

BLUE ASH EXECUTIVE CENTER I, II & III

4500-4540 COOPER ROAD BLUE ASH, OH 45242

- + Excellent signage opportunity
- + 4.5/1,000 parking ratio
- + Accessible to I-71, I-275 and Ronald Reagan Highway
- + Proximity to downtown Blue Ash
- + Numerous restaurants and hotels nearby
- + 8'6" ceiling height
- + Blue Ash Recreation Center nearby
- + Lease Rate: \$8.75/Sq. Ft. Net plus electric
- + Operating Expenses:
 - Building I: \$7.16/Sq. Ft.
 - Building II: \$7.07/Sq. Ft.
 - Building III: \$6.95/Sq. Ft.

CBRE

Availabilities & Features

BLUE ASH EXECUTIVE CENTER I

4500 Cooper Road

SUITE #	SQ. FT.	AVAILABILITY
101	5,152	Immediate
200	4,204	Immediate
Total	9,356	

Features

- + BUILDING SQ. FT.: 33,956
- + BUILT IN 1990
- + HVAC: SPLIT SYSTEM, ELECTRIC HEAT/AC CONDENSER

BLUE ASH EXECUTIVE CENTER II

4520 Cooper Road

SUITE #	SQ. FT.	AVAILABILITY
101	2,106	Immediate
202	1,824	Immediate
300	2,268	6/1/26
304	2,928	6/1/26
305	1,280	Immediate
Total	10,406	

Features

- + BUILDING SQ. FT.: 33,956
- + BUILT IN 1997
- + HVAC: SPLIT SYSTEM, ELECTRIC HEAT/AC CONDENSER

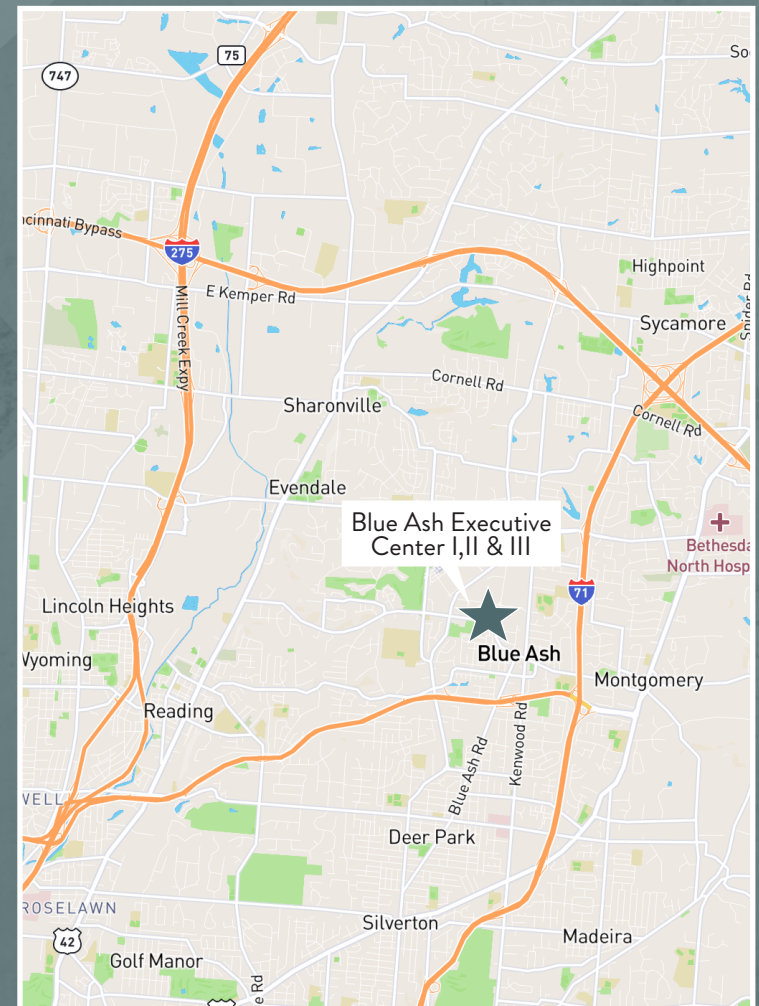
BLUE ASH EXECUTIVE CENTER III

4540 Cooper Road

SUITE #	SQ. FT.	AVAILABILITY
100	6,590	Immediate
103	3,906	Immediate
Total	10,496	

