



Colliers

## Office Space Opportunity For Lease

Contact us today:

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\$12.95/RSF NNN  
2025 OPEX: \$10.62/RSF

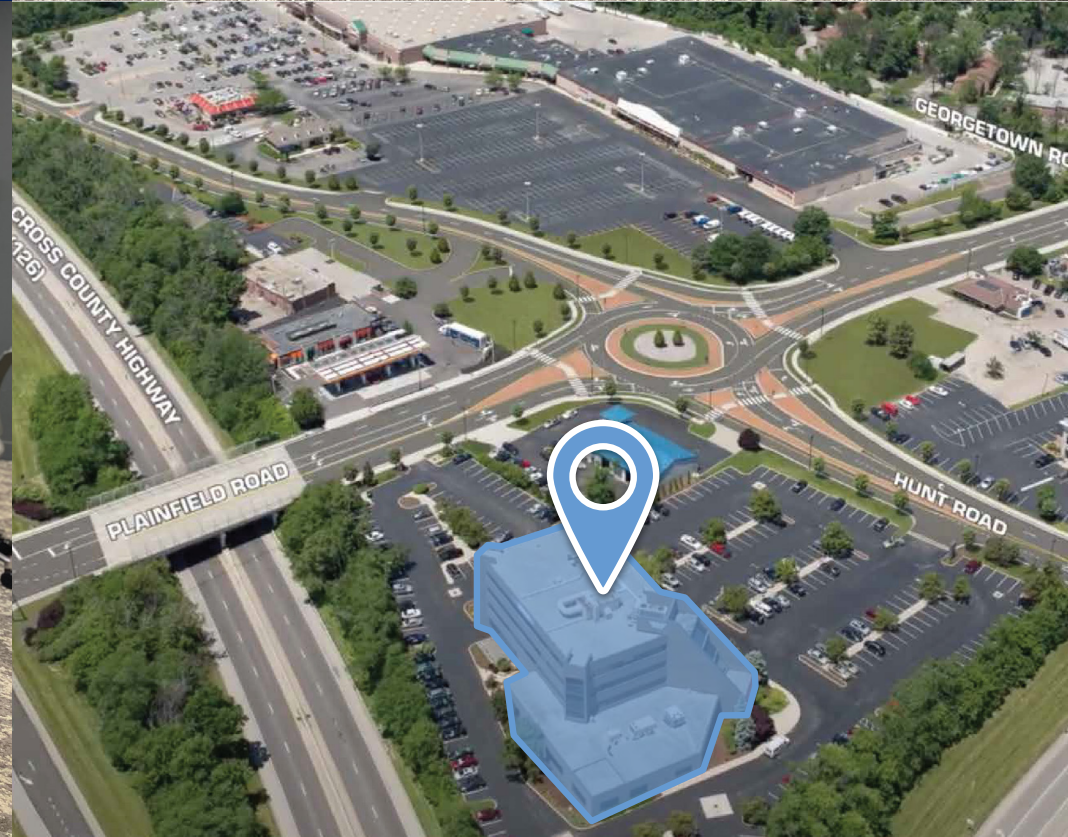
**4243** **Hunt Road**  
Blue Ash, OH 45242

Accelerating success.



