



RATH EQUITY, LTD.

FULL-SERVICE OFFICE SPACE FOR LEASE

1,100 SF AT \$11 NNN + 4.75

CONSISTS OF A RECEPTION AREA,
CONFERENCE ROOM, LARGE BULL
PEN, AND A KITCHENETTE

1,400 SF AT \$11 NNN + 4.75

CONSISTS OF 5 PRIVATE OFFICE,
RECEPTION AREA, TURN-KEY

1 MONTH OF FREE RENT FOR EACH
YEAR COMMITTED
(6 MONTHS FOR A 5 YEAR DEAL)

4755 LAKE FOREST DR
BLUE ASH
CINCINNATI, OH 45242

PROPERTY OVERVIEW

4755 Lake Forest Drive offers a premier Class A office opportunity in the heart of Blue Ash, one of Cincinnati's most sought-after suburban business hubs. Two high-quality office spaces are currently available, each designed to accommodate modern workplace needs within a professional and welcoming environment.

The property features a large amount of underground parking—an uncommon amenity in the submarket—providing convenience and accessibility for both tenants and visitors.

With its prime location, flexible leasing options, and Class A finishes, 4755 Lake Forest Drive presents an outstanding setting for businesses seeking a strong presence in Blue Ash.

LEASE RATE

\$11 NNN + 4.75

SQ FT

1,100-1,400

SPACES

2

USE

Class A Office

PROPERTY HIGHLIGHTS

- >> Situated in the heart of Blue Ash, one of Cincinnati's top business corridors
- >> Excellent regional access via I-71, I-275, and Ronald Reagan Cross County Highway
- >> Surrounded by a strong mix of corporate headquarters, healthcare, dining, and retail amenities
- >> Close proximity to Blue Ash - Summit Park, hotels, and conference facilities for business travel convenience
- >> Vibrant community with award-winning schools, parks, and residential neighborhoods supporting a strong employment base
- >> Covered Parking

