



# For Lease

## State-of-the-Art Class A Office Campus

- Two-building campus consisting of 270,000 square feet
  - Phase 1: 150,000-square foot, 5-story building
  - Phase 2: 120,000-square foot, 4-story building
- Pad-ready and building to be completed within 12 months of Lease Execution (50,000 square foot tenant or larger)
- Abundant parking on-site at nearly 5 per 1,000
- Building and monument signage available
- Real estate tax abatement
- Located in the desirable West Chester submarket with immediate access to Interstate-71 and an abundance of amenities including retail, dining and hotels

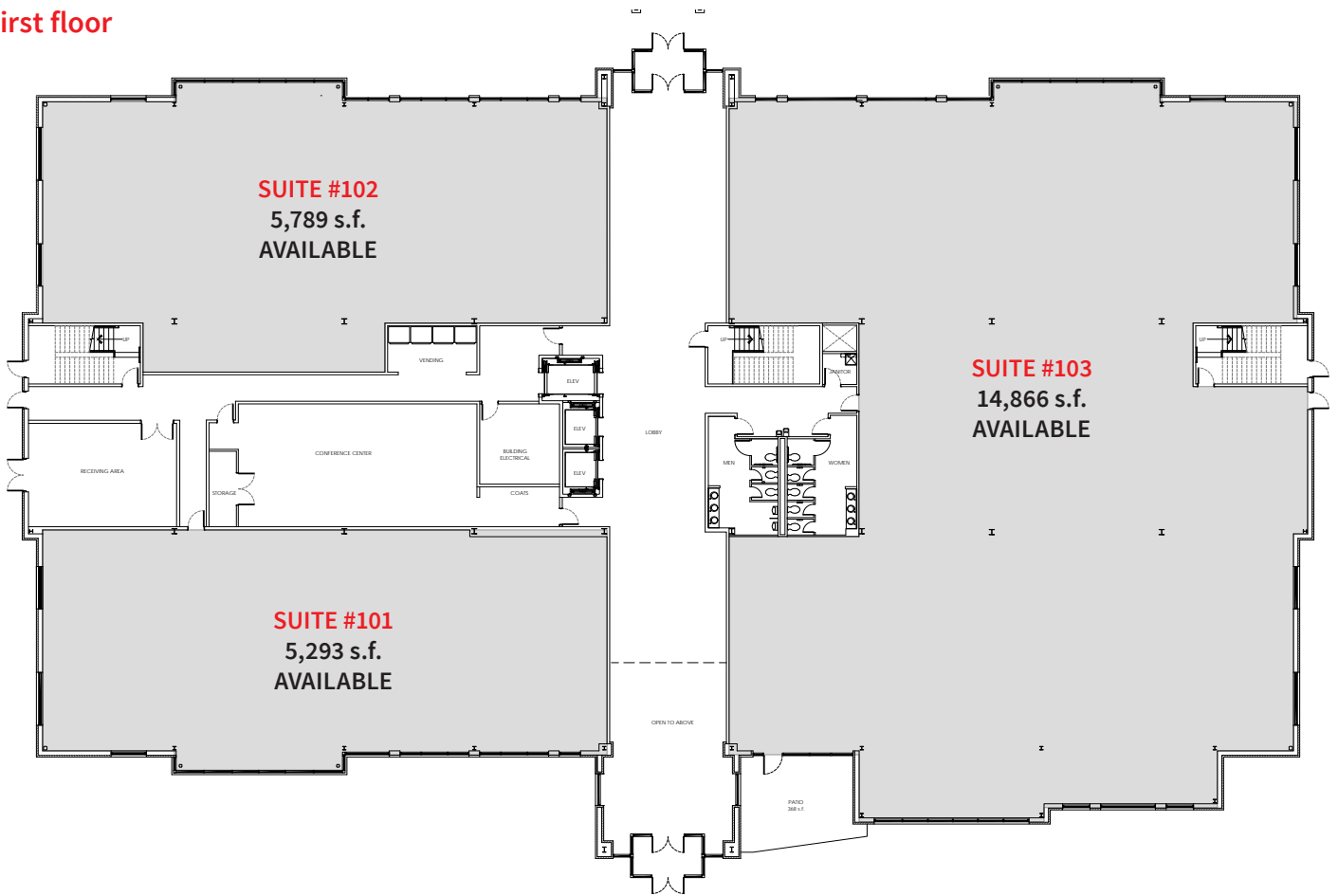
**NorthPointe Office A & B**  
Union Centre Blvd. & Cincinnati-Dayton Rd.  
West Chester, OH

