



RATH EQUITY, LTD.

## FULL-SERVICE OFFICE SPACE FOR LEASE

**1,100 SF AT \$17.00P/SF**  
CONSISTS OF A RECEPTION  
AREA, CONFERENCE ROOM,  
LARGE BULL PEN, AND A  
KITCHENETTE

**1,400 SF AT \$22.95P/SF**  
CONSISTS OF 5 PRIVATE  
OFFICE, RECEPTION AREA,  
TURN-KEY

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4755 LAKE FOREST DR  
BLUE ASH  
CINCINNATI, OH 45242

## PROPERTY OVERVIEW

4755 Lake Forest Drive offers a premier Class A office opportunity in the heart of Blue Ash, one of Cincinnati's most sought-after suburban business hubs. Two high-quality office spaces are currently available, each designed to accommodate modern workplace needs within a professional and welcoming environment.

The property features a large amount of underground parking—an uncommon amenity in the submarket—providing convenience and accessibility for both tenants and visitors.

With its prime location, flexible leasing options, and Class A finishes, 4755 Lake Forest Drive presents an outstanding setting for businesses seeking a strong presence in Blue Ash.

### LEASE RATE

\$17-\$22.95

### SQ FT

1,100-1,400

### SPACES

2

### USE

Class A Office

## PROPERTY HIGHLIGHTS

- >> Situated in the heart of Blue Ash, one of Cincinnati's top business corridors
- >> Excellent regional access via I-71, I-275, and Ronald Reagan Cross County Highway
- >> Surrounded by a strong mix of corporate headquarters, healthcare, dining, and retail amenities
- >> Close proximity to Blue Ash - Summit Park, hotels, and conference facilities for business travel convenience
- >> Vibrant community with award-winning schools, parks, and residential neighborhoods supporting a strong employment base
- >> Covered Parking



