



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



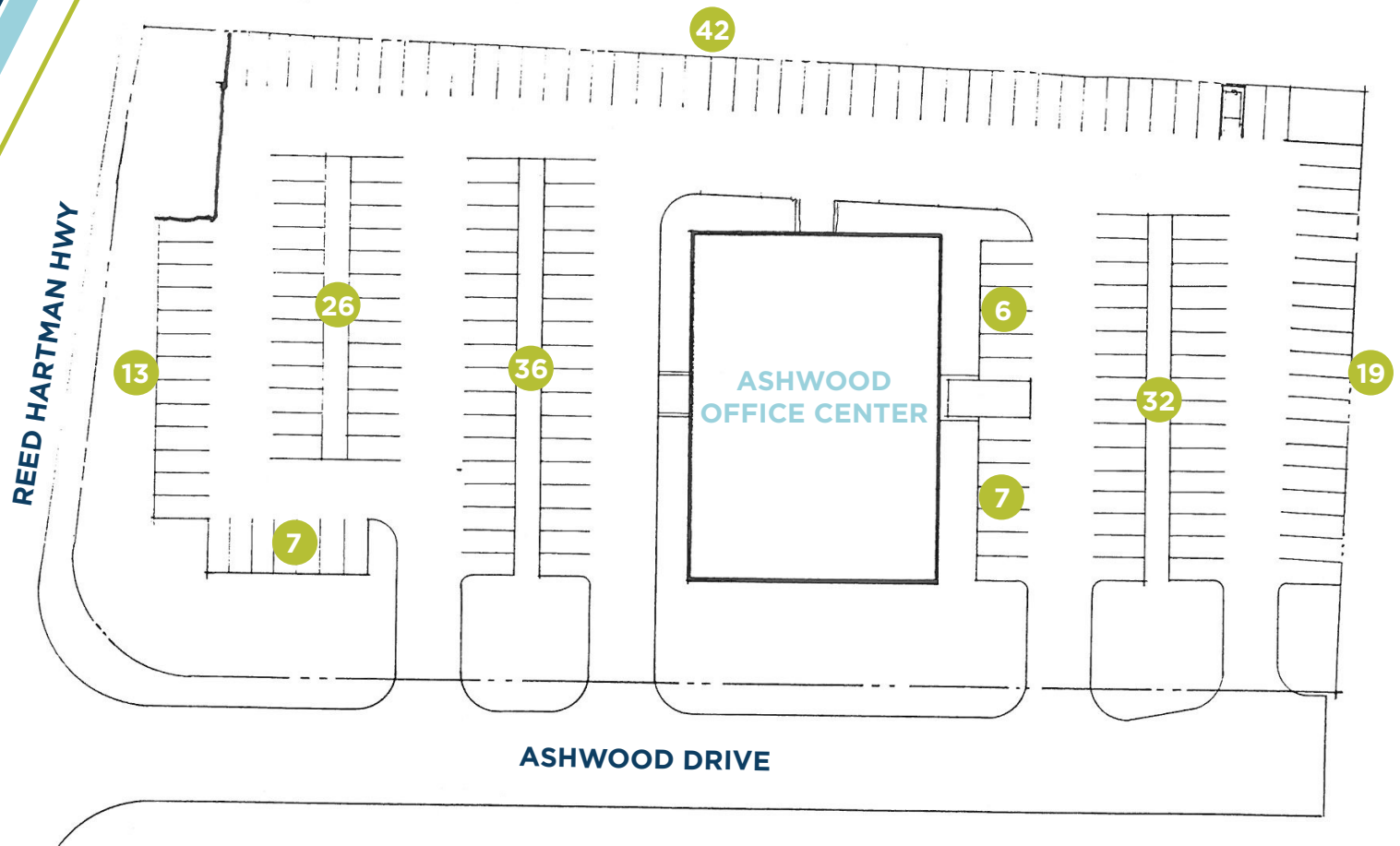
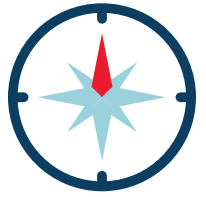
SALE PRICE

\$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

Starbucks
CHIPOTLE MEXICAN GRILL
JIMMY JOHN'S
GREEN DISTRICT a salad spot
tropical CAFE SMOOTHIE

