



# FOUNTAIN POINTE I & II

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4665 + 4675 CORNELL ROAD | BLUE ASH, OHIO



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**the blue ash**  
PORTFOLIO

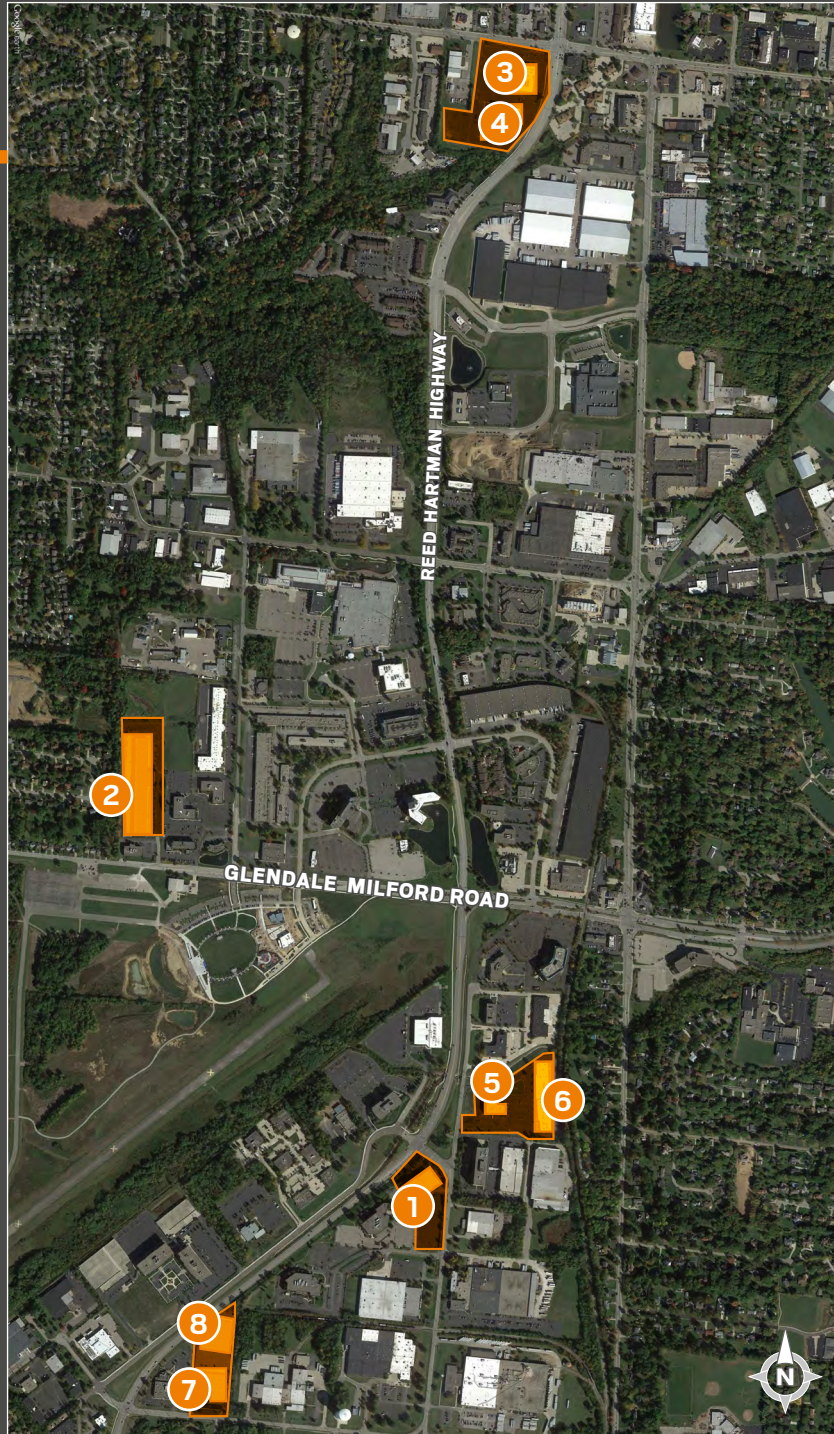
BY NEYER PROPERTIES

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**CBRE**

# Blue Ash PORTFOLIO

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## the blue ash PORTFOLIO

BY NEYER PROPERTIES

The Blue Ash Portfolio by Neyer Properties represents approximately 650,000 SF of premier office properties in the most prominent office submarket in Cincinnati. The assets within the portfolio have been updated to complement the needs of today's office user. Building renovations include modernized finishes throughout, client and tenant work areas imbedded with in the building common areas and innovative technology infrastructure.

