

OFFICE FOR SALE/LEASE

4430

Carver Woods Drive

Blue Ash, Ohio 45242

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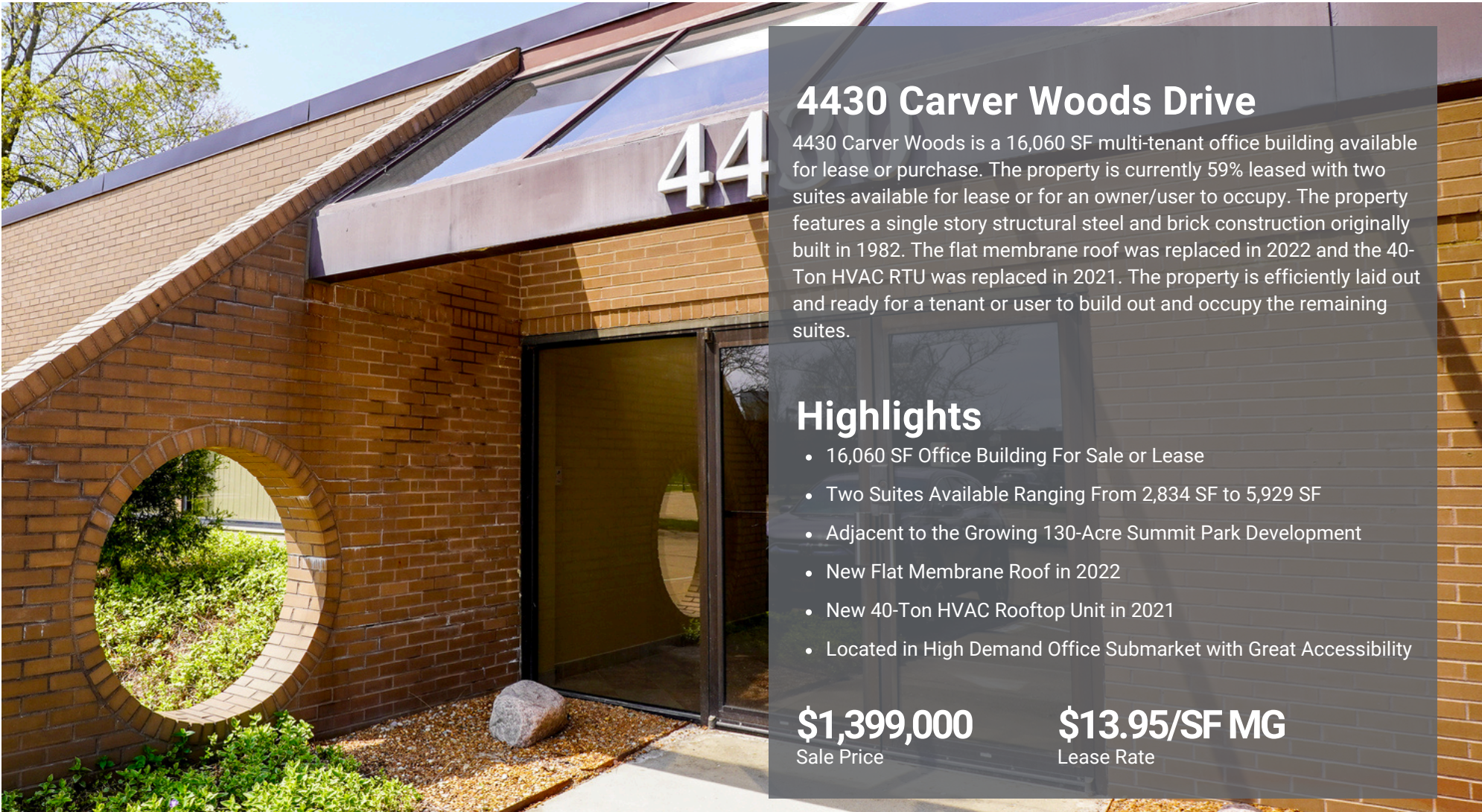
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OFFICE OPPORTUNITY
2,834-5,929 SF

