



RATH EQUITY, LTD.

**KENWOOD
PROFESSIONAL
BUILDING
SUITES
AVAILABLE**

**575 - 7,350 SF
SUITES FOR LEASE**

**9403 KENWOOD RD
BLUE ASH, OH 45242**

PROPERTY OVERVIEW

The Kenwood Professional Building at 9403 Kenwood Road presents a premier leasing opportunity in the heart of Blue Ash, one of Cincinnati's most prestigious suburban markets. Offering 575 – 7,350 SF of flexible office suites, the property provides immediate access to I-71 and the Ronald Reagan Cross County Highway, ensuring effortless regional connectivity. Surrounded by an exceptional mix of corporate offices, upscale retail destinations, and acclaimed dining—including Summit Park and Kenwood Towne Centre—this distinguished address combines visibility, accessibility, and prestige. Ideal for medical, professional services, or boutique office users, the building's inviting courtyard setting, strong surrounding demographics, and proximity to major employers create an elevated environment designed to support growth and enhance brand presence.

LEASE RATE

\$17

SQ FT

575 – 7,350

SPACES

8

USE

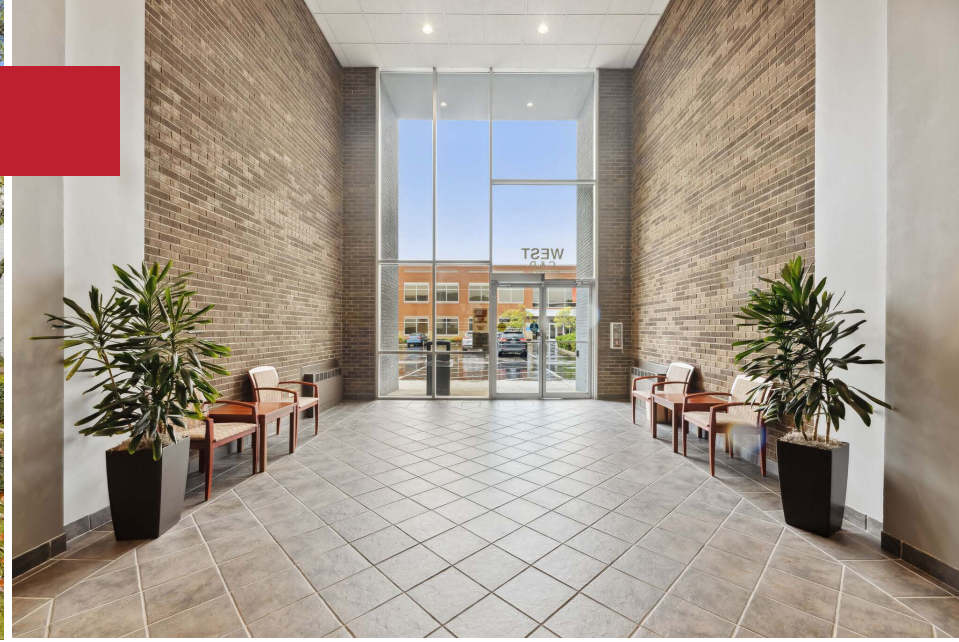
Class B Office

PROPERTY HIGHLIGHTS

- >> Offers immediate access to I-71 and Ronald Reagan Cross County Highway for seamless regional connectivity.
- >> Located within one of Cincinnati's most desirable suburban markets, known for its strong demographics and high median household income.
- >> Surrounded by a dynamic mix of corporate offices, retail centers, and dining options, including Summit Park and Kenwood Towne Centre.
- >> Ideal for professional services, medical, or boutique office users seeking visibility, accessibility, and proximity to major employers.



