

9403 Kenwood Rd

Blue Ash, OH 45242

NAIBergman



For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space



9403 Kenwood Rd

Blue Ash, Ohio 45242

Property Highlights

- 509-2,715 SF of Office Space Available in Downtown Blue Ash
- Recently Updated Exterior and Common Areas
- Professionally Managed and Under New Management
- Common Conference Room and Courtyard Access
- Easy Accessibility to I-71 and Ronald Reagan Cross County Highway
- Turn-Key Spaces
- Surrounded by Restaurants, Banks, and Retail
- Abundant Parking

Offering Summary

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	58,000 SF

For More Information

Gueorgui Chikov

O: 513 322 6317
gchikov@bergman-group.com | OH #SAL.2017002265

Michael Bergman

O: 513 322 6309
mbergman@bergman-group.com | OH #BRKM.2020007859

Kristina Skurow

O: 513 322 6308
kskurow@bergman-group.com | OH #SAL.2023006557

For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space

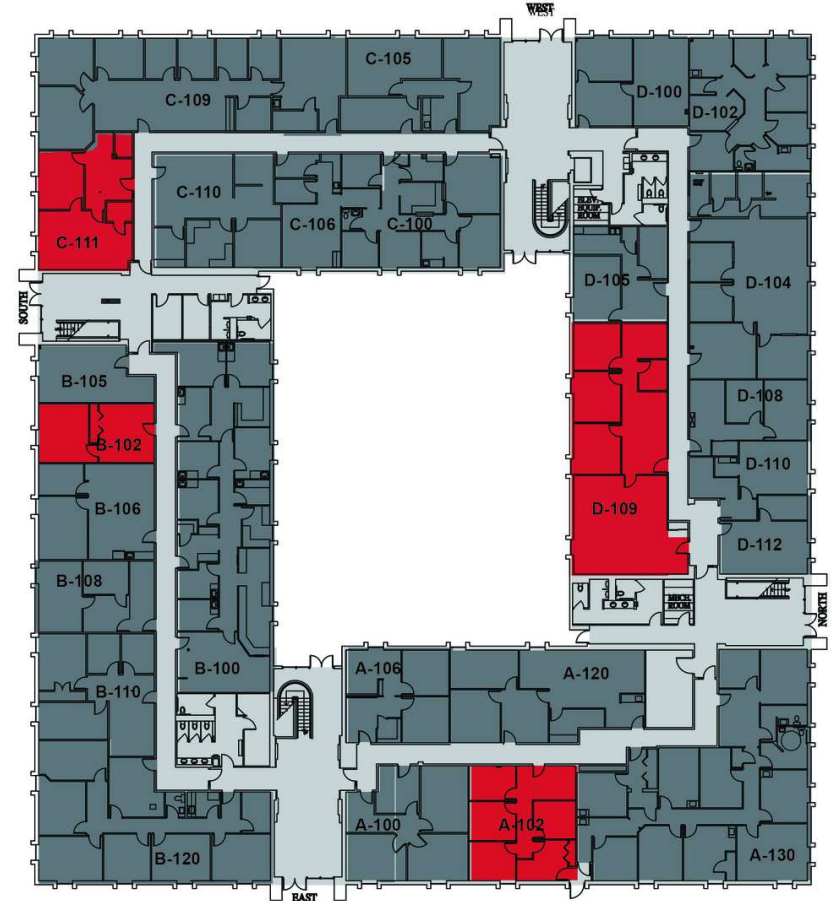
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	509 - 2,715 SF	Lease Rate:	\$16.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
A-102	Available	915 SF	Modified Gross	\$16.50 SF/yr
B-102	Available	509 SF	Modified Gross	\$16.50 SF/yr
C-111	Available	842 SF	Modified Gross	\$16.50 SF/yr
D-109	Available	1,849 SF	Modified Gross	\$16.50 SF/yr

FIRST FLOOR LAYOUT



AVAILABLE SUITES

Suite B-102	509 RSF	Suite A-102	915 RSF
Suite C-111	842 RSF	Suite D-109	1,849 RSF

