

OFFICE SPACE FOR SUBLEASE

ONE KENWOOD PLACE

9825 Kenwood Rd, Blue Ash, OH 45242



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COMMERCIAL REAL ESTATE SERVICES

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AVAILABILITY

Suite: 308

Available Size: 8,105 SF

Lease Rate: \$21.95 Full Service Gross

Lease Expiration: 12/31/2029

Availability: 30 days from lease execution

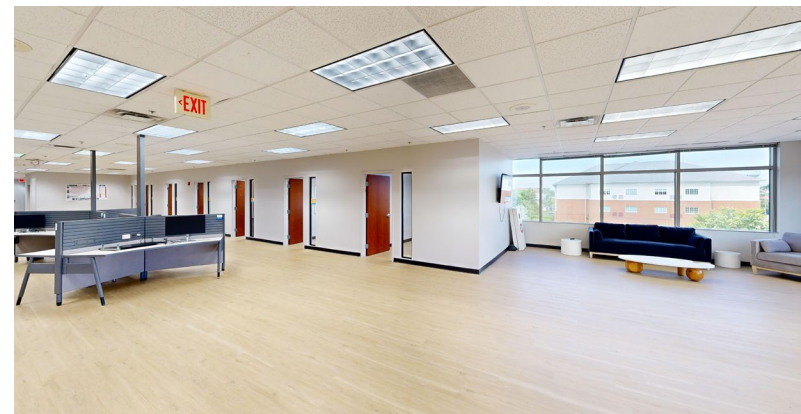
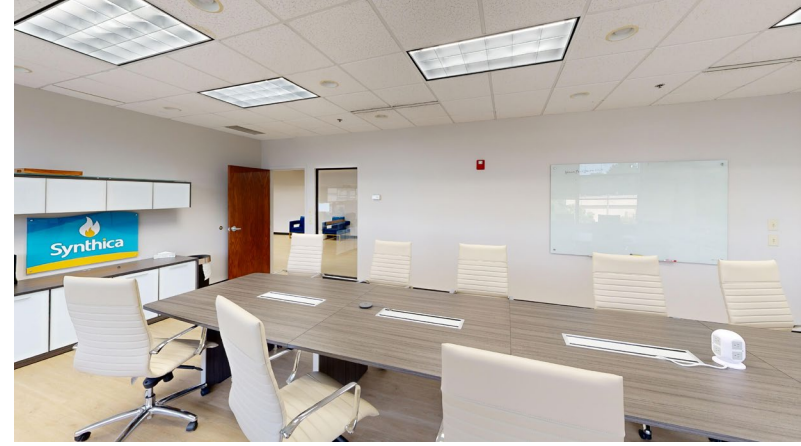
Furniture: Included as shown in Matterport

KEY HIGHLIGHTS

- 8,105 SF office sublease opportunity in Blue Ash
- Furniture included as shown in the Matterport tour
- Available 30 days from lease execution
- Lease expiration: 12/31/2029
- Located within One Kenwood Place, a 78,491 SF office building
- Abundant parking with a reported 5/1,000 parking ratio
- Three-story building with two elevators
- 9' ceiling height
- Easy access from I-71 and Ronald Reagan Highway
- Walking distance to nearby restaurants and retail

