

Office Building for Sale

16,060 SF

Blue Ash

CARVER WOODS EXECUTIVE PARK



FEATURES

- Beautifully updated common areas
- Corporate campus setting
- Reed Hartman exposure
- Adjoins Summit Park
- One story building
- Abundant windows
- Convenient Blue Ash location
- Easy access to highways
- Exterior signage available
- Parking ratio: 4/1,000



LOCATION

**4430-4438 Carver Woods Drive
Blue Ash, Ohio 45242**



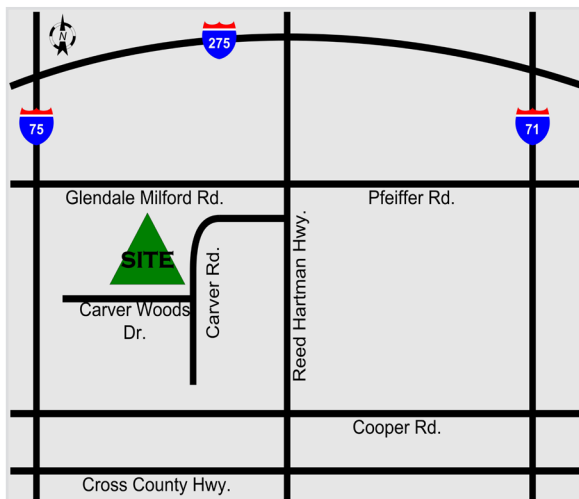
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9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

Carver Woods Executive Park • 4430-4438 Carver Woods Drive



Carver Woods Executive Center is an attractive Office Park located in the center of Blue Ash, adjacent to Summit Park and its restaurants and retail shops. The 4430 Building is in excellent condition with little deferred maintenance. It currently is divided into four suites that could be combined as needed to accommodate a single user, or user investor with changing space needs. All mechanical systems and exterior areas have been updated. Exterior areas including pavement and concrete are maintained by covenants shared with buildings 4420-4460 Carver Woods Drive. Take advantage of this opportunity to purchase in one of Greater Cincinnati's premier office locations.

Address: 4430-38 Carver Woods Drive
Blue Ash, OH 45242

BPP: 612-0120-0185

Building Type: Single Story Office

Lot Size: .389 Acres

Year Built: 1982

Construction: Brick, storefront glass, structural steel

Roof: Flat, membrane

Current Suites

4430-100	5,929 RSF	Vacant
4430-125	2,834 RSF	Vacant
4434-100	3,532 RSF	\$13.00 PSF
4434-115	3,056 RSF	\$13.50 PSF

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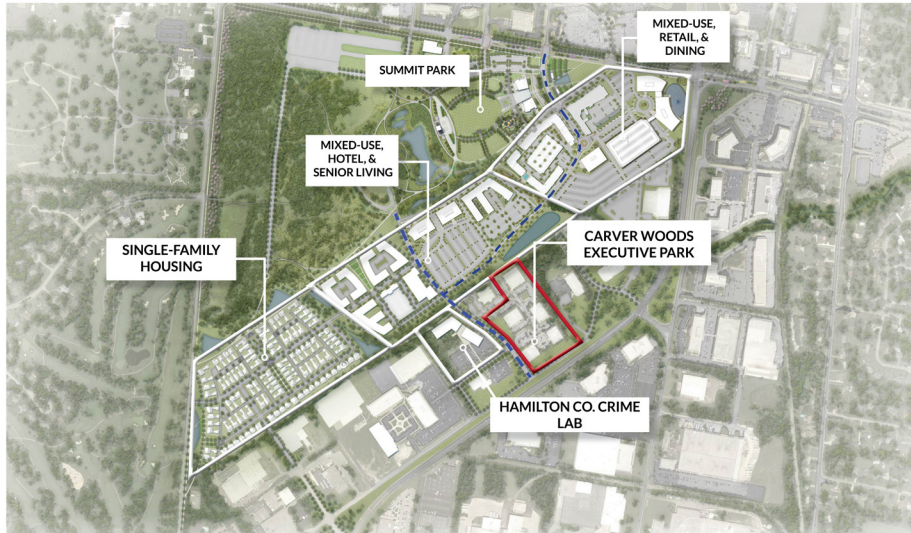
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Carver Woods Executive Park adjoins Summit Park!



