

Office & Office-Warehouse For Lease

Corporate Woods



Corporate Woods is a premier office and office / warehouse park located strategically in the heart of Blue Ash at the NW corner of Reed Hartman Highway and Glendale-Milford Road. Access to I-71, I-75, I-275, and Cross County Highway is only minutes away. Interior finishes and layouts are designed and built new to suit Tenants' needs. Building exterior and grounds are in excellent condition and meticulously maintained.



FEATURES

- **3,461 SF & 8,468 SF Available**
- Spaces built-to-suit
- Excellent interior finishes
- Exterior signage
- Convenient Blue Ash location
- Minutes to all expressways
- **Located across from Summit Park!** A 130-acre world-class park where visitors enjoy great restaurants, recreation activities for the whole family and shopping in one of the region's most beautiful settings

LOCATION

Corporate Woods
4460-4480 Lake Forest Drive
Blue Ash, Ohio 45242
Hamilton County

CONTACT

Adam Simon

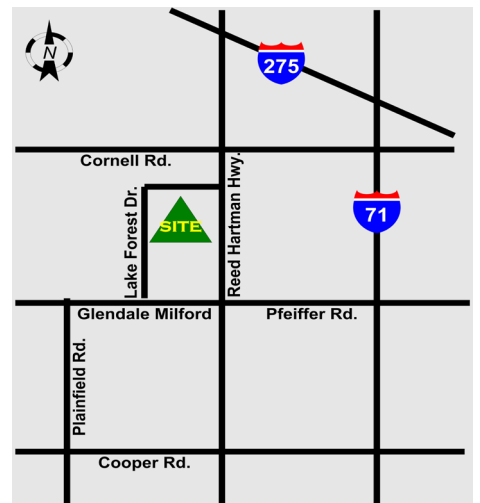
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Corporate Woods

Address/City/County: 4460-4480 Lake Forest Drive
Blue Ash/Hamilton Cty.

Current Availabilities:

Building 4440

Suite 130: 2,308 SF \$9.25/SF Net LEASED

Suite 100: 8,468 SF (office build to suit) \$9.25/SF Net (\$4.68)

Suite 118: 1,760 SF \$9.25/SF Net LEASED

Building 4460

Suite 224: 7,784 SF (4,000 SF office, 2 docks) \$7.25/SF Net LEASED

Suite 220B: 3,461 SF (100% whse.) \$7.25/SF Net (\$2.68)

Suite 230: 4,174 SF (2000 SF off/labs, 1 dock) \$7.25/SF Net (\$2.68) LEASED

Building 4480

Suite 306: 1,754 SF (800 SF office, 1 drive-in) \$7.25/SF Net (\$2.68) LEASED

Column Spacing: 40'

Bay Size: 2,500-4,000 SF

Ceiling Height: 18'

Over Head Doors: 1 Per Bay (Dock and Drive-in)

Construction: Block Masonry

HVAC: Forced Air Heat & AC (Office)
Suspended Gas Units (Warehouse)

Sprinkler: Wet System

Lighting: Fluorescent and Halide

Electric: 1 and 3 phase; 208, 240, 480V



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