



ASHWOOD OFFICE CENTER

FOR SALE

4700 ASHWOOD DRIVE, CINCINNATI, OH 45241

PROPERTY OVERVIEW

SUBMARKET

Blue Ash

ADDRESS

4700 Ashwood Drive
Cincinnati, OH 45241

TOTAL SF

50,000

AVAILABLE SF

50,000

TOTAL PARKING

188

PARKING RATIO

3.7/1,000

ACREAGE

2.714

PARCEL ID

612-0170-0179-00

ACCESS

Traffic light at the corner of Reed
Hartman Hwy & Ashwood Drive

CAPEX & IMPROVEMENTS

2017: All restrooms, hallways, elevator
cabs renovated

2019: New boilers - (2) 585,000 MBH
high efficiency

2020: New landscaping & irrigation
repairs; Entire parking lot overlay &
re-stripe; New curbing, catch basins &
removal of parking lot islands; HVAC
repairs & replacements as needed

UTILITIES

Gas & Electric: Duke Energy

Water/Sewer: City of Blue Ash

Fiber/Data: AltaFiber & Spectrum

REAL ESTATE TAXES

2020: \$1.32 /SF

2021: \$1.23 /SF

2022 est: \$1.34 /SF

CAM

2020: \$6.37 /SF

2021: \$5.93 /SF

2022 est: \$5.91 /SF

CITY INFORMATION

Municipality: City of Blue Ash

Zoning: Blue Ash North District (BAN)

Income Tax Rate: 1.25%

BUILDING SYSTEMS

HVAC: Individual RTU's

Sprinkler System: Wet system

Life/Safety: Compliant

SIGNAGE

Building and monument



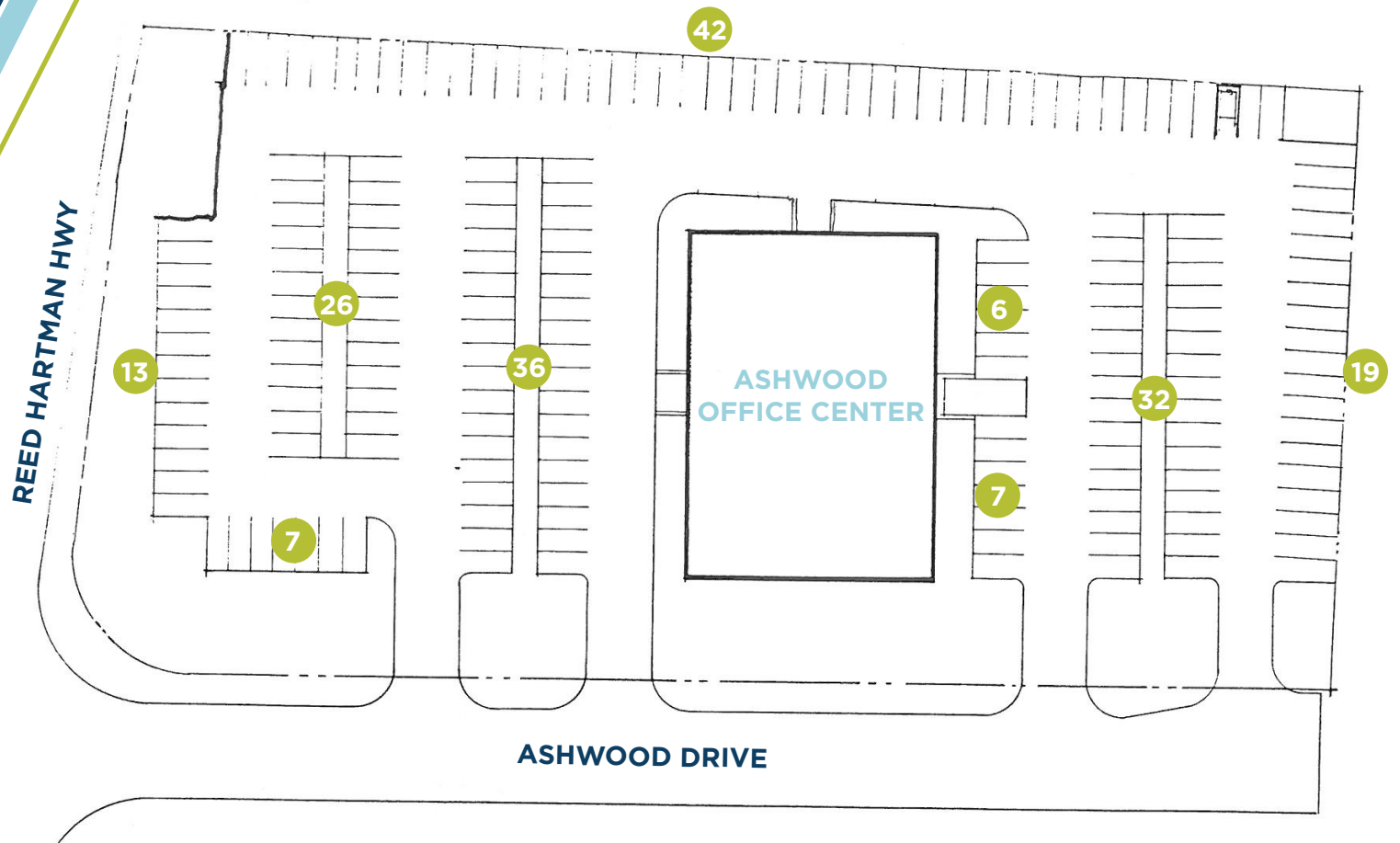
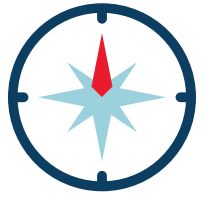
SALE PRICE