# Property Highlights

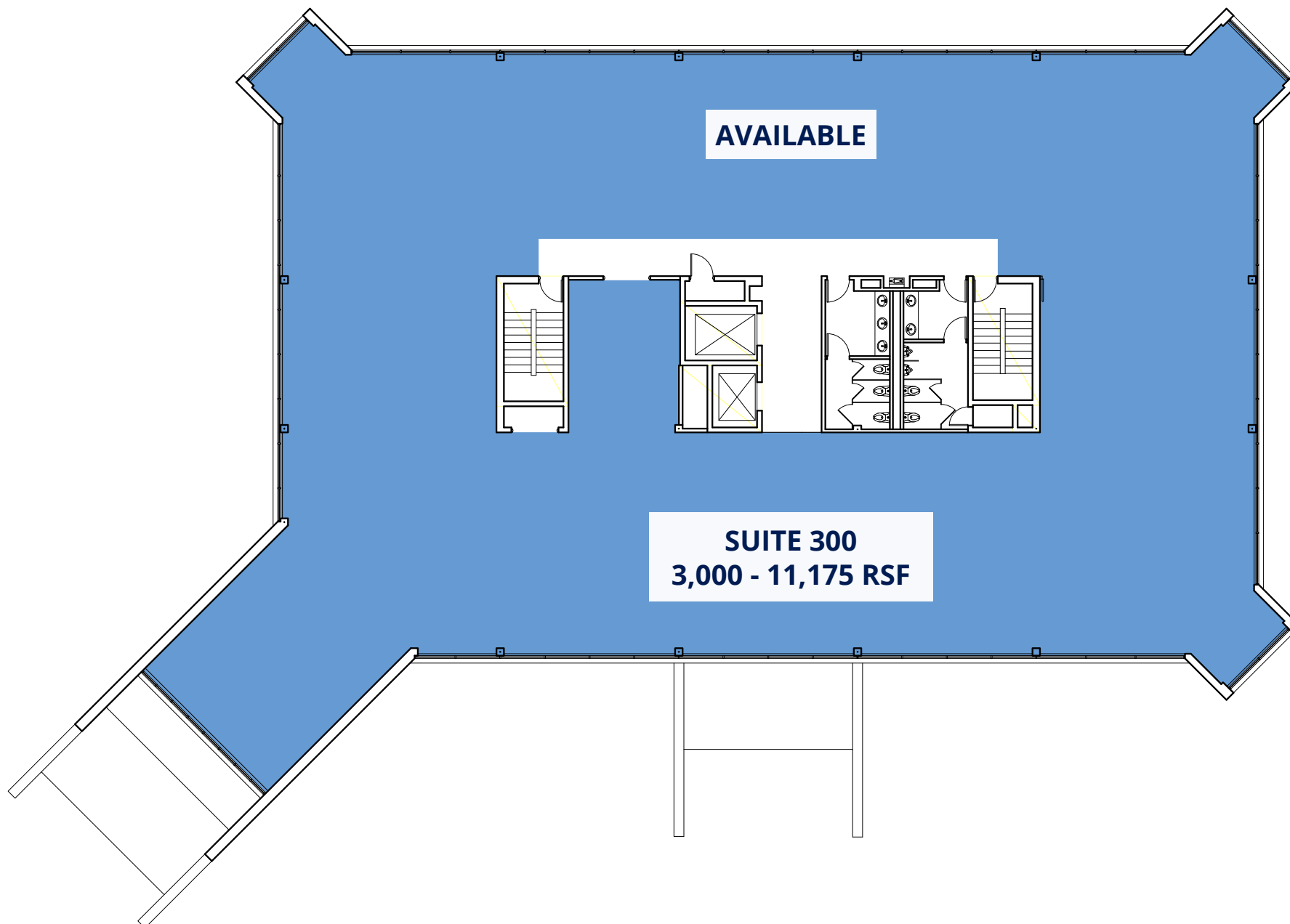
- Exceptional Visibility and Access
- Building Signage
- 1,394-12,785 RSF Available
- Upgraded Lounge, Conference Room and Outdoor Patio with Seating Area
- Building Conference Room Expandable to accommodate 50 People