Over the last three years, Neyer Properties has invested over \$3,000,000 for renovations in the Blue Ash Portfolio. The eight properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.

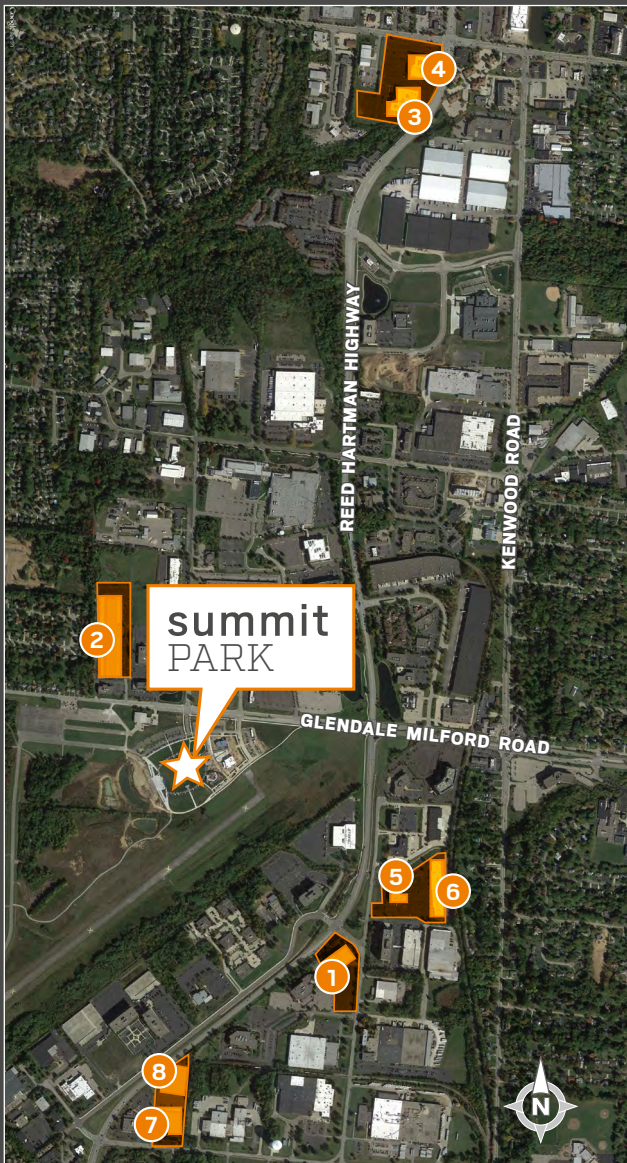
# Blue Ash Amenities

- |    |                             |    |                            |
|----|-----------------------------|----|----------------------------|
| 1  | McAlister's Deli            | 32 | Crowne Plaza               |
|    | Cazadores                   | 33 | Subway                     |
|    | McDonald's                  |    | Dolsot Bistro              |
|    | FedEx                       | 34 | Brown Dog Cafe             |
|    | Jimmy John's                |    | Senate                     |
| 2  | Kanpai Japanese             |    | Nanny Belle's Ice Cream    |
|    | Ruby Tuesday                | 35 | Gardner School of Blue Ash |
|    | Sport Clips                 | 36 | Parker's Blue Ash Tavern   |
|    | Chipotle                    | 37 | Blue Ash Golf Course       |
|    | Starbucks                   | 38 | Blue Ash Police Department |
| 3  | KeyBank                     | 39 | Blue Ash Recreation Center |
| 4  | PNC Bank                    |    | Qdoba                      |
|    | Azad India                  | 40 | Penn Station               |
| 5  | Jersey Mike's               |    | Jimmy John's               |
|    | Smashburger                 |    | Marx Hot Bagels            |
| 6  | Speedway                    | 41 | Pizza Hut Express          |
| 7  | US Bank                     |    | Starbucks                  |
|    | Arby's                      | 42 | Blue Ash Chili             |
| 8  | Marco's Pizza               |    | Bruegger's Bagel Bakery    |
|    | Subway                      | 43 | Dairy Queen                |
|    | Skyline                     |    | LaRosas's                  |
| 9  | Decent Deli                 |    | Walgreen's                 |
|    | Jade Kitchen                | 44 | Slatt's Pub                |
| 10 | Panera Bread                |    | Blue Ash Public Library    |
|    | Puffins                     | 45 | US Post Office             |
| 11 | Wendy's                     |    | CVS                        |
| 12 | New Orleans To Go           | 46 | Jersey Mike's              |
| 13 | DiBella's Subs              |    | Cafe Mediterranean         |
| 14 | Kinder Garden School        |    | Rascal's Deli              |
| 15 | Hampton Inn                 | 47 | Servatii Pastry Shop       |
| 16 | Through the Garden          |    | Fifth Third Bank           |
| 17 | Holiday Inn Express         | 48 | Mio's Pizzeria             |
| 18 | Apple Spice Junction        |    | Silver Wok                 |
| 19 | Sammy's Gourmet Burgers     | 49 | Subway                     |
| 20 | Childtime Learning Centers  |    | Donato's Pizza             |
|    | Applebee's                  | 50 | Cookies by Design          |
| 21 | Embassy Suites              | 51 | Mullaney's Pharmacy        |
|    | Cascades Restaurant         | 52 | El Pueblo                  |
| 22 | Marriott Courtyard          |    | Youthland Academy          |