\$3,950,000



PARKING PLAN

188 PARKING SPACES







4700 ASHWOOD

WHAT'S NEARBY

RESTAURANTS

- Starbucks
- Chipotle
- Tropical Smoothie Café
- Jimmy John's
- Chick-fil-A
- Jersey Mike's Subs
- Skyline Chili
- McAlister's Deli
- Panera Bread
- March First Brewing
- + more!

RECREATION

- Summit Park
- Sharon Woods Park
- Sharon Woods Golf Course

HOTELS

- Home2 Suites by Hilton
- Hilton Garden Inn
- The Blu Hotel
- Hyatt Place
- Comfort Inn
- SpringHill Suites by Marriott



Sharon Woods
Park & Golf Course

E KEMPER RD

E KEMPER RD



REED HARTMAN HWY

4700 ASHWOOD

CORNELL RD

KENWOOD RD



- Starbucks
- Chipotle Mexican Grill
- Jimmy John's
- Green District a salad spot
- tropical CAFE

- Domino's
- J. Gumbo's
- Jersey Mike's Subs
- Bubbakoo's Burritos



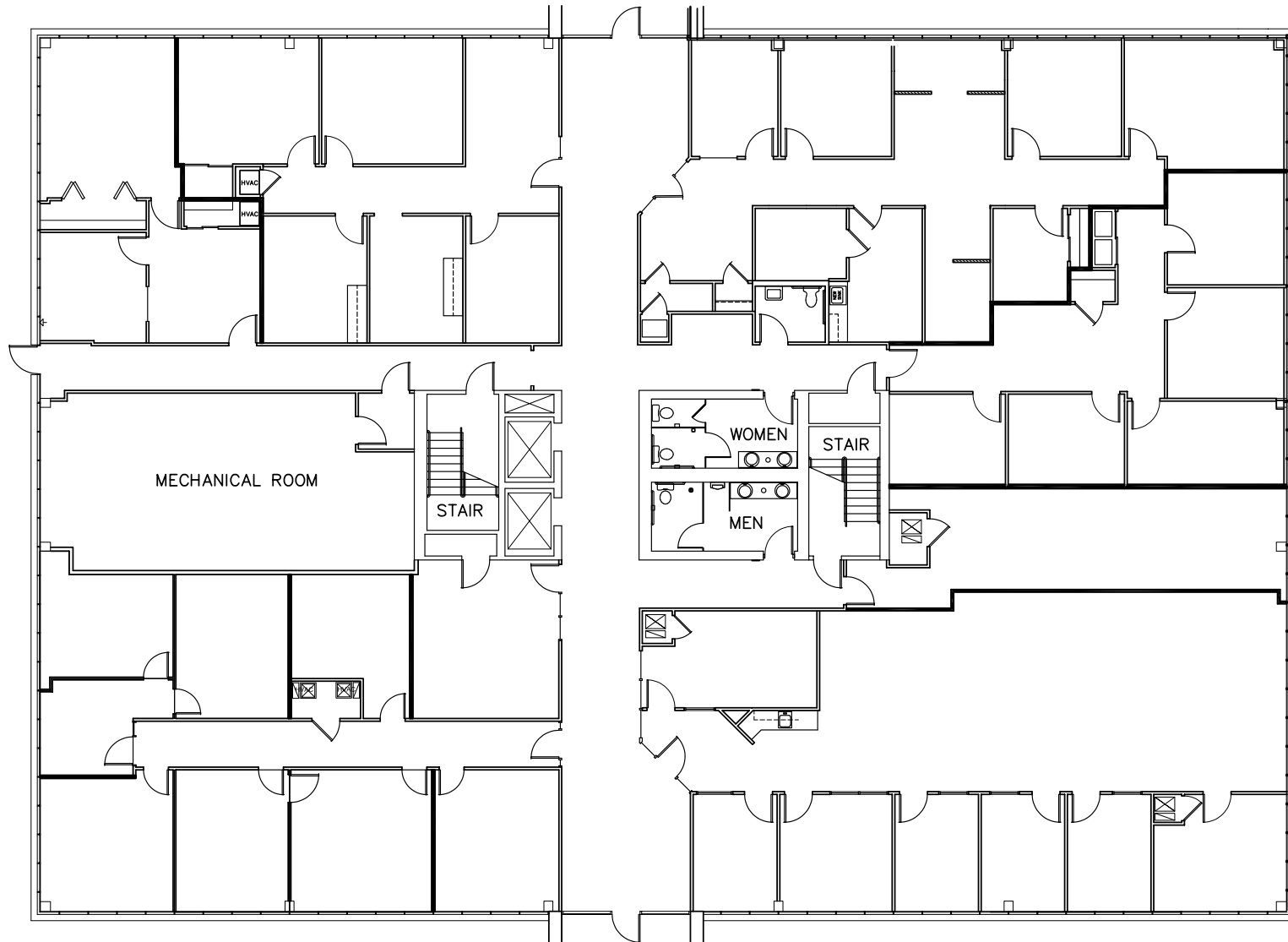
- Panera Bread
- Wendy's



FLOOR 1

FULL FLOOR AVAILABLE

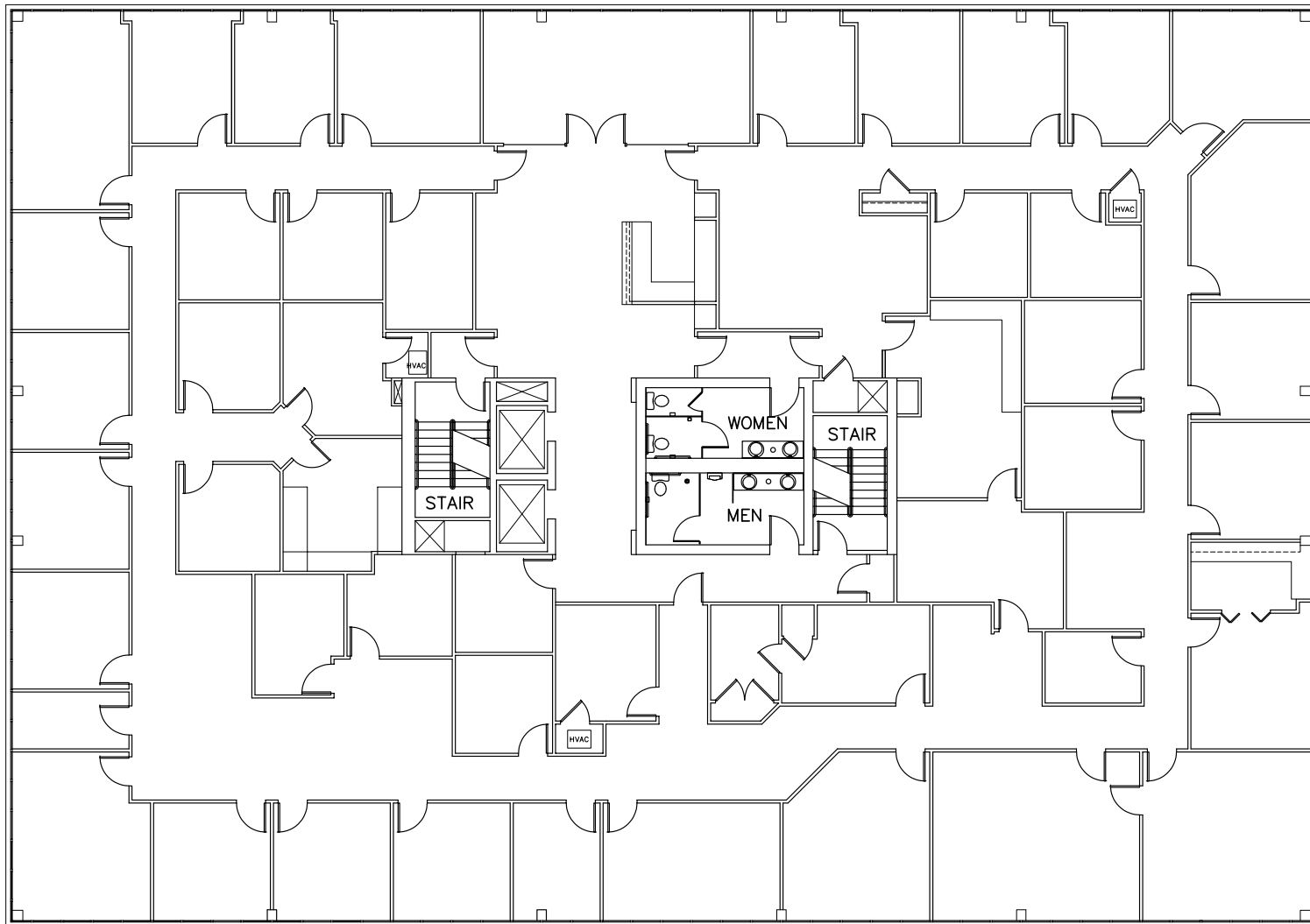