Astonish
Commercial Real Estate Services



4430 Carver Woods Drive

4430 Carver Woods is a 16,060 SF multi-tenant office building available for lease or purchase. The property is currently 59% leased with two suites available for lease or for an owner/user to occupy. The property features a single story structural steel and brick construction originally built in 1982. The flat membrane roof was replaced in 2022 and the 40-Ton HVAC RTU was replaced in 2021. The property is efficiently laid out and ready for a tenant or user to build out and occupy the remaining suites.

Highlights

- 16,060 SF Office Building For Sale or Lease
- Two Suites Available Ranging From 2,834 SF to 5,929 SF
- Adjacent to the Growing 130-Acre Summit Park Development
- New Flat Membrane Roof in 2022
- New 40-Ton HVAC Rooftop Unit in 2021
- Located in High Demand Office Submarket with Great Accessibility

\$1,399,000

Sale Price

\$13.95/SF MG

Lease Rate

FLOOR PLAN

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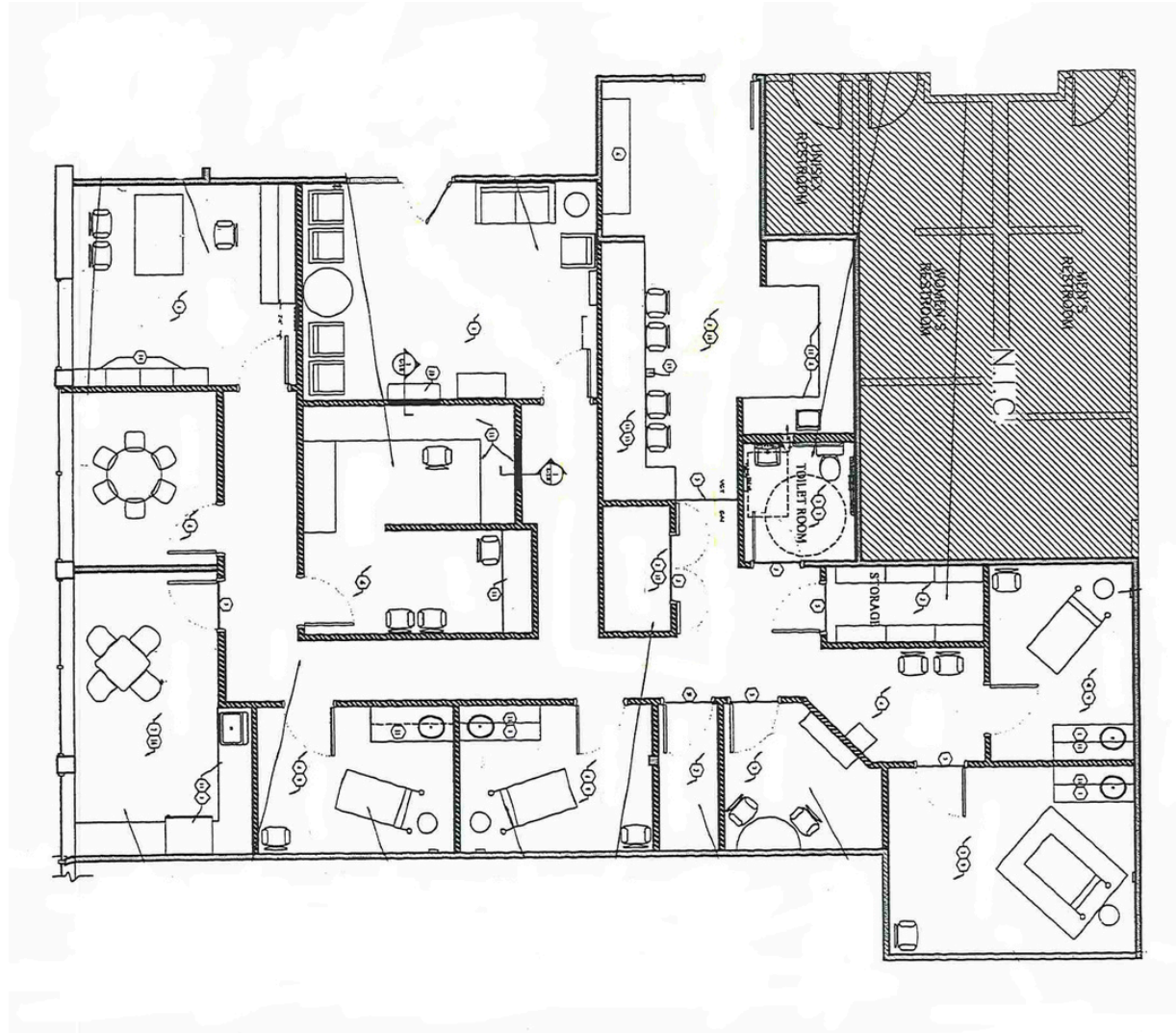
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FLOOR PLAN

