

Office & Office-Warehouse For Lease

Corporate Woods



Corporate Woods is a premier office and office / warehouse park located strategically in the heart of Blue Ash at the NW corner of Reed Hartman Highway and Glendale-Milford Road. Access to I-71, I-75, I-275, and Cross County Highway is only minutes away. Interior finishes and layouts are designed and built new to suit Tenants' needs. Building exterior and grounds are in excellent condition and meticulously maintained.

FEATURES

- **1,760-8,000 SF Available**
- Spaces built-to-suit
- Excellent interior finishes
- Exterior signage
- Convenient Blue Ash location
- Minutes to all expressways

LOCATION

Corporate Woods
4460-4480 Lake Forest Drive
Blue Ash, Ohio 45242
Hamilton County

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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Northern Kentucky affiliate for:



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Asia, South America,
and Australia.

Corporate Woods

Address/City/County:	4460-4480 Lake Forest Drive Blue Ash/Hamilton Cty.
Current Availabilities:	1,760 SF - office 3,300 SF - office warehouse 5,000 SF - office warehouse 8,000 SF - office warehouse
Column Spacing:	40'
Bay Size:	2,500-4,000 SF
Ceiling Height:	18'
Over Head Doors:	1 Per Bay (Dock and Drive-in)
Construction:	Block Masonry
HVAC:	Forced Air Heat & AC (Office) Suspended Gas Units (Warehouse)
Sprinkler:	Wet System
Lighting:	Fluorescent and Halide
Electric:	1 and 3 phase; 208, 240, 480V
Lease Rate:	<u>Office Warehouse</u> \$5.95/SF Gross (Warehouse) \$10.95/SF Gross (Office) <u>Office</u> \$12.95/SF Full Service



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FOR MORE INFORMATION, CONTACT:

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