| 23 | Foster's at the Lake Forest | 53 | Taco Bell                  |
| 24 | Buffalo Wild Wing's         |    | Skyline                    |
| 25 | Firehouse Grill             | 54 | Speedway                   |
| 26 | Shell                       | 55 | Kroger                     |
| 27 | Sunoco                      |    | Fifth Third                |
| 28 | City Barbeque               | 56 | McDonald's                 |
| 29 | Red Roof Inn                | 57 | PNC Bank                   |
| 30 | BP                          | 58 | Target                     |
| 31 | Bob Evans                   | 59 | Frisch's                   |
|    |                             |    | Long John Silver's         |



# blue ash OVERVIEW

The Blue Ash office submarket is Cincinnati's second-largest and serves as a regional office location. Centrally located in the Greater Cincinnati area and just 12 miles from downtown, Blue Ash is an economic powerhouse. Each weekday, Blue Ash's population grows from 12,000 to over 50,000 as a highly skilled and educated workforce comes to work for Fortune 500 companies and entrepreneurial small businesses. The Blue Ash office Submarket has historically been one of Cincinnati's strongest markets. Its central location and ease of access are fundamental in making Blue Ash a prime location and attractive to both residents and businesses alike. With the addition of local amenities, such as Summit Park, Blue Ash continues to grow, transform and be a desirable location.



# summit PARK

Summit Park, located at the corner of Glendale-Milford and Plainfield Roads, is a 130-acre regional park currently under development in the heart of Blue Ash where visitors will be able to enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region's most beautiful settings. This first-class park and its dramatic yet functional facilities will provide outstanding amenities for residents and businesses in and around the City of Blue Ash.

#### PARK FEATURES INCLUDE:

- Great Lawn
- Community Center
- Seasonal Skating Rink
- Unique 1-Acre Children's Playground
- Picnic Grove
- Glass Canopy
- Over 3 Miles of Multi-Purpose Trails

Phase 2 of Summit Park is underway, this will include a 7,000 sq. ft. community building, cafe and a performance stage.

#### RESTAURANTS AT SUMMIT PARK



# FOUNTAIN POINTE I & II

The Collaboration Station

## property features

- Monument signage available along Reed Hartman Highway
- Minutes from I-71, I-75, I-275 and Ronald Reagan Highway
- Walk to a number of retail and banking amenities
- Common areas renovated in 2016
- Recently renovated three story atrium serves as extension of tenant space
- Ample on-site parking: 5:1,000 parking ratio
- 10' ceiling height throughout
- Centrally located within the Blue Ash area
- Card system access 24/7
- Surrounded by dining and shopping opportunities
- Access to all Neyer Properties conference facilities
- On-site conference facility

## financial

• ASKING RATE	FP I & II: \$11.75 Net
• OPERATING EXPENSES	FP I: \$7.07 / FP II: \$7.82 2018 Est.
• LOAD FACTOR	17% multi-tenant / 9% single tenant





