

THE EXCHANGE

— AT SUMMIT PARK —

4340 & 4350 Glendale Milford Road
Blue Ash, OH



Enhanced. Elevated.

The Exchange.



A New Chapter in Excellence

The Exchange at Summit Park enters an exciting new era under fresh ownership, poised to deliver an enhanced workplace experience across its combined 87,000+ square feet of Class A office space. With extensive planned capital improvements and common area upgrades already underway, this distinctive property features a striking two-story atrium that serves as the centerpiece for a thoughtfully designed professional environment. On-site conferencing facilities provide seamless collaboration opportunities, while the building's prime location offers easy access and walking distance convenient walking to Summit Park's abundant amenities. The Exchange represents a compelling opportunity for businesses seeking a modernized, strategically positioned office destination with significant investment in its future.

Building 1
1,147 RSF Available

Building 2
25,996 RSF Available

Lease Rate
\$10.95/SF NNN

OPEX
\$8.50 (estimated)

Planned Capital Improvements

- Exterior refinishing
- Parking resurfacing
- Common area upgrades
- Mechanical upgrades
- Exterior landscaping

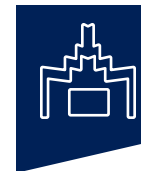


The Exchange Difference



Prime Blue Ash location with walkable access to Summit Park and proximity to top-tier restaurants, shopping, fitness facilities, and the city's award-winning parks and recreation network.

Property highlights



Distinctive two-story atriums create an impressive architectural centerpiece and welcoming entry experience for tenants and guests.



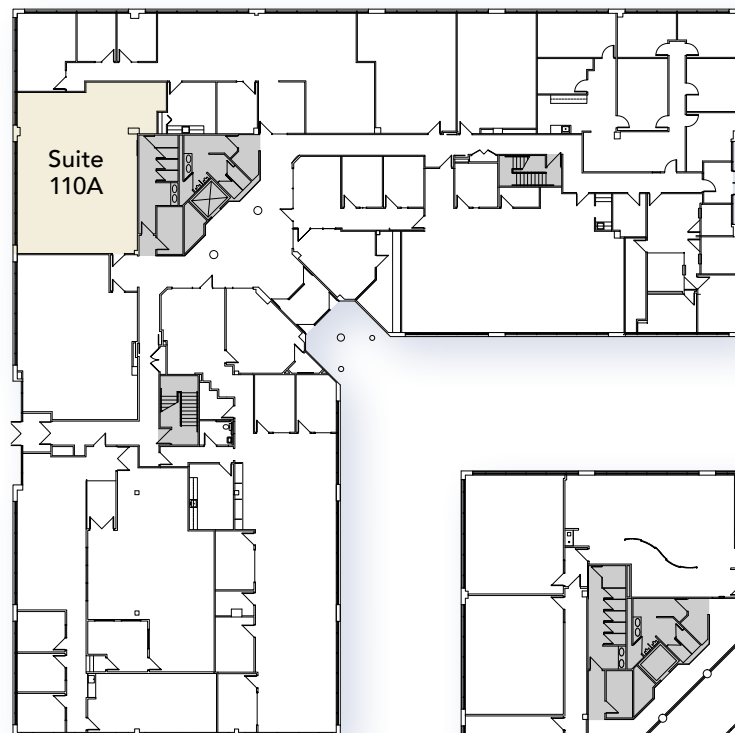
Convenient on-site conference center equipped to host meetings, presentations, and corporate events without leaving the building.



