



# Blue Ash Business Place

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4340 & 4350 Glendale-Milford Road  
Blue Ash, Ohio

Where Blue Ash Business meets  
the Summit Park District



Blue Ash Business Place features two office buildings and one office/light industrial building located directly across from Summit Park, a new 130-acre world-class park, with easy access to several interstate highways and wide array of area amenities.

## Blue Ash Business Place I

4340 Glendale-Milford Road, Blue Ash, OH 45242

### Highlights:

- Two-story office building
- On-site management and conference center
- Recent common area upgrades
- Spacious two-story atrium
- Surface parking (4:1,000 sf)

**BUILDING SIZE:**  
44,000 rsf

**AVAILABLE SPACE:**  
22,669 rsf

**ASKING RENT:**  
\$10.95 NNN

**2023 OPERATING EXPENSE:**  
\$8.77



## Blue Ash Business Place II

4350 Glendale-Milford Road, Blue Ash, OH 45242

### Highlights:

- Two-story office building
- On-site management and conference center
- Recent common area upgrades
- Spacious two-story atrium with skylights
- Surface parking (4:1,000 sf)

**BUILDING SIZE:**  
43,577 rsf

**AVAILABLE SPACE:**  
15,159 rsf

**ASKING RENT:**  
\$10.95 NNN

**2023 OPERATING EXPENSE:**  
\$8.77



# Summit Park District



Located in the heart of Blue Ash, the Summit Park District consists of five distinct areas to work, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park.

The District, Parkside, Carver Woods and Daventry form the Neighborhoods at Summit Park, a 110-acre mixed-use development featuring specialty retail and dining, entertainment venues, luxury apartments, single family homes and senior living. Designed for an urban ambiance, the residential options are connected to the region’s top schools.

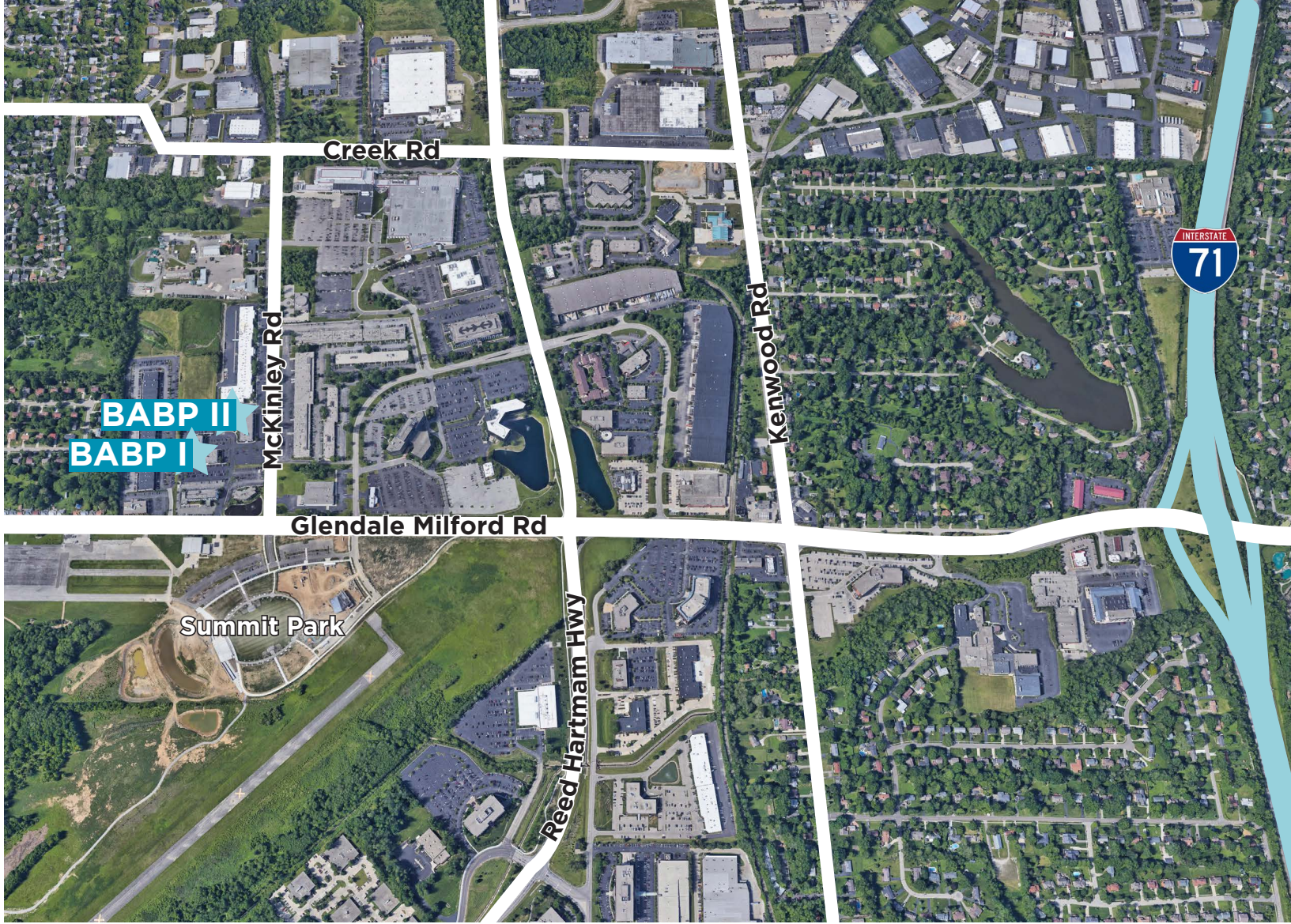
Summit Park is a 130-acre world-class park where visitors enjoy interactive programming, unique learning opportunities and year-round experiences. The park offers a community pavilion, event space, cafes, bistros, an observation tower, a large performance stage, walking paths, meadows, children’s playground, dog park, ponds, creek, sledding hill and much more.

