

Office Building for Sale

21,491 SF

Blue Ash

CARVER WOODS EXECUTIVE PARK



FEATURES

- 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
- New Roof 2022 with 20 year warranty

LOCATION

4420-4424 Carver Woods Drive
Blue Ash, Ohio 45242

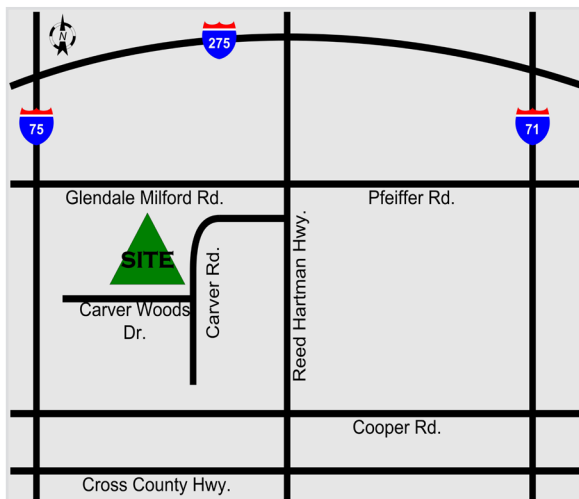
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 9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

Carver Woods Executive Park • 4420-4424 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. This size of record is 21,491 SF with a current rentable size of 20,475 SF. All mechanical systems and exterior areas are in good working order. 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: 4420-24 Carver Woods Drive
Blue Ash, OH 45242

BPP: 612-0120-0181

Building Type: Single Story Office

Year Built: 1982

Construction: Brick, storefront glass, structural steel

Roof: Flat, membrane (2022)

Current Suites

4422-100	3,664 RSF	AVAILABLE
4422-101	3,210 RSF	LEASED
4422-102 & 110	3,254 RSF	LEASED
4422-115	1,584 RSF	LEASED
4422-150	1,540 RSF	LEASED
4424-100	2,756 RSF	LEASED
4424-102	832 RSF	AVAILABLE
4424-103	3,635 RSF	AVAILABLE

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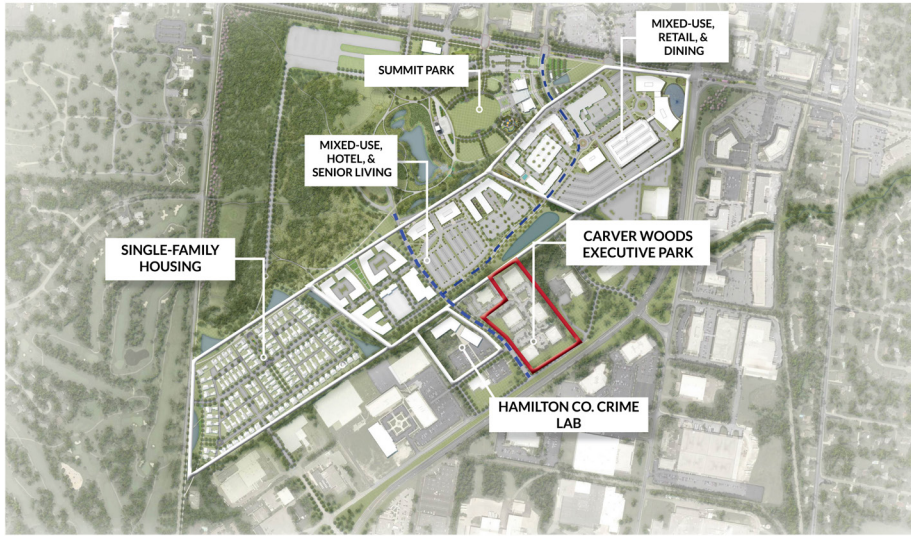