PROPERTY PHOTOS



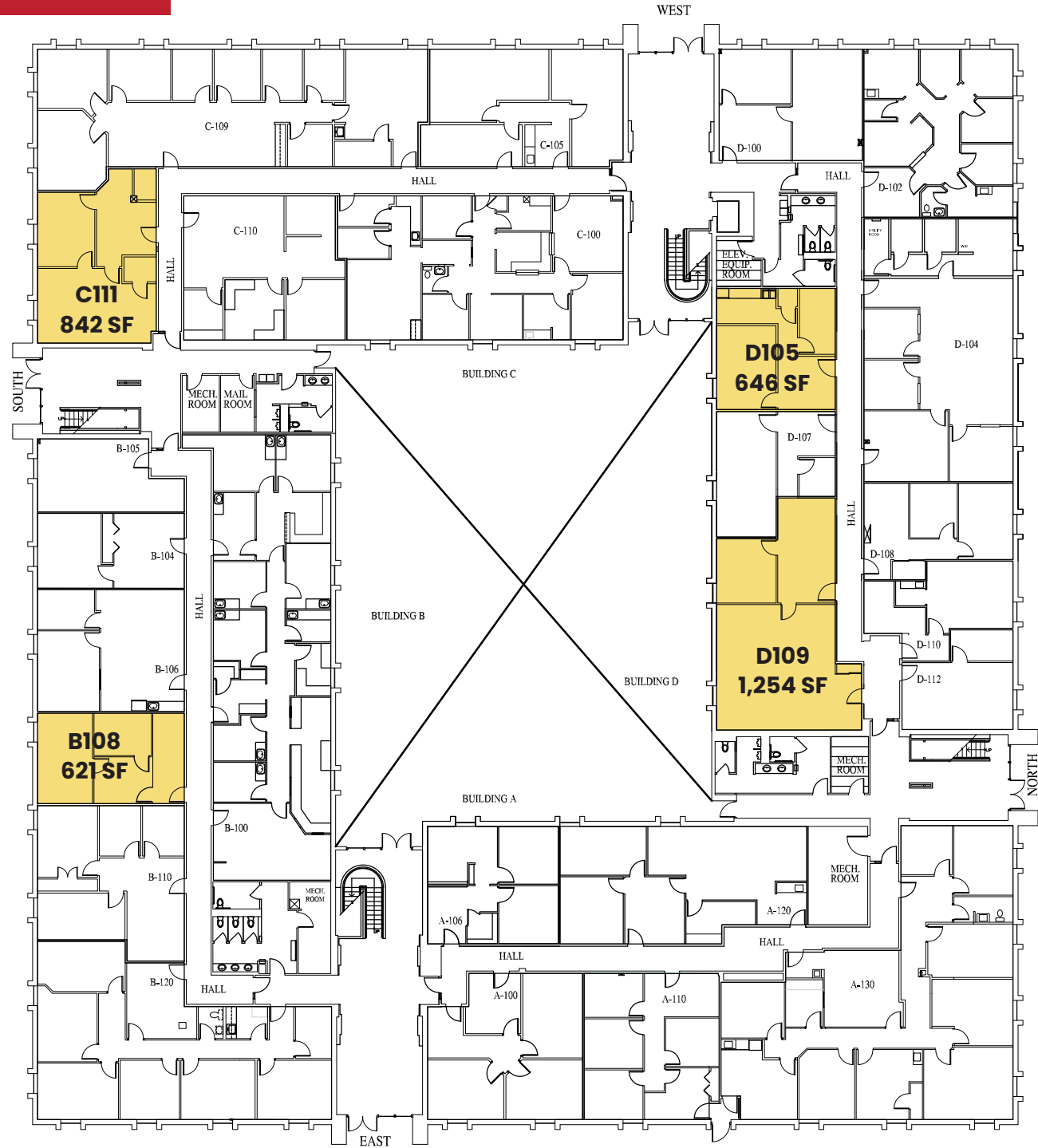
AVAILABLE SUITES

Suite	SF Available	Space Use	Available
B108	621 SF	Office	Immediate
B204	1623 SF	Office	Immediate
C111	842 SF	Office	Immediate
D109	1,254 SF	Office	Immediate
D105	646 SF	Office	Immediate
A200	575 SF	Office	Immediate
A207	694 SF	Office	Immediate
D202	2,715 SF	Office/Medical	Immediate