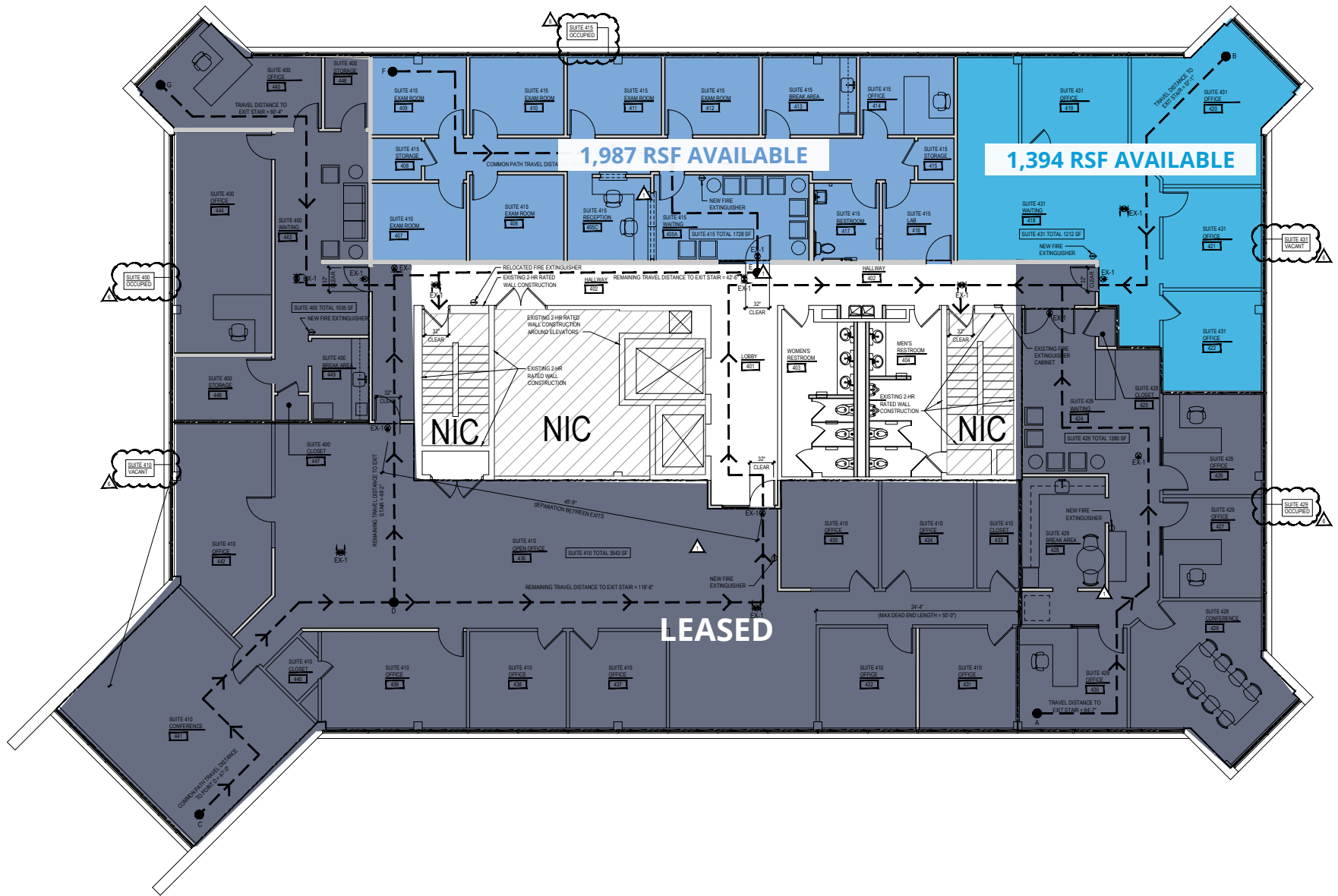


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View Matterport](#)

## Floor Plan Third Floor



## Floor Plan Fourth Floor







## Signage Opportunity\*



Visibility from Ronald Reagan,  
Plainfield Rd, and Reed Hartman  
Hwy

\*Full Floor Users only



**5.5+**  
**Million**

Square Feet of office space in Blue Ash (the largest suburban office market in the region)

**40K+**

Blue Ash employees

**9**

Blue Ash firms made the Inc. 5000 list of fastest growing privately owned companies in 2016

**2,300+**

Blue Ash companies, ranging from entrepreneurs and small businesses to Fortune® 500 firms, industry leaders, and foreign-owned enterprises

**#2**

Greater Cincinnati is one of the top places in the nation where start-ups thrive (CNN Money) because of its world-class incubators, accelerators and funding sources