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4430 Carver Woods Drive

SUITE 125
2,834 SF



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SUMMIT PARK



Summit Park, located in the center of Blue Ash, is a beautiful, 130-acre, world-class park that provides exciting, year-round events, activities, and unique learning opportunities. Experience a breathtaking 360-degree view of the Tri-State in the free Observation Tower, explore the Naturescape playground, discover trails, catch a fish in the pond, take your furry friend to the dog park, and dine in one of five outstanding on-site restaurants! In the winter months, the park offers unique and affordable fun with ice skating and sledding. Summit Park is also an exceptional venue for national and regional entertainment, and it is the perfect site for your next adventure. At Summit Park, you really can do it all!



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BLUE ASH

The City of Blue Ash offers a unique blend of small-town charm, top-rated amenities, major employers, and big-city access. Blue Ash is the perfect place to raise your family, advance your career, have fun, and experience the good life. Enjoy free concerts and festivals featuring national entertainment, remarkable restaurants, a state-of-the-art Recreation Center, and the outstanding Summit Park. Blue Ash is also home to over 2,500 of the most successful companies in the region and around the globe, making it the largest suburban office market in Greater Cincinnati. Learn more at www.blueash.com.



NEARBY EMPLOYERS



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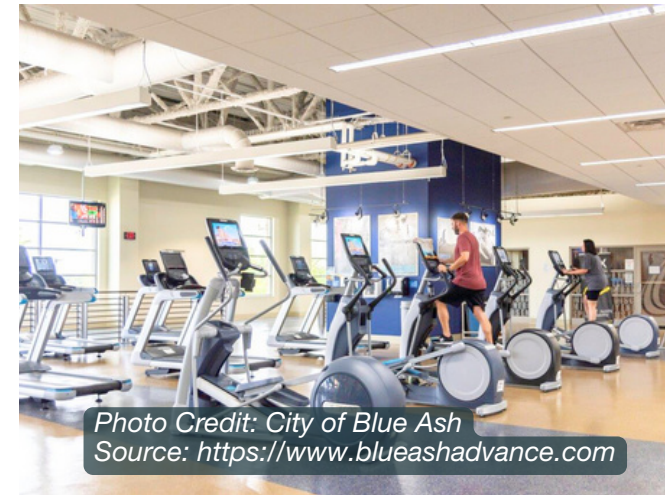
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BLUE ASH

- Instant access to I-275, I-71, I-75 and the Ronald Reagan Cross County Highway
- Daytime population: more than doubles due to large business base
- Businesses: 2,300
- Blue Ash Golf Course ranked as one of the top 75 municipal courses in the country by Golf Digest magazine
- State-of-the-art Recreation Center -120,000 SF facility with indoor track, exercise machines, indoor basketball courts, a climbing wall, a family wading pool, an Olympic-sized swimming pool, tennis courts, and more.