# PROPERTY PHOTOS





## PROPERTY AERIAL

LAKE FOREST DR

GLENDALE MILFORD RD | 29,245 VPD

REED HARTMAN HWY | 19,901 VPD



## PROPERTY AERIAL



BLUEASH  
SUMMIT PARK

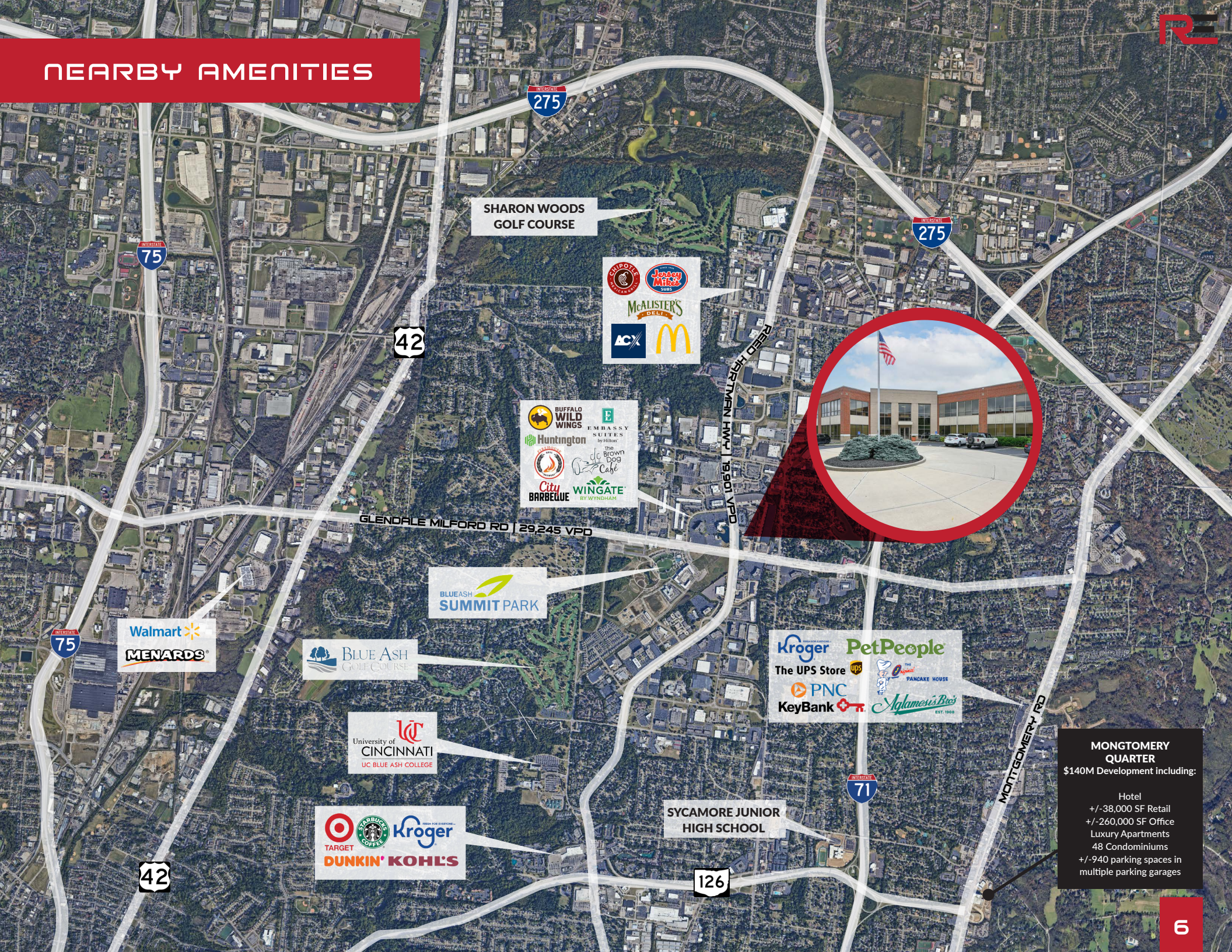
GLENDAL MILFORD RD | 29,245 VPD

REED HARTMAN HWY | 19,901 VPD





# NEARBY AMENITIES



SHARON WOODS  
GOLF COURSE



GLENDALE MILFORD RD | 29,245 VPD



SYCAMORE JUNIOR  
HIGH SCHOOL



**MONTGOMERY  
QUARTER**  
\$140M Development including:

- Hotel
- +/- 38,000 SF Retail
- +/- 260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/- 940 parking spaces in multiple parking garages



# DEMOGRAPHICS

| 2025 SUMMARY                  | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 3,406     | 51,810    | 148,167   |
| Households                    | 1,291     | 20,769    | 60,041    |
| Families                      | 906       | 13,427    | 38,037    |
| Average Household Size        | 2.63      | 2.44      | 2.43      |
| Owner Occupied Housing Units  | 1,060     | 15,179    | 41,703    |
| Renter Occupied Housing Units | 231       | 5,590     | 18,338    |
| Median Age                    | 43.3      | 43.0      | 41.7      |
| Median Household Income       | \$122,702 | \$107,691 | \$101,988 |
| Average Household Income      | \$186,117 | \$157,306 | \$150,971 |

| 2030 SUMMARY                  | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 3,566     | 52,333    | 150,209   |
| Households                    | 1,349     | 20,864    | 60,653    |
| Families                      | 941       | 13,386    | 38,153    |
| Average Household Size        | 2.63      | 2.45      | 2.44      |
| Owner Occupied Housing Units  | 1,106     | 15,496    | 42,537    |
| Renter Occupied Housing Units | 244       | 5,368     | 18,116    |
| Median Age                    | 43.8      | 44.1      | 42.8      |
| Median Household Income       | \$168,417 | \$123,975 | \$116,980 |
| Average Household Income      | \$219,559 | \$180,792 | \$171,412 |



