



# FOUNTAIN POINTE OFFICE

4665 CORNELL RD, BLUE ASH, OH 45241

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# AUCTION PROCESS



**AUCTION BEGINS NOVEMBER 3RD - NOVEMBER 5TH, 2025**

Commercial properties sold on Crexi's online auction platform will be via a secure bidding format accessible on the property page.

Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates.

As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the property.

## GETTING STARTED

- Create your Crexi account by simply going to [crexi.com](https://crexi.com) and clicking the "sign up" button on the top right corner of the site.
- Have additional questions? Contact the listing broker or Crexi representative. Contact information is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. Agree to the terms of the Confidentiality Agreement.

## REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the "Register to Bid". Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately.
- Approved to Bid: You will have access to bid directly on the property page using the "Bid Now" button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly. Relax, and have fun. If you have any questions or need assistance, contact the Crexi Auction Specialist immediately.

## CLOSING AND NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process.





# EXECUTIVE SUMMARY

## FOUNTAIN POINTE OFFICE 4665 CORNELL RD, BLUE ASH, OH 45241

AQRE Advisors is pleased to present the opportunity to acquire Fountain Pointe Office, a ±94,494 SF, 3-story suburban office building located at 4665 Cornell Road in Blue Ash, Ohio. The property sits on 5.27 acres and is currently 34.5% leased, providing a rare value-add opportunity in one of Cincinnati's strongest suburban submarkets.

Blue Ash, the region's premier office submarket, offers unmatched accessibility to I 71, I 75, I 275, and the Ronald Reagan Cross County Highway, while providing tenants proximity to a wide variety of retail, dining, and recreation options. The building accommodates flexible tenant sizes, ranging from 1,446 SF to over 14,000 SF.

### PROPERTY INFORMATION



OCCUPANCY  
34.5%



YEAR BUILT/RENOV  
1982/2014



BUILDING SIZE  
±94,494 SF



LAND SIZE  
±5.27 AC



**AUCTION DATES**  
November 3rd - 5th, 2025

### INVESTMENT HIGHLIGHTS

- Thriving Submarket:** Blue Ash is home to 2,300+ companies, including 50 Fortune 500 firms, making it a regional business hub.
- Significant Capital Investments:** Over \$2.7 million invested in the property since 2014, including lobby renovations and system upgrades.
- Value-Add Opportunity:** With current occupancy at 34.5%, there's significant upside through lease-up while leveraging the strength of the Blue Ash office market.
- Exceptional Accessibility:** Direct access to I 71, I 75, I 275, and the Ronald Reagan Highway connects tenants to Cincinnati's entire metro area.
- Affluent Surroundings:** Located in an area with average household incomes exceeding \$125,000 within a 3-mile radius.





# AREA OVERVIEW

## BLUE ASH, OHIO

Blue Ash is Cincinnati's largest suburban office market, home to over 5 million SF of office space and 2,300+ companies, including 50 Fortune 500 firms such as Kroger, Microsoft, and Johnson & Johnson. Located just 12 miles northeast of Downtown Cincinnati, Blue Ash offers:

- Prime Location — Easy access to interstates I 71, I 75, and I 275
- Affluent Demographics — Average household income exceeds \$125,000 within 3 miles
- Business Hub — Regional headquarters for numerous multinational corporations
- Lifestyle Amenities — Close to Sharon Woods Park, Summit Park, and top dining/retail destinations

### **Economy:**

- Blue Ash serves as a regional employment hub with 50,000+ jobs concentrated in professional services, healthcare, finance, and technology.
- Home to numerous corporate headquarters and R&D facilities, including P&G subsidiaries, Ethicon, and Siemens.
- The median household income within 3 miles exceeds \$125,000, reflecting a strong consumer base and professional workforce.