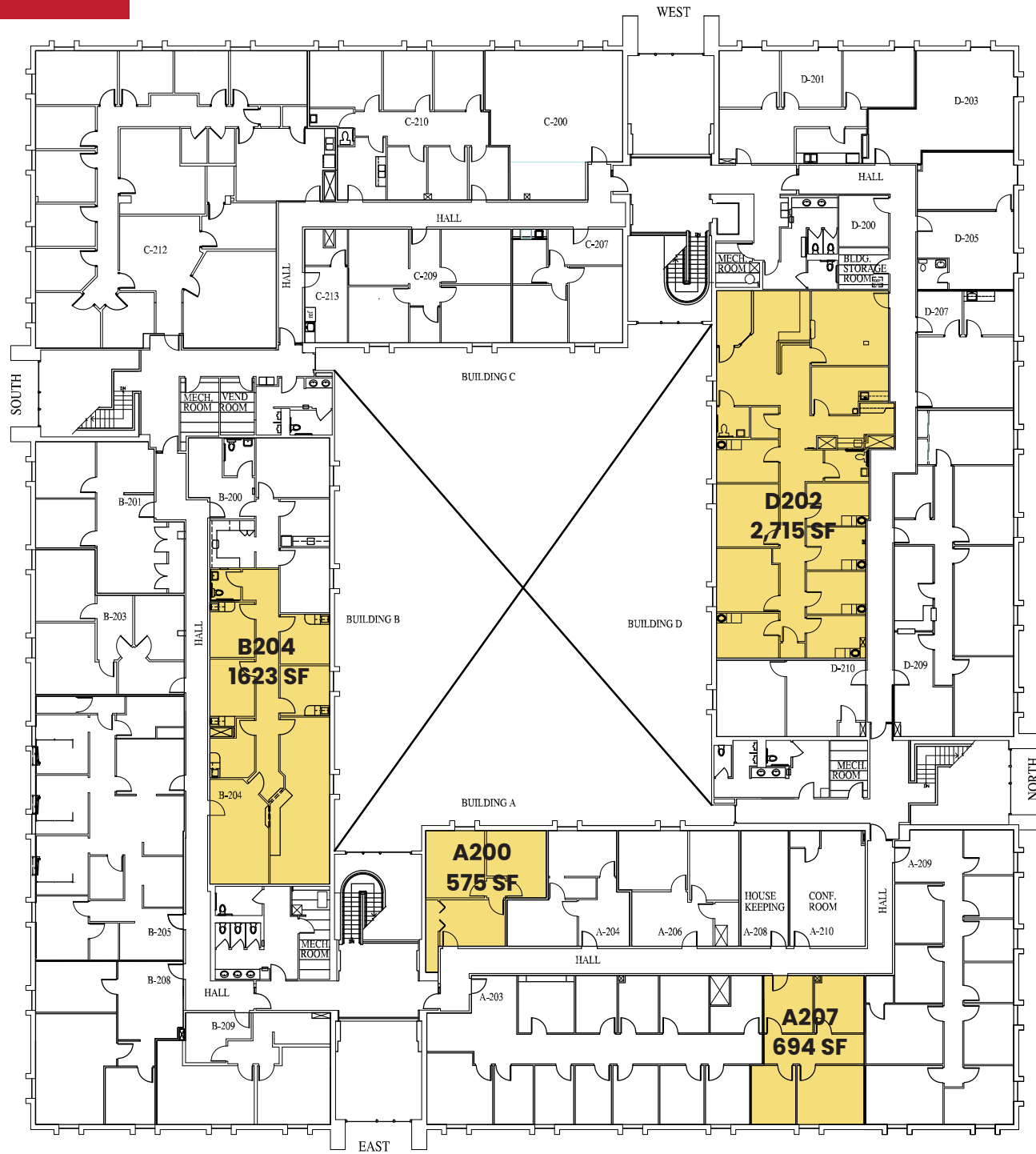
FEATURES AND AMENITIES

- >> 24 Hour Access
- >> Courtyard
- >> Air Conditioning
- >> Elevator

FIRST FLOOR



SECOND FLOOR



PROPERTY AERIAL



STATE ROUTE 126 | 45,933 VPD

BLUE ASH RD | 6,550 VPD

KENWOOD RD | 19,497 VPD

NEARBY AMENITIES



75

42

275

71

71

126

126

GLENDALE MILFORD RD | 29,245 VPD

REED HIGHTMANN HWY | 19,901 VPD

MONTGOMERY RD

UNIVERSITY OF CINCINNATI
UC BLUE ASH COLLEGE

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

5 MILE KEY FACTS

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	9,207	68,504	154,482
Households	3,735	28,064	64,907
Families	2,345	17,546	38,218
Average Household Size	2.40	2.40	2.34
Owner Occupied Housing Units	2,573	20,265	41,617
Renter Occupied Housing Units	1,162	7,799	23,290
Median Age	41.9	42.4	41.6
Median Household Income	\$109,790	\$106,333	\$86,869
Average Household Income	\$148,125	\$154,834	\$139,004

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	9,291	69,224	155,282
Households	3,752	28,211	64,966
Families	2,331	17,496	37,871
Average Household Size	2.41	2.41	2.35
Owner Occupied Housing Units	2,625	20,660	42,379
Renter Occupied Housing Units	1,127	7,551	22,587
Median Age	43.1	43.6	42.7
Median Household Income	\$125,390	\$122,053	\$102,353
Average Household Income	\$170,128	\$177,471	\$157,645



