



# For sale or lease

4455 Carver Woods Dr, Cincinnati, OH | 17,221 RSF



# 4455 Carver Woods Drive

## Property overview

The property at 4455 Carver Woods Dr is a 17,221 sf single-story building situated at the Carver Woods Drive and Carver Road intersection. Recognized with the 2017 AIA Ohio Design Award for Multi-Tenant Office Renovation, it boasts a contemporary industrial aesthetic featuring high ceilings, plentiful natural light, and exposed ductwork. The space includes shared conference rooms and a kitchen, with furniture provided. This award-winning renovation offers a modern, well-designed workspace in a convenient corner location.

Asking Rent : \$14.00 per SF net

Sale Price: \$3,100,000



## Demographics

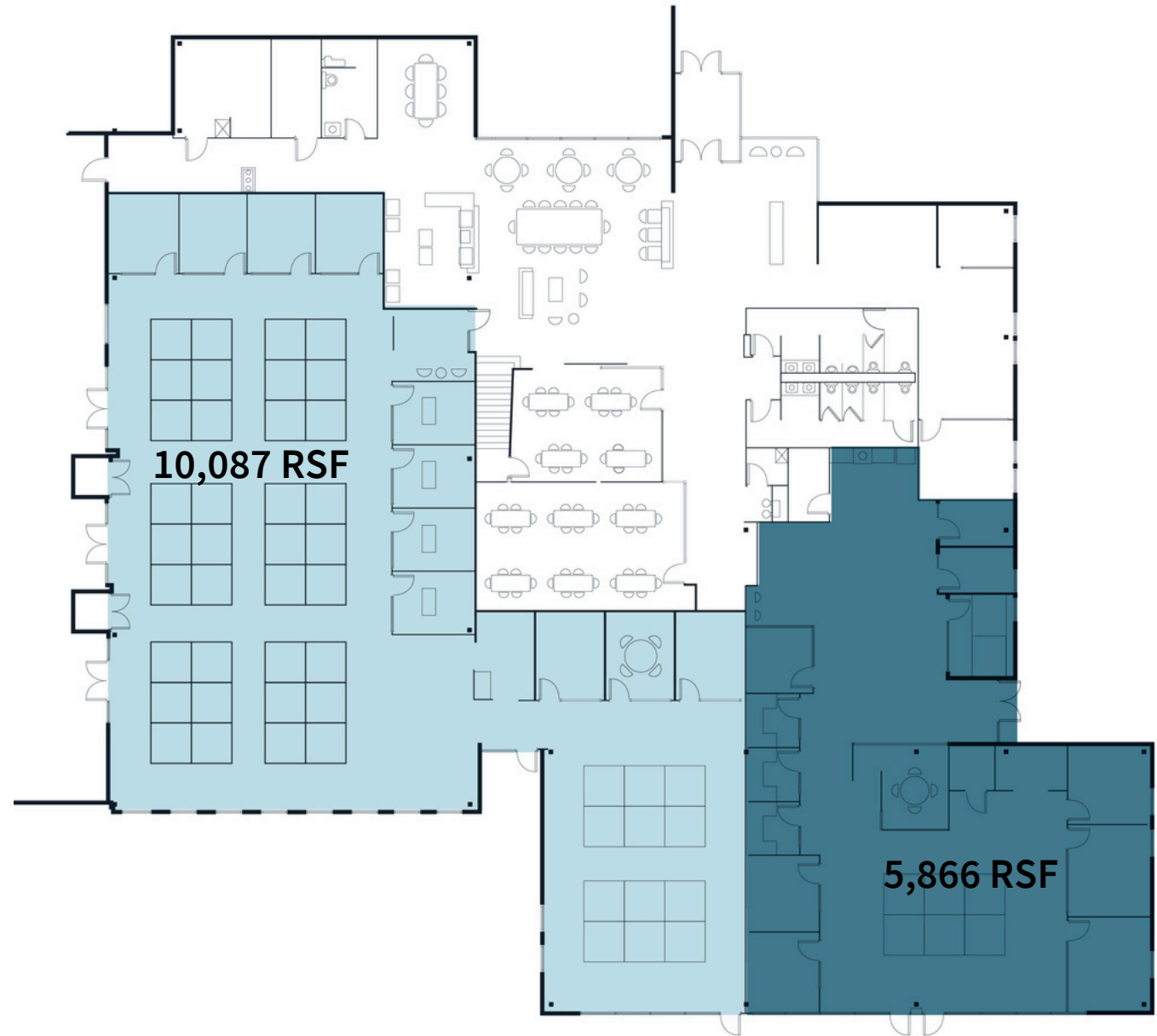
Population	
1-miles	3-miles
<b>4,971</b>	<b>54,982</b>