### **Developments:**

- Summit Park — a \$75M mixed-use development featuring offices, restaurants, entertainment venues, and public green spaces just minutes from the property.
- Blue Ash Town Center Redevelopment — ongoing transformation of downtown Blue Ash into a pedestrian-friendly urban destination.
- Expansion of business-class hotel offerings and boutique retail to support growth in both corporate and leisure travel markets.

### **Tourism:**

- Proximity to Great American Ballpark (home of the Cincinnati Reds) and Paycor Stadium (home of the Bengals) draws both corporate and leisure visitors.
- A thriving culinary and cultural scene, including museums, breweries, and live entertainment venues across Cincinnati's urban core.

### **Education:**

- Located near several high-performing school districts and top-ranked universities, including: University of Cincinnati, Xavier University, and Miami University.
- The area benefits from a well-educated workforce, with 40%+ of residents holding a bachelor's degree or higher.





# RENT ROLL

TENANT	SF	% of GLA	LEASE START	LEASE END	RENT/SF	MONTHLY RENT	ANNUAL RENT
Bisco, Inc.	1,446	1.53%	10/1/2024	9/30/2027	\$19.29	\$2,324.45	\$27,893.40
Total Wealth Planning	8,273	8.76%	12/1/2023	9/30/2031	\$11.79	\$8,128.22	\$97,538.64
Arcadis	8,813	9.33%	3/1/2025	5/31/2026	\$23.00	\$16,891.58	\$202,698.96
TRIHEALTH, INC.	14,087	14.91%	9/1/2018	1/31/2029	\$23.23	\$27,270.08	\$327,240.96
Vacant	2,176	2.30%					
Vacant	1,128	1.19%					
Vacant	2,183	2.31%					
Vacant	639	0.68%					
Vacant	2,256	2.39%					
Vacant	1,244	1.32%					
Vacant	2,453	2.60%					
Vacant	1,399	1.48%					
Vacant	1,079	1.14%					
Vacant	922	0.98%					
Vacant	3,573	3.78%					
Vacant	697	0.74%					
Vacant	989	1.05%					
Vacant	6,125	6.48%					
Vacant	4,543	4.81%					
Vacant	3,875	4.10%					
Vacant	5,820	6.16%					
Vacant	10,337	10.94%					
Vacant	1,859	1.97%					
Vacant	4,340	4.59%					
Vacant	2,191	2.32%					
Vacant	239	0.25%					
Vacant	1,373	1.45%					
Vacant	435	0.46%					
<b>TOTALS</b>	<b>94,494 SF</b>	<b>34.52%</b>				<b>\$54,614</b>	<b>\$655,372</b>





# PROPERTY DETAILS

## PROPERTY DESCRIPTION

ADDRESS	4665 Cornell Road, Blue Ash, OH 45241
NET RENTABLE SF	97,746 SF
ACRES	5.27
STORIES	3
OCCUPANCY	34.5%
PARKING SPACES	358
PARCEL ID	612-0170-0007-00
BUILT/RENOVATED	1982/2014
ZONED	Blue Ash North District (BAN)
INGRESS/EGRESS	Cornell Road



## CONSTRUCTION DETAILS

FOUNDATION	Poured concrete footers with concrete slab on grade
EXTERIOR FINISH	Anodized aluminum store front with Architectural Pre-Cast Concrete
STRUCTURE	Steel Beam and Bar Joist with metal roof and floor deck
ROOF COVER	Mechanically fastened EPDM
PARKING	Asphalt





# PROPERTY DETAILS

## PROPERTY DESCRIPTION

FLOOR COVERING	Concrete, carpet and tile
WALLS	A mix of sheetrock and glass in anodized aluminum frame
CEILINGS	Acoustic ceiling tiles
CEILING HEIGHT	Open lobby and 12'5" on average in the suites
LIGHTING	LED in common hallways (except chandeliers) Tenant spaces are T-8 fluorescent
LOBBY	Renovated in 2015