4700 ASHWOOD

Domino's
J. GUMBO'S
Jersey Mike's SUBS
BUBBAKOO'S BURRITOS



Panera BREAD
Wendy's



CORNELL RD

KENWOOD RD



FLOOR 1

SUITE 150
682 SF
OCCUPIED
EXPIRES 2/28/2025

SUITE 137
543 SF
OCCUPIED
EXPIRES 10/31/2023

SUITE 134
713 SF
OCCUPIED
EXPIRES 4/30/2023

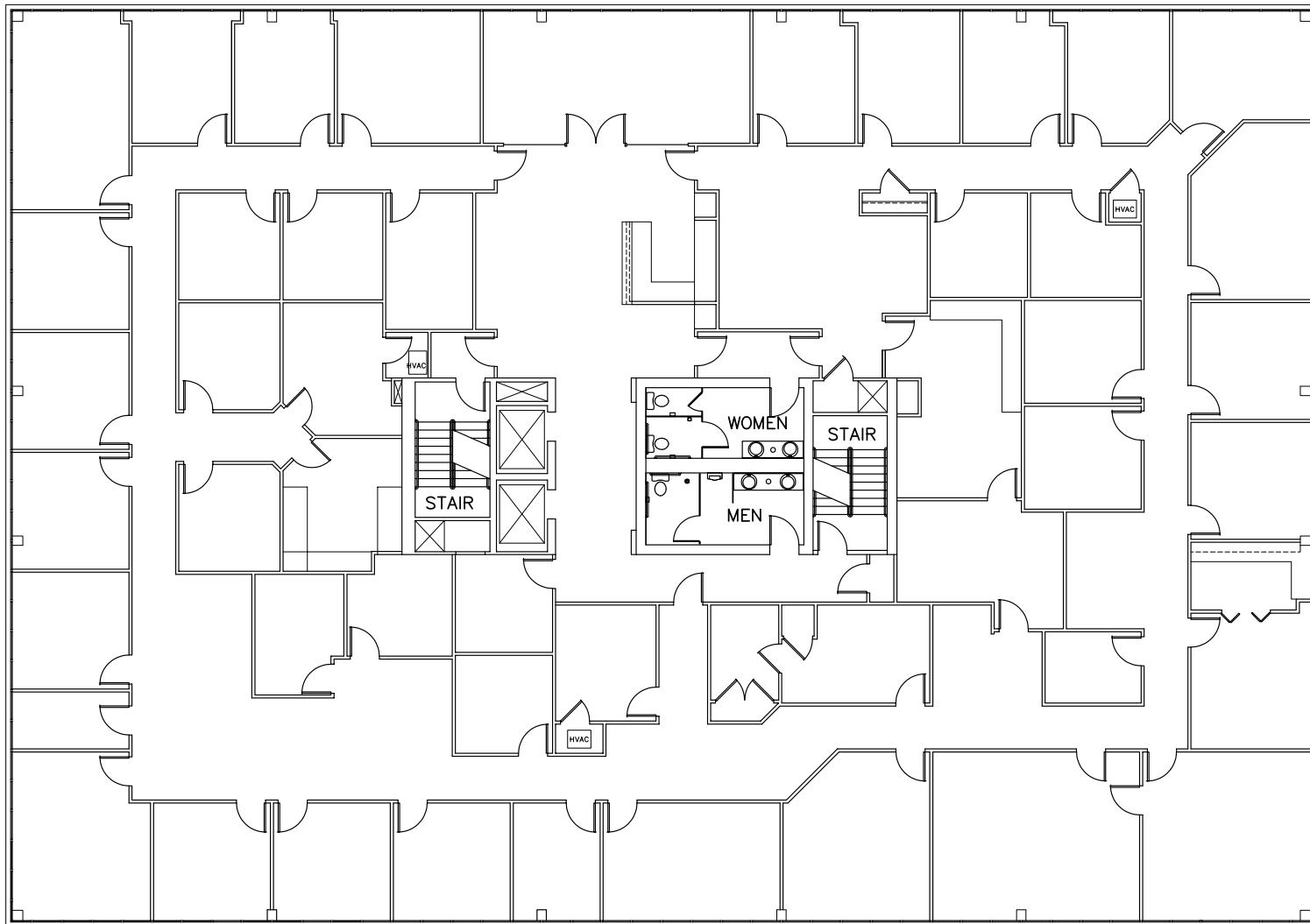
SUITE 131
230 SF
OCCUPIED
EXPIRES 12/31/2023



