

FOR SUBLEASE
3,849 RSF



TOWER OF BLUE ASH
9545 KENWOOD ROAD | SUITE 303

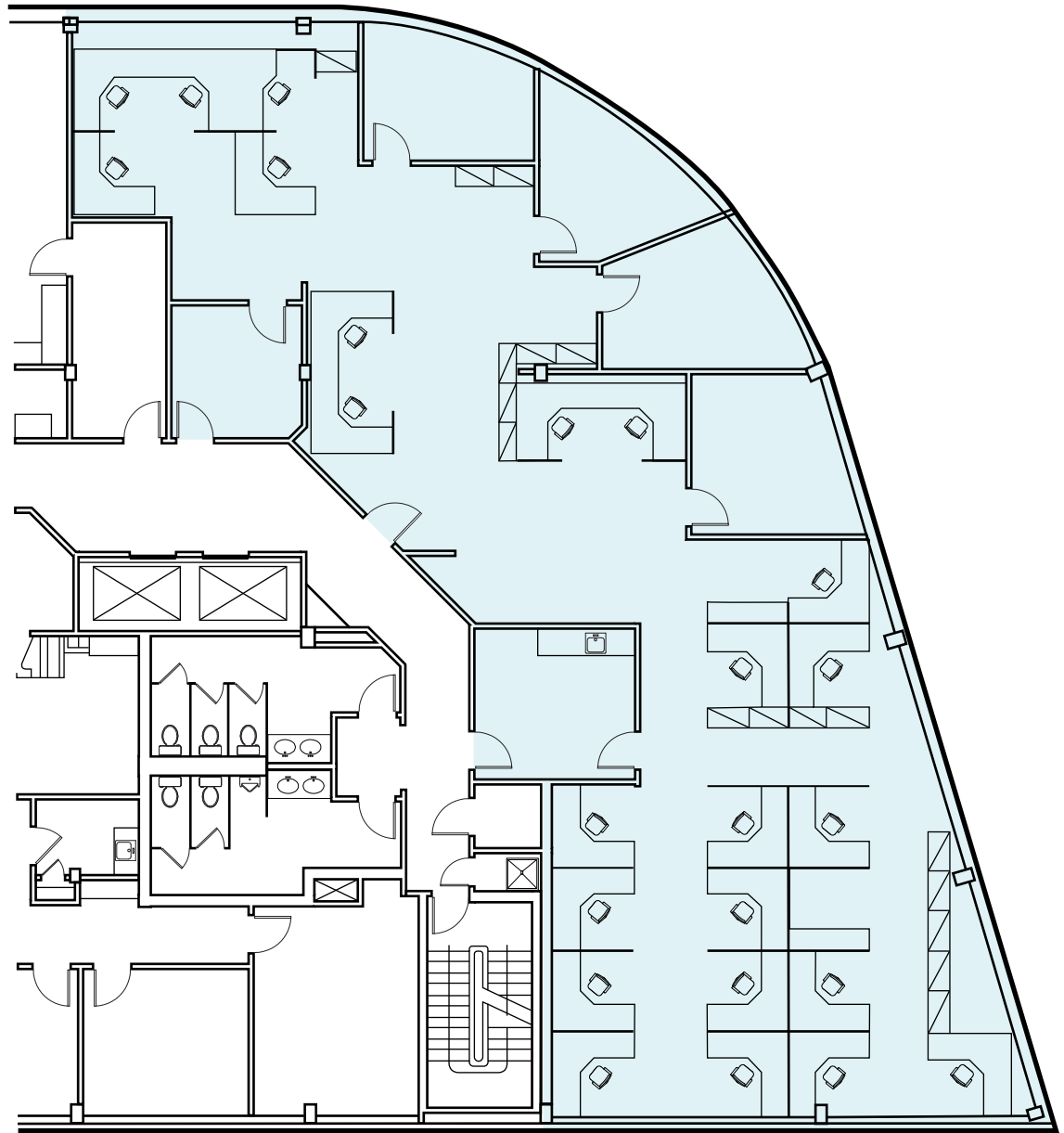
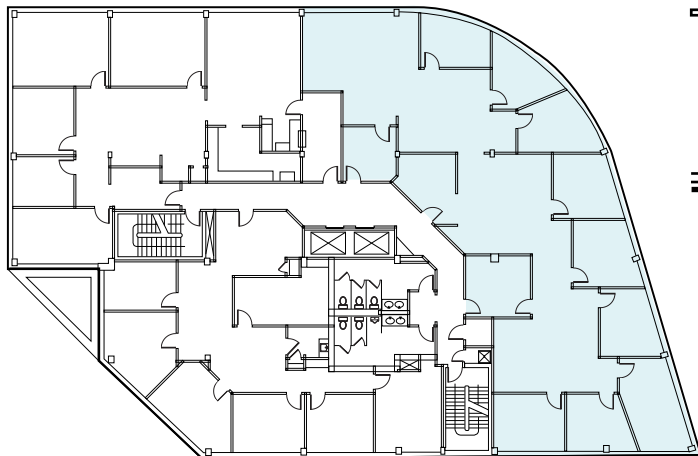