For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space

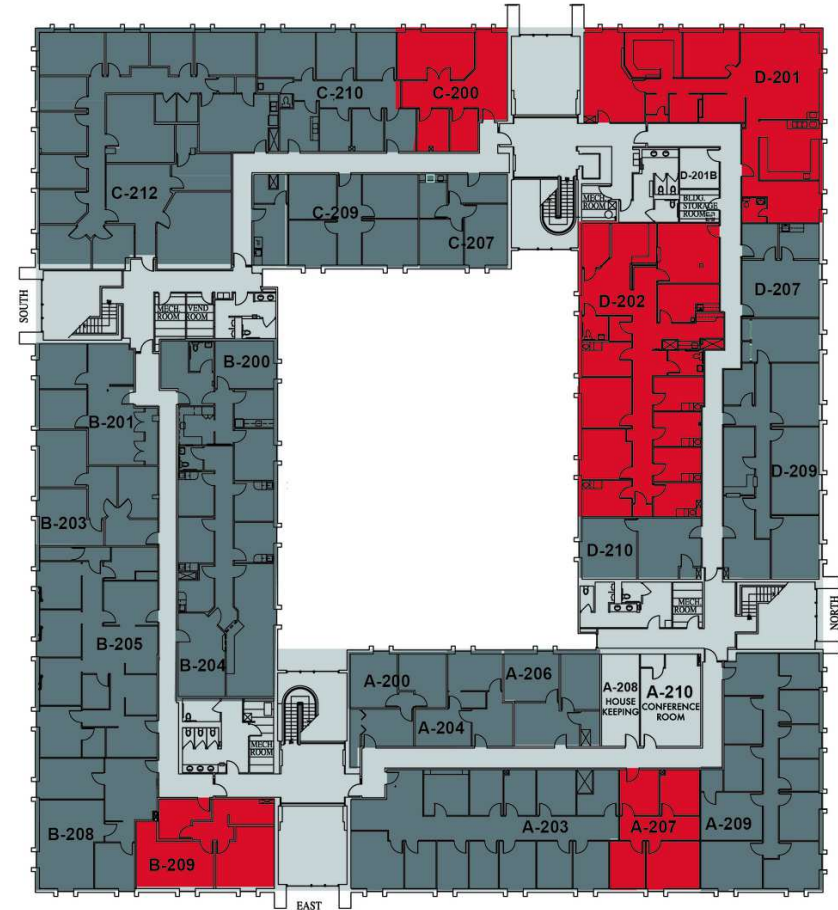
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	509 - 2,715 SF	Lease Rate:	\$16.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
A-207	Available	694 SF	Modified Gross	\$16.50 SF/yr
B-209	Available	860 SF	Modified Gross	\$16.50 SF/yr
C-200	Available	853 SF	Modified Gross	\$16.50 SF/yr
D-201	Available	2,293 SF	Modified Gross	\$16.50 SF/yr
D-202	Available	2,715 SF	Modified Gross	\$16.50 SF/yr

SECOND FLOOR LAYOUT



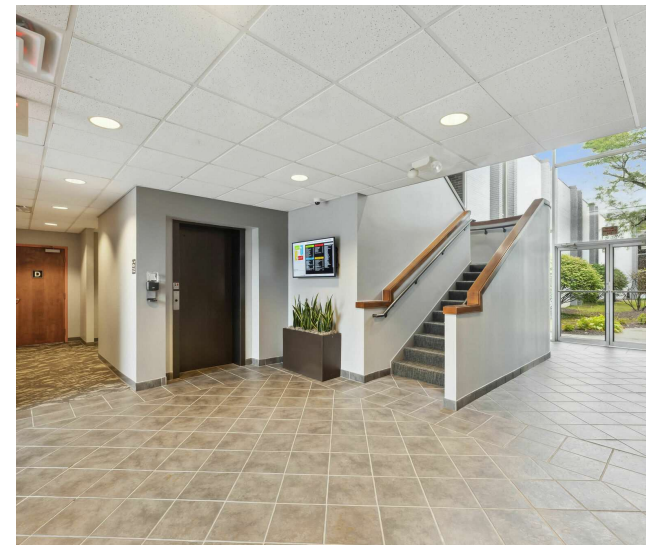
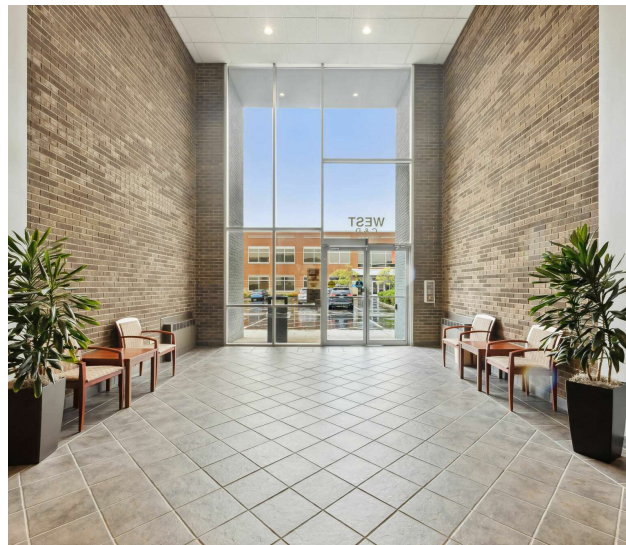
AVAILABLE SUITES

Suite A-207	694 RSF	Suite D-201	2,293 RSF
Suite B-209	860 RSF	Suite D-202	2,715 RSF
Suite C-200	853 RSF		

For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space



For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space



For Lease

509 - 2,715 SF | \$16.50 SF/yr
Office Space



For Lease

509 - 2,715 SF | \$16.50 SF/yr

Office Space

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,350	3,198	9,918
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	610	1,420	4,088
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$109,951	\$117,846	\$141,353
Average House Value	\$433,682	\$439,867	\$455,954

Demographics data derived from AlphaMap