## CONSTRUCTION DETAILS

WATER	Cincinnati Water Works
ELECTRICITY	Duke Energy
GAS	Duke Energy

## PROPERTY DESCRIPTION

HEATING & COOLING	Heat - Hydroponic boiler supplied heat to perimeter VAVs (2 boilers). Cool - Rooftop VAV
AIR DISTRIBUTION FLOW	Fully ducted supply with an open plenum return
ELECTRICAL SERVICE	2000-amp service; 480 3 phase
ELEVATORS	2 Dover hydraulic elevators
FIRE PROTECTION	Wet sprinkler system, fire pull stations





# AS-IS FINANCIAL ANALYSIS



**TOTAL GROSS  
REVENUE**  
\$755,516



**TOTAL  
EXPENSES**  
\$701,839



**NOI**  
\$53,677

## INCOME

Base Rent	\$655,372
CAM Reimbursement	\$70,272
Insurance Reimbursement	\$4,098
Real Estate Taxes Reimbursement	\$25,774
<b>Total Gross Revenue</b>	<b>\$755,516</b>

## EXPENSES

Utilities	\$163,374
Janitorial	\$78,343
Contract Services	\$79,602
Repairs & Maintenance	\$151,816
<b>CAM</b>	<b>\$473,135</b>
Insurance	\$23,700
Real Estate Taxes	\$174,783
MGMT Fee (4%)	\$30,221
<b>Total Gross Expenses:</b>	<b>\$701,839</b>