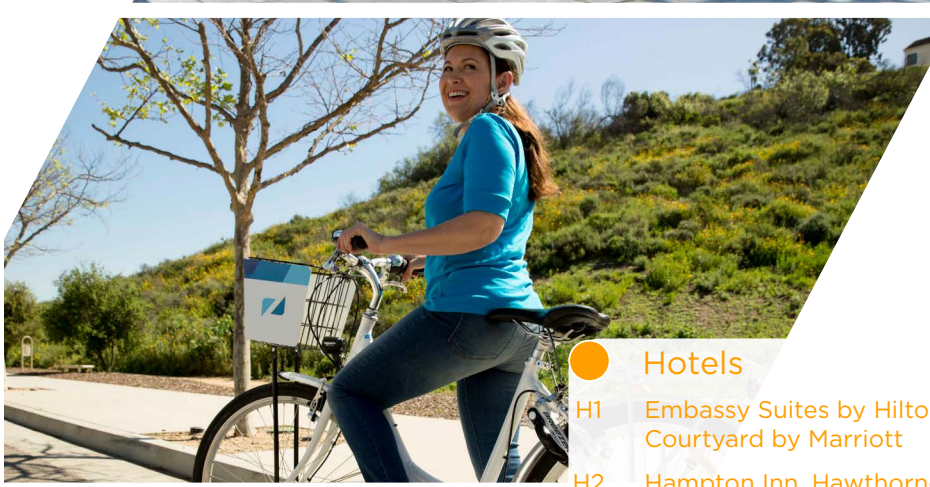
Free fitness and yoga classes are offered several times each week beginning in May and extending into October in one of the region’s most beautiful settings.

The Summit Park District puts the ultimate amenity package right at Blue Ash Business Place’s front door.