Households	
1-miles	3-miles
<b>1,943</b>	<b>22,830</b>

Median Age	
1-miles	3-miles
<b>44.40</b>	<b>42.50</b>

Median HH Income	
1-miles	3-miles
<b>\$116,732</b>	<b>94,833</b>

# Floorplan





Ample parking





# Summit Park

## Conveniently located near Summit Park District

- A 130-acre first-class park featuring a community pavilion, event space, cafés, bistros, a large performance stage, an observation tower, walking paths and meadows with interactive programming and year-round experiences
- Comprised of five distinct areas to work, eat, shop, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park
- The neighborhoods at Summit Park offer luxury residential apartment living and single family homes designed for urban ambiance and connected to the region's top schools
- Additional Summit Park assets include Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, playgrounds, nature playscape, skate park, sledding hill, rain harvesting lake and water feature, dog parks, trails and picnic areas



# Nearby amenities

## Dining

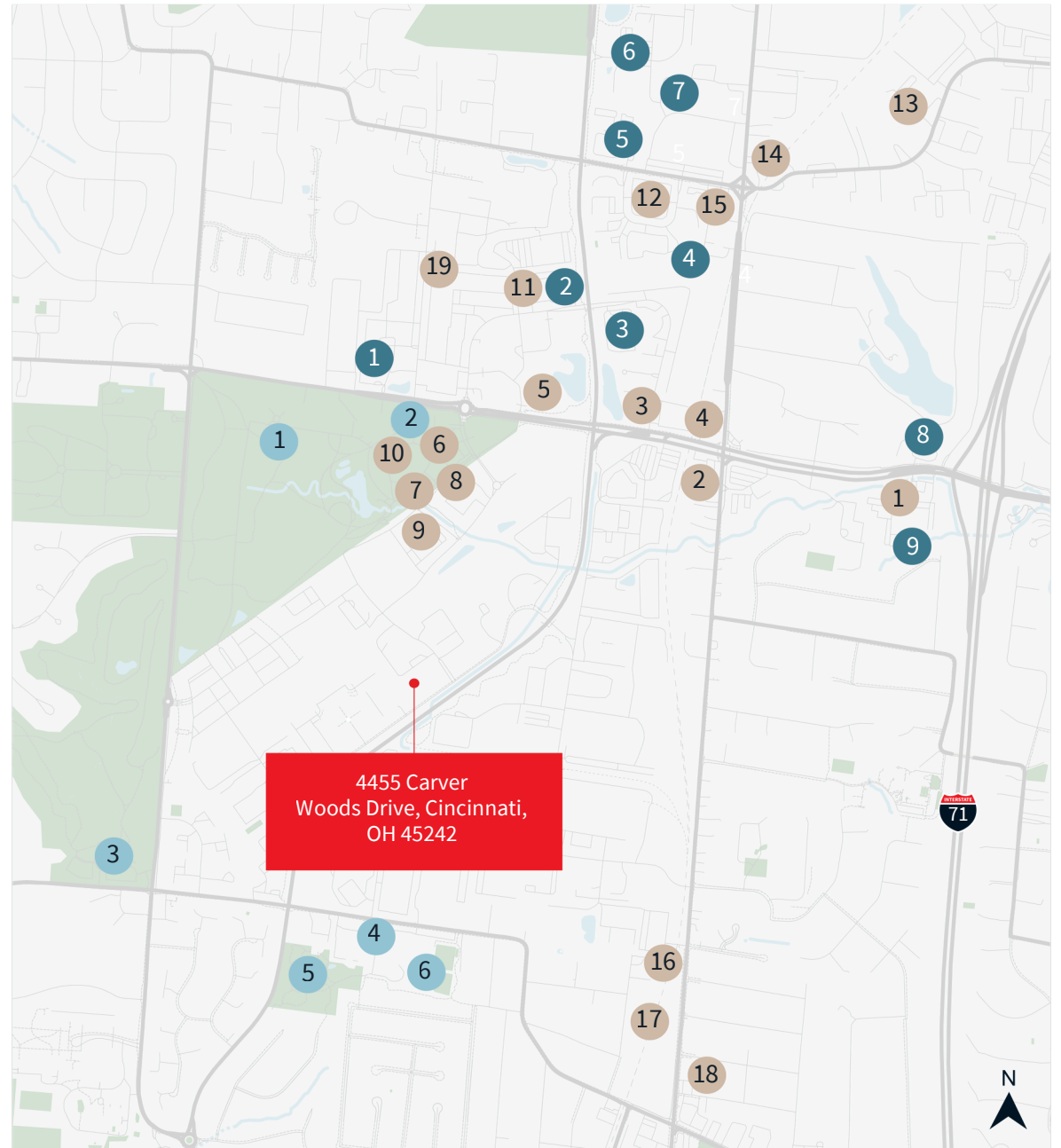
1. Bob Evans
2. City Barbeque
3. Firehouse Grill & Brewery
4. Rhino's Frozen Yogurt & Soft Serve
5. Buffalo Wild Wings
6. Nanny Belle's
7. The Brown Dog Cafe
8. Sugar N' Spice Diner
9. Gold Spoon Creamery
10. TAHONA Taqueria+Tequila Bar
11. Blu Restaurant & Bar
12. Apple Spice Junction
13. Fretboard Brewing Company
14. Through The Garden Restaurant
15. Sammy's Craft Burgers & Beers
16. QDOBA Mexican Eats
17. Marx Bagels
18. Starbucks
19. Molly's Cupcakes Baking kitchens

