

CARVER WOODS EXECUTIVE PARK

4420 & 4440 CARVER WOODS BLUE ASH, OH



FOR SALE 36,353 TOTAL SF OFFICE



PROPERTY

FEATURES

Two Premium Office Buildings for Sale

- 36,353 SF total across two well-positioned buildings
- Corporate campus setting with professional atmosphere
- Reed Hartman corridor exposure for high visibility
- Adjacent to Summit Park enhancing the work environment
- Single-story buildings maximizing accessibility and efficiency
- Abundant natural light with extensive window coverage
- Prime Blue Ash location in established business district
- Convenient highway access for employee and client commuting
- Exterior signage opportunities available for tenant branding
- Excellent parking ratio of 4:1,000 ensuring ample spaces
- Recently installed roofs with comprehensive 20-year warranties

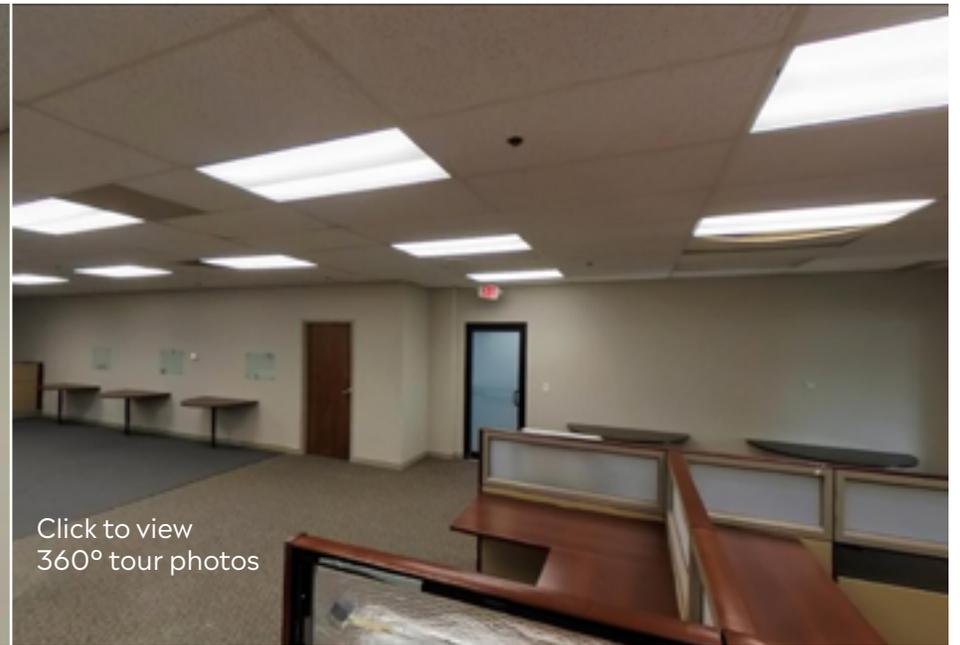
4420 CARVER WOODS: 20,475 SF

4440 CARVER WOODS: 15,878 SF





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360° tour photos](#)



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STRATEGIC LOCATION

Carver Woods Executive Center enjoys a strategic Blue Ash location that combines professional accessibility with lifestyle amenities, making it highly attractive to quality tenants and ensuring strong investment potential.



