

# BLUE ASH EXECUTIVE CENTER I, II & III

4500-4540 COOPER ROAD BLUE ASH, OH 45242

- + 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: \$8.75/Sq. Ft. Net plus electric
- + Operating Expenses:
  - Building I: \$6.21/Sq. Ft.
  - Building II: \$6.46/Sq. Ft.
  - Building III: \$6.05/Sq. Ft.

**CBRE**

# Availabilities & Features

## BLUE ASH EXECUTIVE CENTER I

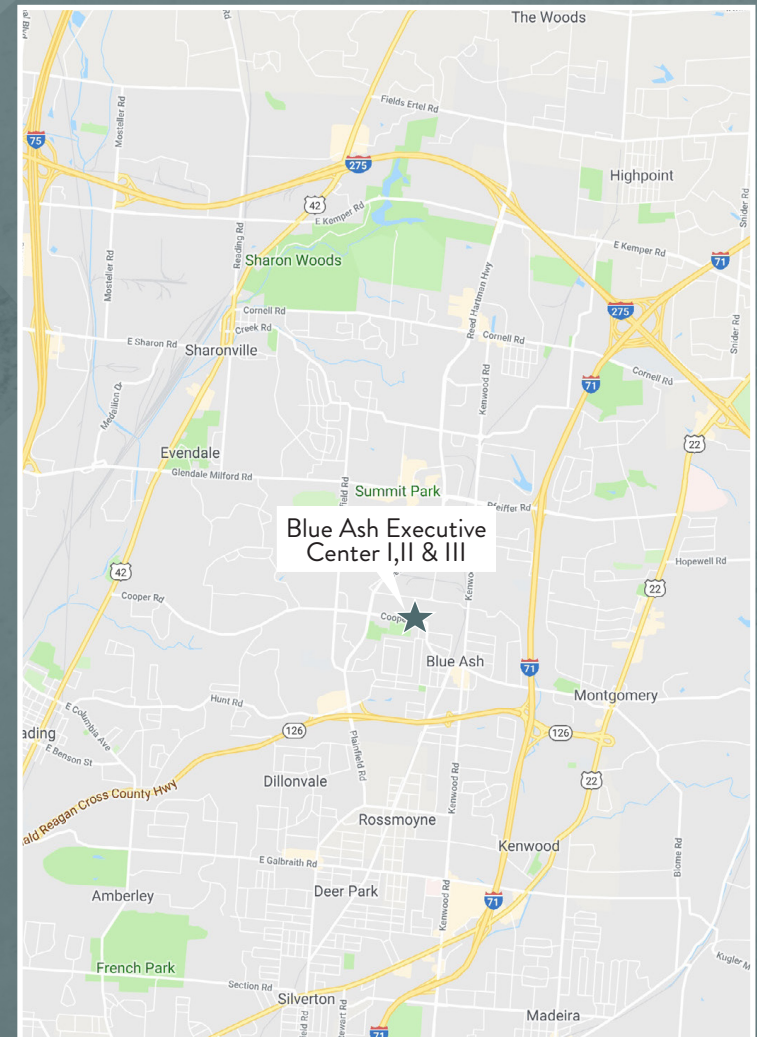
SUITE #	SQ. FT.	AVAILABILITY	Features
101	5,152	Immediate	+ BUILDING SQ. FT.: 33,956 + BUILT IN 1997 + HVAC: SPLIT SYSTEM, ELECTRIC HEAT/AC CONDENSER
200	4,204	Immediate	
204	1,618	Immediate	
Total	10,974		

## BLUE ASH EXECUTIVE CENTER II

SUITE #	SQ. FT.	AVAILABILITY	Features
100	5,152	Immediate	+ BUILDING SQ. FT.: 32,703 + BUILT IN 1990 + HVAC: SPLIT SYSTEM, ELECTRIC HEAT/AC CONDENSER
200	3,316	Immediate	
202	1,824	Immediate	
203	3,198	Immediate	
205	1,169	Immediate	
Total	14,659		