## Hotels

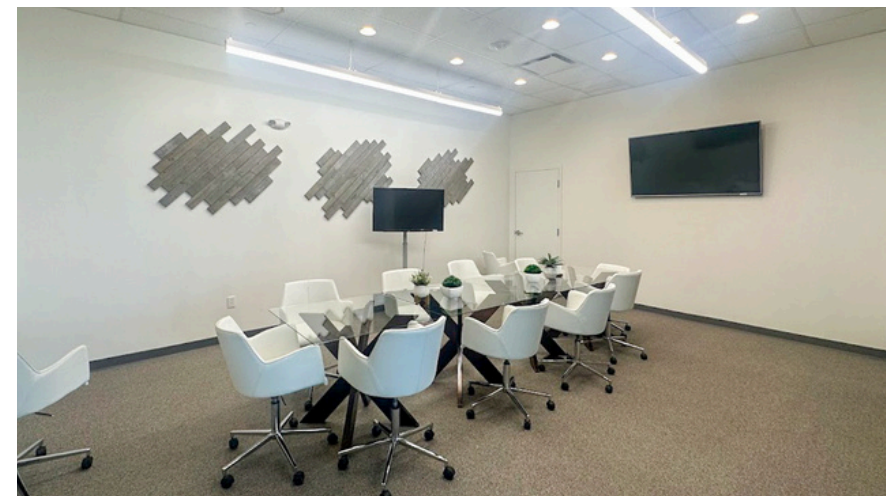
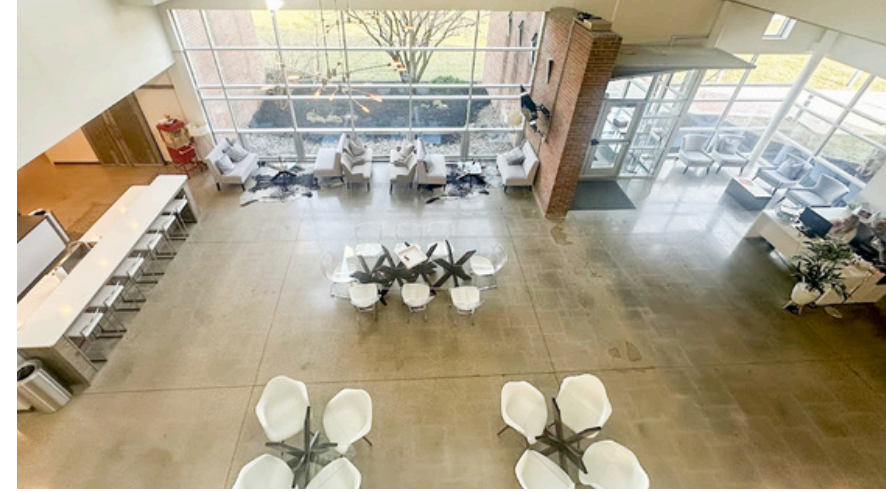
1. Wingate by Wyndham
2. Embassy Suites by Hilton
3. Courtyard by Marriott
4. MainStay Suites
5. Holiday Inn Express & Suites
6. Comfort Inn
7. SpringHill Suites by Marriott
8. Red Roof Inn
9. Quality Hotel Conference Center

## Recreation

1. Summit Park Dog Park
2. Summit Park
3. Blue Ash Golf Course
4. Blue Ash Recreation Center
5. Blue Ash Nature Park
6. Blue Ash Tennis Courts









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