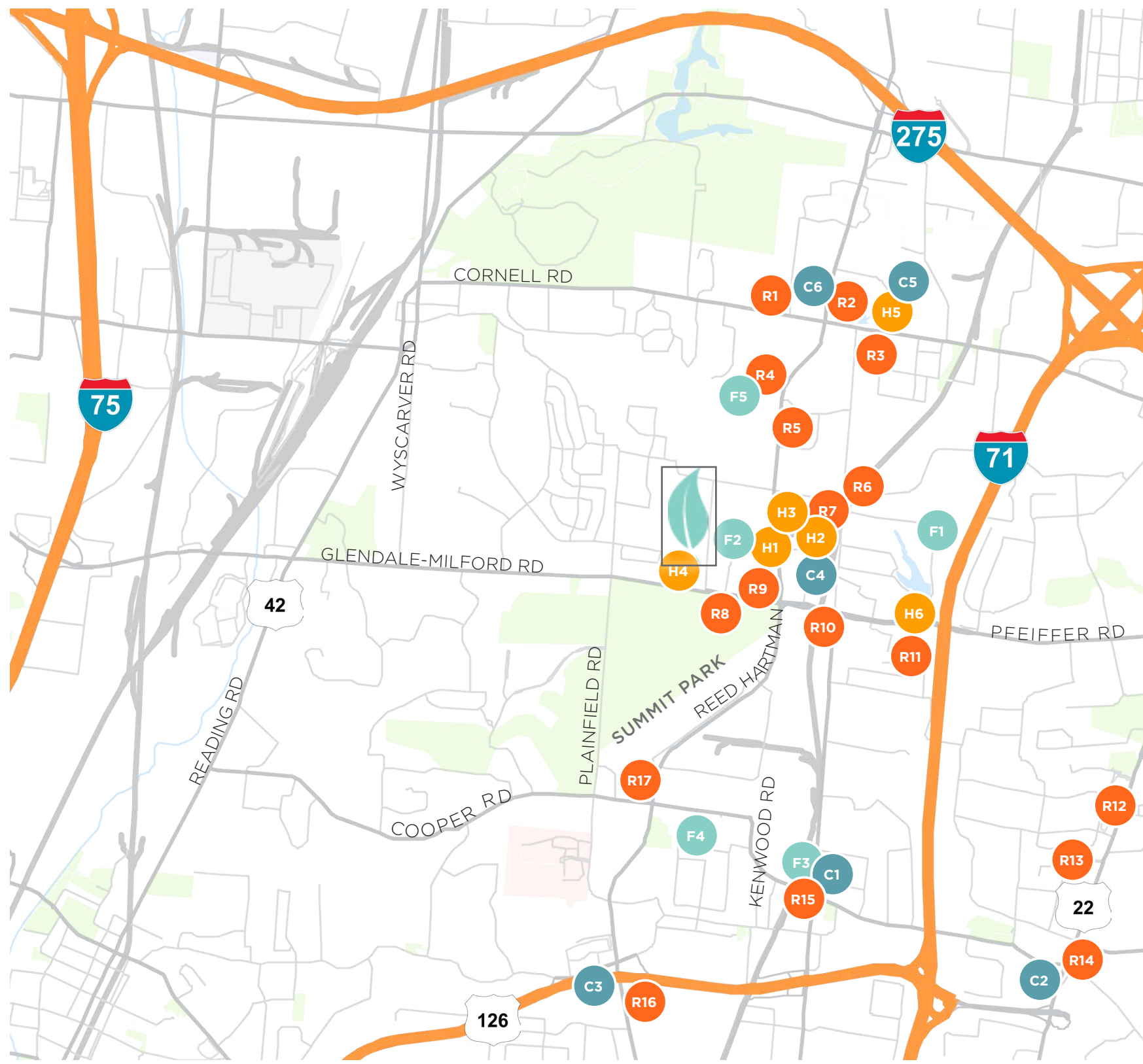
# Location





# Area Amenities

- **Restaurants**
  - R1 El Vaquero Mexican, McAlister's Deli, Bonnie Lynn Bakery
  - R2 Smashburger, Basil Thai Bistro, Durum Grill, Envision Cinemas, Jersey Mike's Subs
  - R3 Skyline Chili, Subway, Arby's, Jade Kitchen
  - R4 Panera Bread, Wendy's
  - R5 DiBella's Subs
  - R6 Through the Garden
  - R7 Apple Spice Junction, Sammy's Craft Burgers & Beers
  - R8 Brown Dog Cafe, SENATE, Nanny Belle's, TAHONA
  - R9 Buffalo Wild Wings
  - R10 City Barbeque
  - R11 Ando Japanese, Dolsot Bistro, Bob Evans
  - R12 Original Pancake House, Jet's Pizza, Pacific Kitchen, Stone Creek Dining Co.
  - R13 Jeff Ruby's Carlo & Johnny
  - R14 Montgomery Inn
  - R15 Blue Ash Chili, Mio's, Sleepy Bee Cafe, Slatts
  - R16 Gold Star Chili, Frisch's
  - R17 Parkers Tavern
- **Hotels**
  - H1 Embassy Suites by Hilton, Courtyard by Marriott
  - H2 Hampton Inn, Hawthorne Suites
  - H3 SpringHill Suites, Extended Stay America, Holiday Inn
  - H4 Wingate by Wyndham
  - H5 Hilton Garden Inn, Home2 Suites by Hilton
  - H6 Red Roof Inn
- **Coffee Shops**
  - C1 Starbucks
  - C2 Awakenings
  - C3 Dunkin' Donuts, Starbucks
  - C4 Gazebo Tea Garden
  - C5 S & D Coffee
  - C6 Starbucks
- **Fitness & Health**
  - F1 TriHealth Fitness & Health Pavilion
  - F2 Rooks Fitness
  - F3 Fitness Physiques
  - F4 Blue Ash Rec Center\*
  - F5 Lola's Lifestyle Fitness