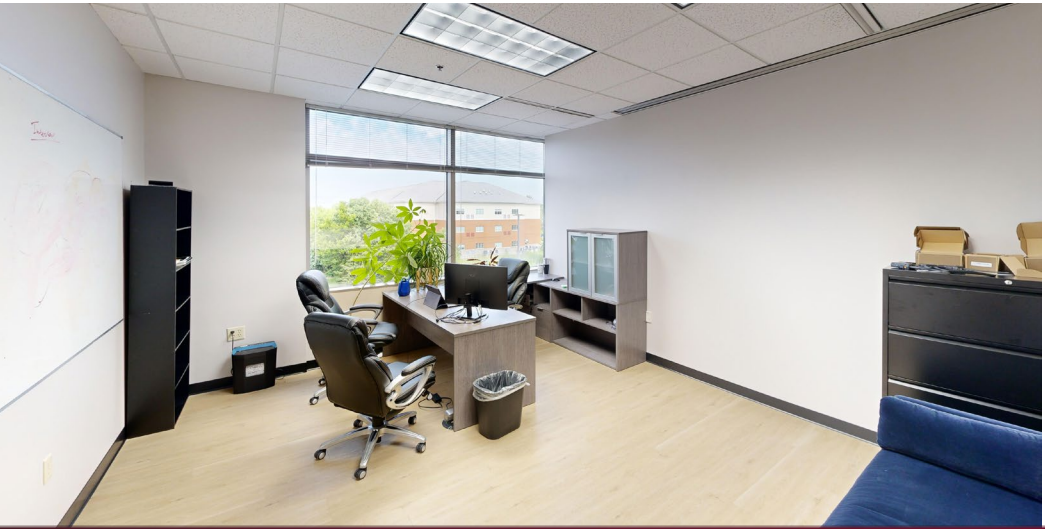
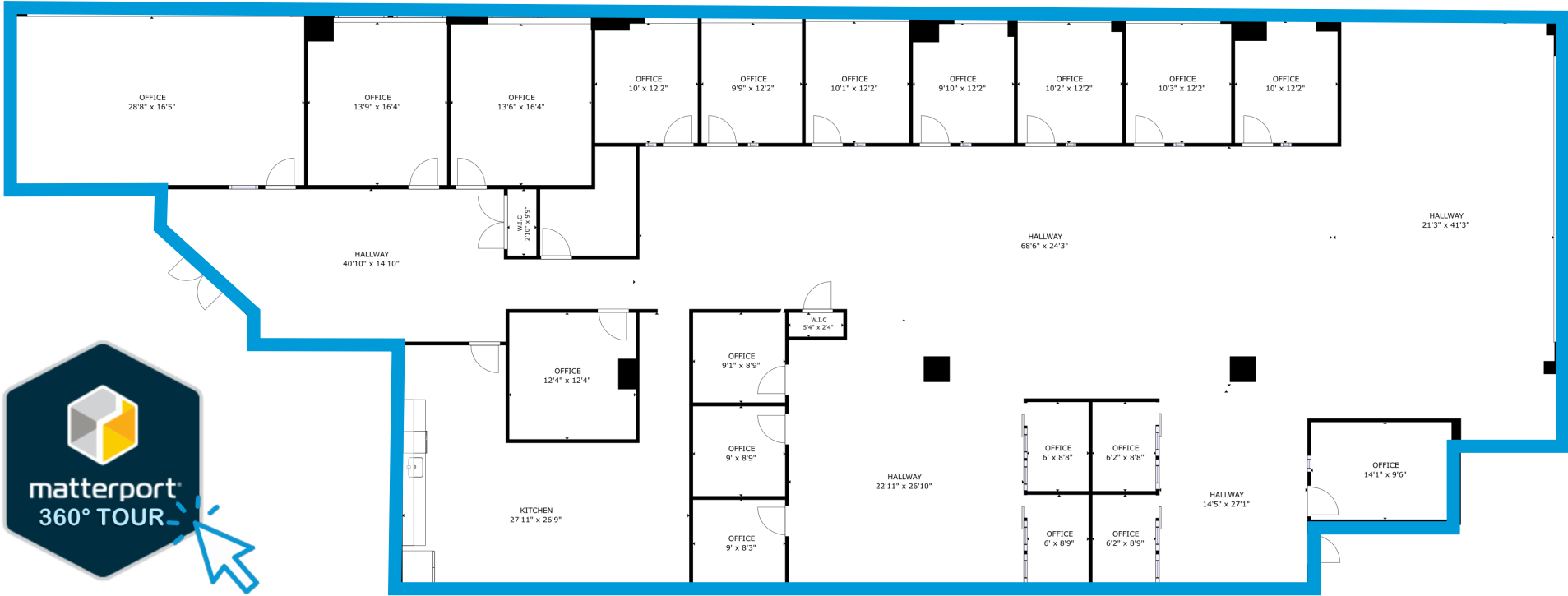