# FOUNTAIN POINTE I & II

## The Collaboration Station

### PROPERTY DESCRIPTION

• BUILDING NAME	Fountain Pointe I and II
• ADDRESS	4665 and 4675 Cornell Rd.
• COUNTY	Hamilton
• PARCEL ID #	612-0170-0007-00 and 612-0170-0199-00
• YEAR BUILT	1981
• RENTABLE OFFICE AREA	95,003/84,292
• FLOORS	Three
• ELEVATORS	Two per building
• PARKING SPACES	895
• LAND AREA	12.48 acres
• FLOOR PLATE SIZE	32,814 SF

### STRUCTURAL DATA

• STRUCTURE EXTERIOR	Steel bar joist and steel beams built on slab
• INTERIOR WALLS	Metal studs, drywall, wall covering
• FLOORS	Three
HEIGHT (DECK TO DECK)	12'5"
CEILING HEIGHT	9'
• WINDOWS	Architectural tinted glass

### BUILDING SYSTEMS

• COOLING	Roof top VAV
• COOLING TOWERS	None
• AIR DISTRIBUTION FLOW	Fully ducted supply and returns

• HEATING	RTU with heat pack
• BOILERS/HEAT SYSTEMS	None
• HEAT DISTRIBUTION	Ducted to space
• ELECTRIC	3000 Amps 480 volt 3 phase
• LIGHTING	T-8 28 watts fluorescent
• ENERGY MANAGEMENT SYSTEM	Niagra AX Honeywell JACE Tridium

### ELEVATORS

• MANUFACTURER	Dover
• TYPE	Hydraulic
• NUMBER OF CABS	Two
• LOAD CAPACITY - PASSENGER	4000 Lbs
• LOAD CAPACITY - SERVICE	N/A

### SECURITY & LIFE SAFETY SYSTEMS

• SECURITY TYPE	Security Jace Honeywell 26 bit card access
• FIRE DETECTION & PROTECTION	Wet sprinkler
• EMERGENCY POWER	Battery backup emergency lights