PROPERTY PHOTOS



PROPERTY AERIAL

LAKE FOREST DR

GLENDALE MILFORD RD | 29,245 VPD

REED HARTMAN HWY | 19,901 VPD

PROPERTY AERIAL



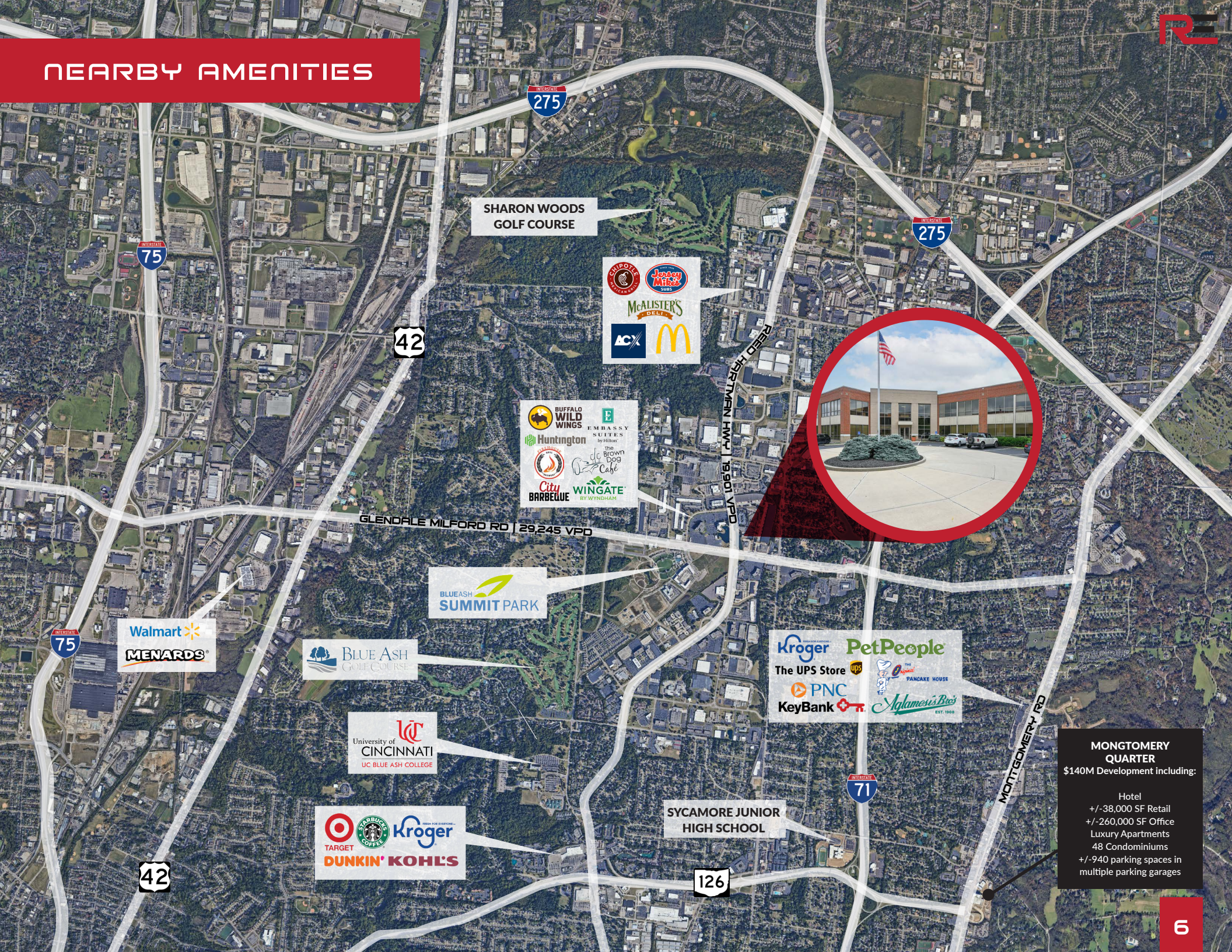
BLUEASH
SUMMIT PARK

GLENDAL MILFORD RD | 29,245 VPD

REED HARTMAN HWY | 19,901 VPD



NEARBY AMENITIES



SHARON WOODS
GOLF COURSE



GLENDALE MILFORD RD | 29,245 VPD



SYCAMORE JUNIOR
HIGH SCHOOL



**MONTGOMERY
QUARTER**
\$140M Development including:

- Hotel
- +/- 38,000 SF Retail
- +/- 260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/- 940 parking spaces in multiple parking garages

DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,406	51,810	148,167
Households	1,291	20,769	60,041
Families	906	13,427	38,037
Average Household Size	2.63	2.44	2.43
Owner Occupied Housing Units	1,060	15,179	41,703
Renter Occupied Housing Units	231	5,590	18,338
Median Age	43.3	43.0	41.7
Median Household Income	\$122,702	\$107,691	\$101,988
Average Household Income	\$186,117	\$157,306	\$150,971

2030 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,566	52,333	150,209
Households	1,349	20,864	60,653
Families	941	13,386	38,153
Average Household Size	2.63	2.45	2.44
Owner Occupied Housing Units	1,106	15,496	42,537
Renter Occupied Housing Units	244	5,368	18,116
Median Age	43.8	44.1	42.8
Median Household Income	\$168,417	\$123,975	\$116,980
Average Household Income	\$219,559	\$180,792	\$171,412



