



FOR SALE OR LEASE

Malsbary Office Park

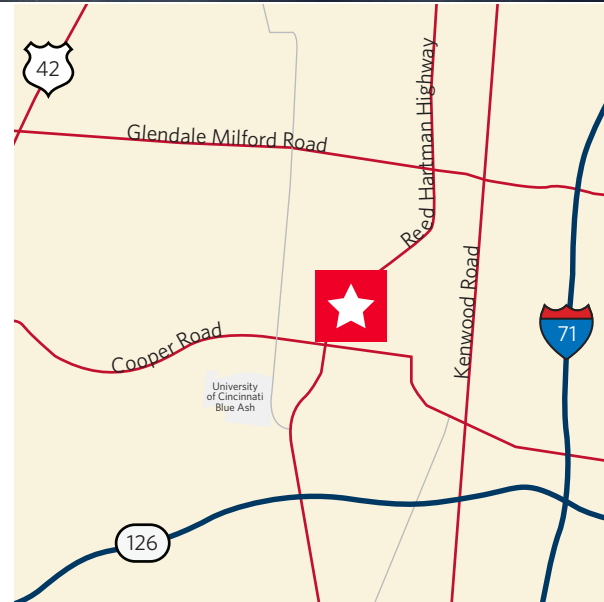
4221-4225 Malsbary Rd | Blue Ash, OH 45242



24,948 Total SF Available
Asking \$12.00/SF Gross
Suites from 608 SF to 6,821 SF

Property Highlights

- Two buildings totaling 52,843 SF
- Monument signage available
- Walking distance to Summit Park and the Blue Ash Recreation Center
- 3/1000 parking ratio (covered parking available)
- Located 1.5 miles from Ronald Reagan Highway and 1.8 miles from I-71
- Numerous nearby amenities



Digger Daley
Director
+1 513 763 3028
digger.daley@cushwake.com

Scott Abernethy, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E Fourth St | Ste. 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com



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Specifications

Location

Address	4221 - 4225 Malsbary Road, Blue Ash Ohio 45242
Building Size	Two Buildings totaling 52,843 SF (26,515 SF in front building & 26,328 SF in back building)
Parking	3 / 1000
Site Size	3.12 Acres
Access	Directly off Reed Hartman Highway

Features

Ceiling Heights	9'6"
Lighting	Fluorescent
Flooring	Carpet & Tile
Windows	Single pane
Year Built	1983
Number of Floors	2
Elevators	1 passenger elevator