### SIGNAGE

• LOBBY	
• SUITE ENTRANCE	
• BUILDING	
• MONUMENT: REED HARTMAN	

# FOUNTAIN POINTE I

availability

Suite	SF
100	2,176
104	1,128
105	2,183
107	639
111	2,453
165	922
210	697
240	989

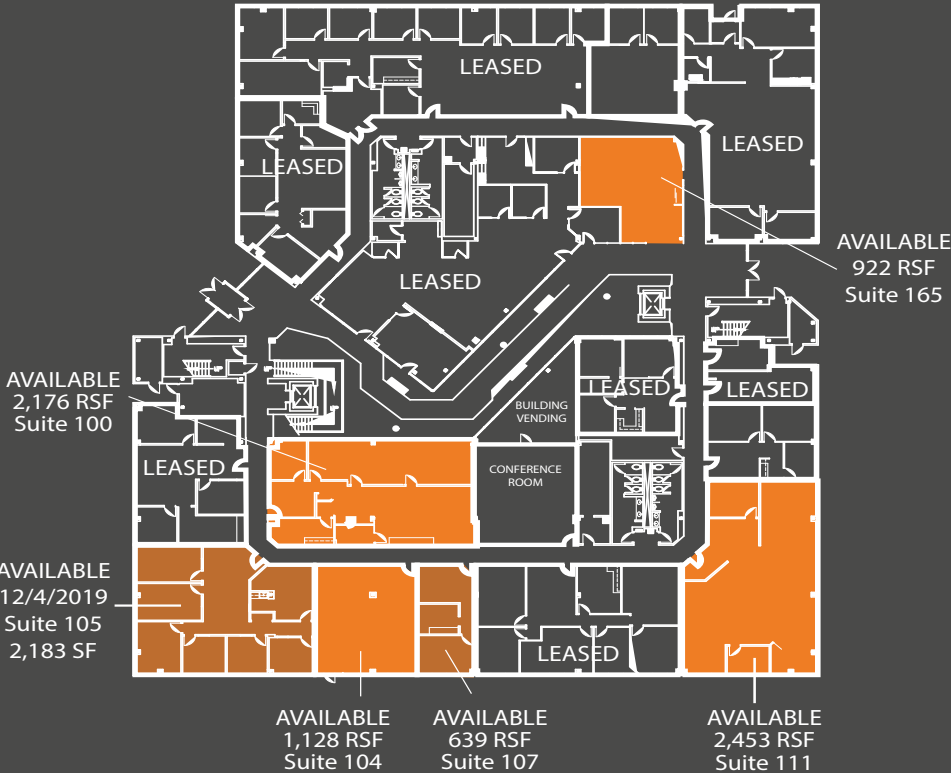
Suite	SF
254	4,543
265	5,820
340	2,191



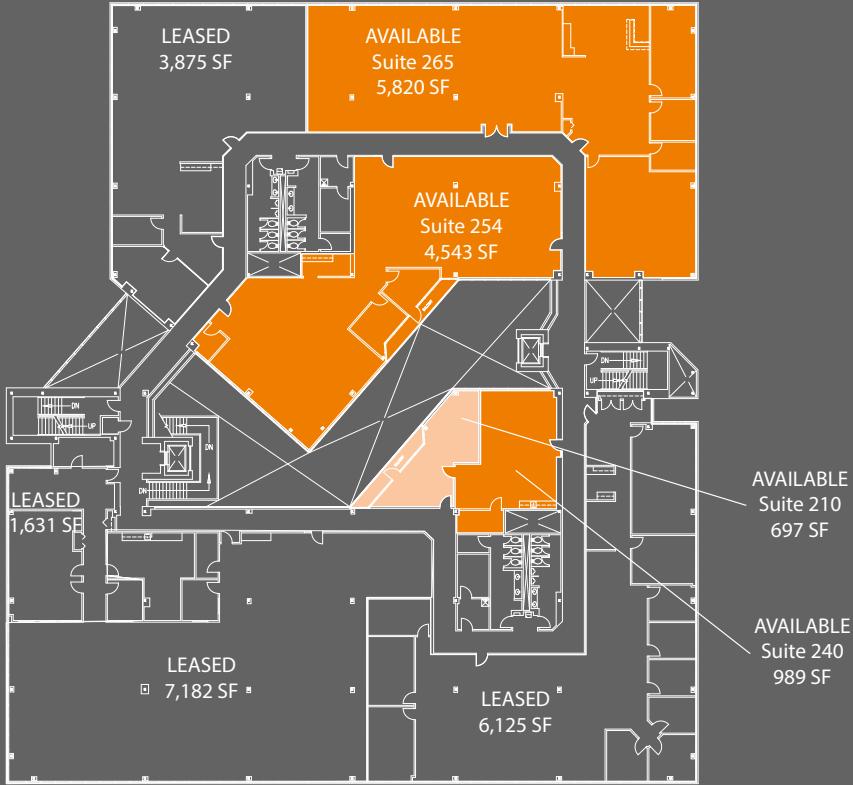
# FOUNTAIN POINTE I

## floor plans

### FIRST FLOOR



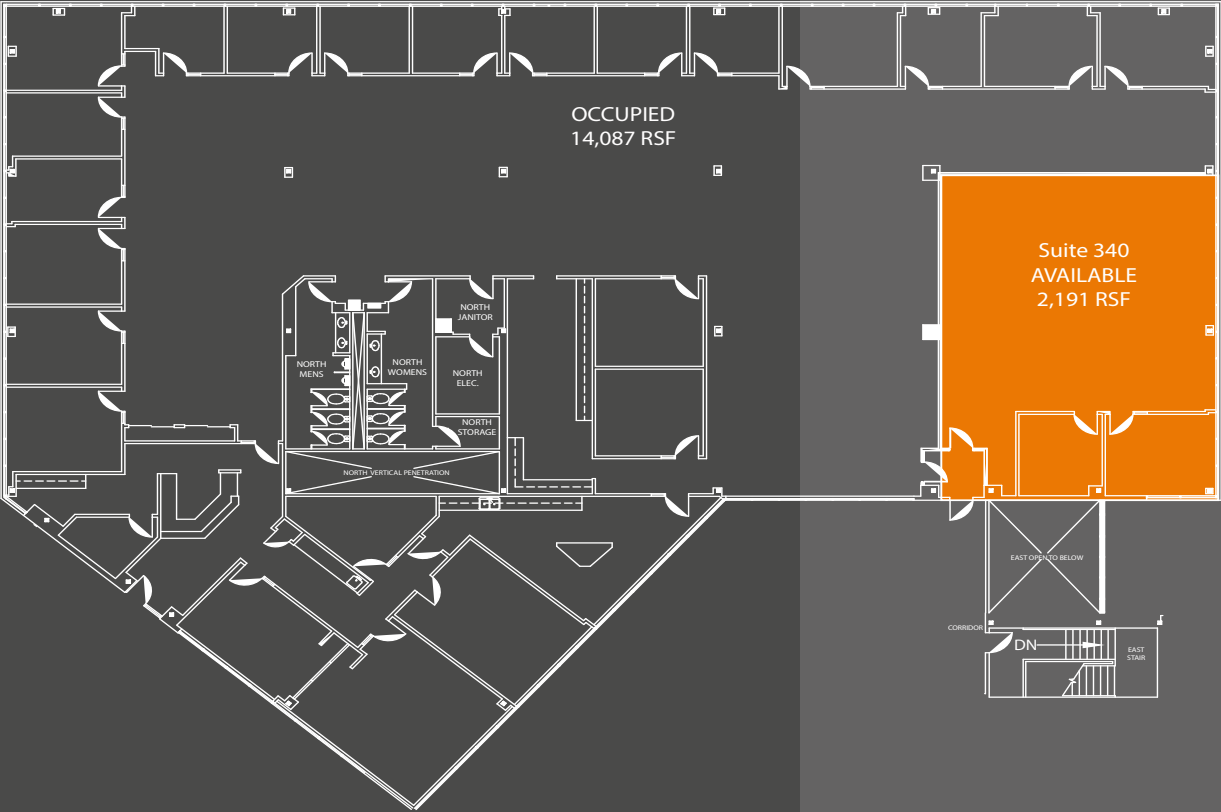
### SECOND FLOOR



# FOUNTAIN POINTE I

floor plans

## THIRD FLOOR



# FOUNTAIN POINTE II

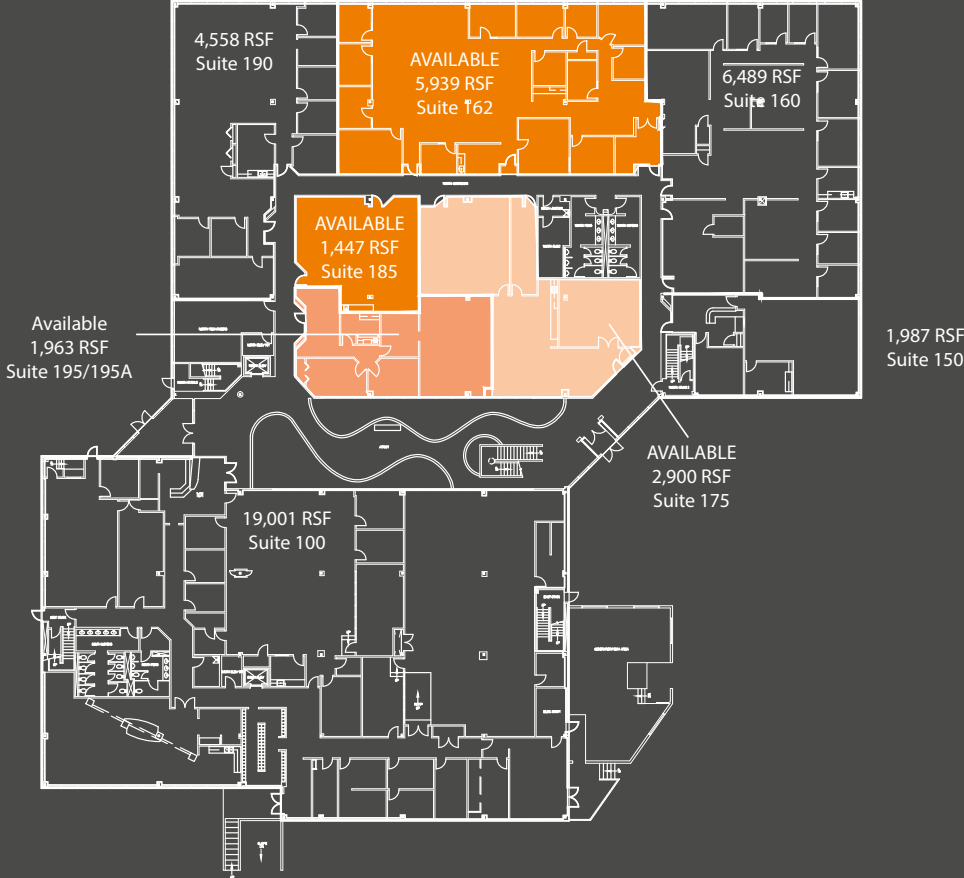
availability

Suite	SF
162	5,939
175	2,900
185	1,447
195/195A	1,963
255	1,941
280	28,326

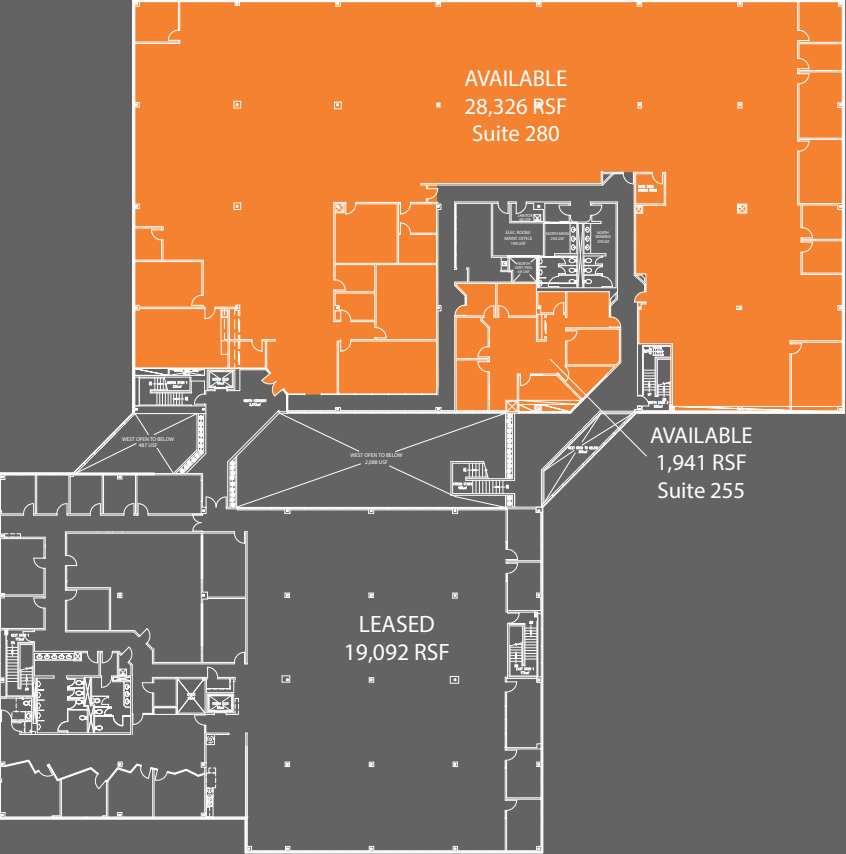
# FOUNTAIN POINTE II

floor plans

## FIRST FLOOR



## SECOND FLOOR



# FOUNTAIN POINTE I & II

aerial