EVEREST

www.everestrealstate.com

9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

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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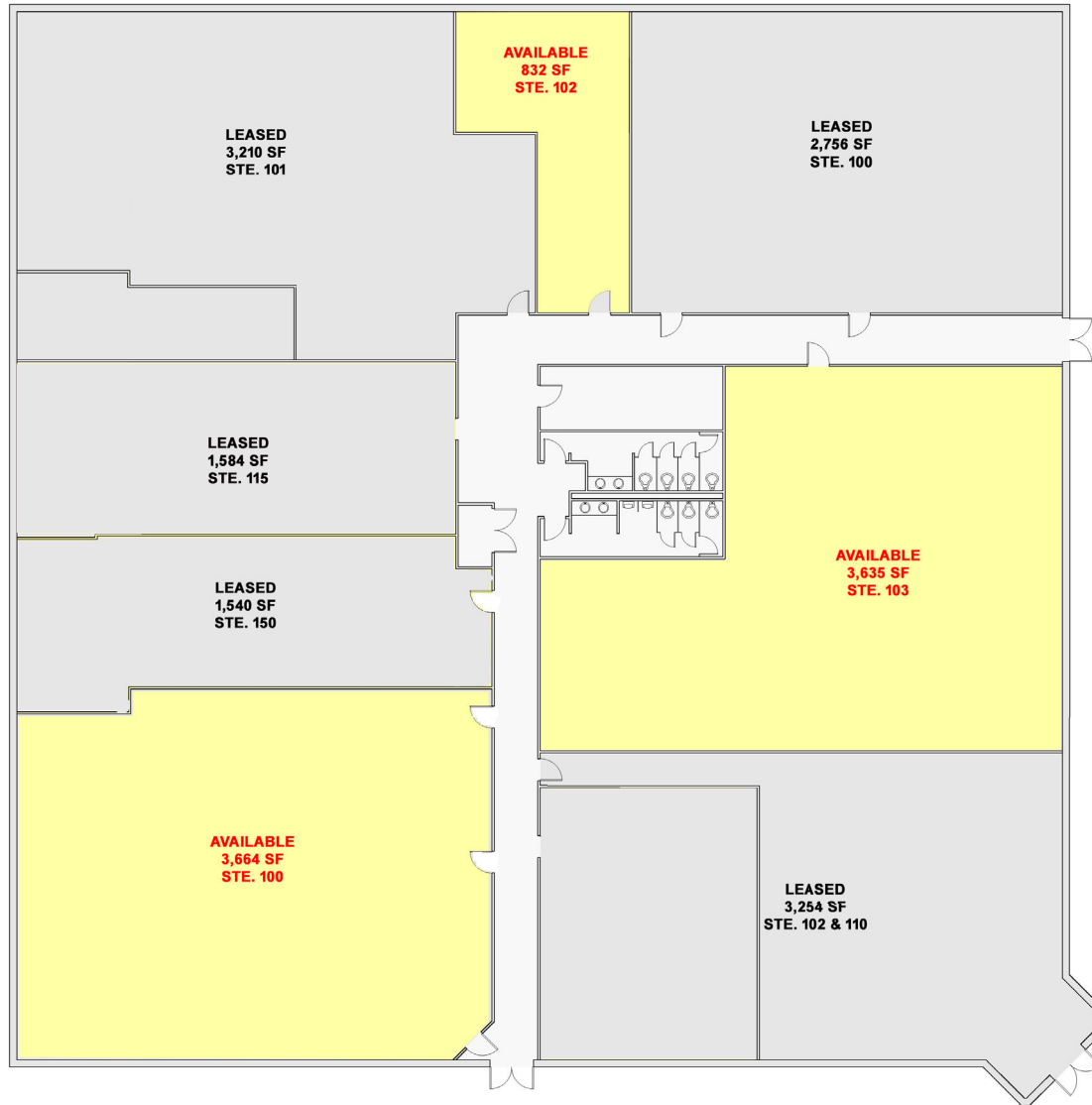
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BUILDING 4420 PLAN

NOT TO SCALE
 NOTE: PLANS ARE FOR MARKETING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE SQUARE FOOTAGE



CARVER WOODS EXECUTIVE CENTER



JUNE 19, 2019

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