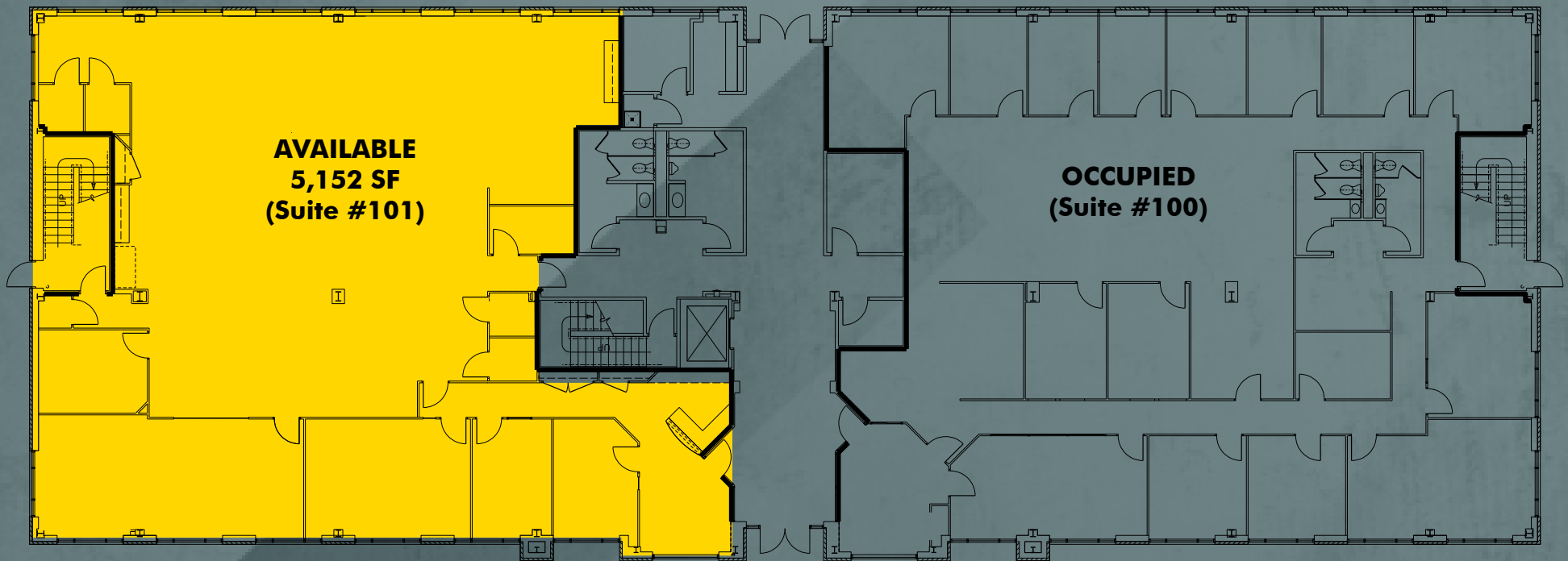
Features

- + BUILDING SQ. FT.: 44,067
- + BUILT IN 1998
- + HVAC: ELECTRIC AC CONDENSER, BOILER FOR GAS HEAT



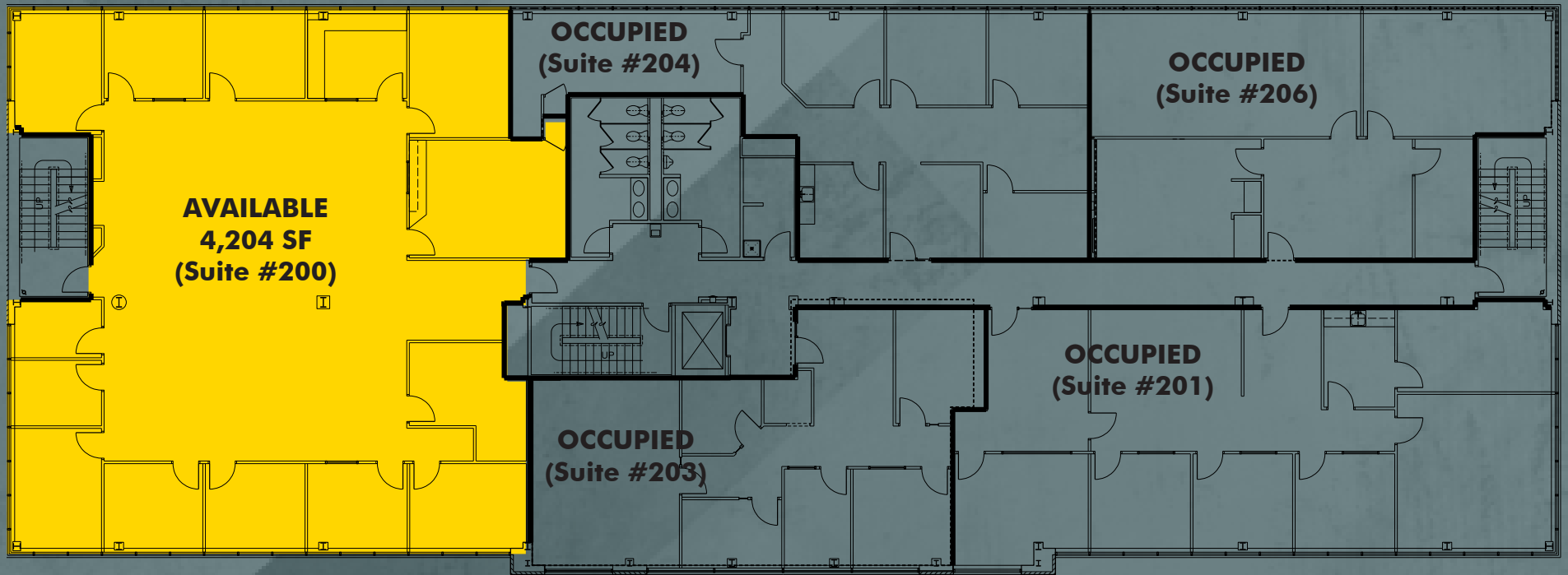
Blue Ash Executive Center One

First Floor



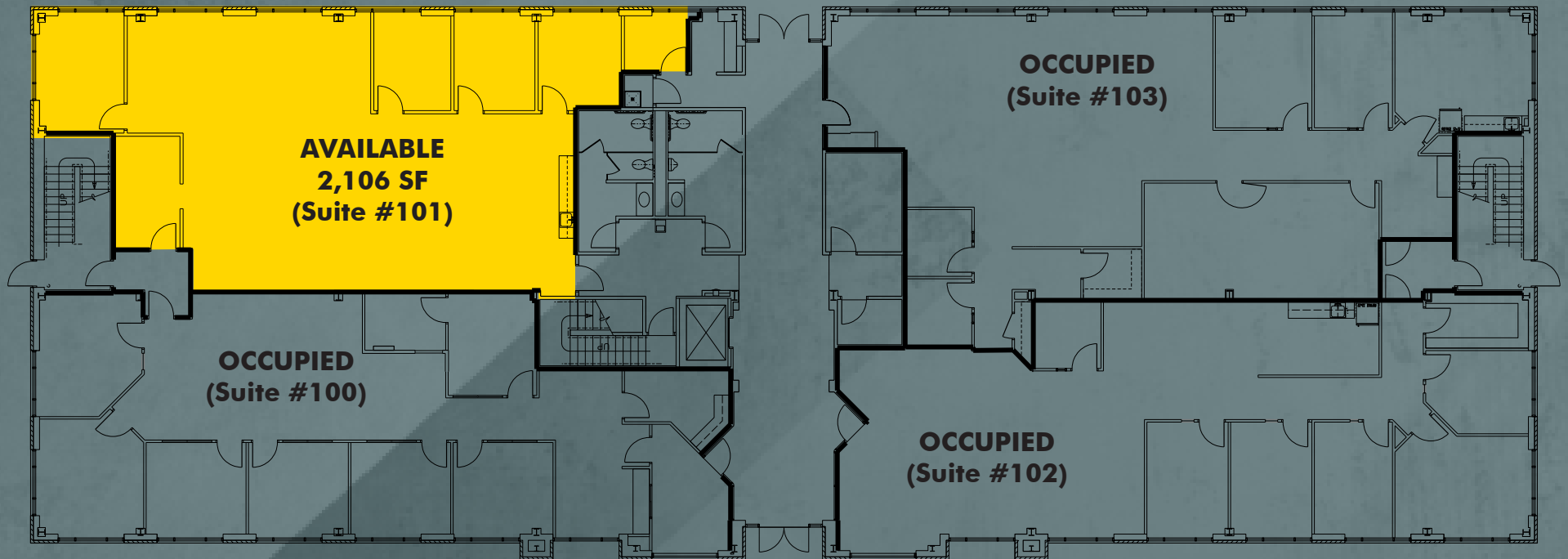
Blue Ash Executive Center One

