

# 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

- **1,754 SF - 8,468 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**

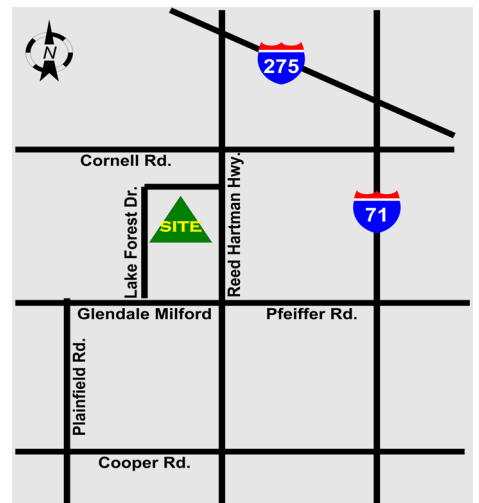
adam.simon@everestrealstate.com

513/769-2507

**Melissa Whitehead**

melissa.whitehead@everestrealstate.com

513/769-2500



www.everestrealstate.com

9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

# Corporate Woods

**Address/City/County:** 4460-4480 Lake Forest Drive  
Blue Ash/Hamilton Cty.

**Current Availabilities:**

Building 4440  
~~Suite 130: 2,308 SF \$9.25/SF Net LEASED~~  
Suite 100: 8,468 SF (office build to suit) \$9.25/SF Net (\$4.68)  
~~Suite 118: 1,760 SF \$9.25/SF Net LEASED~~

Building 4460  
Suite 224: 7,784 SF (4,000 SF office, 2 docks) \$7.25/SF Net LEASED  
Suite 220B: 3,461 SF (100% whse.) \$7.25/SF Net (\$2.68)  
Suite 230: 4,174 SF (2000 SF off/labs, 1 dock) \$7.25/SF Net (\$2.68)

Building 4480  
Suite 306: 1,754 SF (800 SF office, 1 drive-in) \$7.25/SF Net (\$2.68)

**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



[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

## FOR MORE INFORMATION, CONTACT:

**Adam Simon**

[adam.simon@everestrealstate.com](mailto:adam.simon@everestrealstate.com)

513/769-2507

**Melissa Whitehead**

[melissa.whitehead@everestrealstate.com](mailto:melissa.whitehead@everestrealstate.com)

513/769-2500