ADJACENT TO SUMMIT PARK WITH DIVERSE RESTAURANTS AND RETAIL SHOPPING



BLUE ASH'S ESTABLISHED BUSINESS CORRIDOR WITH PROFESSIONAL CORPORATE NEIGHBORS



CONVENIENT HIGHWAY ACCESS FOR EASY COMMUTING THROUGHOUT GREATER CINCINNATI



REED HARTMAN EXPOSURE PROVIDING HIGH VISIBILITY AND PRESTIGE ADDRESSING



CORPORATE CAMPUS ENVIRONMENT FOSTERING A PROFESSIONAL WORKPLACE ATMOSPHERE



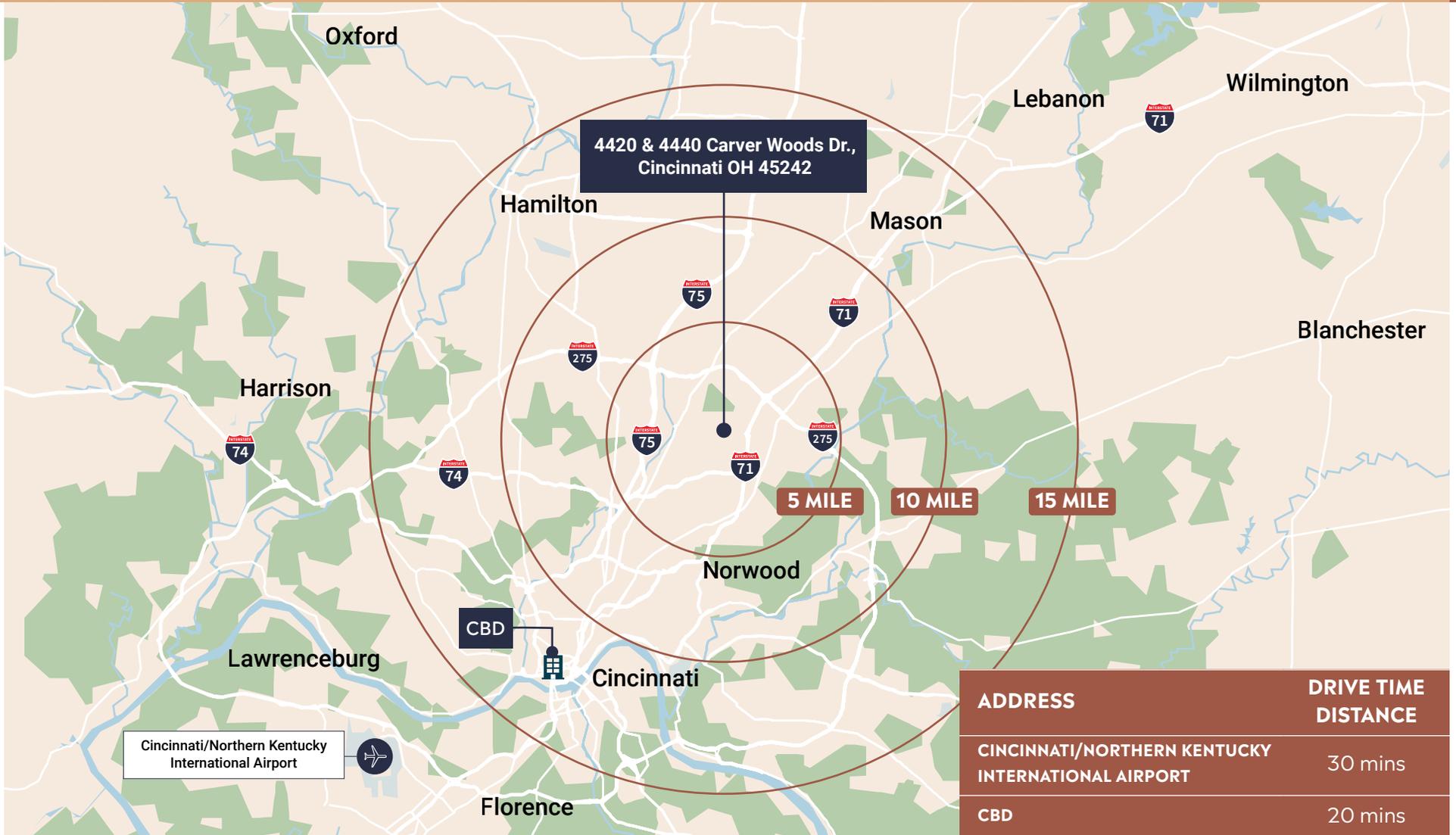
CORPORATE NEIGHBORS

The property is surrounded by established corporate tenants and professional service firms, creating a prestigious business environment that attracts quality companies.