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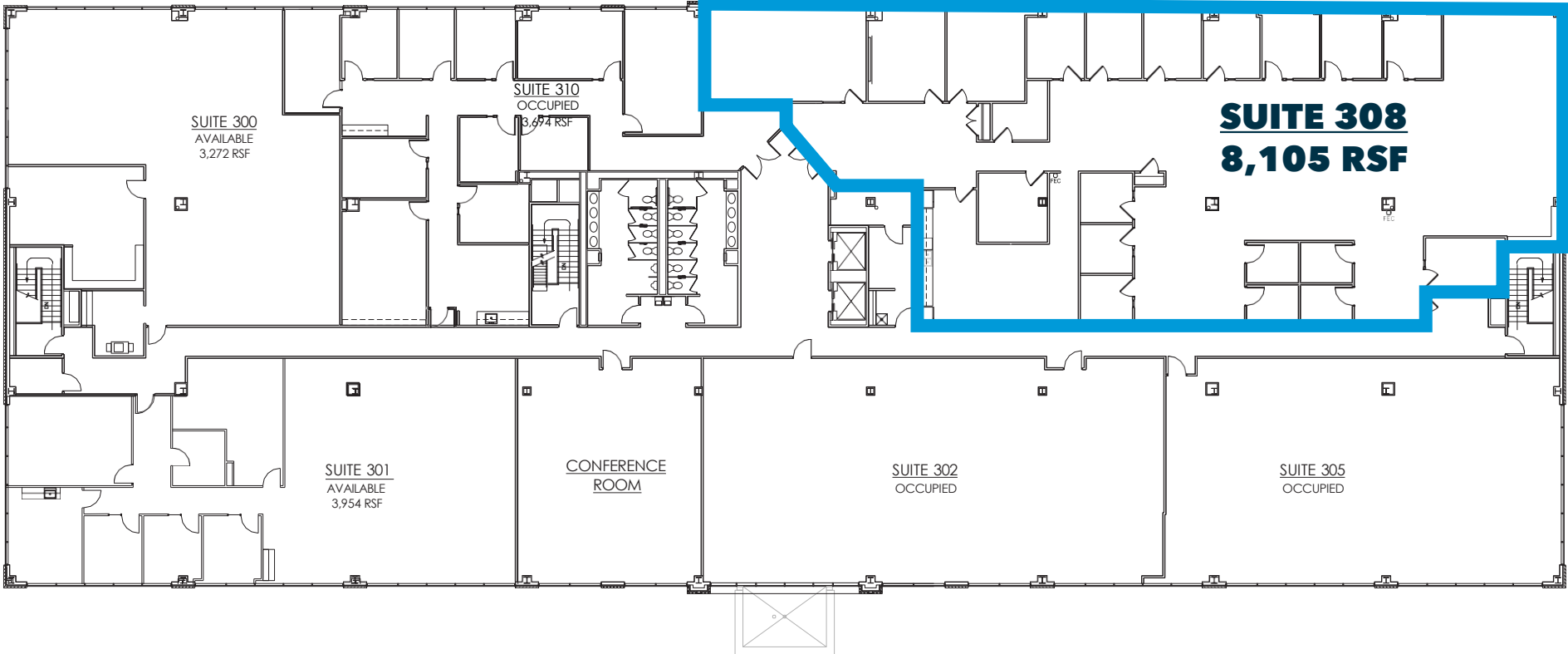
OFFICE SPACE FOR SUBLEASE **ONE KENWOOD PLACE**

SUITE 308 **8,105 RSF**



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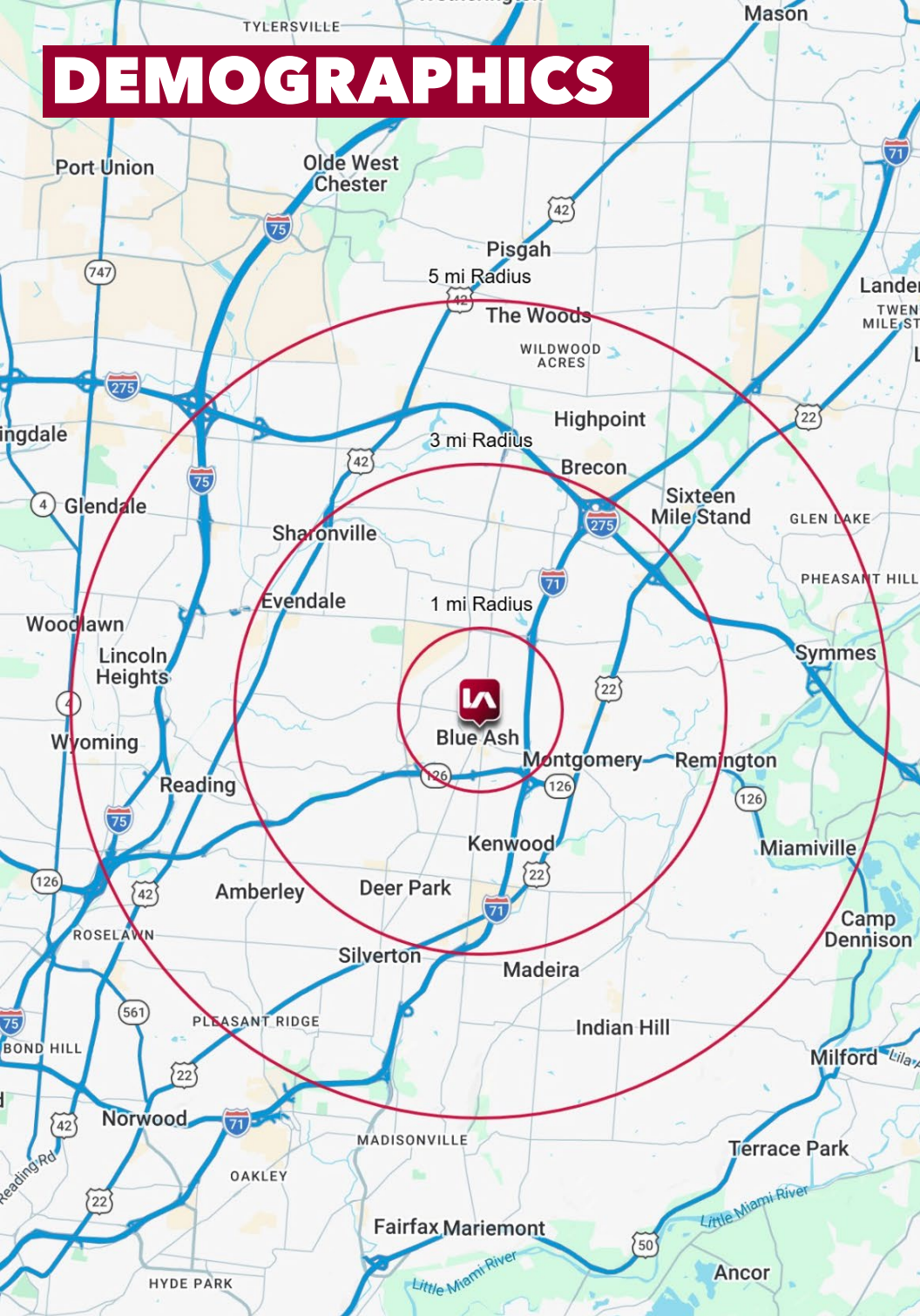