## NET OPERATING INCOME

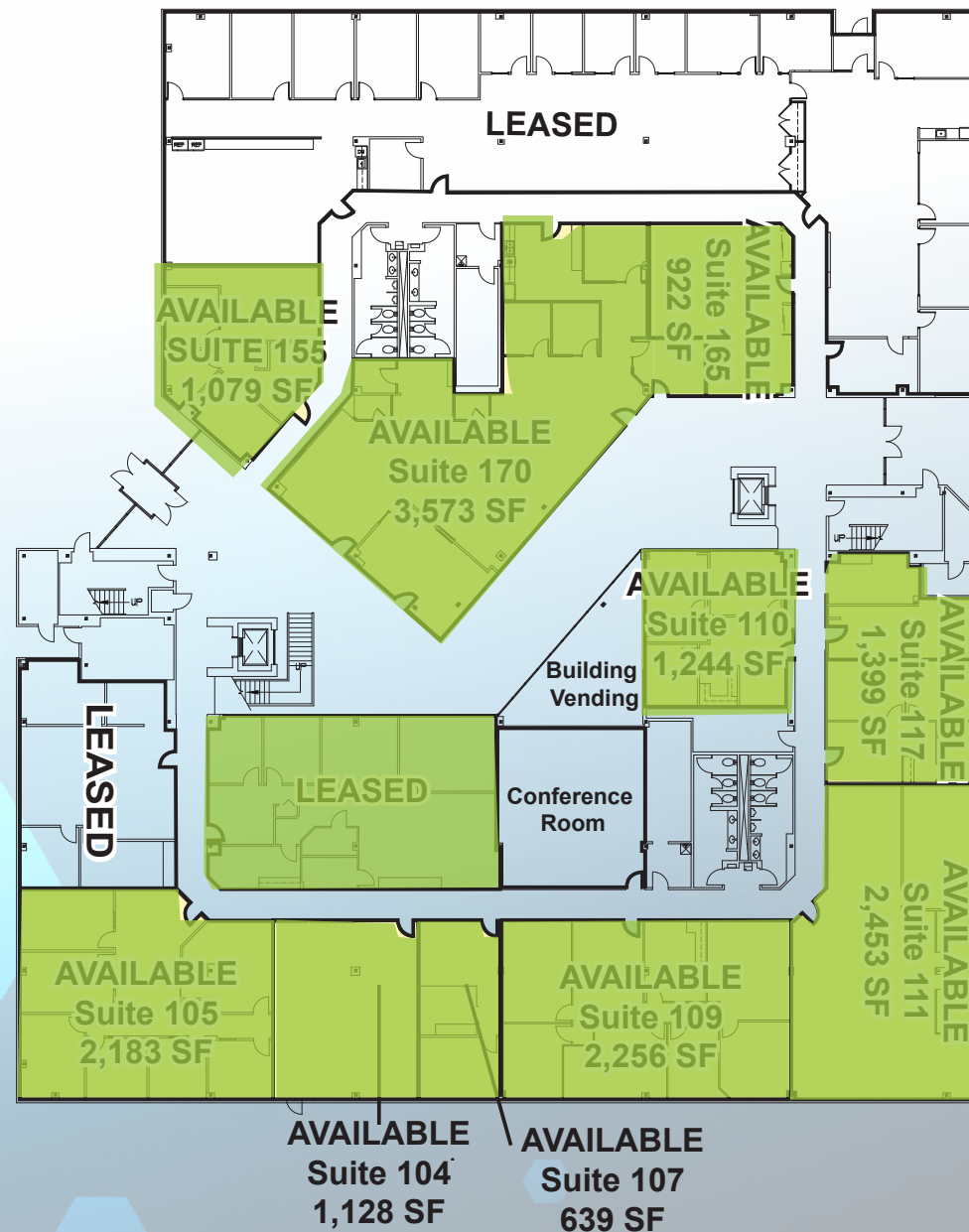
**\$53,677**



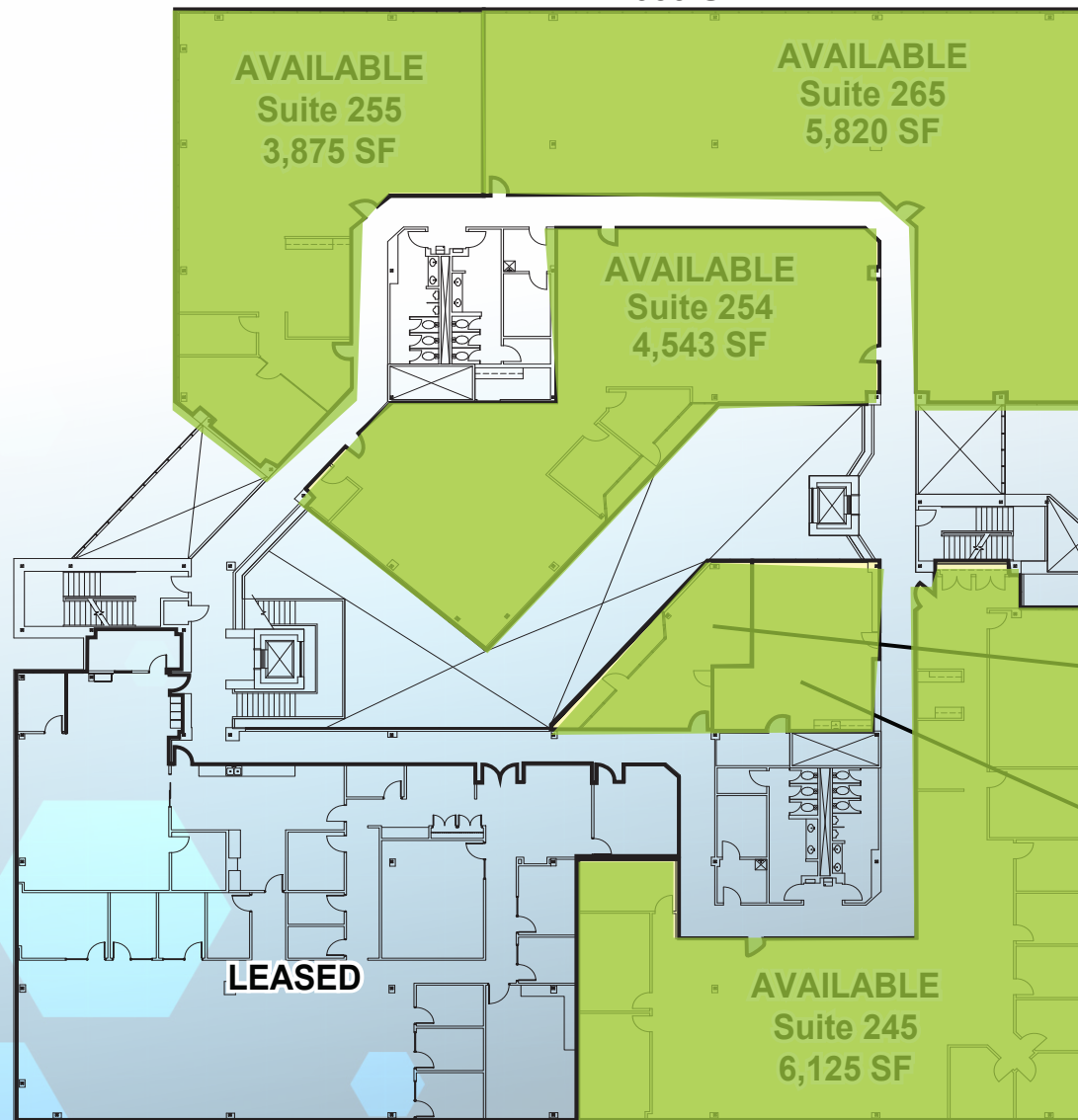


# FLOOR PLAN

## First Floor



# FLOOR PLAN



## Second Floor





## Third