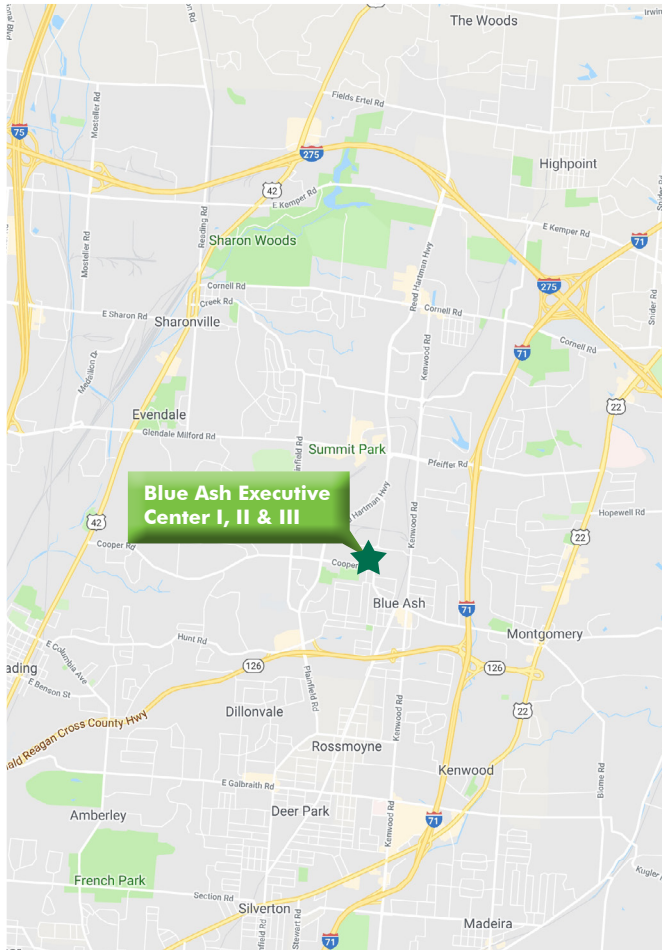
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BLUE ASH EXECUTIVE CENTER I

SUITE #	SQ. FT.	AVAILABILITY
200	4,204	Immediate
303	1,847	Immediate
Total:	6,051	

BLUE ASH EXECUTIVE CENTER II

SUITE #	SQ. FT.	AVAILABILITY
100	5,152	Immediate
102	2,418	Immediate
202	1,824	Immediate
203	3,198	Immediate
304	2,928	Immediate
Total:	15,520	

BUILDING FEATURES

4500 COOPER ROAD

- + Building Sq. Ft.: 32,703
- + Built in 1990
- + HVAC: Split system, electric heat/ AC condenser

4520 COOPER ROAD

- + Building Sq. Ft.: 33,956
- + Built in 1997
- + HVAC: Split system, electric heat/ AC condenser