Utilities

Electric	Duke
Gas	Duke
Water/Sewer	City
Phone/Data	Time Warner & Cincinnati Bell

Zoning

Municipality	City of Blue Ash
Income Tax Rate	1.25%

Building Systems

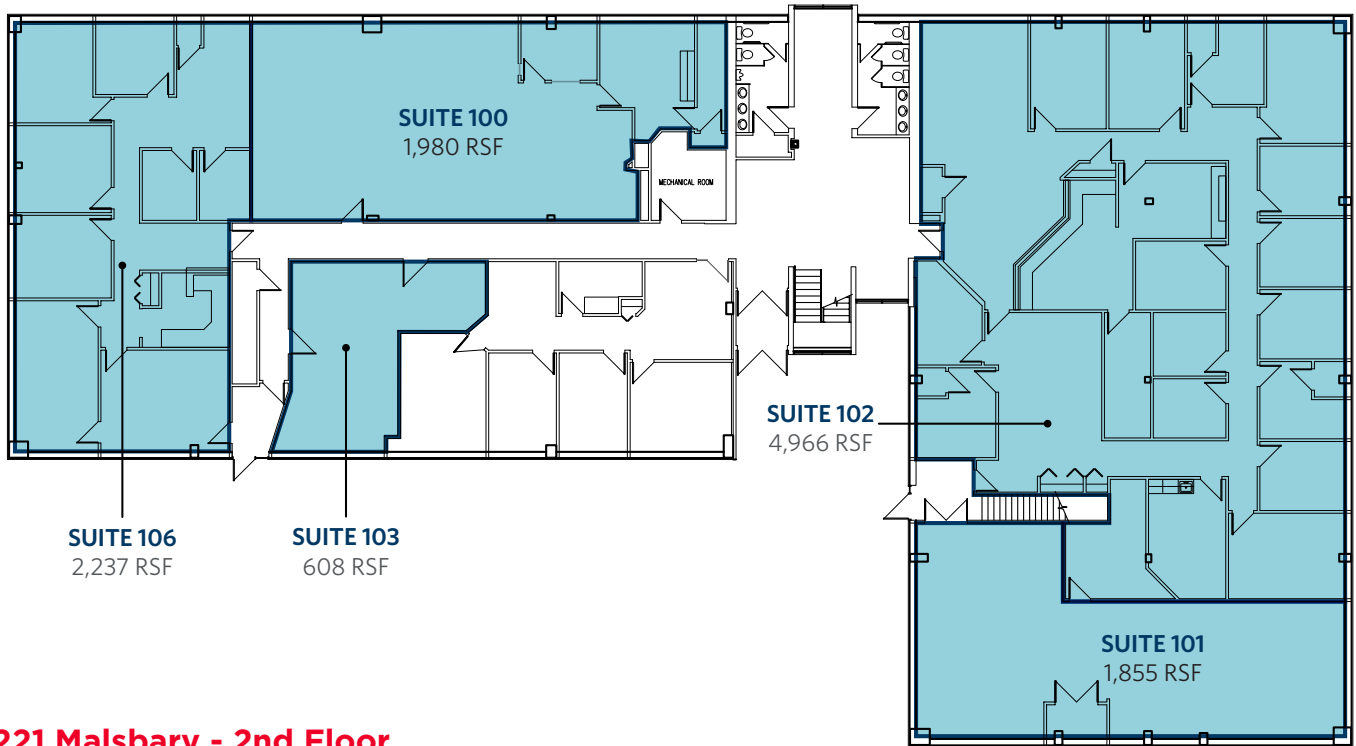
HVAC	Rooftop with air handlers and heat pumps
Sprinkler System	Wet

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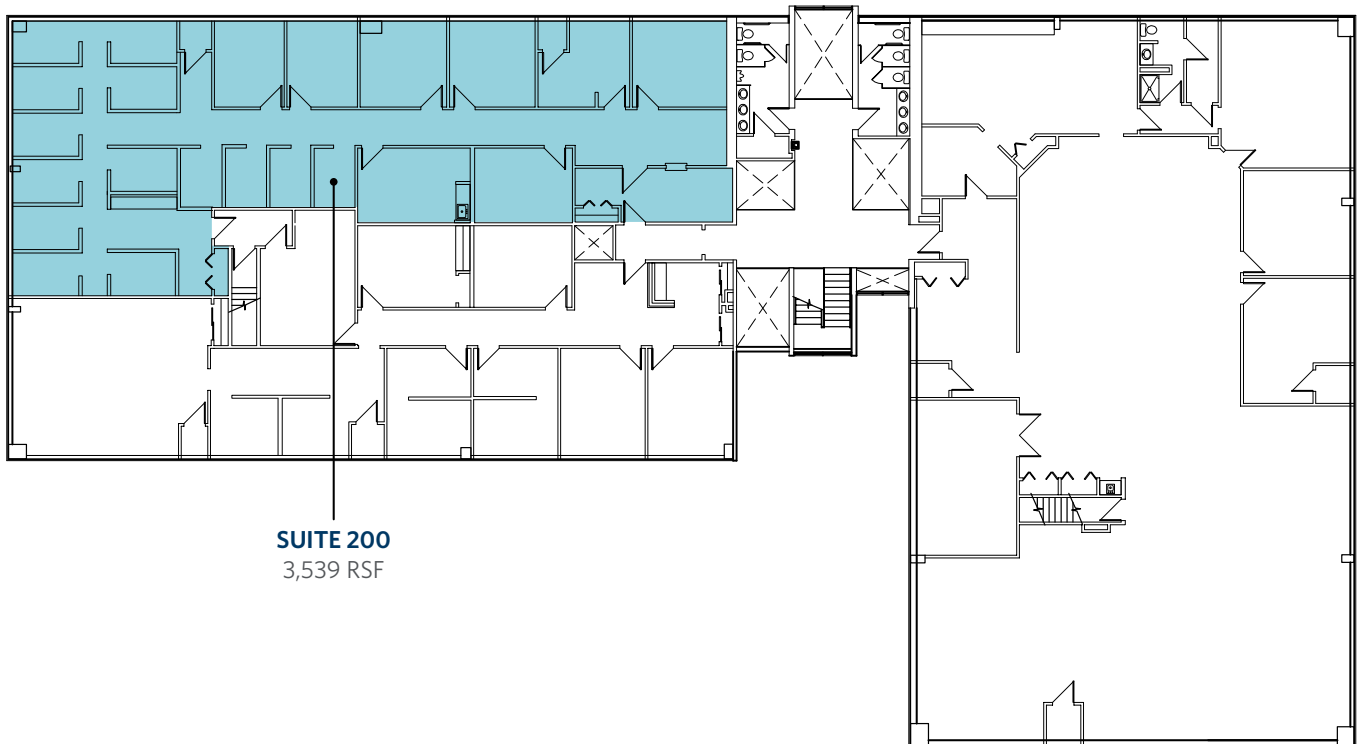
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4221 Malsbary - 1st Floor