## BLUE ASH EXECUTIVE CENTER III

SUITE #	SQ. FT.	AVAILABILITY	Features
200	14,853	Immediate	+ BUILDING SQ. FT.: 44,118 + BUILT IN 1998 + HVAC: SPLIT SYSTEM, ELECTRIC HEAT/AC CONDENSER
305	3,536	Immediate	
Total	18,389		



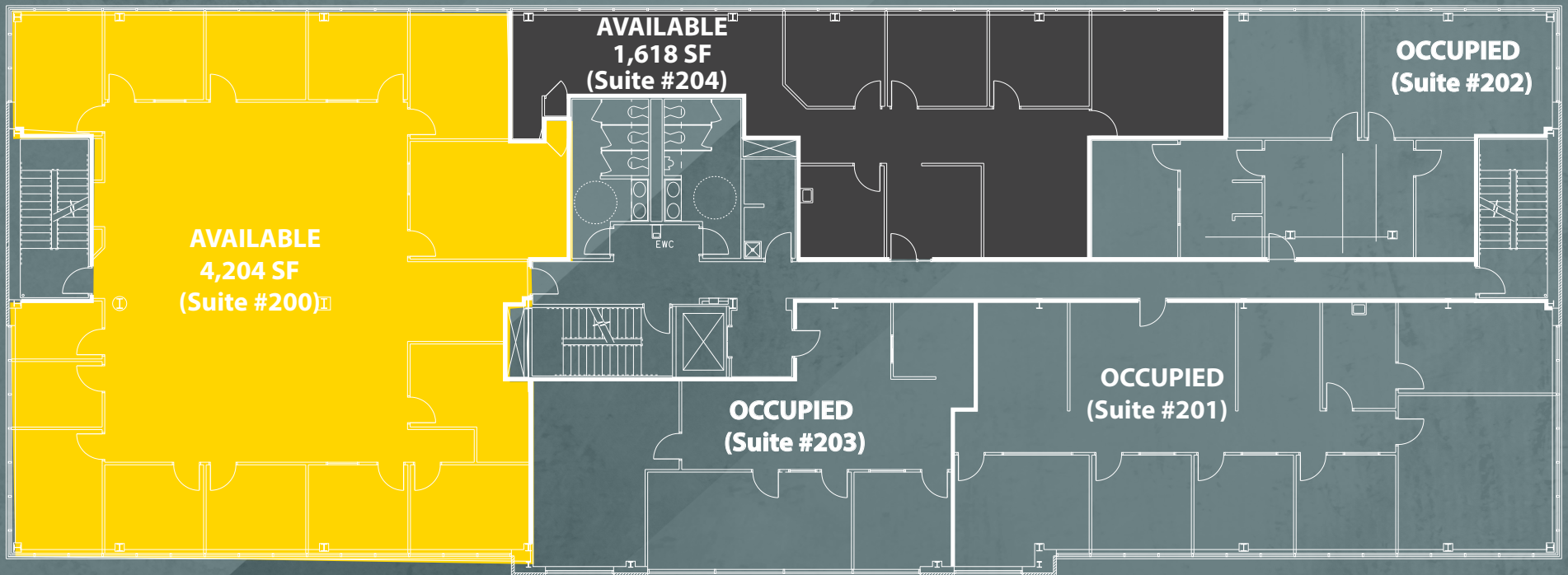