\*minimal annual cost to Blue Ash employees

# Blue Ash Office

Blue Ash Business Place's campus is in enviable location directly across from the Summit Park District which includes a 130-acre world-class park and 110-acre walkable mixed-use development with luxury apartments, single family homes, specialty retail and dining, and entertainment.

## By the Numbers

4

FLOORS  
of office space

12.37

ACREAGE  
in close proximity to high-income and popular millennial neighborhoods

50

FORTUNE 500  
COMPANIES  
with a presence in Blue Ash

2

BUILDINGS  
with shared amenities and onsite management

6

HIGHWAYS  
(I-71, I-75, I-275, US-22, US-42 and OH-126) less than 3 miles from Blue Ash Business Park

87K+

SQUARE FEET  
of office space in prized spot in desirable Blue Ash submarket

432

PARKING  
spaces on a surface lot

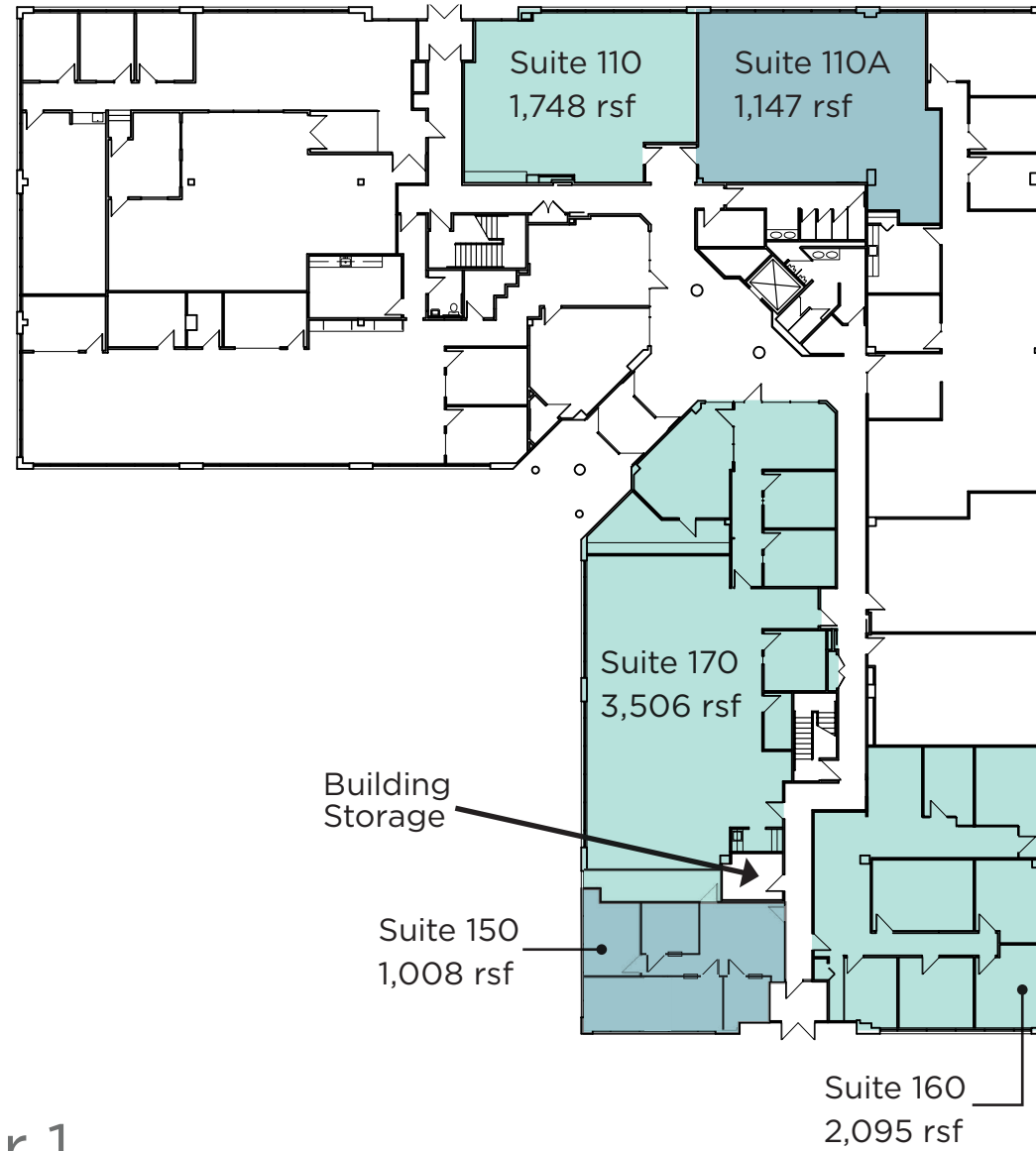
3rd

TOP CITY IN OHIO  
for amenities as recently ranked by popular real estate website Movoto.com

Blue Ash is home to some of the most successful companies in the region and across the globe. Companies choose Blue Ash for many compelling reasons including top-rated amenities and a welcoming environment that helps attract and retain top talent.