**#1**

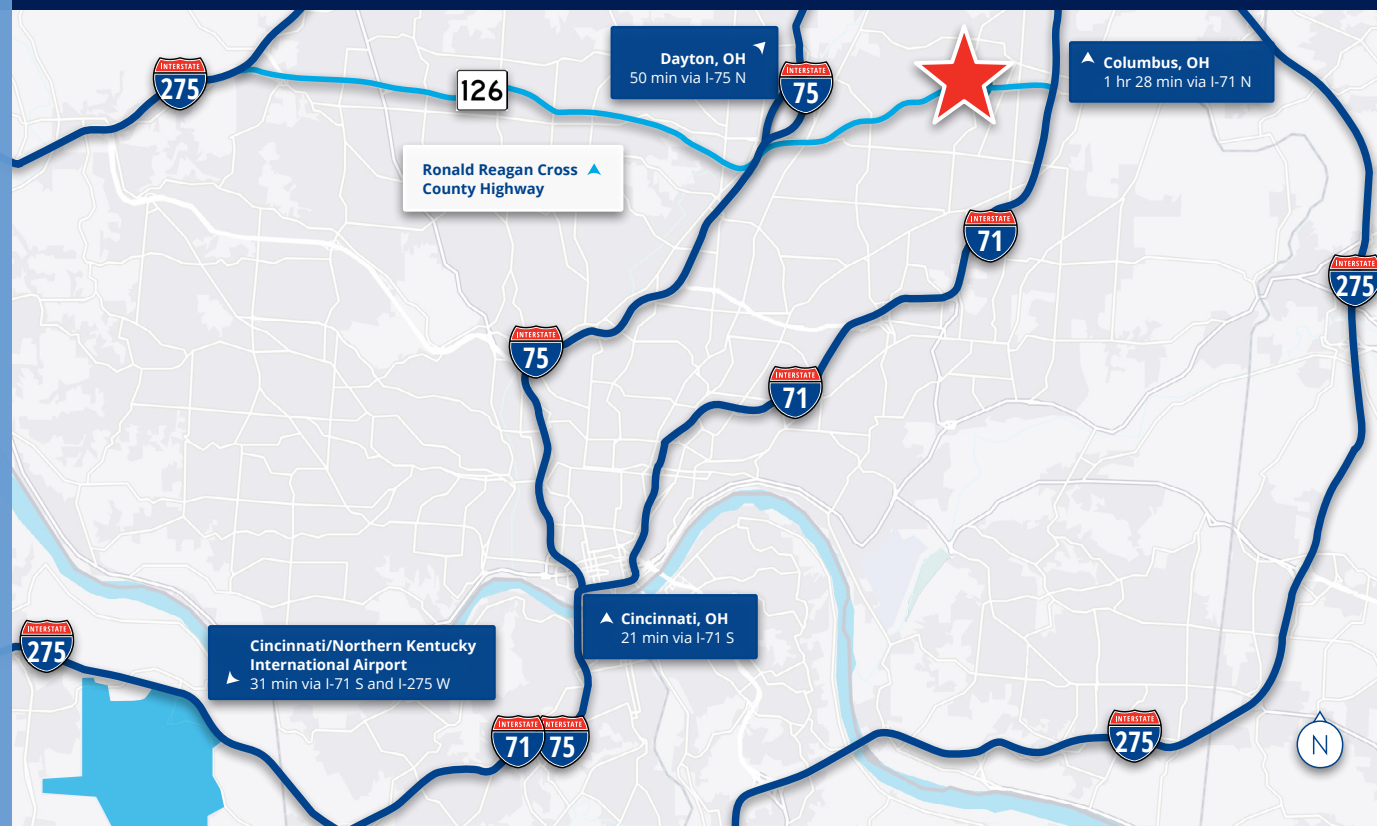
Greater Cincinnati has the lowest business operating costs in the nation of all cities with populations of two million or more (KPMG Competitive Alternatives Study, 2012)