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AMPLE PARKING



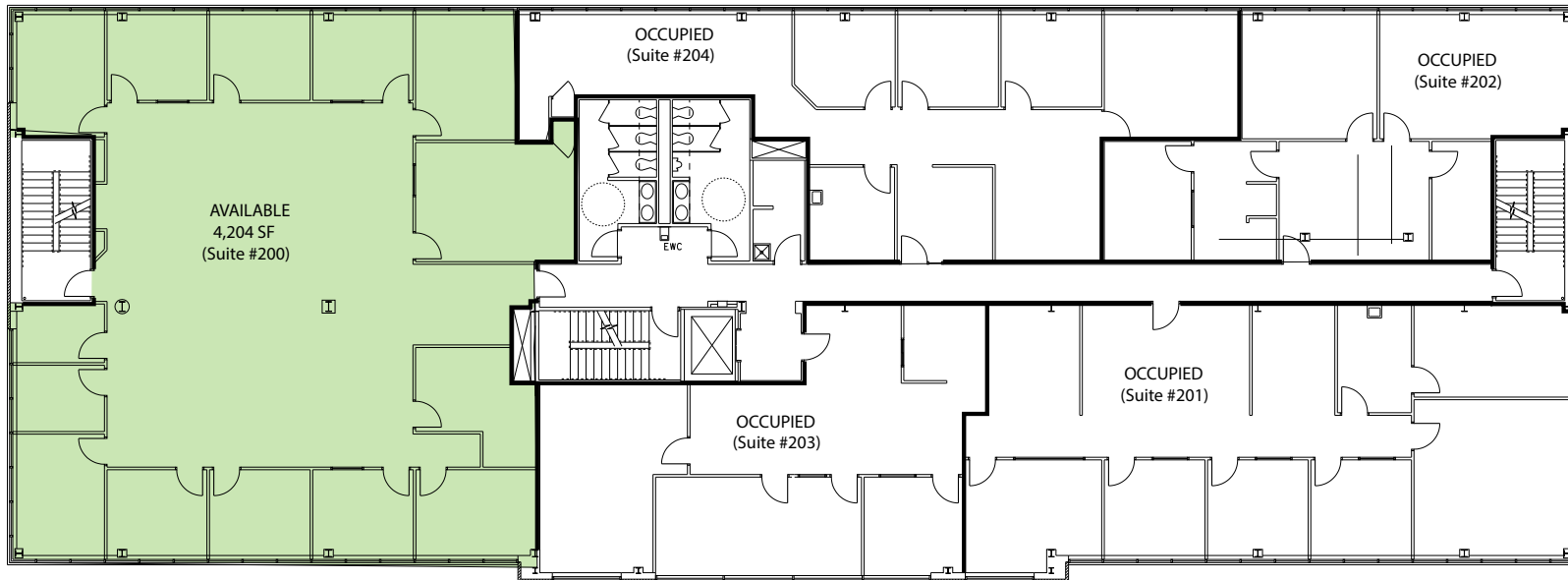
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SECOND FLOOR PLAN

