

# BLUE ASH CORPORATE CENTER

4300 Glendale Milford Road  
Blue Ash, OH



**USE:** Office / Flex  
**SPACE AVAILABLE:** 28,225 SF  
**BUILDING SIZE:** 87,050 SF

- 1.3 miles West of I-71, Pfeiffer Road exit; 2.5 miles East of I-75, Glendale-Milford Road exit
- Finished to Class A standards
- Exterior and monument signage opportunities
- New access road via McKinley Rd
- Ceiling height 10 ft +
- 0% load factor
- Directly across Summit Park



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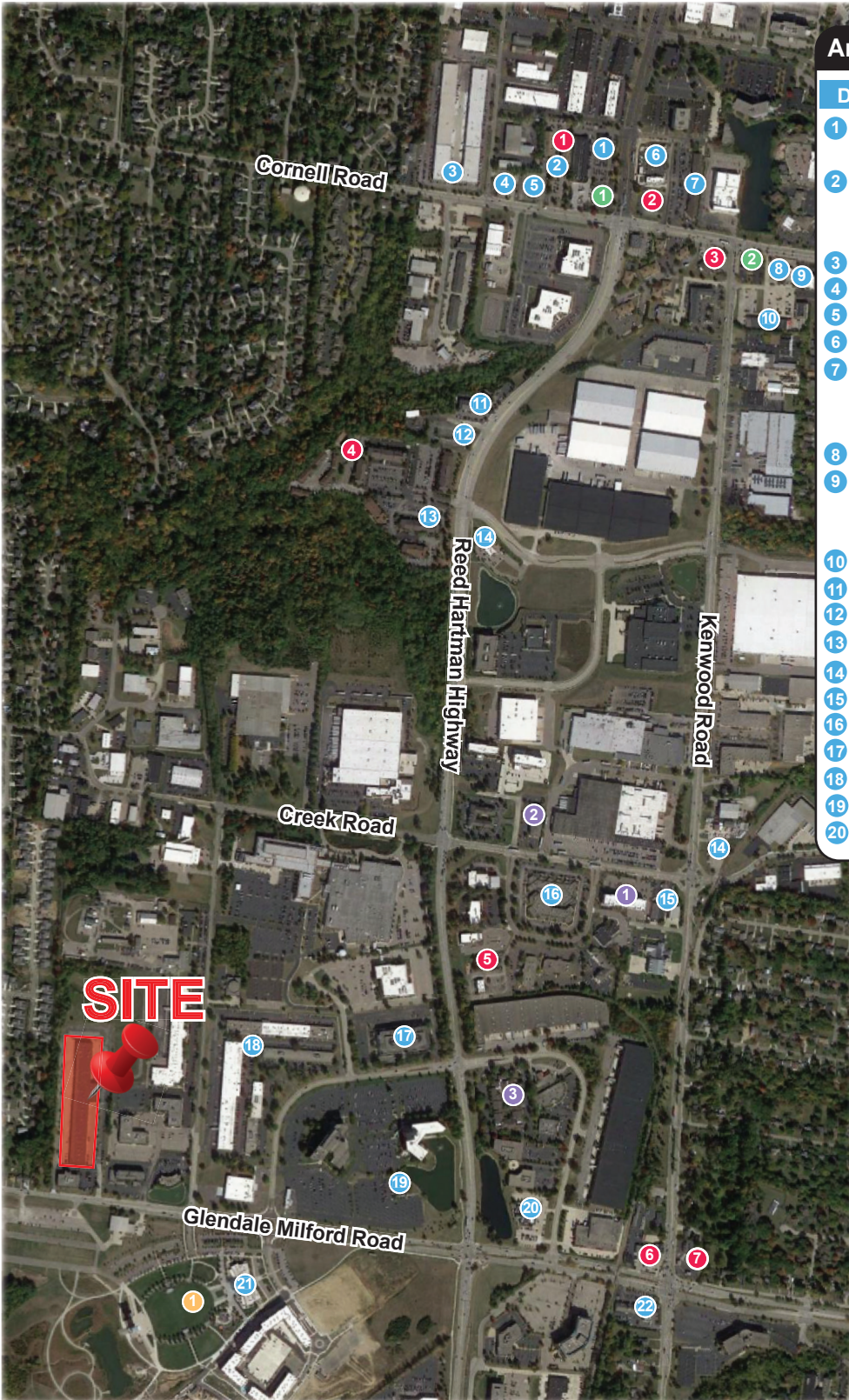


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## Surrounding Amenities



### Area Amenities

#### Dining

- 1 Chipotle  
Starbucks
- 2 Jimmy John's  
Kanpai Japanese  
Tropical Smoothie Cafe
- 3 McAlister's Deli
- 4 El Vaquero Mexican
- 5 McDonald's
- 6 Chick-fil-A
- 7 J. Gumbos  
Jersey Mike's  
Smashburger
- 8 Arby's
- 9 Marco's Pizza  
Skyline  
Subway
- 10 Jade Kitchen
- 11 Panera Bread
- 12 Wendy's
- 13 Annie's Sweets
- 14 DiBella's
- 15 Sammy's Craft Burgers
- 16 Apple Spice Junction
- 17 Blu Restaurant & Bar
- 18 Molly's Cupcakes
- 19 Buffalo Wild Wings
- 20 Firehouse Grill

- 21 Brown Dog Cafe  
Nanny Belle's Ice Cream  
Senate  
Tahona Kitchen & Bar
- 22 City Barbeque

#### Retail/ Service

- 1 FedEx  
Sport Clips
- 2 Kroger Fuel Center
- 3 Speedway
- 4 Kinder Garden School
- 5 Childtime Learning  
Centers
- 6 Shell
- 7 Sunoco

#### Banking

- 1 KeyBank
- 2 US Bank

#### Lodging

- 1 Hampton Inn
- 2 Holiday Inn Express
- 3 Marriott Courtyard

#### Entertainment

- 1 Summit Park