# Blue Ash Executive Center One

## *First Floor*



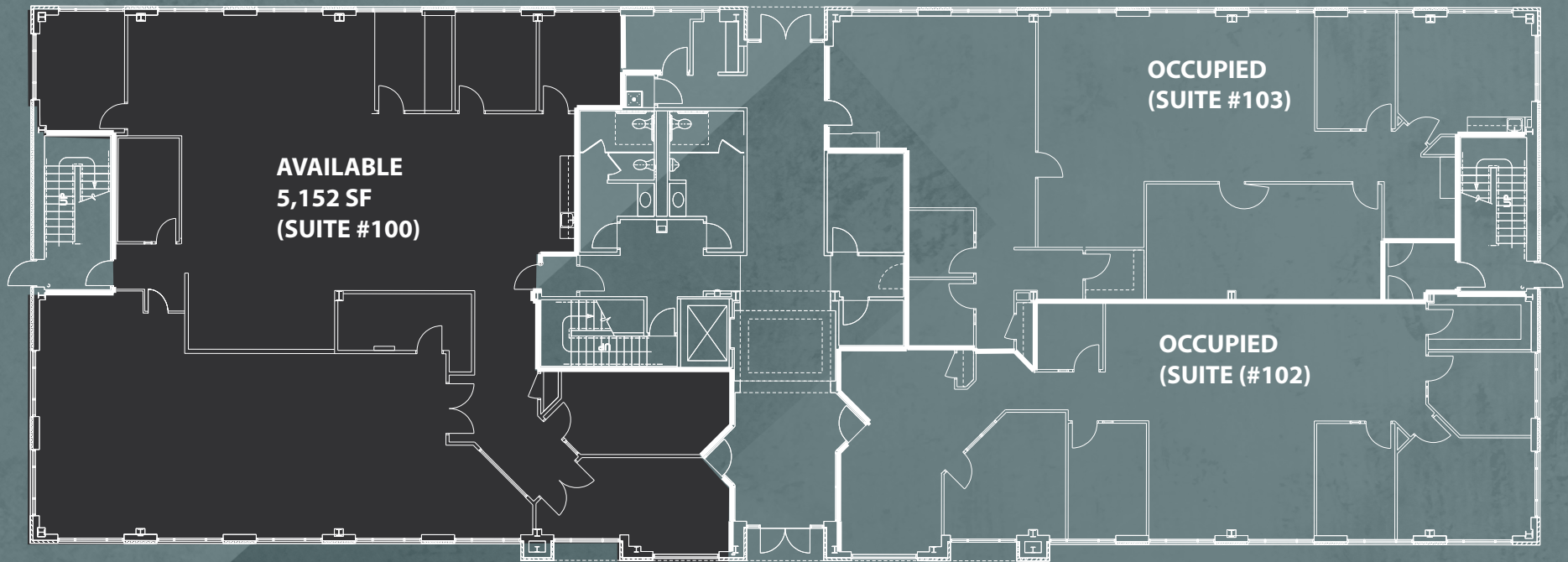
# Blue Ash Executive Center One

## *Second Floor*



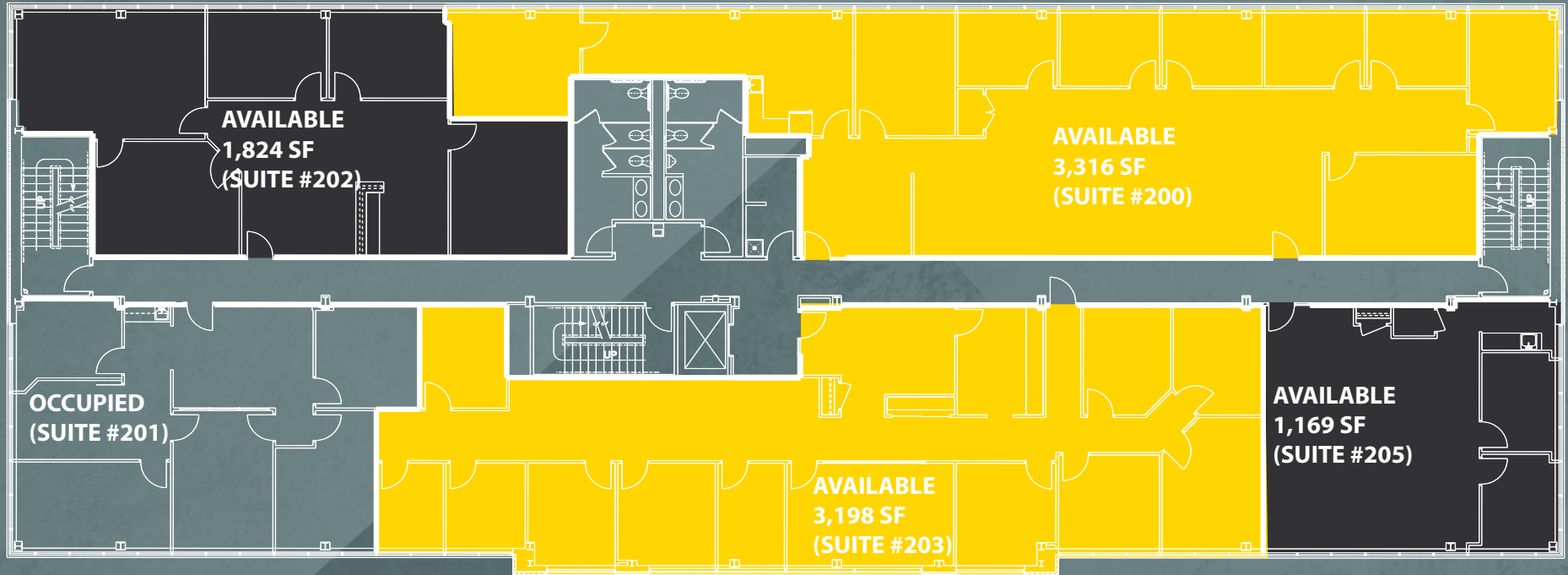
# Blue Ash Executive Center Two

## *First Floor*



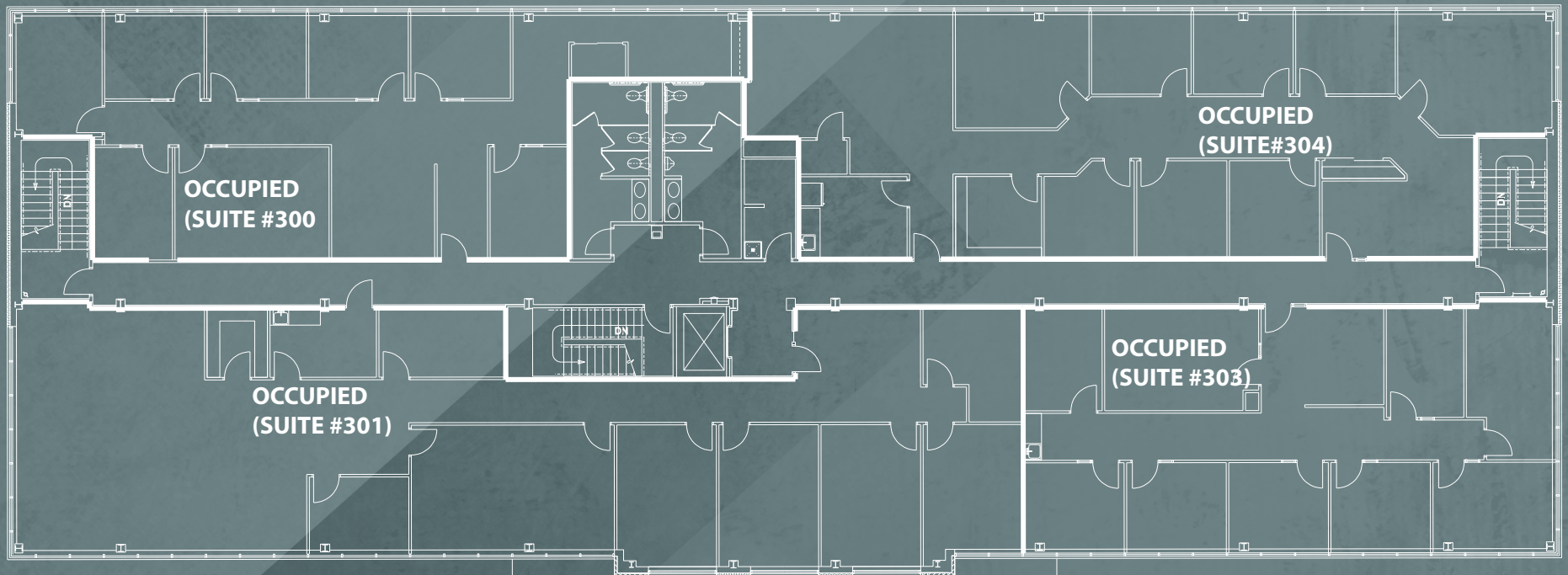