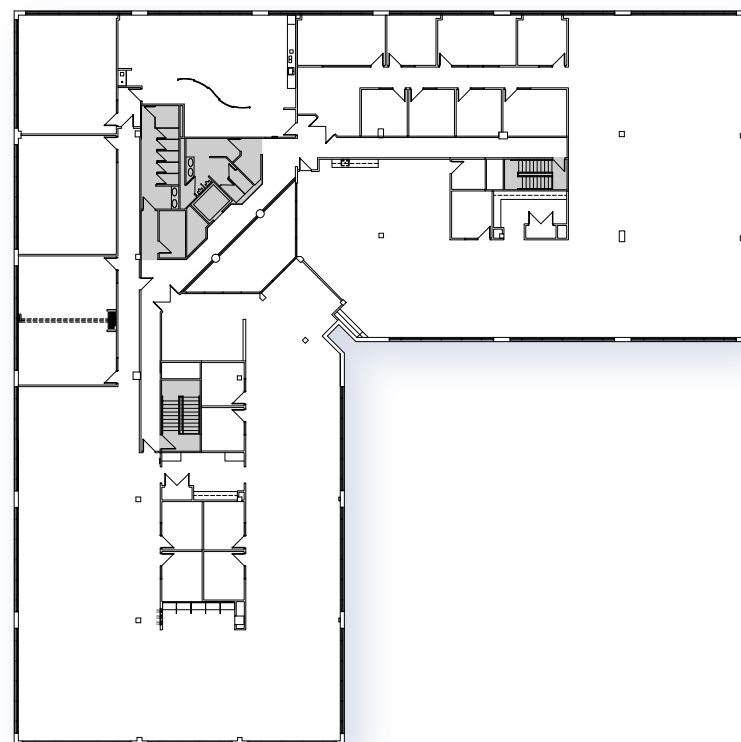
Generous surface parking ensures convenient, accessible parking for employees and visitors throughout the workday.



Superior connectivity via I-71, I-275, and Ronald Reagan Cross County Highway, providing seamless transit across Greater Cincinnati.



**Building 1
Floor 1**
Suite 110A 1,147 RSF
Available 1/1/27



**Building 1
Floor 2**
100% occupied

Current Availabilities

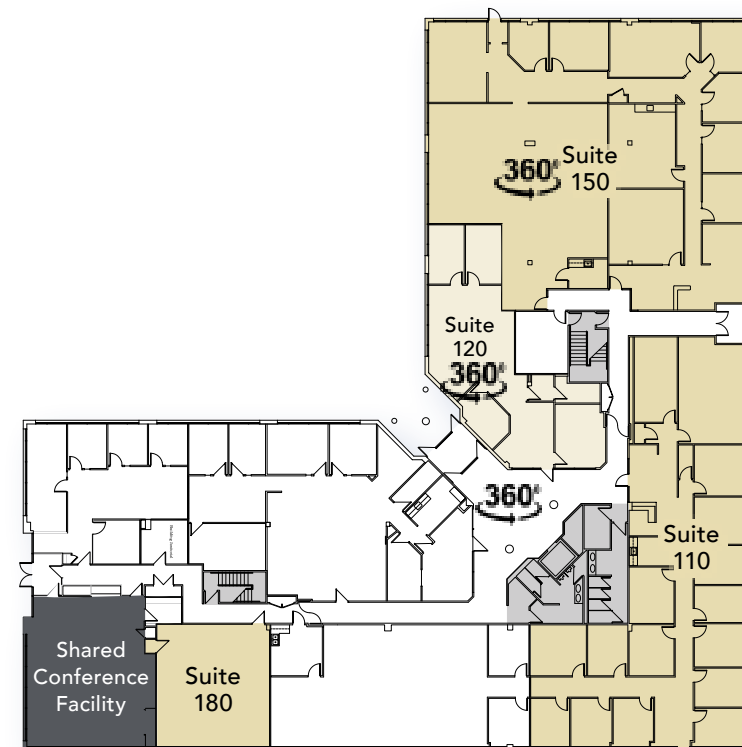
With a total 27,143 RSF of available space, The Exchange at Summit Park offers flexible floor plates designed to accommodate a diverse range of business needs and growth trajectories.

