



Blue Ash Business Place III

4352-4398 Glendale-Milford Road
Blue Ash, Ohio

Where Blue Ash Business meets
the Summit Park District

Blue Ash Business Place III

4352-4398 Glendale-Milford Road, Blue Ash, OH 45242

Highlights:

- Office/light industrial building
- Onsite management and conference center
- Abundant surface parking

BUILDING SIZE:

74,465 rsf

AVAILABLE SPACE:

1,761 rsf

ASKING RENT:

\$8.50 NNN

2020 OPERATING EXPENSE:

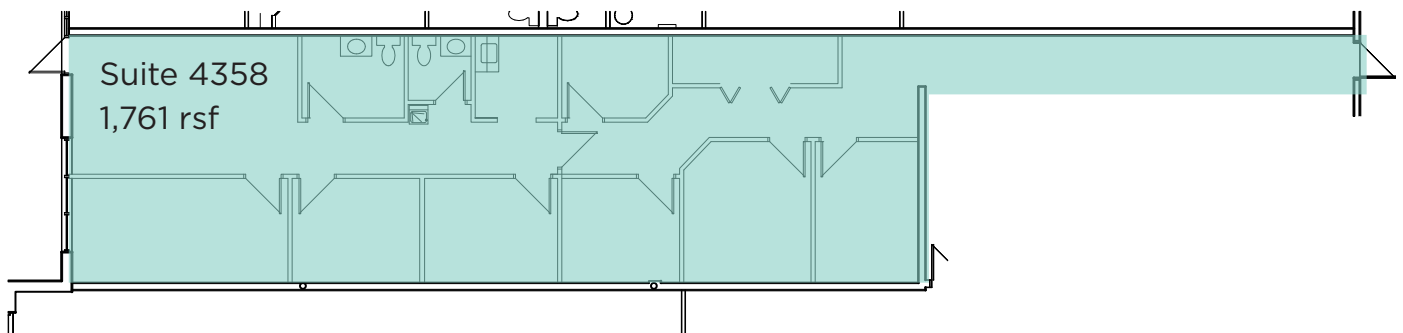
\$3.00



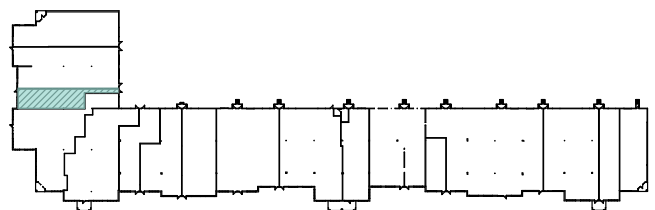
Blue Ash Business Place features two office buildings and one office/light industrial building located directly across from Summit Park, a new 130-acre world-class park, with easy access to several interstate highways and wide array of area amenities.

Availability

Blue Ash Business Place III



Floor 1



Suite No.
4358

Square Footage
1,761

Blue Ash Office

By the Numbers

1

FLOOR

of office/light industrial space

12.37

ACREAGE

in close proximity to high-income and popular millennial neighborhoods

6

HIGHWAYS

(I-71, I-75, I-275, US-22, US-42 and OH-126) less than 3 miles from Blue Ash Business Park

74K+

SQUARE FEET

of office/light industrial space in prized spot in desirable Blue Ash submarket

Blue Ash is home to some of the most successful companies in the region and across the globe. Companies choose Blue Ash for many compelling reasons including top-rated amenities and a welcoming environment that helps attract and retain top talent.

Blue Ash Business Place's campus is in enviable location directly across from the Summit Park District which includes a 130-acre world-class park and 110-acre walkable mixed-use development with luxury apartments, single family homes, specialty retail and dining, and entertainment.