Floor





# MICRO AERIAL OVERVIEW

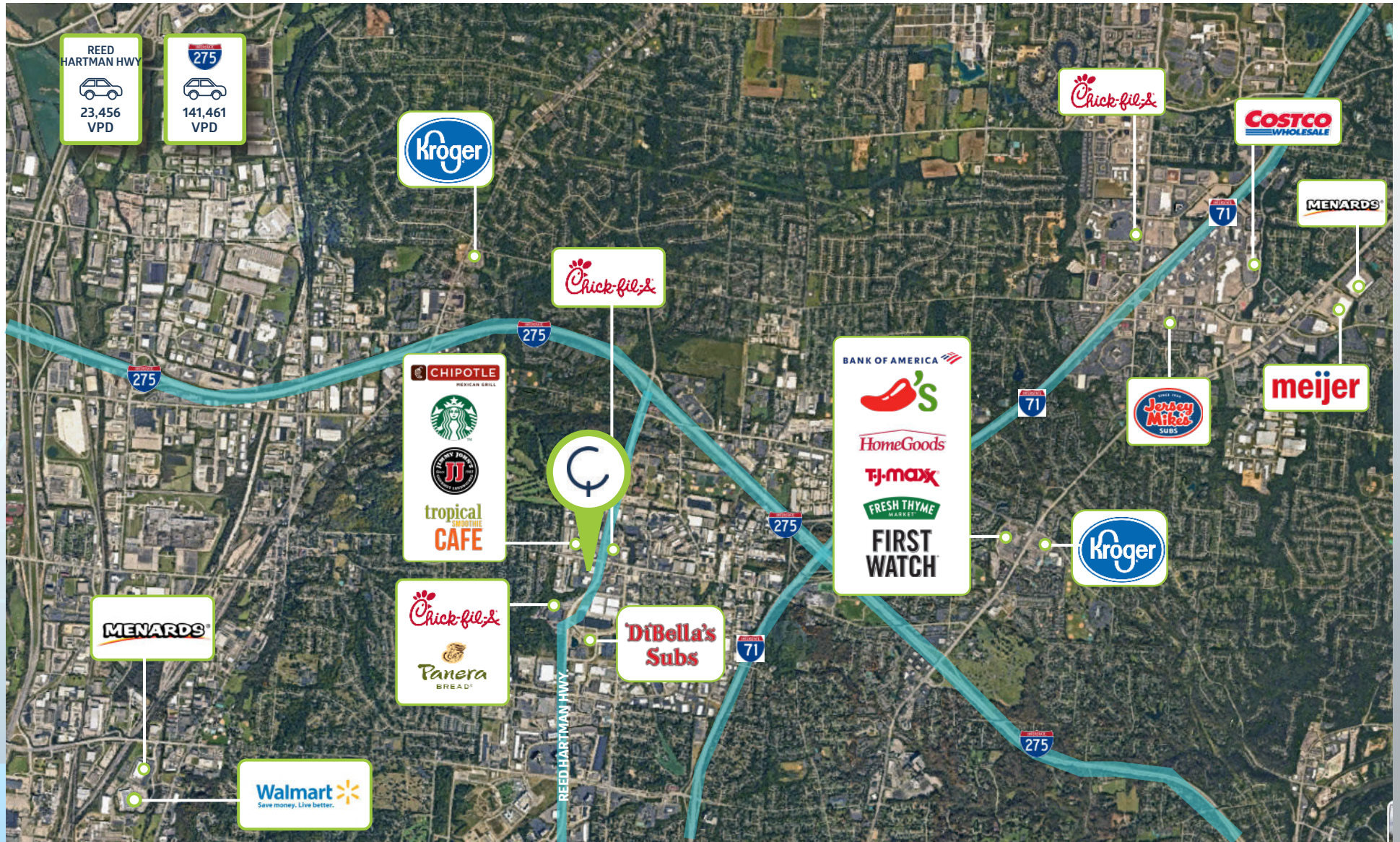
## FOUNTAIN POINTE OFFICE





# AERIAL OVERVIEW

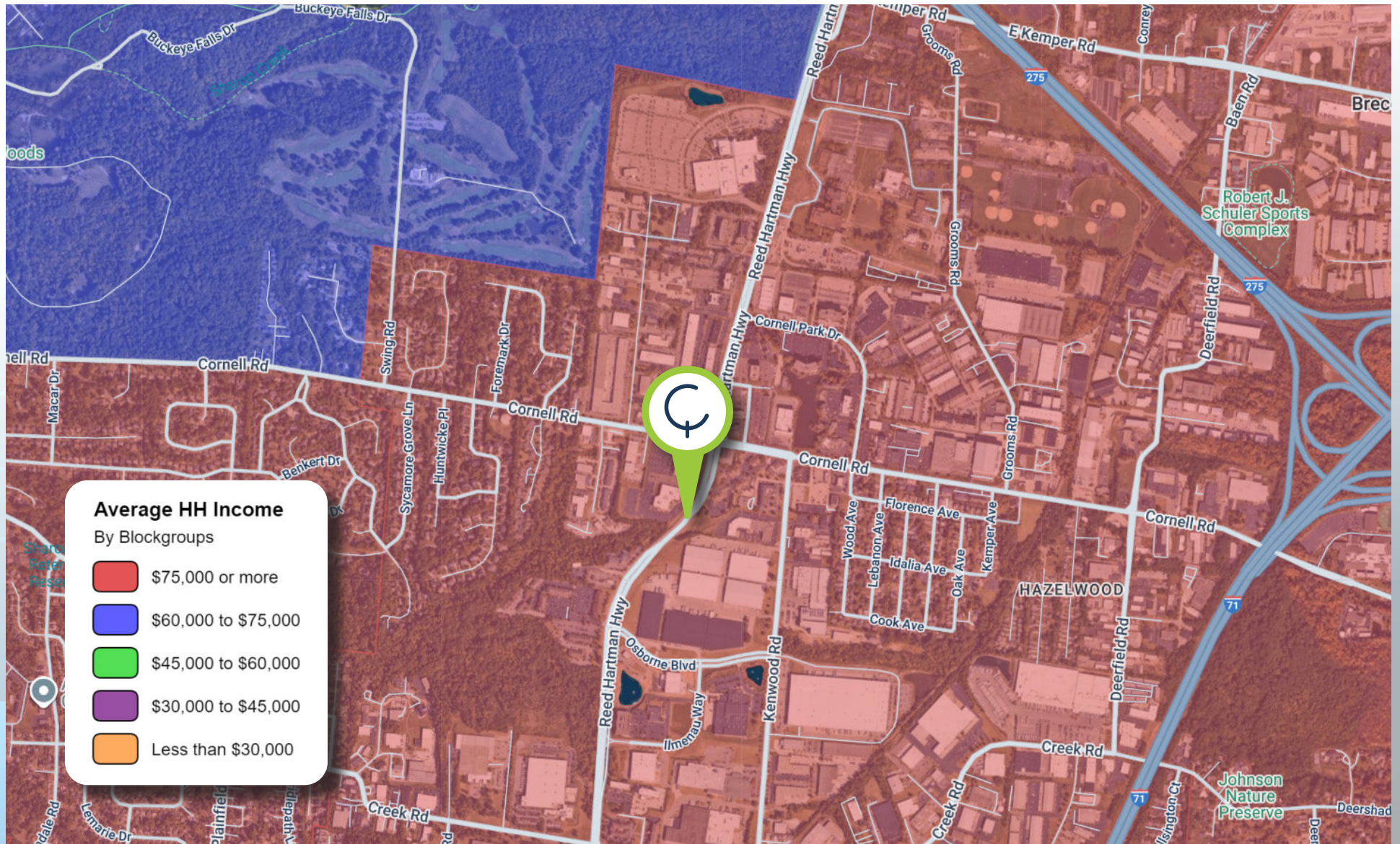
## BLUE ASH, OHIO





# DEMOGRAPHICS HH INCOME

## BLUE ASH, OHIO





# DEMOGRAPHICS

4665 CORNELL RD, BLUE ASH, OH 45241

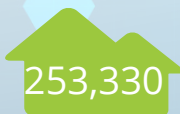
\*Data provided by SitesUSA 2025

	2 mile radius	5 mile radius	10 mile radius
Population	21,346	142,492	625,587
Average HH Income	\$142,061	\$152,926	\$137,454
Population Median Age	41.4	40.1	38.7
Households	8,799	57,427	253,330
Total Businesses	2,533	10,236	28,197

