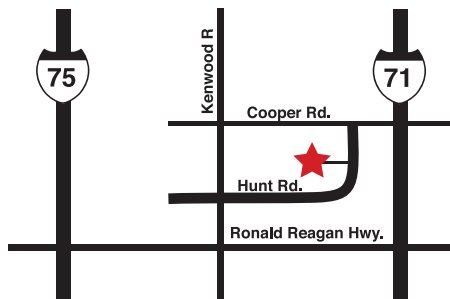


# HILLS CORPORATE CENTRE

4901 Hunt Road • Blue Ash, OH 45241



- PRIVATE AND EXCLUSIVE OFFICE ENVIRONMENT
- UNMATCHED LOCATION IN THE HEART OF BLUE ASH
- UNDERGROUND PARKING GARAGE



## AVAILABLE FOR LEASE

(513) 984-0300

Broker: David Heusinkveld

davidh@hillsinc.com

www.hillscom.com

Office: (513) 618-7722

Fax: (513) 618-7681

## HILLS PROPERTIES®

Hills Properties  
4901 Hunt Rd. • Suite 300  
Cincinnati, OH 45242



The information contained herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

# HILLS CORPORATE CENTRE

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## PROPERTY INFORMATION

Available Space: 3,692 square feet

Type: Class A Office

First Floor: 3,692 RSF

Number of floors: 4

Typical floor size: 12,000 rentable sq. ft.

Year built: 1989

Zoning: D-1

Building Construction: Steel frame with brick  
& glass exterior

HVAC: Variable Air Volume

Building Size: 47,958 sq. ft.

Address: 4901 Hunt Rd.  
Blue Ash, OH 45242

Parking: 186 spaces

Lease term: 3 to 5 years

Net Rental Rate : \$10.95

Annual Escalation: Negotiable

Est. Real Estate Taxes &  
Operating Expenses: \$8.83 P.S.F.

Operating expenses include: Taxes, Insurance,  
janitorial, common  
area expenses,  
& utilities

Tenant Improvement  
Allowance: Negotiable

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