3RD FLOOR

AERIAL



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	9,404	59,767	147,489
2030 Projected Population	9,676	59,763	146,472
2020 Census Population	8,460	59,883	148,053
2010 Census Population	7,610	58,261	142,205
Projected Annual Growth 2025 to 2030	0.6%	-	-0.1%
Historical Annual Growth 2010 to 2025	1.5%	0.2%	0.2%
HOUSEHOLDS			
2025 Estimated Households	3,922	25,095	61,932
2030 Projected Households	3,998	24,912	61,107
2020 Census Households	3,451	24,818	61,221
2010 Census Households	3,132	24,617	59,604
Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	1.6%	0.1%	0.2%
AGE			
2025 Est. Population Under 10 Years	12.5%	12.3%	12.5%
2025 Est. Population 10 to 19 Years	12.4%	11.9%	12.3%
2025 Est. Population 20 to 29 Years	10.4%	9.7%	10.4%
2025 Est. Population 30 to 44 Years	20.3%	20.8%	20.6%
2025 Est. Population 45 to 59 Years	17.3%	16.9%	16.9%
2025 Est. Population 60 to 74 Years	18.5%	18.7%	18.5%
2025 Est. Population 75 Years or Over	8.7%	9.7%	8.7%
2025 Est. Median Age	40.2	41.1	40.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.7%	49.6%	49.4%
2025 Est. Female Population	50.3%	50.4%	50.6%
2025 Est. Never Married	20.5%	24.5%	29.6%
2025 Est. Now Married	62.6%	57.8%	52.6%
2025 Est. Separated or Divorced	11.4%	12.0%	12.0%
2025 Est. Widowed	5.5%	5.8%	5.7%
INCOME			
2025 Est. HH Income \$200,000 or More	24.3%	19.6%	19.3%
2025 Est. HH Income \$150,000 to \$199,999	8.9%	10.6%	10.3%
2025 Est. HH Income \$100,000 to \$149,999	26.8%	23.5%	18.9%
2025 Est. HH Income \$75,000 to \$99,999	8.0%	10.3%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	14.2%	14.8%	15.0%
2025 Est. HH Income \$35,000 to \$49,999	7.7%	7.6%	8.4%
2025 Est. HH Income \$25,000 to \$34,999	3.2%	5.0%	5.9%
2025 Est. HH Income \$15,000 to \$24,999	2.7%	2.9%	3.9%
2025 Est. HH Income Under \$15,000	4.3%	5.7%	7.6%
2025 Est. Average Household Income	\$175,568	\$160,444	\$154,358
2025 Est. Median Household Income	\$121,416	\$110,170	\$106,487
2025 Est. Per Capita Income	\$73,432	\$67,527	\$64,966
2025 Est. Total Businesses	1,007	4,635	9,745
2025 Est. Total Employees	17,917	83,468	174,533