Building 2

Floor 1

Suite 110	4,307 RSF, Available 12/31/26
Suite 120	1,678 RSF
Suite 150	5,877 RSF
Suite 180	958 RSF

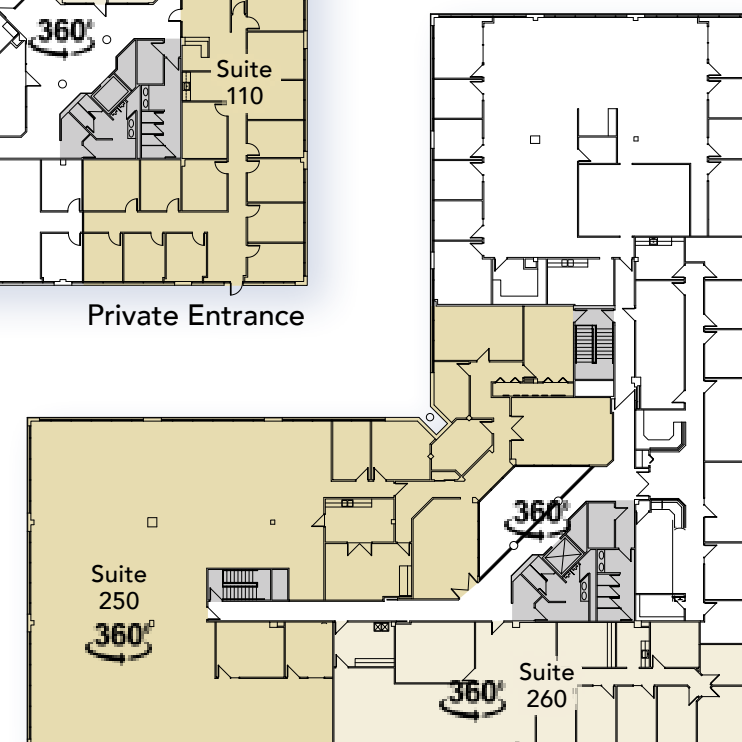
Private Entrance



Private Entrance

**Building 2
Floor 2**

Suite 250	9,682 RSF
Suite 260	3,494 RSF



The Power of Proximity

Corporate Neighbors

1. ALS Environmental
2. Crossroads Hospice & Palliative Care
3. DaVita Blue Ash Dialysis
4. ElitAire
5. Ethicon
6. InfoTrust
7. Johnson & Johnson Medtec
8. RDI Blue Ash
9. Standard Bariatrics
10. United States Air Force
11. US Air National Guard