Second Floor



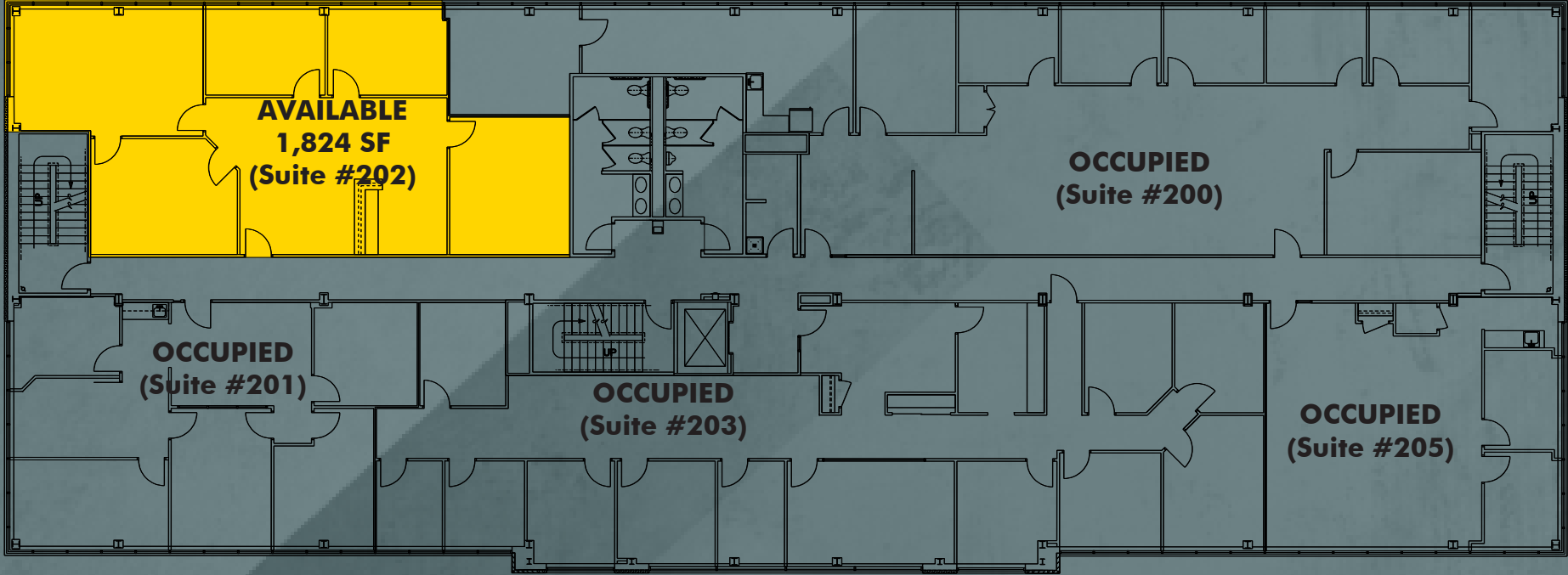
Blue Ash Executive Center Two

First Floor



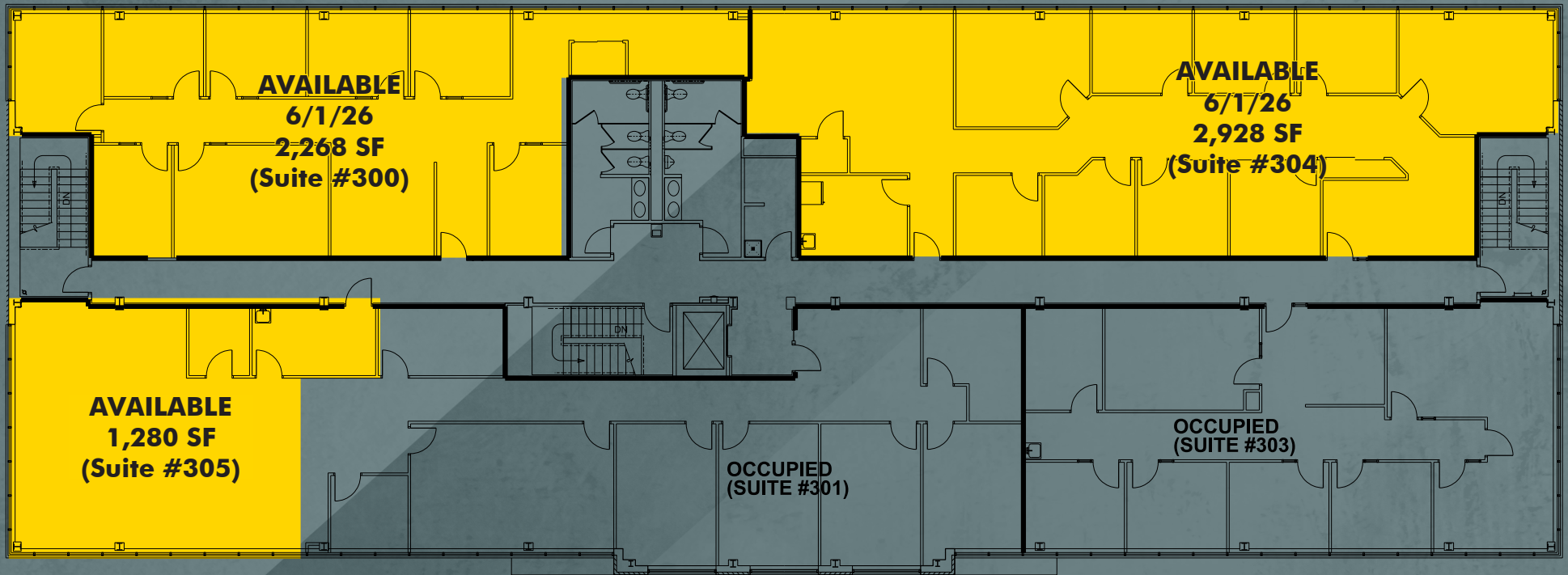
Blue Ash Executive Center Two

Second Floor



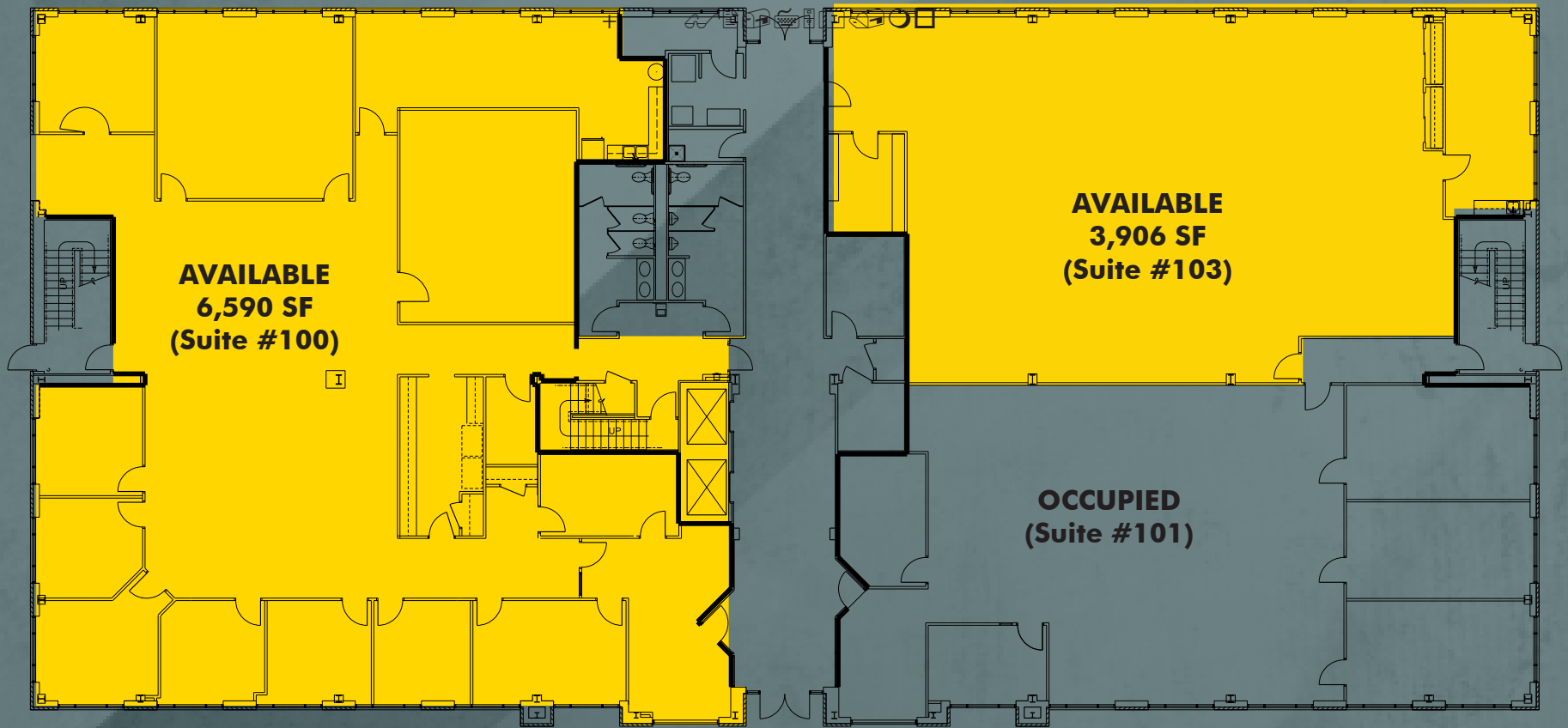
Blue Ash Executive Center Two

Third Floor



Blue Ash Executive Center Three

First Floor



Blue Ash Summit Park



Summit Park, located at the corner of Glendale-Milford and Plainfield Roads, is a 130-acre regional park currently under development in the heart of Blue Ash where visitors will be able to enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region's most beautiful settings. This first-class park and its dramatic yet functional facilities will provide outstanding amenities for residents and businesses in and around the City of Blue Ash.

PARK FEATURES INCLUDE:

- + Great Lawn
- + Community Center
- + Seasonal Skating Rink
- + Unique 1-Acre Children's Playground
- + Picnic Grove
- + Glass Canopy
- + Over 3 Miles of Multi-Purpose Trails
- + Phase 2 of Summit Park is underway, this will include a 7,000 sq. ft. community building, cafe and a performance stage.

FOR MORE INFORMATION, PLEASE CONTACT:

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