4221 Malsbary - 2nd Floor





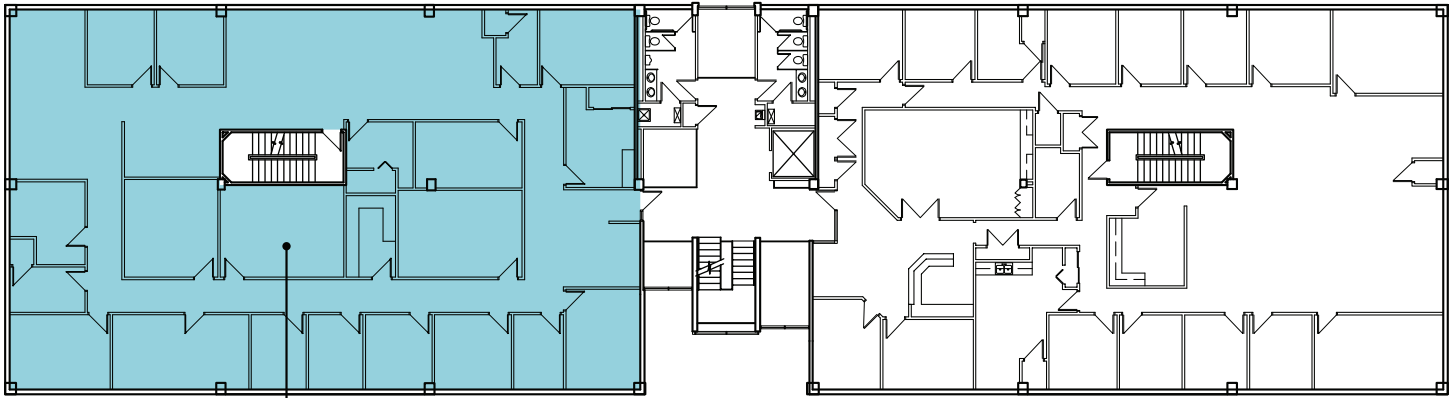
**CUSHMAN &
WAKEFIELD**

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4225 Malsbary - 1st Floor



SUITE 105
6,655 RSF

4225 Malsbary - 2nd Floor

SUITE 206
3,108 RSF