12,500 SF



FLOOR 2

FULL FLOOR AVAILABLE

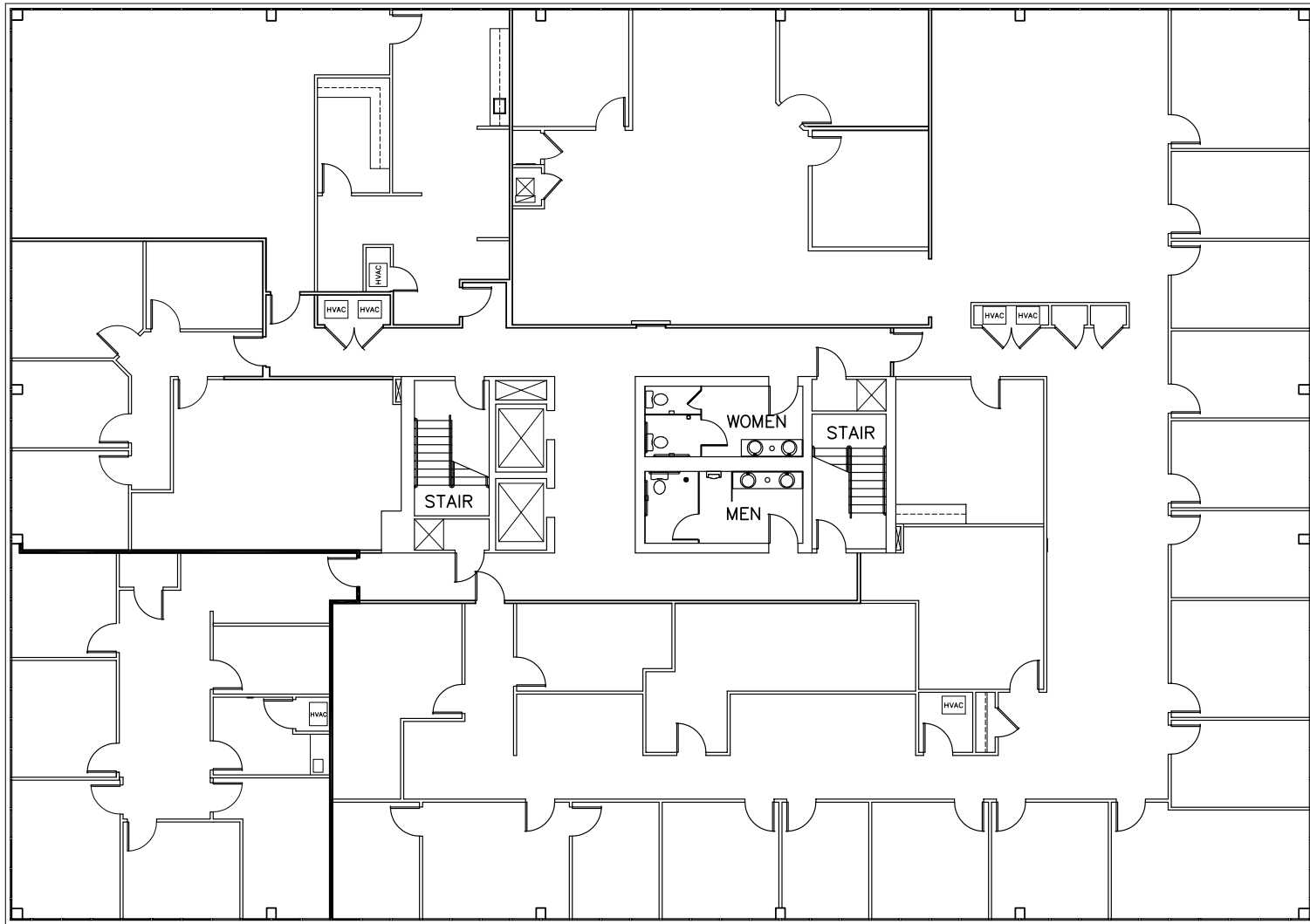
12,500 SF



FLOOR 3

FULL FLOOR AVAILABLE

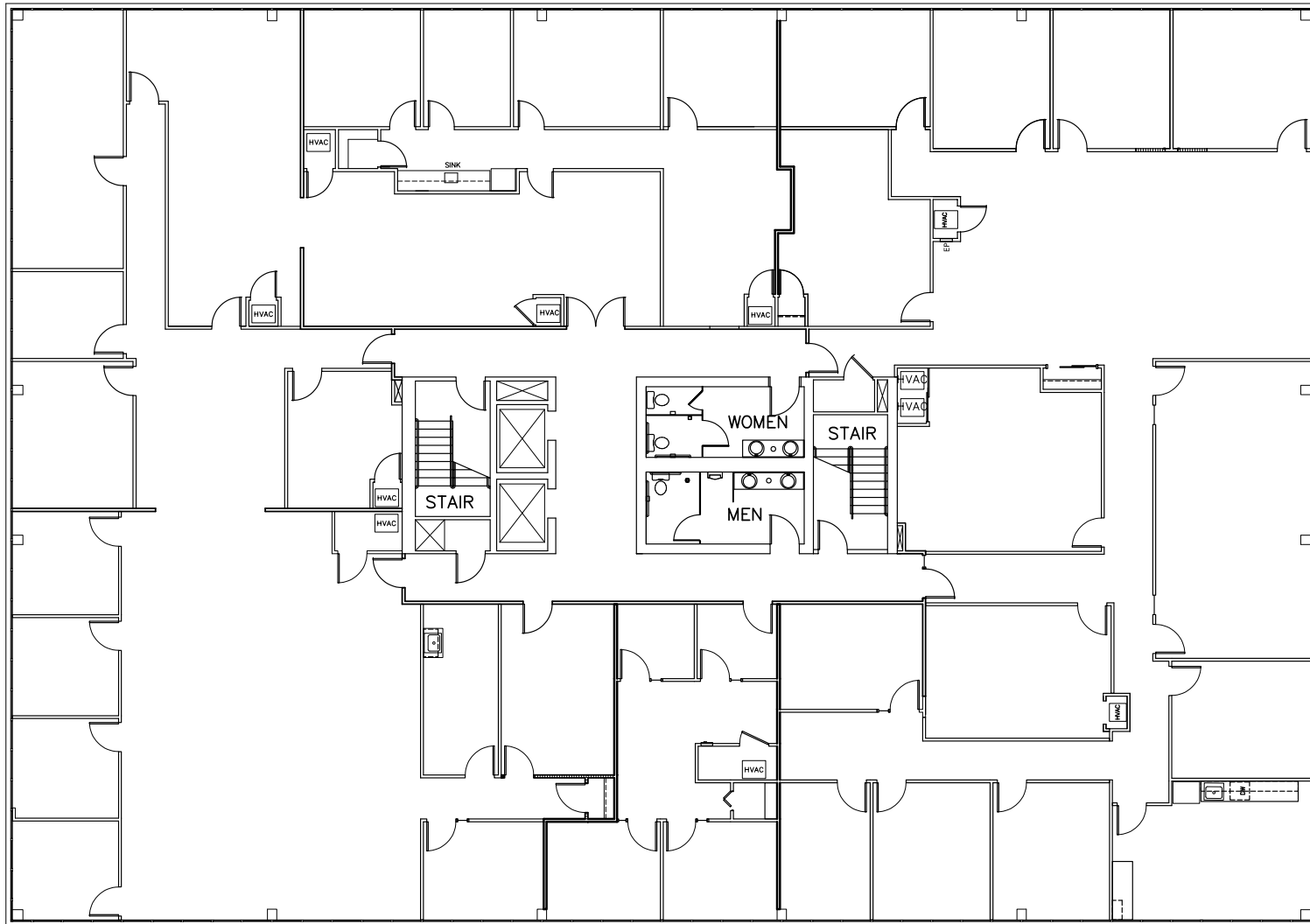
12,500 SF



FLOOR 4

FULL FLOOR AVAILABLE

12,500 SF





CONTACT

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