

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

- **8,248 SF Available**
- Spaces built-to-suit
- Excellent interior finishes
- Exterior signage
- Convenient Blue Ash location
- Minutes to all expressways
- **Located across from Summit Park!** A 130-acre world-class park where visitors enjoy great restaurants, recreation activities for the whole family and shopping in one of the region's most beautiful settings

LOCATION

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

CONTACT

Adam Simon

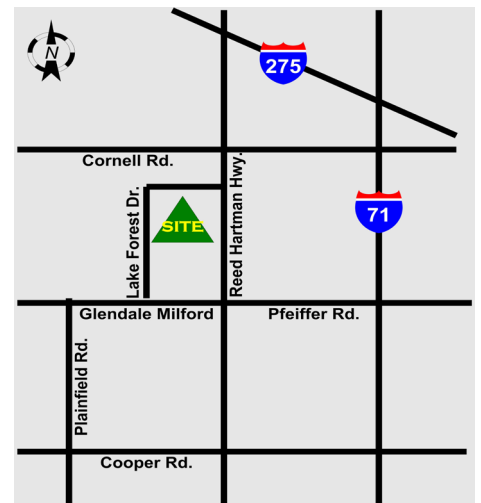
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9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

Corporate Woods

Address/City/County:	4460-4480 Lake Forest Drive Blue Ash/Hamilton Cty.
Current Availabilities:	<u>Building 4460</u> Suite 216: 8,248 SF Available - 6,000 SF office (will reduce), 2 docks - \$7.75/SF Net (\$2.49)
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



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FOR MORE INFORMATION, CONTACT:

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