# Blue Ash Executive Center Two

## *Second Floor*



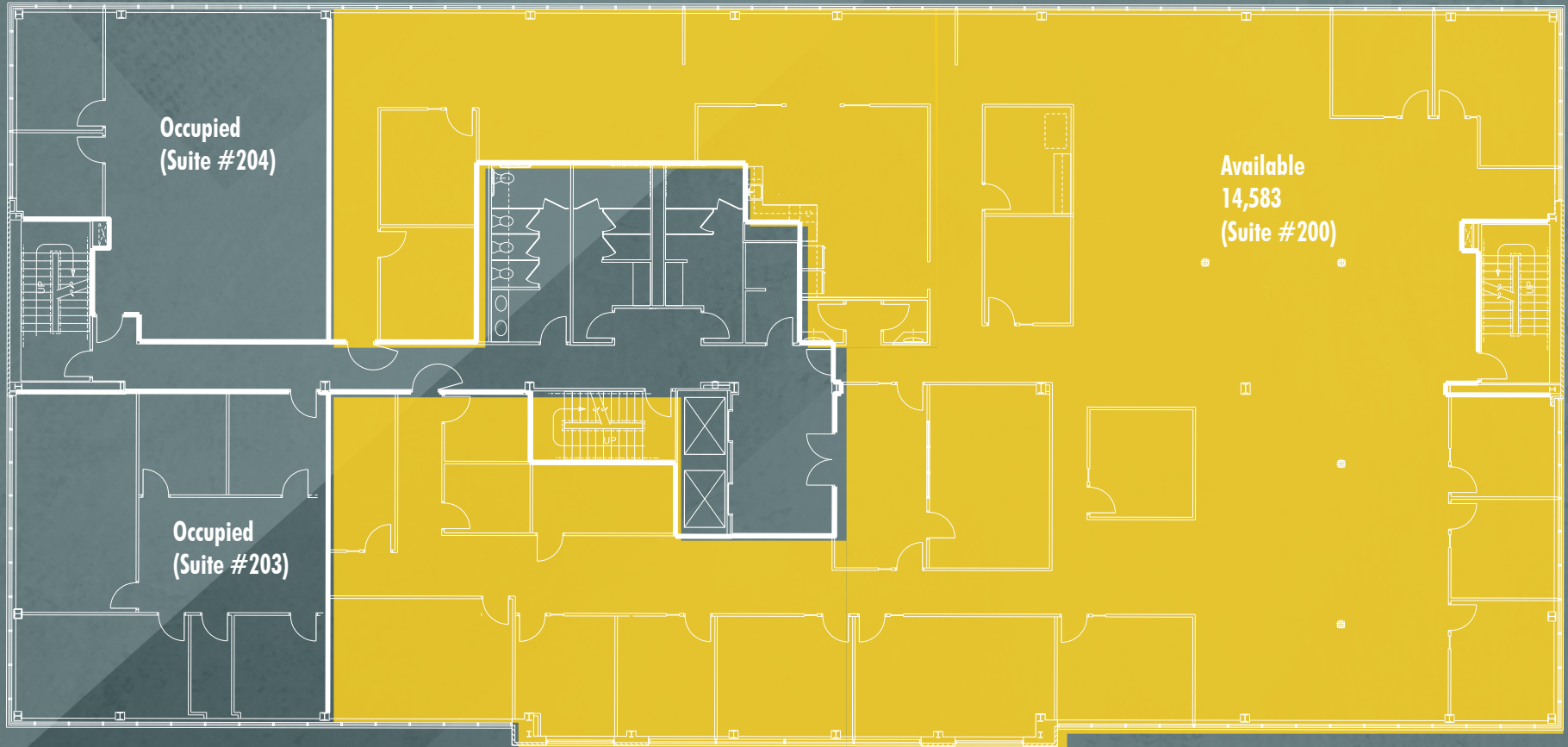
# Blue Ash Executive Center Two

## *Third Floor*



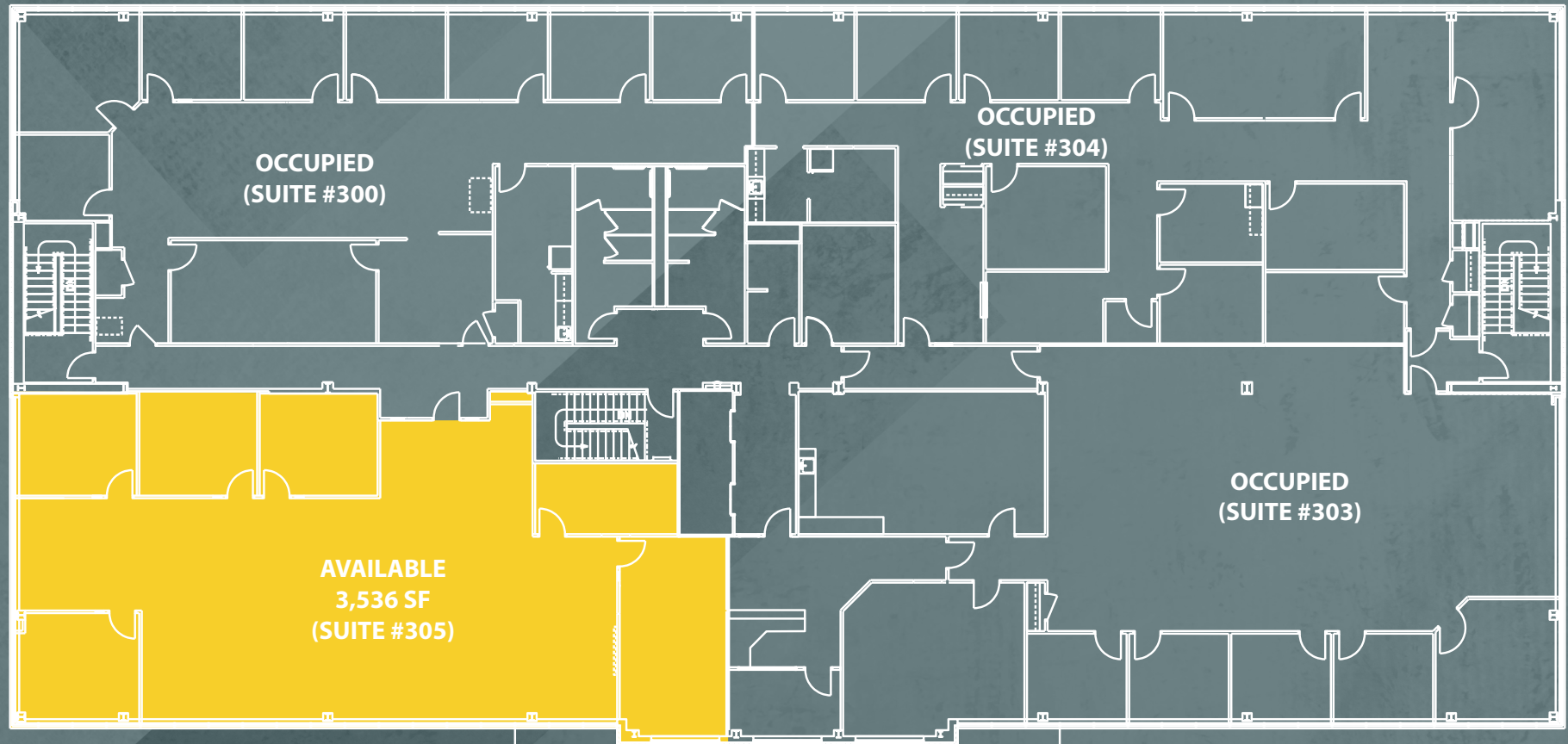
# Blue Ash Executive Center Three

## *Second Floor*



# Blue Ash Executive Center Three

## *Third Floor*



# 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.

## FOR MORE INFORMATION, PLEASE CONTACT:

**SCOTT YARDS, CCIM**  
Senior Vice President  
+1 513 369 1313  
scott.yards@cbre.com

**TRAVIS LIKES**  
First Vice President  
+1 513 369 1364  
travis.likes@cbre.com

**JOHN SCHENK**  
Associate  
+1 513 369 1344  
john.schenk@cbre.com

## AMPLE PARKING



© 2021 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED. CBRE AND THE CBRE LOGO ARE SERVICE MARKS OF CBRE, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.