Development Progress Map | Blue Ash, OH
--- Access to Summit Park and Glendale Milford Road



Summit Park is a 130-acre world-class park in the heart of Blue Ash where visitors enjoy great restaurants, recreation activities for the whole family and shopping in one of the region's most beautiful settings. Comprised of five distinct areas to work, eat, shop, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park.

PARK FEATURES INCLUDE:

- Great Lawn
- Event Space
- Large Performance Stage
- Pergolas
- Dog Park
- Walking Trails
- Glass Canopy
- Observation Tower
- Cincinnati's most creative children's playground
- Children's Nature Playscape
- Seasonal Skating Rink
- Sledding Hill



RESTAURANTS AT SUMMIT PARK:

Brown Dog Cafe
Nanny Belle's
Tahona Kitchen + Bar
Senate

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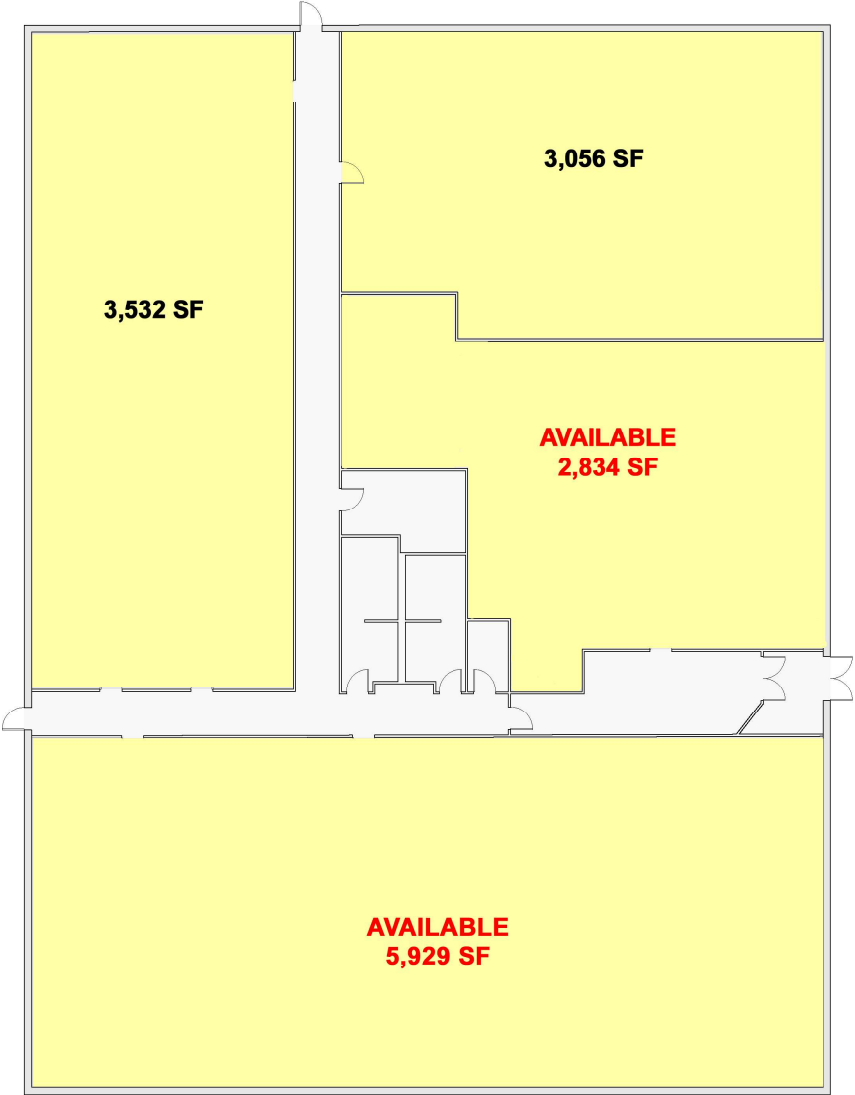
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16,060 TOTAL SF



CARVER WOODS EXECUTIVE CENTER