## KEY FACTS



625.6K  
POPULATION



253,330  
NUMBER OF  
HOUSEHOLDS

28.2K

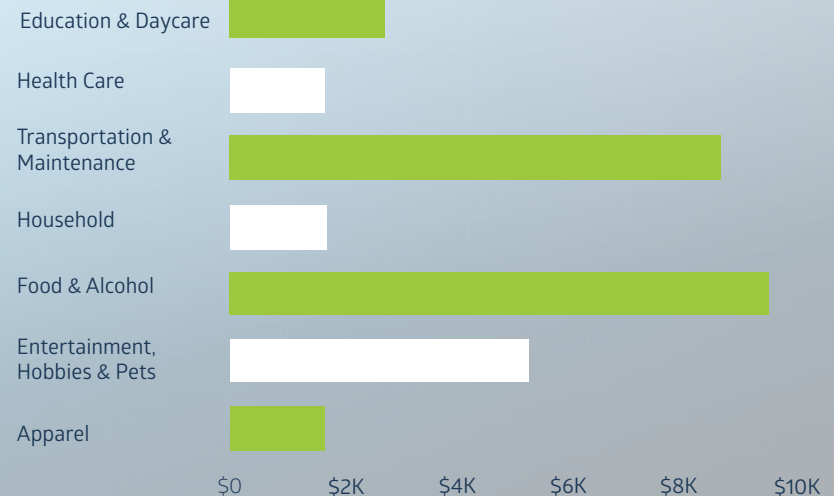
TOTAL  
BUSINESSES

\$137.5K

AVG. HH  
INCOME

\*BASED ON 10 MILE RADIUS

### Avg. Household Spending - 5 Mile Radius 2025

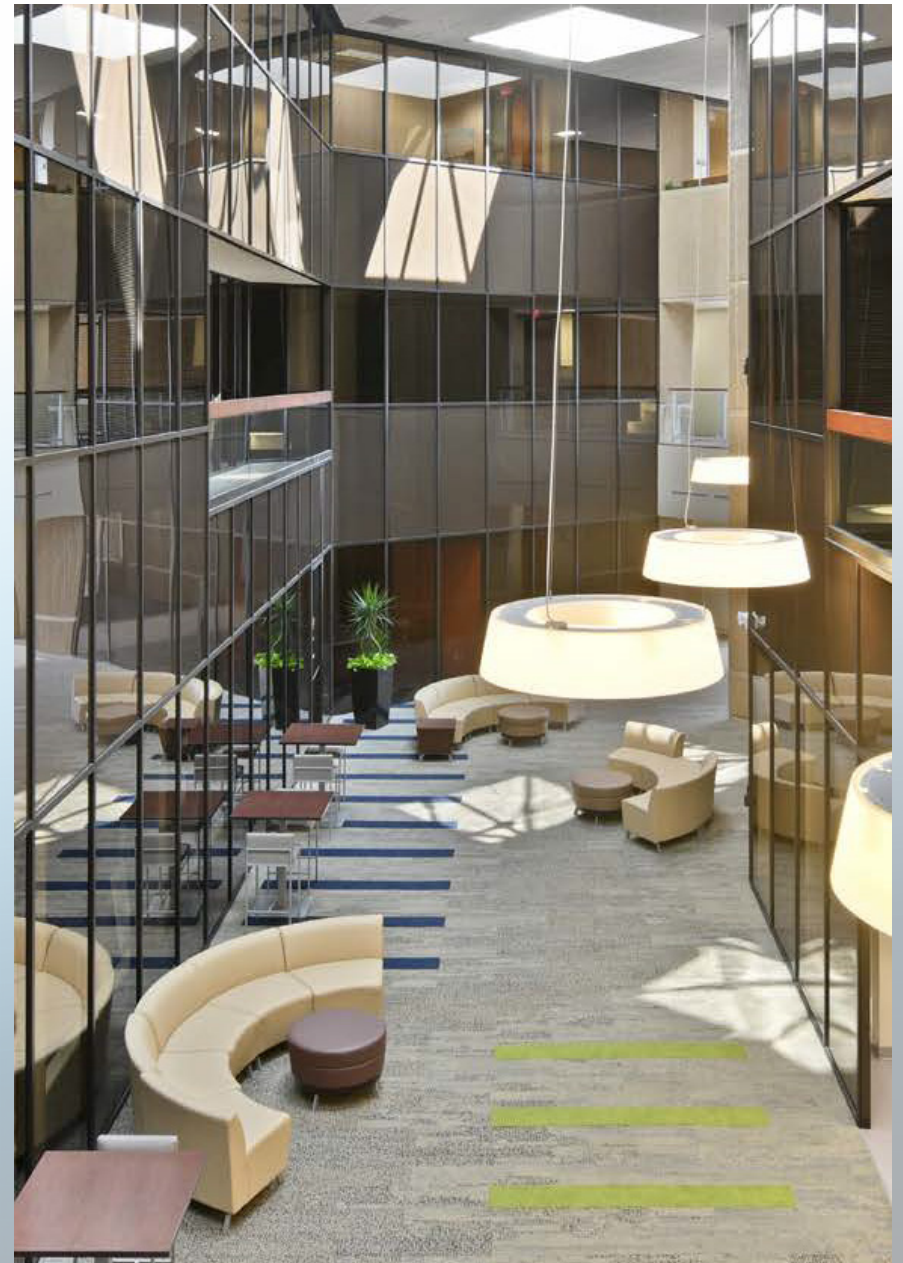


# EXTERIOR PROPERTY PHOTOS





# INTERIOR PROPERTY PHOTOS



# CONTACT

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