FLOOR 2

FULL FLOOR AVAILABLE

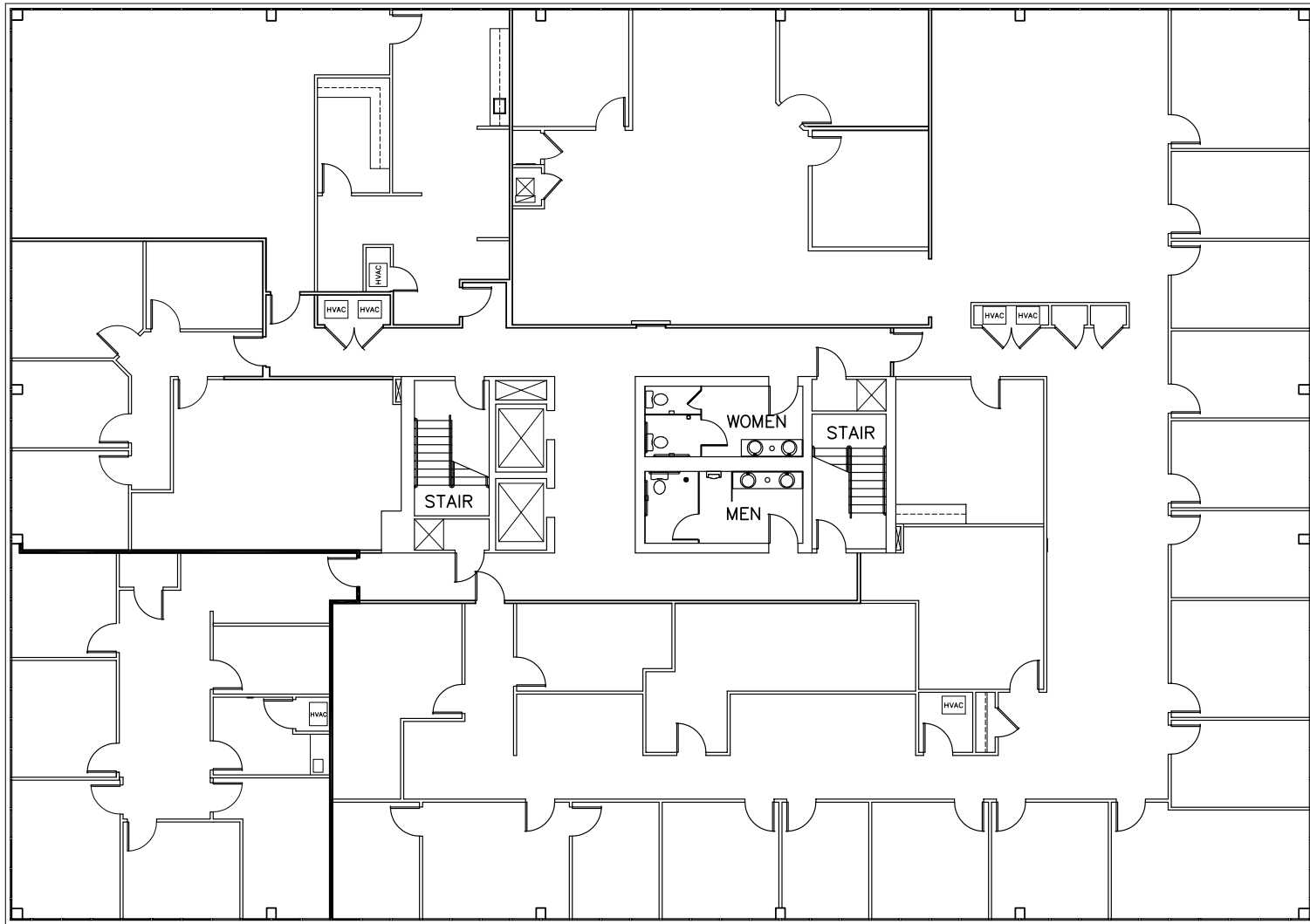
12,500 SF



FLOOR 3

FULL FLOOR AVAILABLE

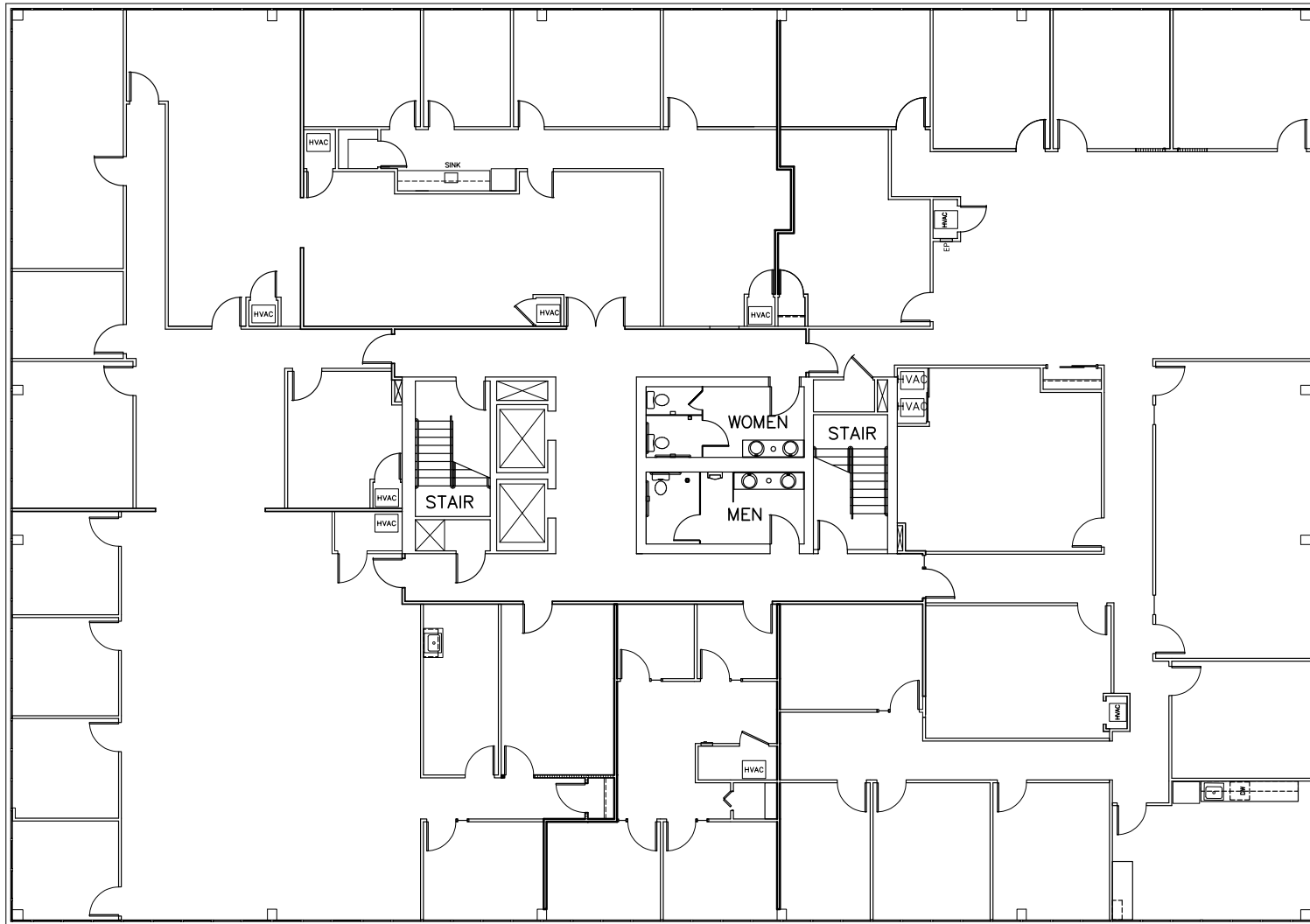
12,500 SF



FLOOR 4

FULL FLOOR AVAILABLE

12,500 SF





CONTACT

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DIGGER DALEY

Senior Director
digger.daley@cushwake.com
+1 513 763 3028

SCOTT ABERNETHY

Senior Director
scott.abernethy@cushwake.com
+1 513 763 3013