

9403 KENWOOD ROAD

KENWOOD PROFESSIONAL BUILDING | BLUE ASH, OH 45242

1,254 SF AVAILABLE NOW

First-floor professional office suite

ASKING RENT

\$17.00 / SF

LEASE RATE

THE OPPORTUNITY

A right-sized 1,254 SF first-floor office opportunity at the Kenwood Professional Building in Blue Ash. Suite D109 is available immediately and offers a professional setting with 24-hour access, courtyard amenities and elevator service, plus quick access to Kenwood Road and Ronald Reagan Cross County Highway.

PROPERTY SNAPSHOT

AVAILABLE	1,254 SF
SUITE	D109
USE	OFFICE
AVAILABLE	IMMEDIATE

1,254 SF

AVAILABLE NOW

SUITE D109

FIRST FLOOR

24-HOUR ACCESS

+ ELEVATOR

RONALD REAGAN

CROSS COUNTY HIGHWAY

ADAM RATH

BROKER

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ZAC MINTURN

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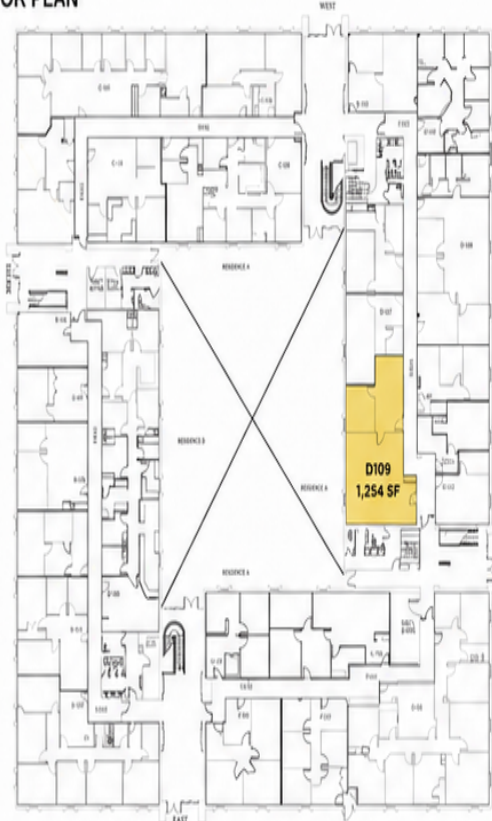
ASSOCIATE

📞 513-814-0595
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THE SPACE

SUITE D109 | 1,254 SF | FIRST FLOOR

CURRENT FLOOR PLAN



RIGHT-SIZED SPACE.

STRONG KENWOOD ADDRESS.

A practical first-floor office suite for professional users seeking a visible Blue Ash / Kenwood address without taking on more space than needed.



24-HOUR
ACCESS



COURTYARD
SETTING



ELEVATOR
ACCESS



PROFESSIONAL
OFFICE



INTERIOR OFFICE / MEETING



INTERIOR / WAITING AREA

THE TAKEAWAY

At 1,254 SF, Suite D109 gives a professional user a manageable footprint, immediate availability and the access advantages of the Kenwood / Blue Ash corridor.

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LOCATION + ACCESS

BLUE ASH / KENWOOD

9403 KENWOOD ROAD

Blue Ash, Ohio 45242



IMMEDIATE ACCESS TO KENWOOD ROAD + RONALD REAGAN CROSS COUNTY HIGHWAY



KENWOOD RD

19,497 VPD



RONALD REAGAN
CROSS COUNTY HIGHWAY

45,933 VPD



I-71

QUICK ACCESS



BLUE ASH

PRIME SUBMARKET

WHY IT WORKS

Positioned immediately off Ronald Reagan Cross County Highway at Kenwood Road, the property gives professional users quick access to Blue Ash, Kenwood, Montgomery and the I-71 corridor.

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