BLUEASH
SUMMIT PARK

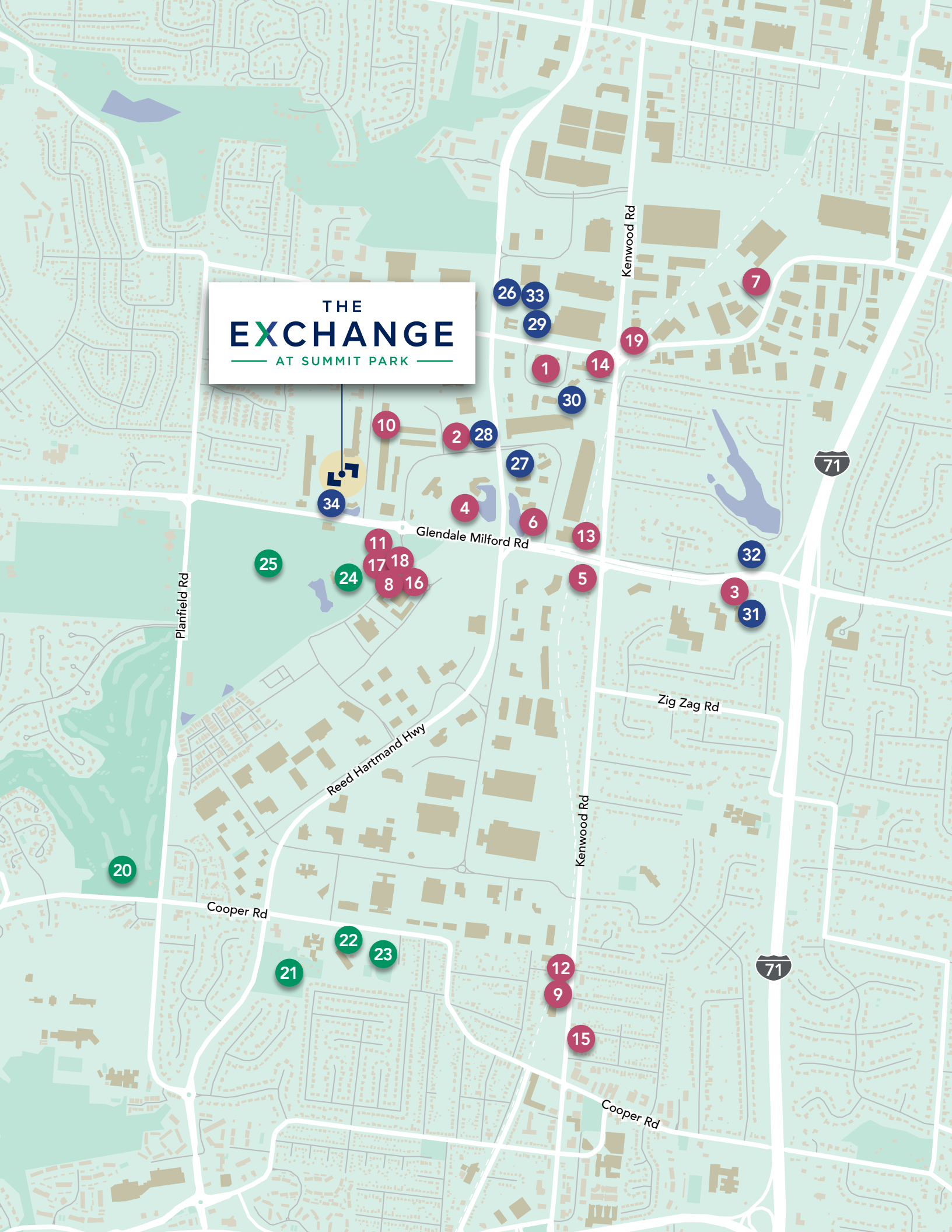
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Summit Park

Summit Park spans 130 acres in the heart of Blue Ash, offering world-class amenities and year-round programming. Originally opened in 1921 as Grisard Field, the site served as Ohio's first municipal airport and was later renamed Blue Ash Airport. After 91 years of aviation history, the airport closed in 2012 and underwent a comprehensive transformation. In 2014, the site reopened to the public as Summit Park, preserving its legacy while creating new opportunities for community engagement.

Today, the park features a complimentary Observation Tower with panoramic 360-degree views of the Tri-State region, a Children's Nature Playscape designed for exploration and discovery, scenic walking trails, a fishing pond, an off-leash dog park, and five on-site restaurants. Throughout the year, visitors can participate in diverse events, activities, and educational programs that connect the community with nature and recreation.



The Blue Ash Advantage

Dine

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

Play

20. Blue Ash Golf Course
21. Blue Ash Nature Park
22. Blue Ash Recreation Center
23. Blue Ash Tennis Courts
24. Summit Park
25. Summit Park Dog Park

Stay

26. Comfort Inn
27. Courtyard by Marriott
28. Embassy Suites by Hilton
29. Holiday Inn Express & Suites
30. MainStay Suites
31. Quality Hotel Conference Center
32. Red Roof Inn
33. SpringHill Suites by Marriott
34. Wingate by Wyndham

The Exchange at Summit Park places your business at the center of Blue Ash's most dynamic corridor, where professional excellence meets exceptional convenience. Within minutes, your team enjoys access to diverse dining options, premium retail, comprehensive fitness facilities, and miles of scenic trails perfect for midday breaks or client meetings. Summit Park's walkable mixed-use environment creates natural opportunities for networking and work-life balance, while direct interstate access ensures effortless connectivity across Greater Cincinnati. This isn't just a great office location—it's a destination that enhances recruitment, supports wellness, and elevates your everyday business experience.

Drive Times

Minutes

from I-71, I-75, I-275, and Ronald Regan Cross County Highway

20 minutes

to Downtown Cincinnati

35 minutes

to North Kentucky International Airport

56 minutes

to Dayton International Airport



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