154,482

5-Mile
Population



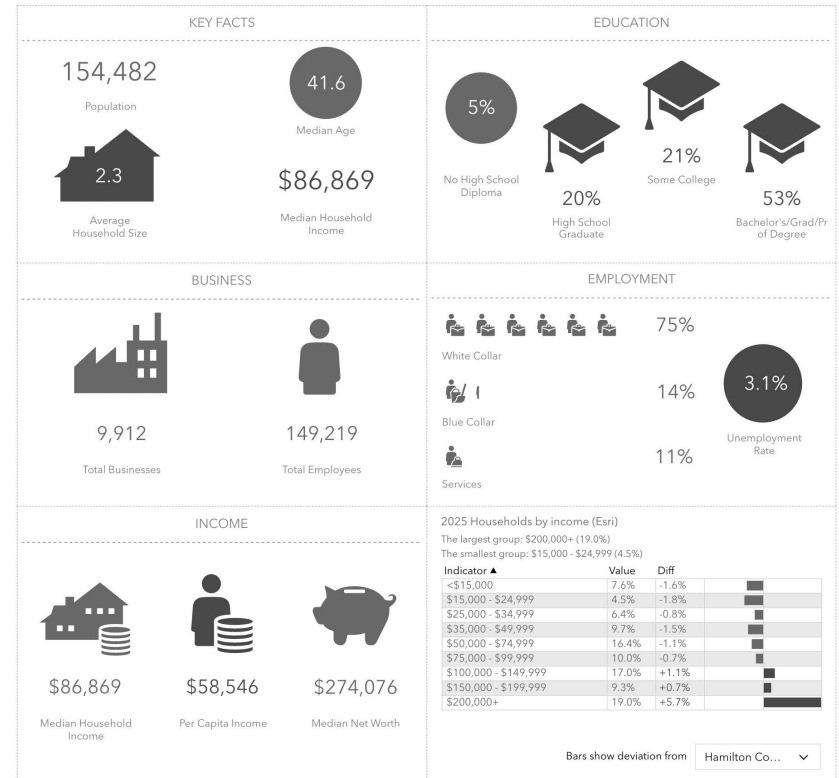
\$86,869

5-Mile Median
Household Income



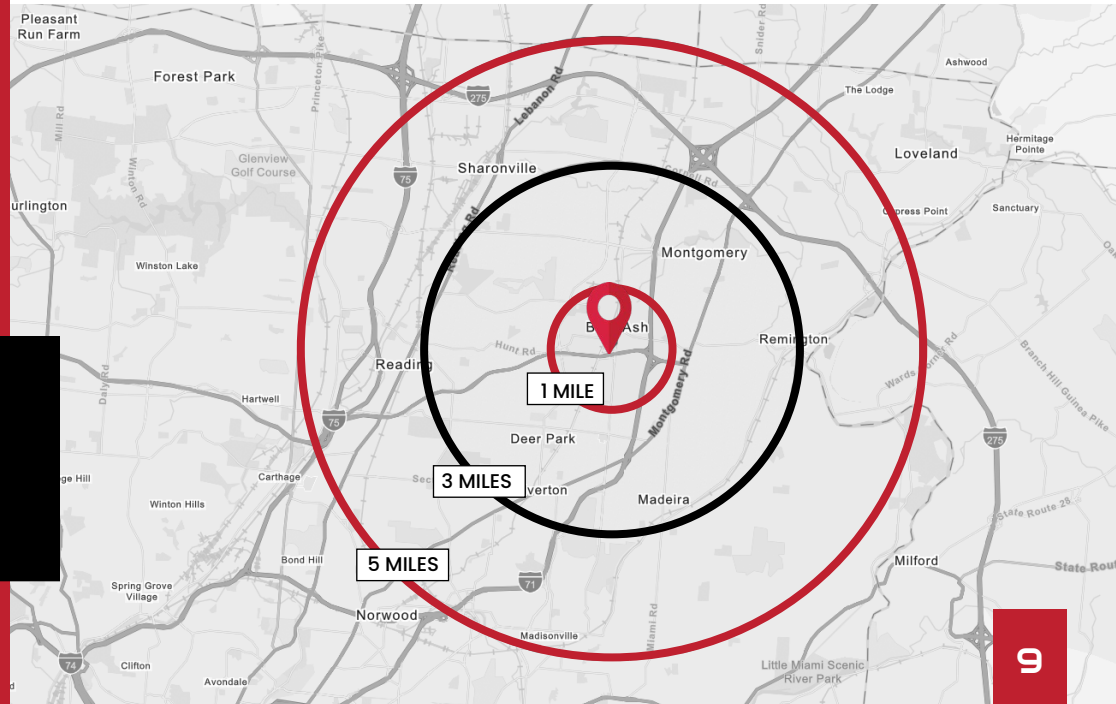
64,907

5-Mile
Households



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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