148,167
5-Mile
Population

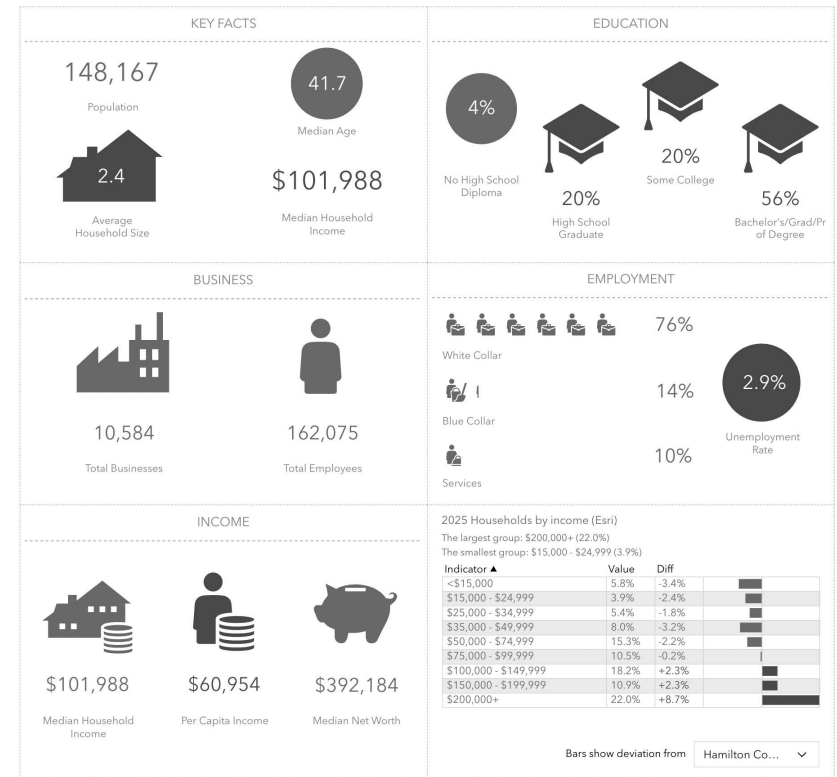


\$101,988
5-Mile Median
Household Income



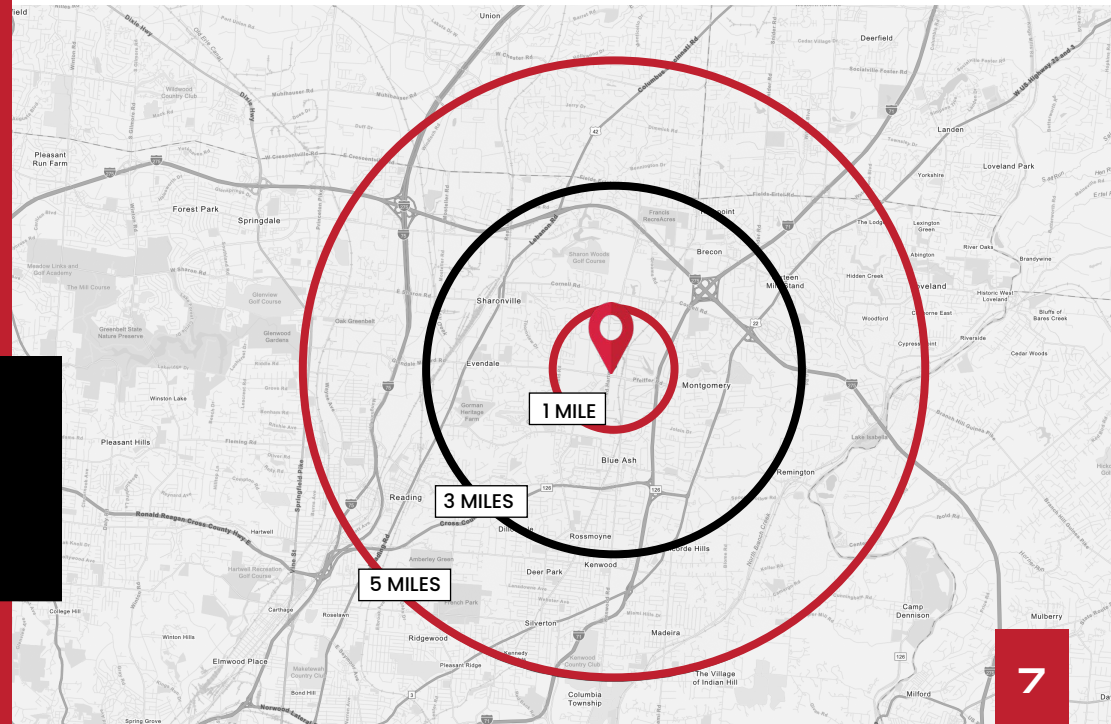
60,041
5-Mile
Households

5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2022.

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