#### OLYMPIC CORPORATE CENTER I

- 3940 Olympic Boulevard, Erlanger, KY
- Seating capacity: 15-34
- Projector provided
- White board for use or as a projection screen
- WiFi enabled



#### FOUNTAIN POINTE I

- 4665 Cornell Road, Blue Ash, OH
- Seating capacity: 50
- White Board for use
- Counter for food



#### NORTHMARK I

- 10101 Alliance Road
- Seating capacity: 45
- Kitchenette
- WiFi Enabled
- Screen for projector



#### GATEWAY WEST OFFICE PARK

- 644 Linn Street, Cincinnati, OH
- Seating capacity: 30
- White board for use or as a projection screen
- Kitchenette
- WiFi enabled



#### FOUNTAIN POINTE II

- 4675 Cornell Road, Blue Ash, OH
- Seating capacity: 50-60
- Screen and projector provided
- Sink and counter for food
- WiFi enabled



#### 36 E 7<sup>TH</sup>

- 36 E Seventh Street, Cincinnati, OH
- Seating capacity: 30
- Screen and projector provided
- WiFi enabled
- Views from 15th floor



#### CENTENNIAL III

- 895 Central Avenue, Cincinnati, OH
- Seating capacity: 64
- Screen and projector provided
- Kitchenette
- WiFi enabled



#### TWO CROWNE POINT

- 2 Crowne Point Court, Sharonville, OH
- Seating capacity: 8-15
- White board for use
- WiFi enabled

## common CONFERENCE ROOMS

As a Neyer Properties tenant, you have access to several of our building conference facilities around the city at no cost to you.



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Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment, and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial, and retail space and has over 200 acres ready for development in the tri-state area.

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