50

FORTUNE 500
COMPANIES
with a presence in Blue Ash

3

TOTAL BUILDINGS
with onsite management

179

PARKING
spaces on a surface lot

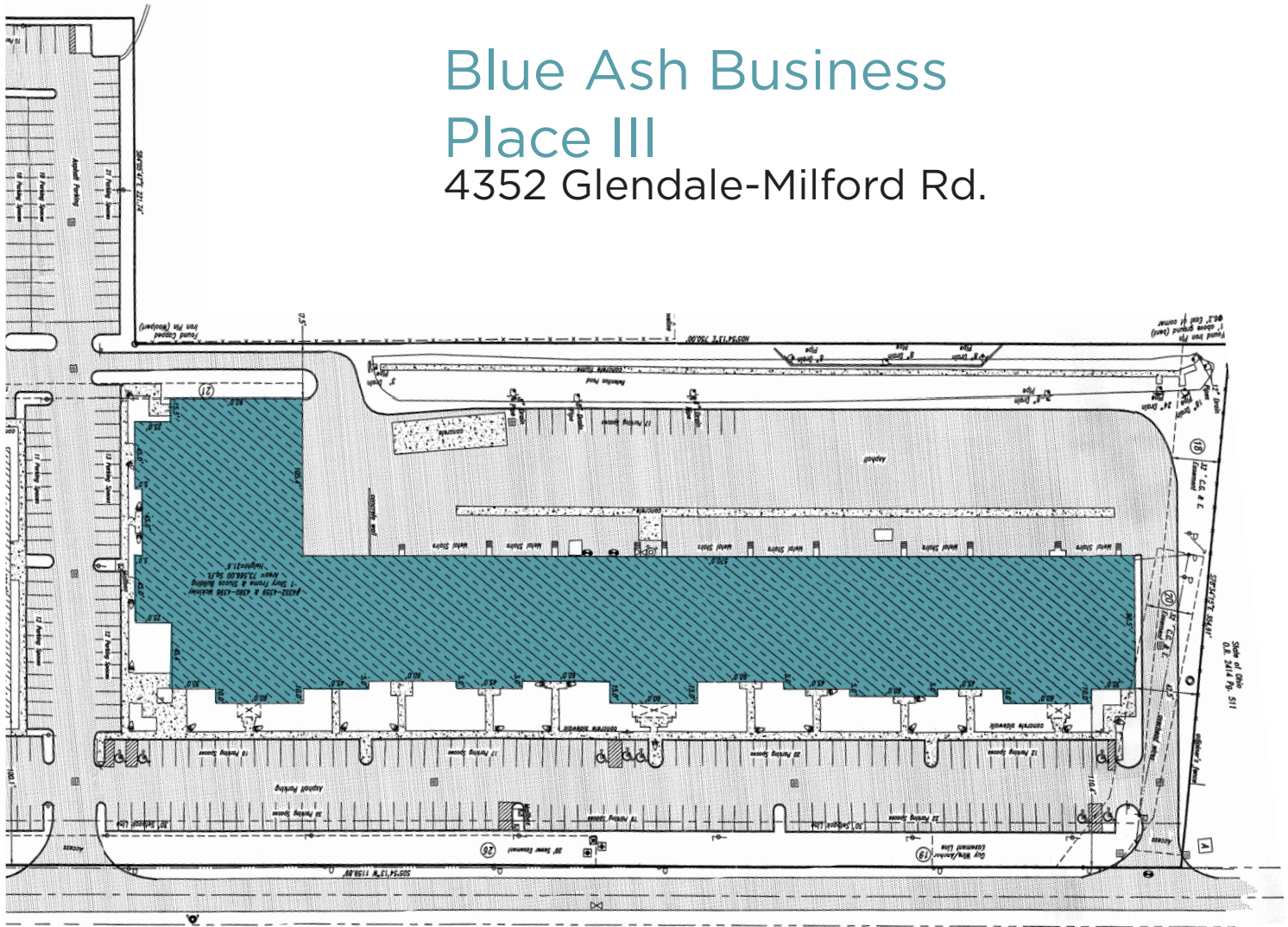
3rd

TOP CITY IN OHIO
for amenities as recently ranked by
popular real estate website Movoto.com