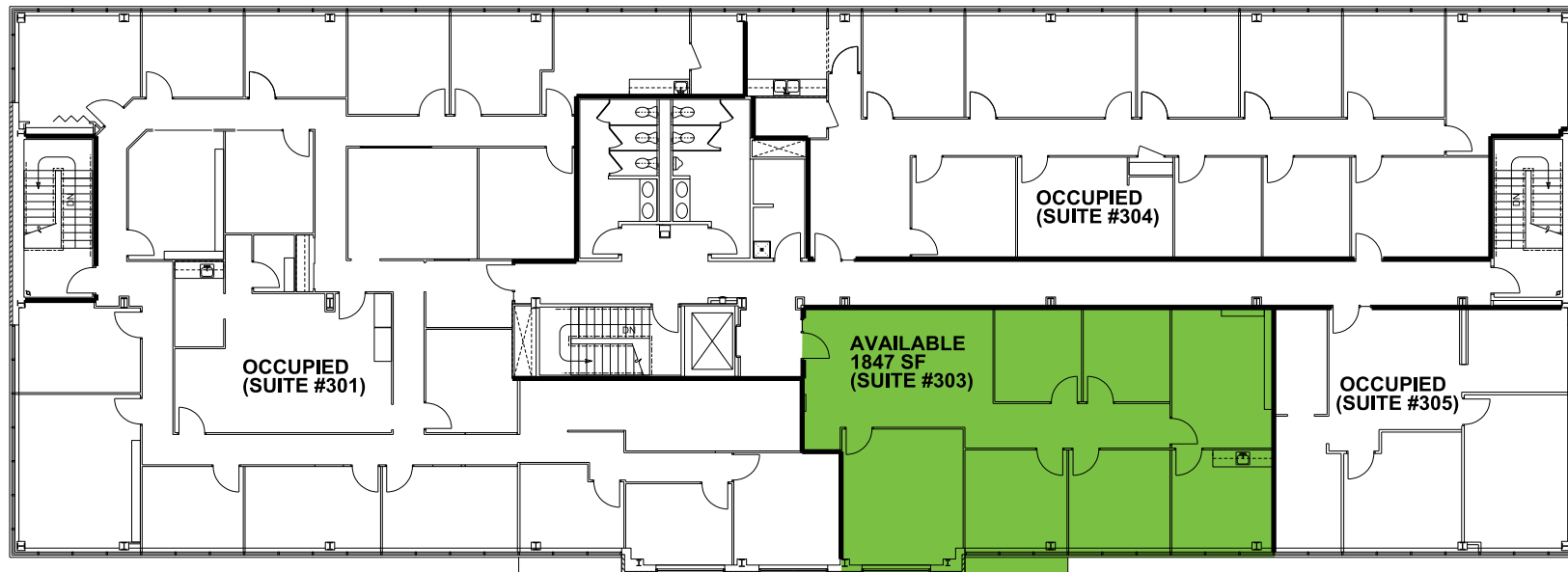


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THIRD FLOOR PLAN

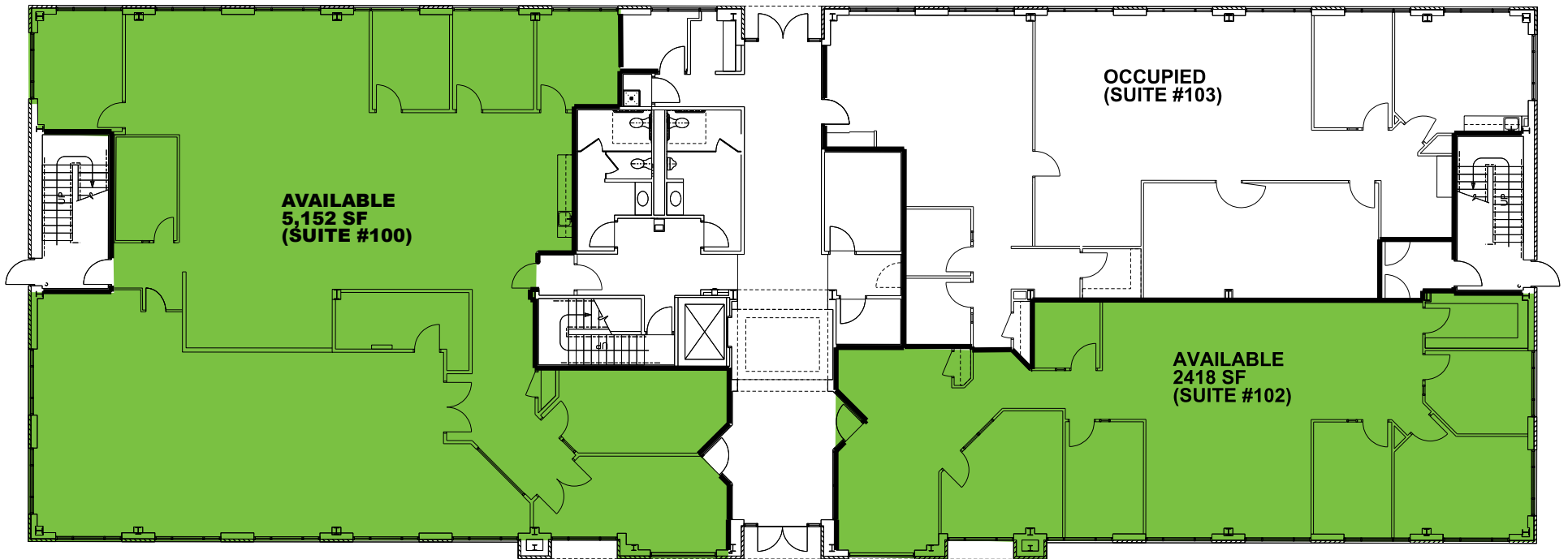