# Availability

## Blue Ash Business Place I

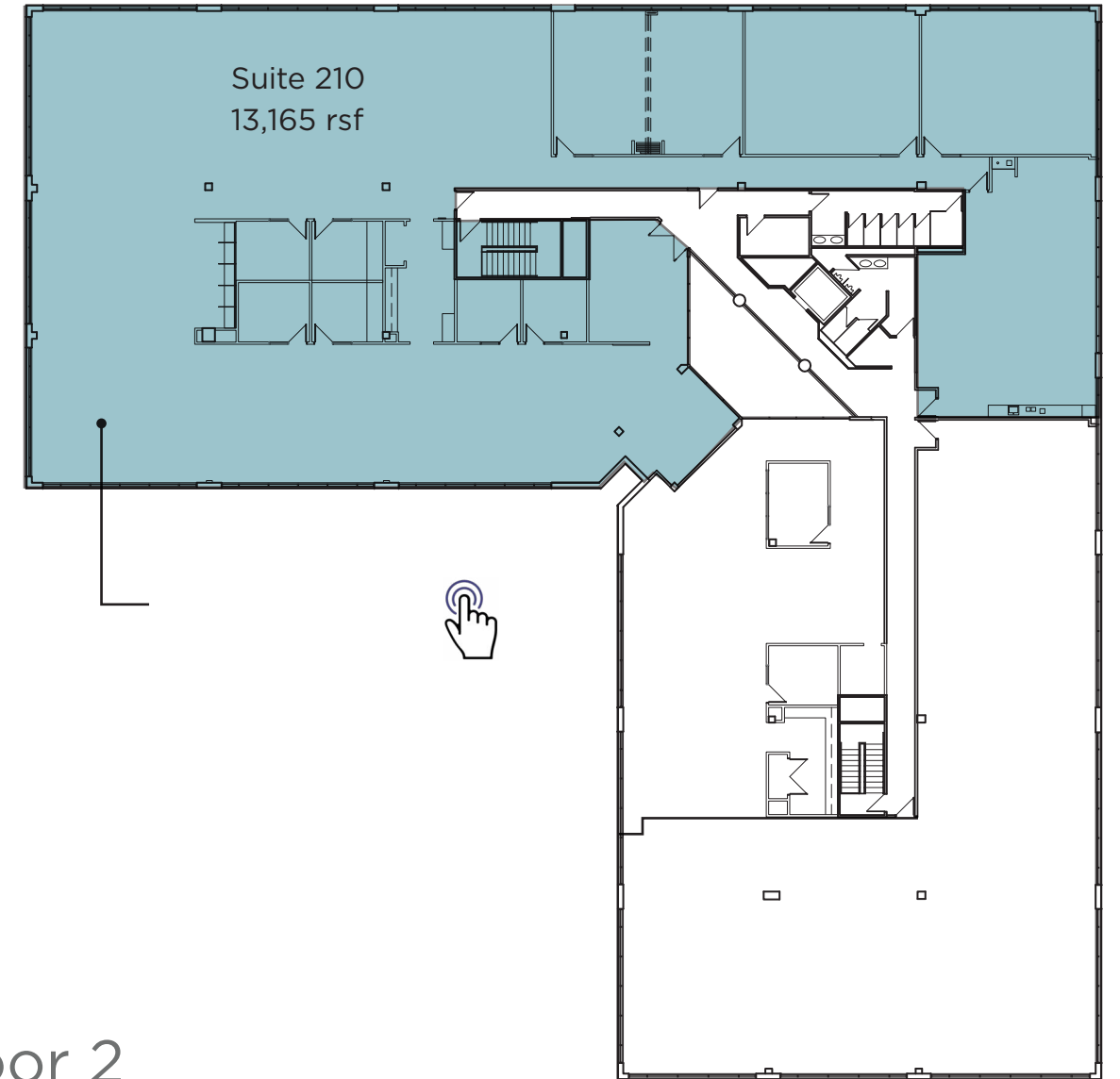


### Floor 1

Suite No.	Square Footage
110	1,748
110A	1,147
160	2,095
170	3,506
150	1,008
} 2,895 contiguous rsf	
} 4,514 contiguous rsf	