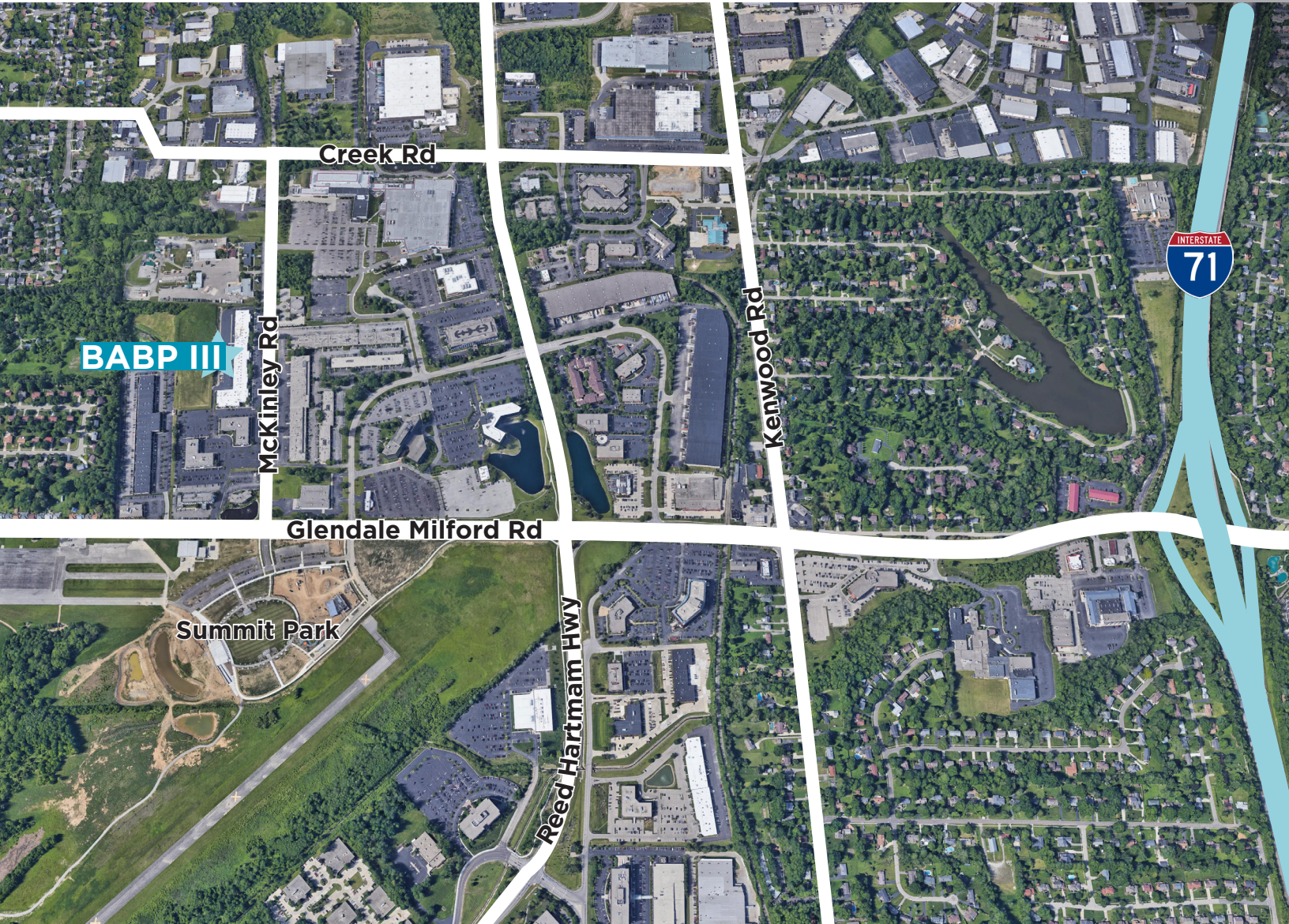


Site Plan

Blue Ash Business Place III 4352 Glendale-Milford Rd.



Location





Area Amenities

● Restaurants

- R1 El Vaquero Mexican, McAlister's Deli, Bonnie Lynn Bakery
- R2 Smashburger, Basil Thai Bistro, Durum Grill, Envision Cinemas, Jersey Mike's Subs
- R3 Skyline Chili, Subway, Arby's, Jade Kitchen
- R4 Panera Bread, Wendy's
- R5 DiBella's Subs
- R6 Through the Garden
- R7 Apple Spice Junction, Sammy's Craft Burgers & Beers
- R8 Brown Dog Cafe, SENATE, Nanny Belle's, TAHONA
- R9 Buffalo Wild Wings
- R10 City Barbeque
- R11 Ando Japanese, Dolsot Bistro, Bob Evans
- R12 Original Pancake House, Jet's Pizza, Pacific Kitchen, Stone Creek Dining Co.
- R13 Jeff Ruby's Carlo & Johnny
- R14 Montgomery Inn
- R15 Blue Ash Chili, Mio's, Sleepy Bee Cafe, Slatts
- R16 Gold Star Chili, Frisch's
- R17 Parkers Tavern

● Hotels

- H1 Embassy Suites by Hilton, Courtyard by Marriott
- H2 Hampton Inn, Hawthorne Suites
- H3 SpringHill Suites, Extended Stay America, Holiday Inn
- H4 Wingate by Wyndham
- H5 Hilton Garden Inn, Home2 Suites by Hilton
- H6 Red Roof Inn