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FIRST FLOOR PLAN



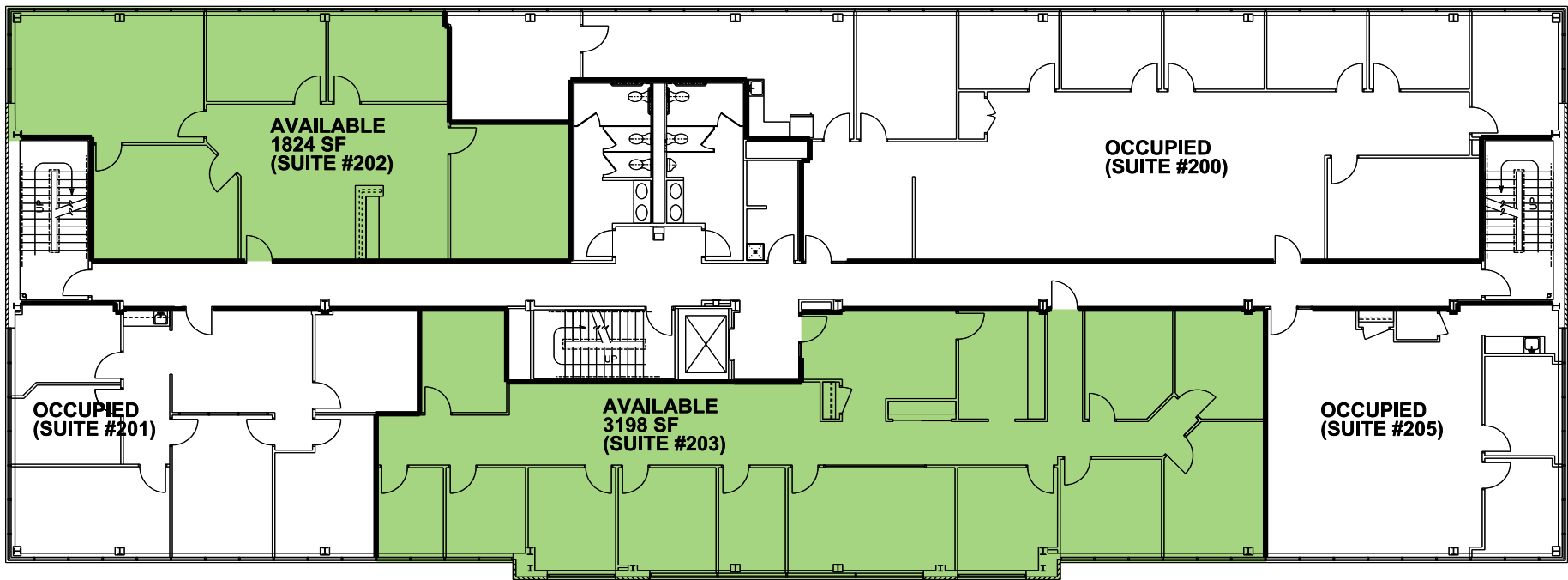
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SECOND FLOOR PLAN