PROPERTY HIGHLIGHTS

- Located in Downtown Blue Ash, the Tower of Blue Ash sits at the corner of Kenwood Road & Cooper Road
- Easily accessible from I-71 & Ronald Reagan Highway
- Abundant surface parking
- On-site property management
- Strong, stable & local building ownership
- Surrounded by a variety of amenities and Summit Park
- All existing furniture and equipment can be included

Building Size:	32,984 SF
Space Available:	3,849 RSF
Lease Expiration	June 30, 2028
Clear Height:	9'
Year Built:	1988
Stories:	4
Parking:	4/1,000 SF
Elevators:	2
Lease Rate:	\$17.00 /RSF FSG
Operating Expenses:	Included with 5 nights janitorial & utilities

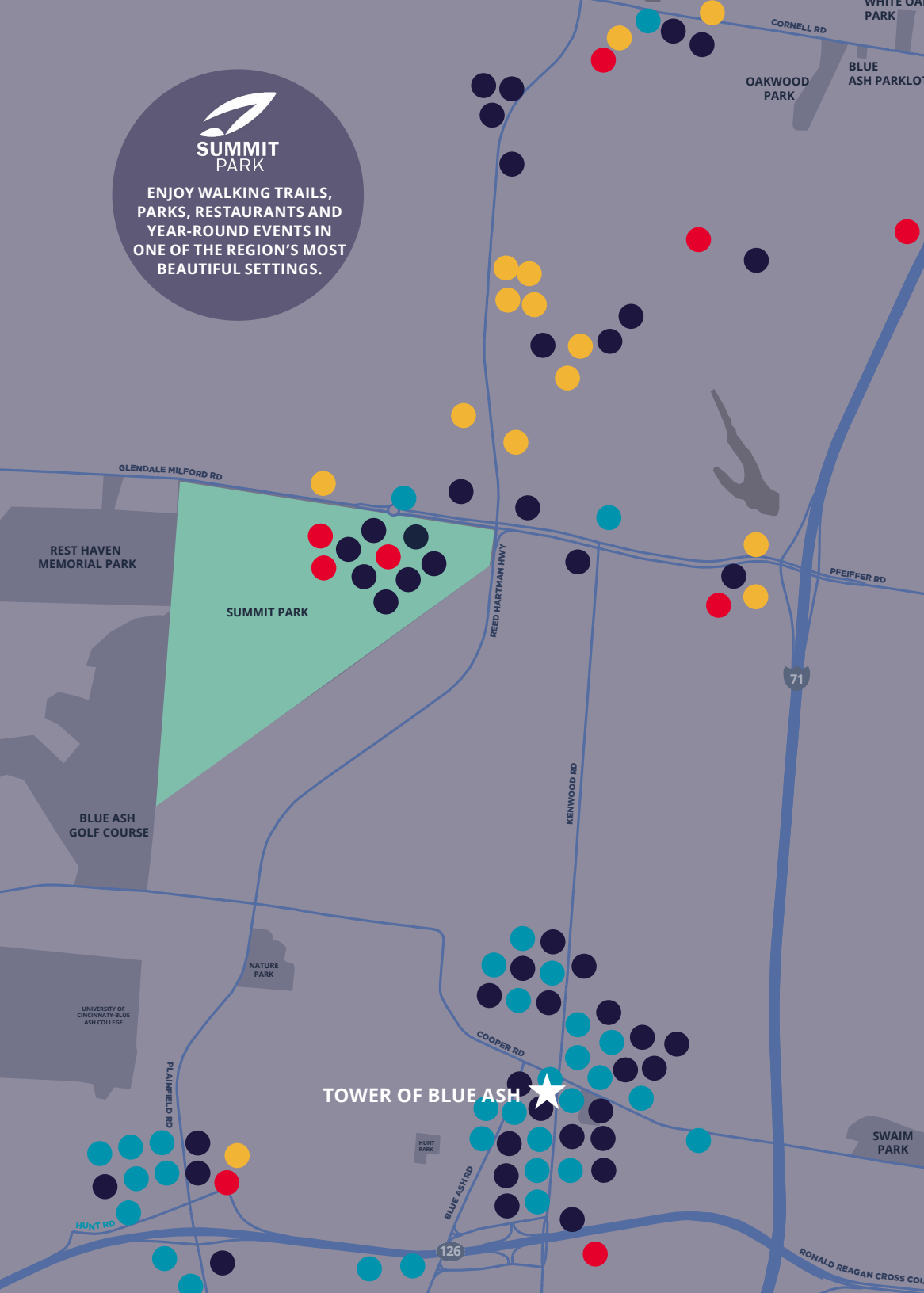




SUITE 303
3,849 RSF



ENJOY WALKING TRAILS,
PARKS, RESTAURANTS AND
YEAR-ROUND EVENTS IN
ONE OF THE REGION'S MOST
BEAUTIFUL SETTINGS.



9

ENTERTAINMENT

14

HOTELS

45

RESTAURANTS

32

RETAIL

"The City of Blue Ash continues to build on its tradition as one of the top office markets in the Midwest. Its business-friendly environment, numerous amenities, abundant green space, and easy access to all points in the region, make Blue Ash a popular destination for local, regional and national companies!"

— DAN JOHNSON
Director, Blue Ash Economic Development

AREA AMENITIES



CONTACT INFORMATION

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