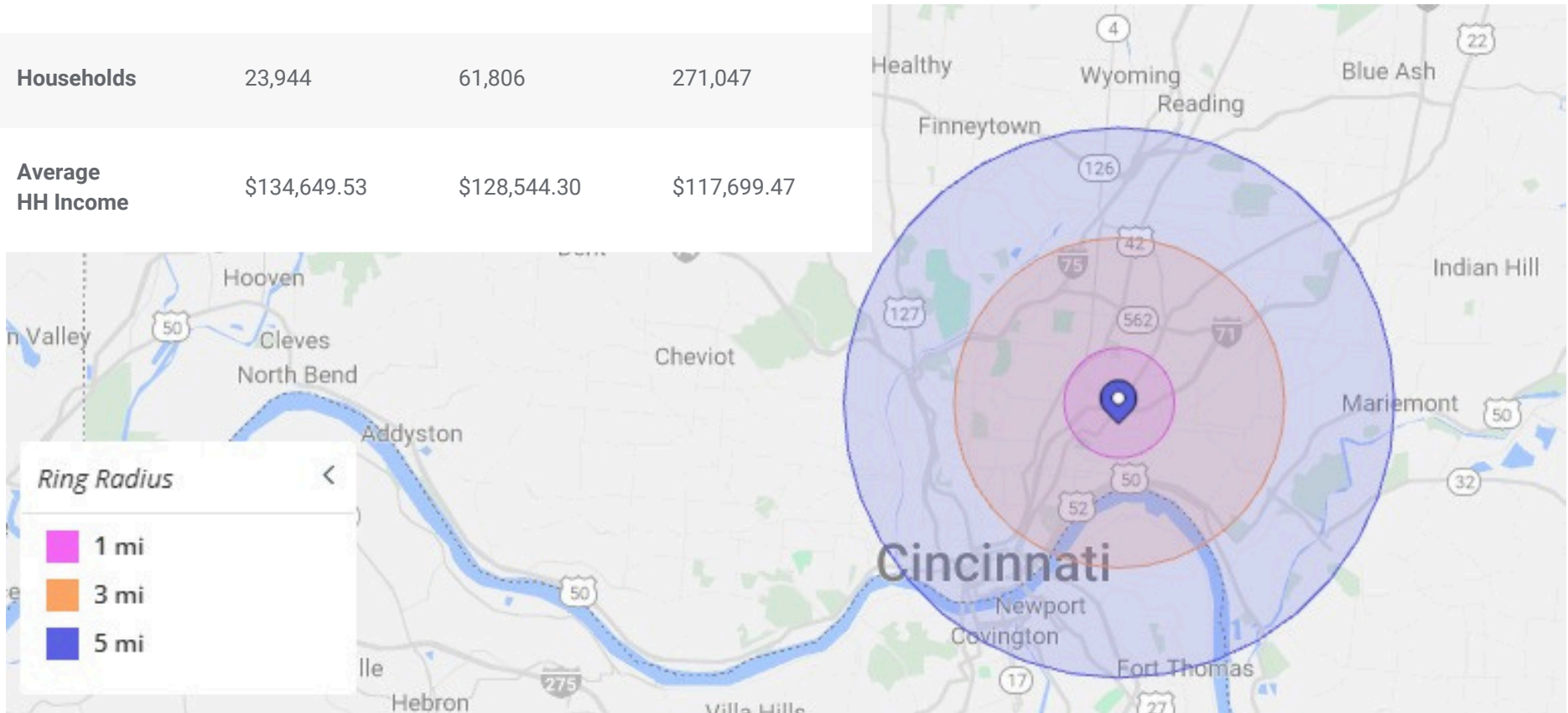


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	3 Miles	5 Miles	20 Miles
Population	56,133	148,344	655,275
Households	23,944	61,806	271,047
Average HH Income	\$134,649.53	\$128,544.30	\$117,699.47





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STAY CONNECTED