DEMOGRAPHICS

2025	5 MILE	10 MILES	15 MILES
POPULATION	152,031	665,386	1,322,097
AVERAGE AGE	41.6	39.7	38.4
HOUSEHOLD INCOME	\$146,317	\$129,882	\$117,901



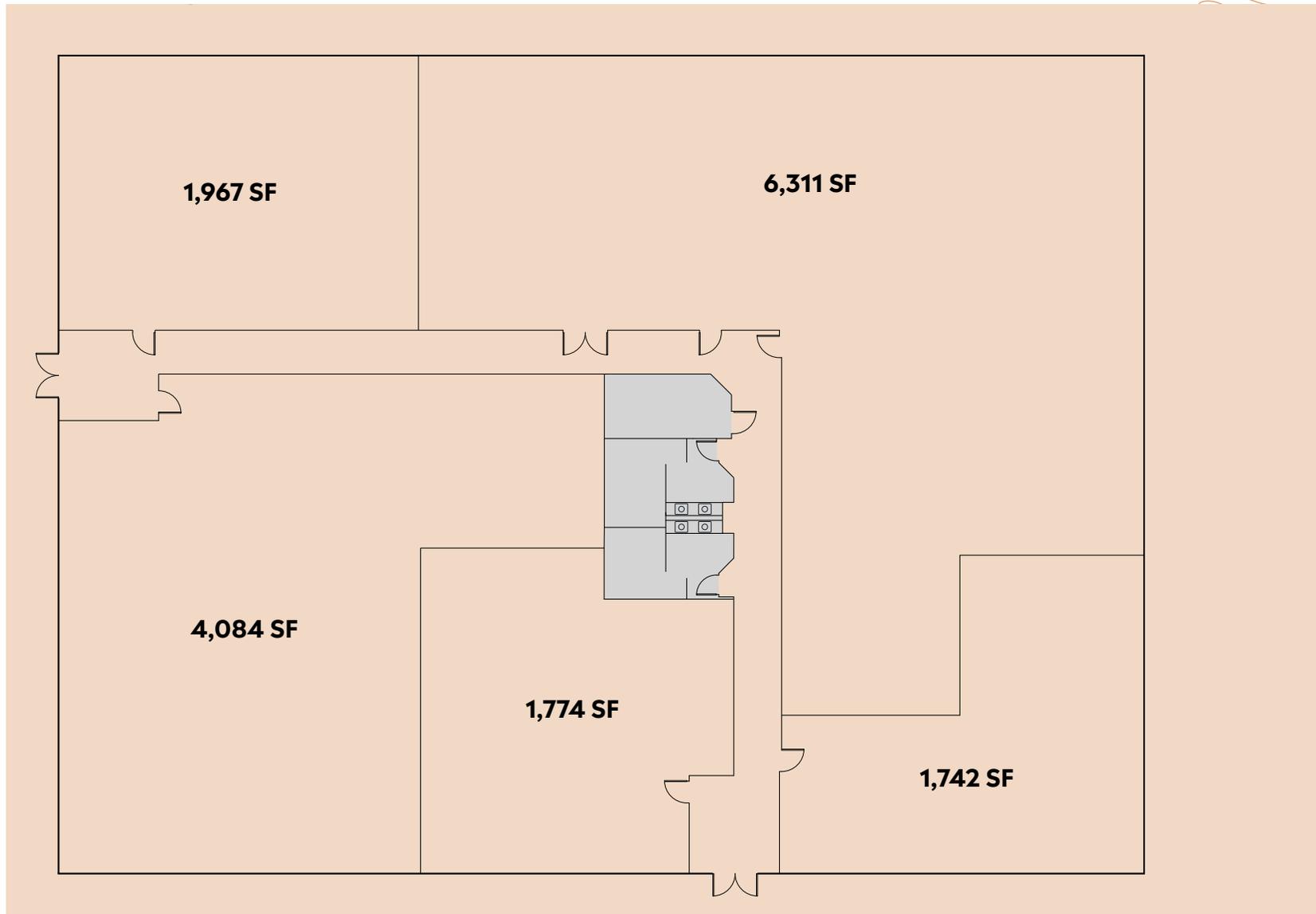
BUILDING 4420

AVAILABILITIES



BUILDING 4440

AVAILABILITIES



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