● Coffee Shops

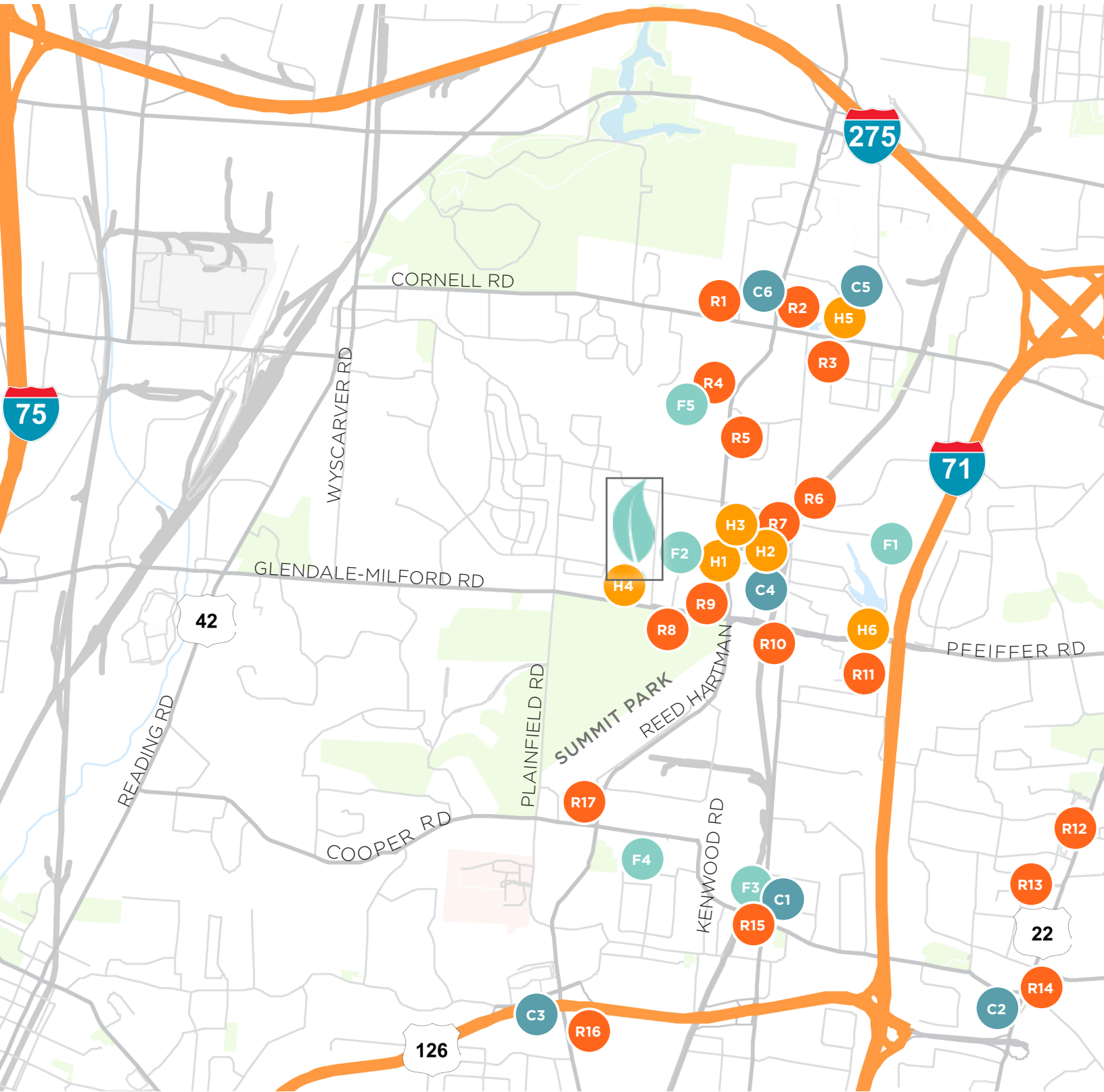
- C1 Starbucks
- C2 Awakenings
- C3 Dunkin' Donuts, Starbucks
- C4 Gazebo Tea Garden
- C5 S & D Coffee
- C6 Starbucks

● Fitness & Health

- F1 TriHealth Fitness & Health Pavilion
- F2 Rooks Fitness
- F3 Fitness Physiques
- F4 Blue Ash Rec Center*
- F5 Lola's Lifestyle Fitness



Blue Ash
Business Place



*minimal annual cost to Blue Ash employees



For more information, please contact:

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