

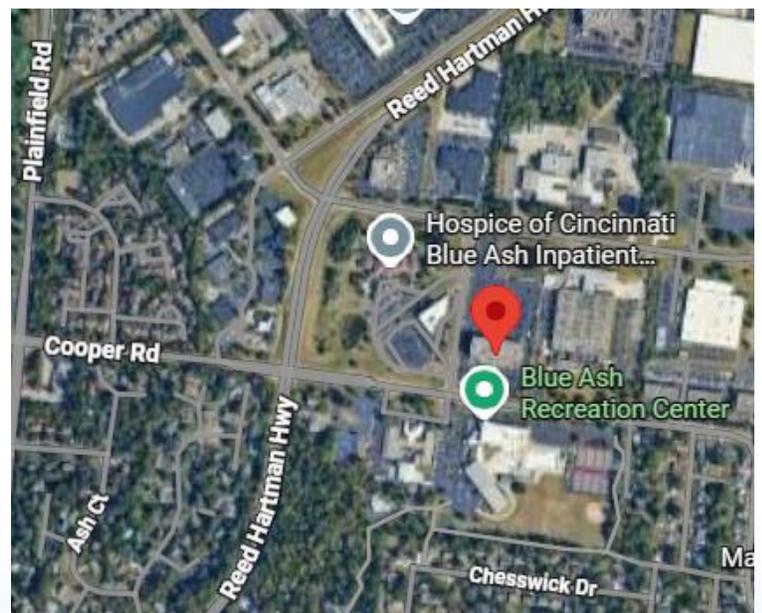
4420 Cooper Road
Cincinnati, Ohio 45242

Class A
Office



PROPERTY FEATURES

- Approximately 8,694 SF for lease
- 6,000 SF in shell form on second floor
- 2,694 SF in shell form on 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



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DEMOGRAPHIC AND AREA INFORMATION

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
- Five (5) major shopping centers less than 5 miles away
- Exceptional educational systems
- Great housing with safe neighborhoods
- Two (2) premier hospitals within 3 miles



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**≈8,694 SF CLASS A OFFICE
FOR LEASE**

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