## Why Blue Ash?

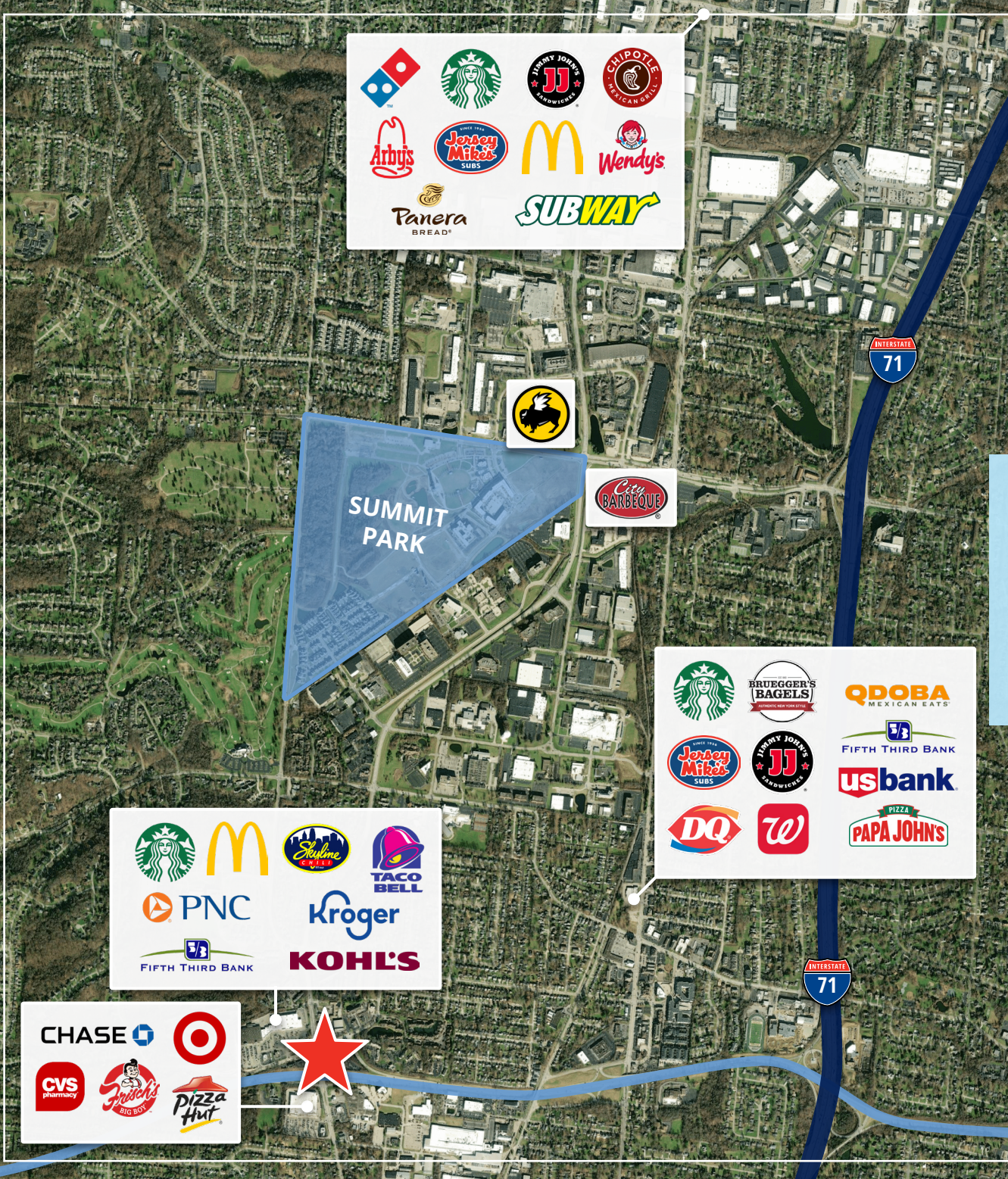
Blue Ash is strategically positioned near the convergence of interstate highways I-75, I-71 and I-275, in the heart of Cincinnati's booming and affluent northeast suburbs. We are only 12 miles northeast of downtown Cincinnati, 27 miles northeast of the Cincinnati-Northern Kentucky International Airport and 44 miles south of Dayton.

Blue Ash's superior location makes it:

- Accessible to 20 major U.S. markets with 1 million+ population via a one-day interstate highway drive or a 90 minute flight
- A 20-minute drive to downtown Cincinnati's business district and cultural attractions
- A 35-minute drive to the Cincinnati/Northern Kentucky International Airport
- A 60-minute drive to the Dayton International Airport







# Location Map

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# At Colliers, we are enterprising.

We maximize the potential of property to accelerate  
the success of our clients and our people.

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