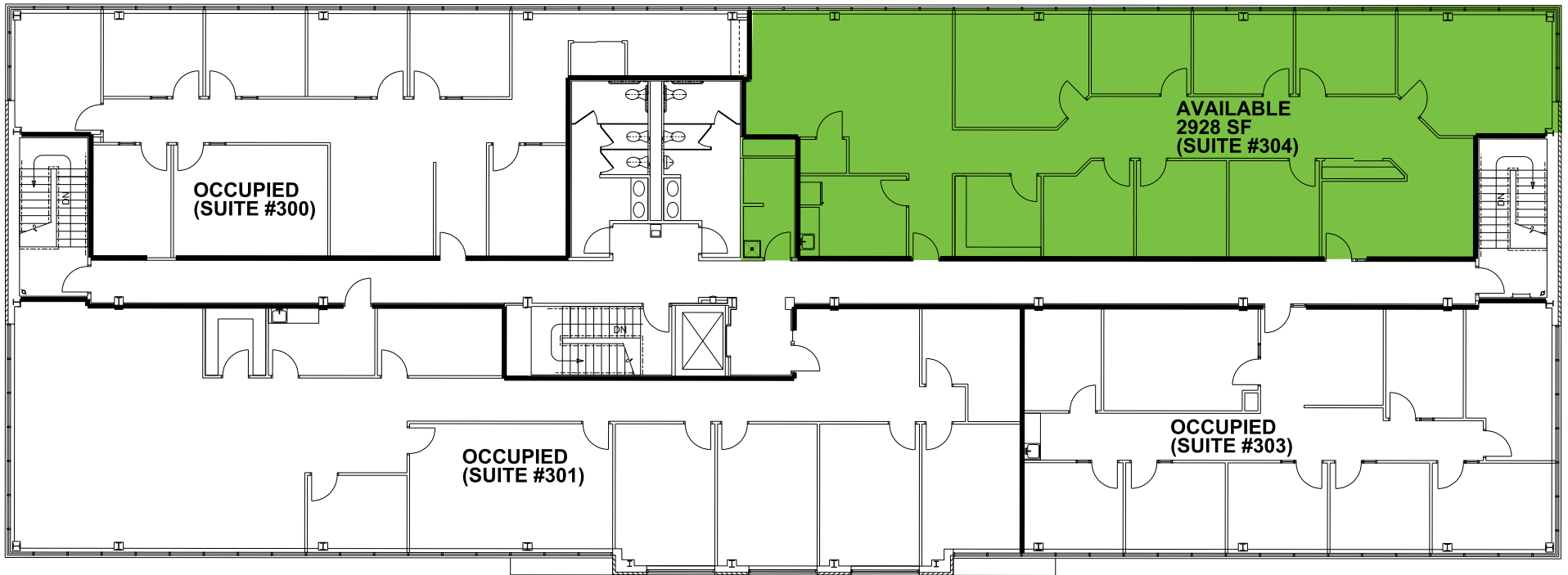


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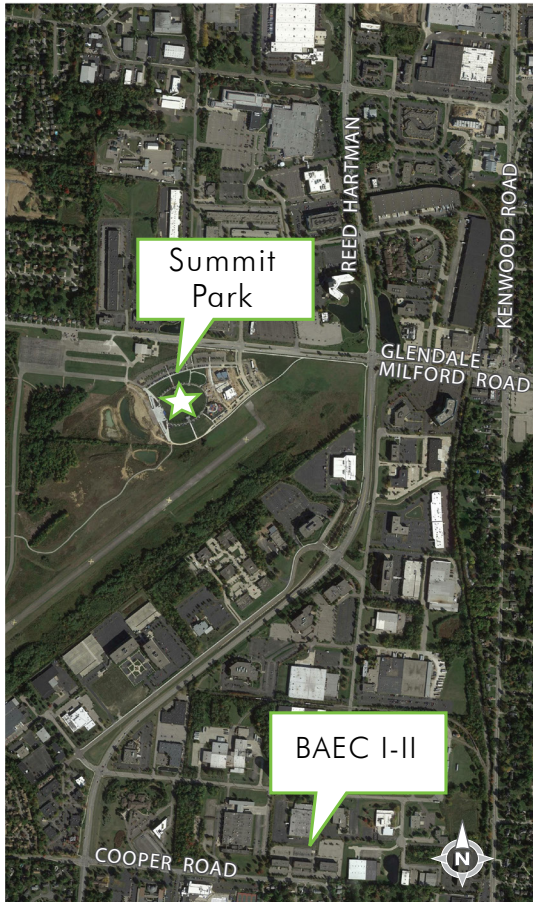
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THIRD FLOOR PLAN



BLUE ASH SUMMIT PARK



Summit Park, located at the corner of Glendale-Milford and Plainfield Roads, is a 130-acre regional park currently under development in the heart of Blue Ash where visitors will be able to enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region’s most beautiful settings. This first-class park and its dramatic yet functional facilities will provide outstanding amenities for residents and businesses in and around the City of Blue Ash.

PARK FEATURES INCLUDE:

- Great Lawn
- Community Center
- Seasonal Skating Rink
- Unique 1-Acre Children’s Playground
- Picnic Grove
- Glass Canopy
- Over 3 Miles of Multi-Purpose Trails

Phase 2 of Summit Park is underway, this will include a 7,000 sq. ft. community building, cafe and a performance stage.

RESTAURANTS AT SUMMIT PARK



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