**148,167**  
5-Mile  
Population

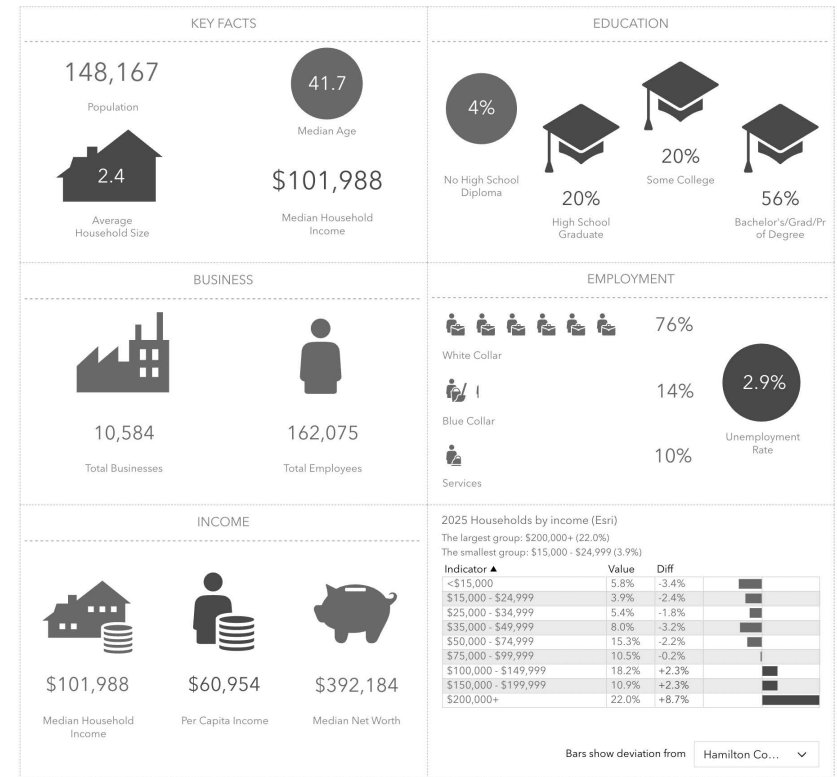


**\$101,988**  
5-Mile Median  
Household Income



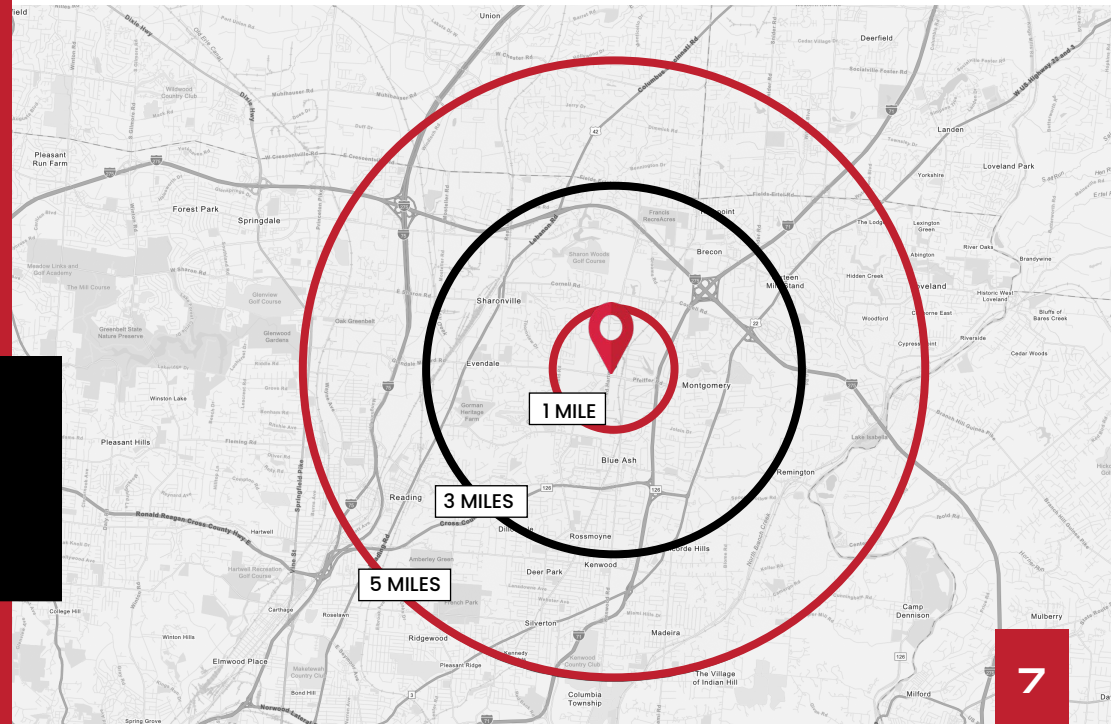
**60,041**  
5-Mile  
Households

## 5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2022.

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EXCLUSIVELY BY:



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