# Availability

## Blue Ash Business Place I

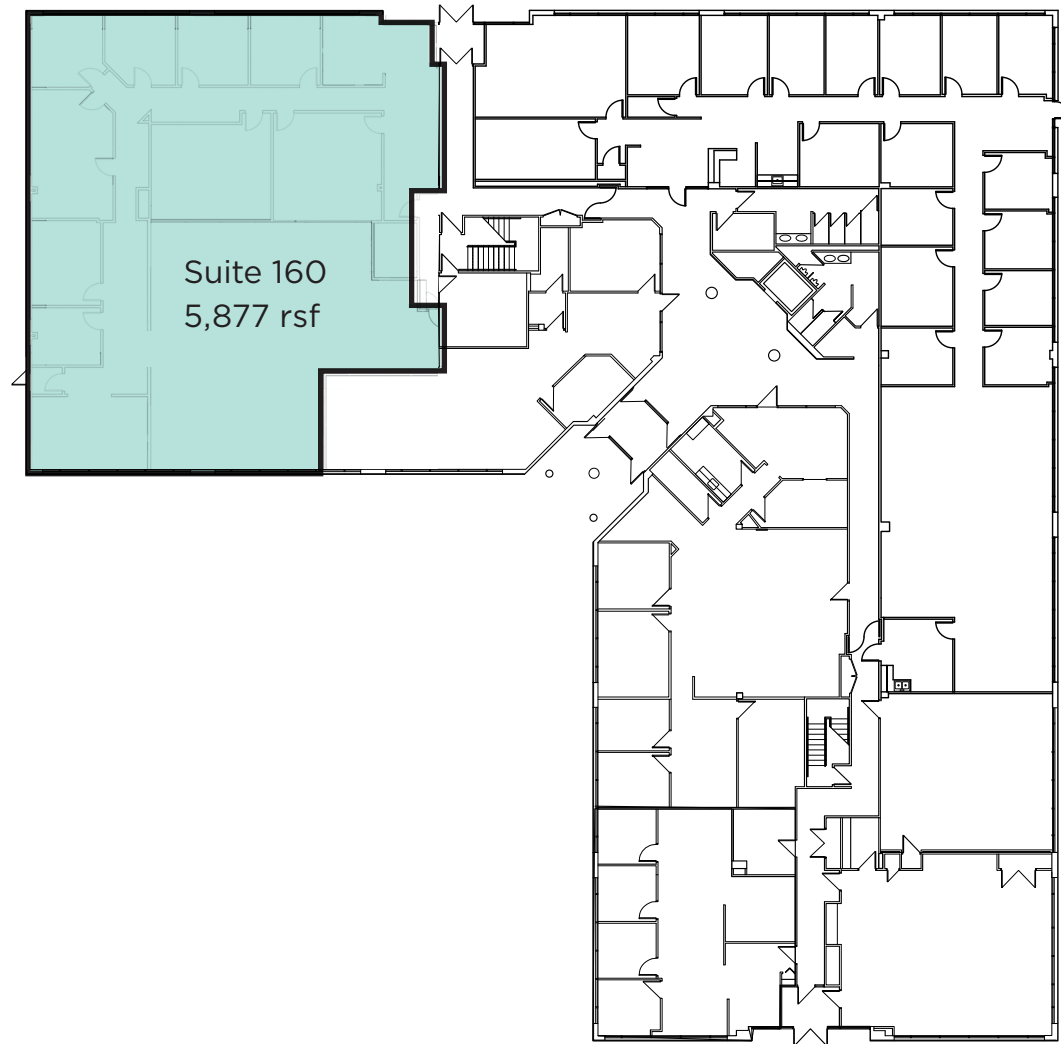


### Floor 2

Suite No.	Square Footage
210	13,165

# Availability

## Blue Ash Business Place II

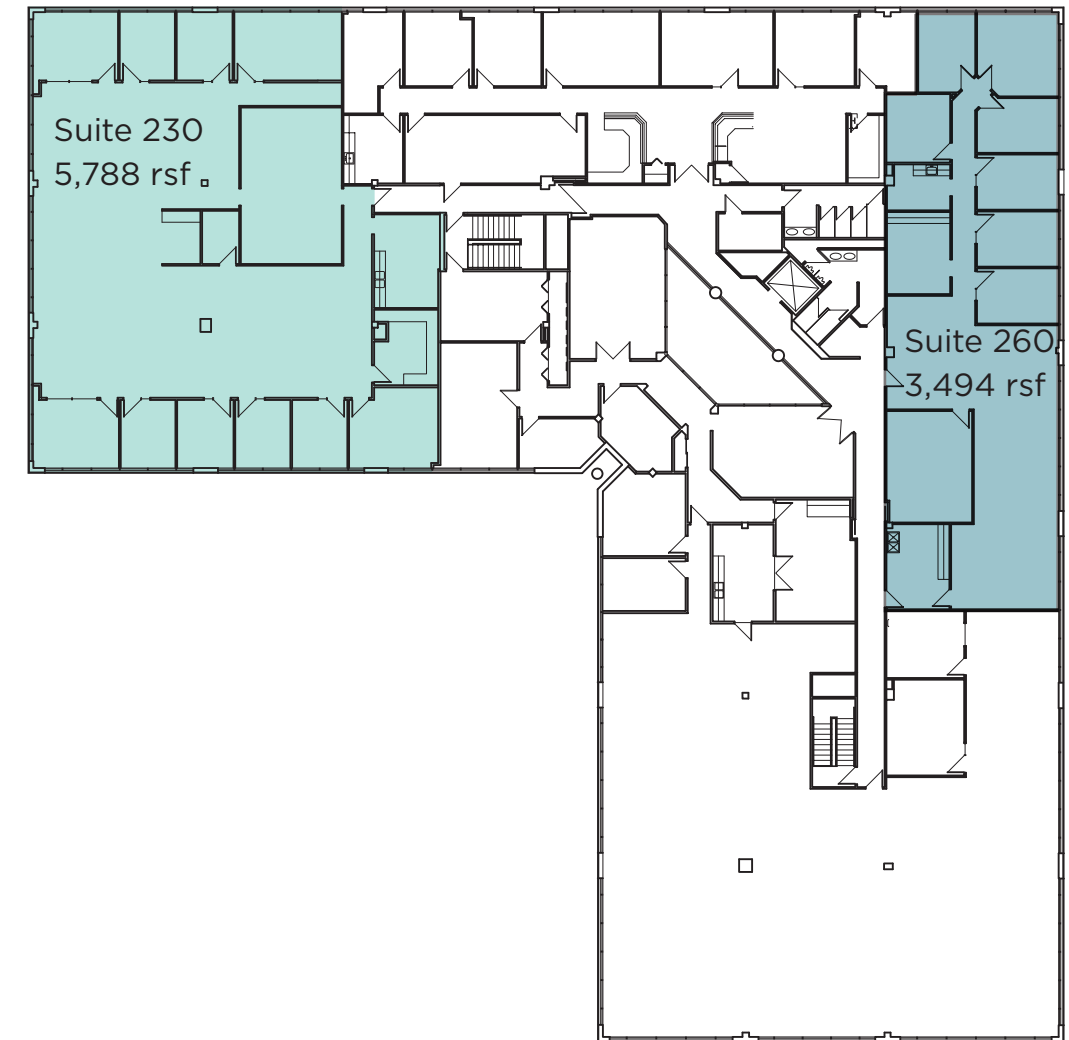


### Floor 1

Suite No.	Square Footage
160	5,877

# Availability

## Blue Ash Business Place II



### Floor 2

Suite No.	Square Footage
230	5,788
260	3,494

# Photos



For more information, please contact:

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