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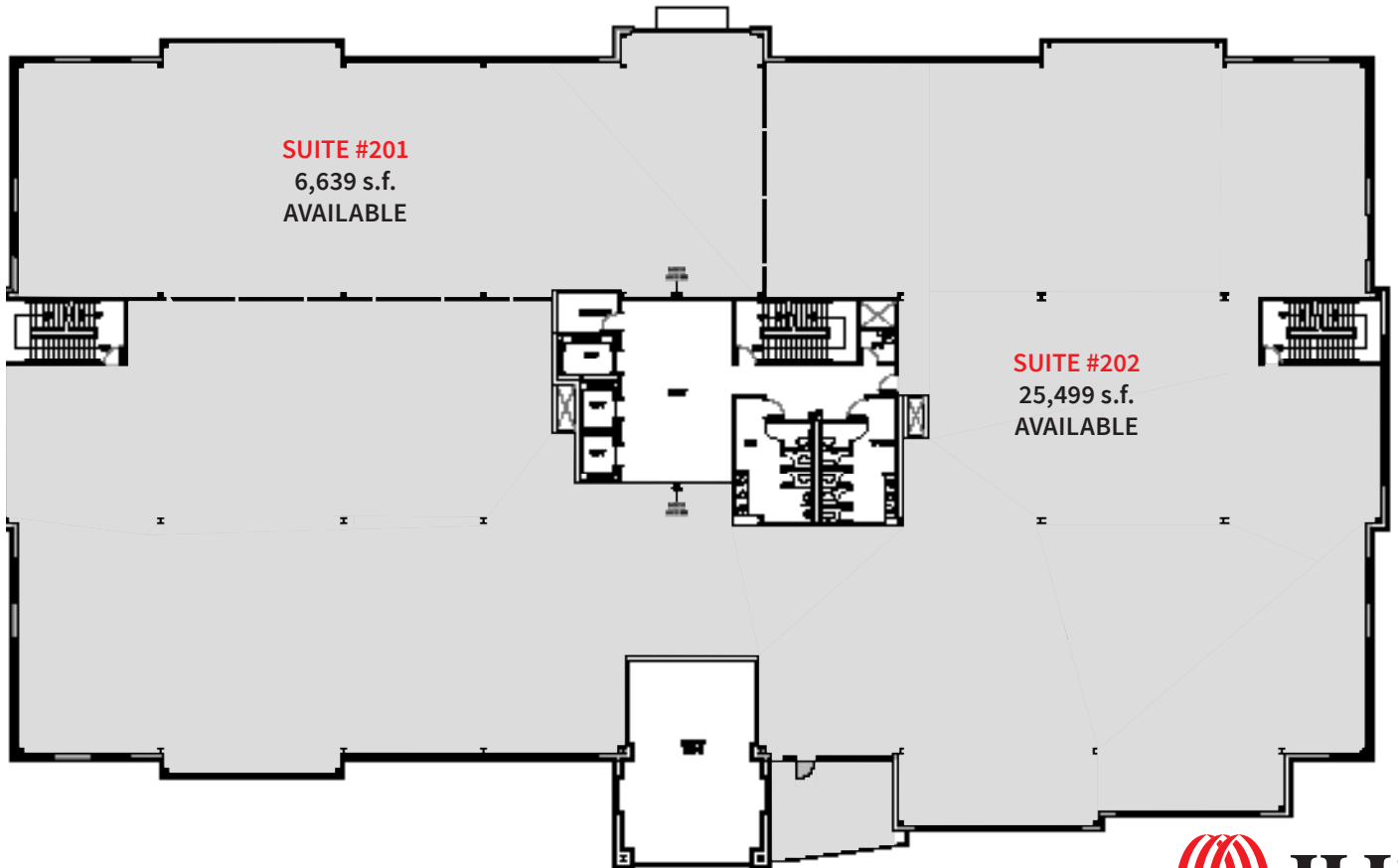
[jll.com/cincinnati](http://jll.com/cincinnati)



**First floor**



**Second floor**



Third floor



Fourth floor



**Fifth floor**



**Site plan**



**Location and amenities:** NorthPointe Office A & B are conveniently located off Interstate-75 offering immediate access to one of the country's busiest thoroughfares. With several corporate neighbors and an extensive roster of retail and dining, this West Chester address is a highly-desirable location for any business.



## FOOD + DRINKS

- |                                   |                             |                                 |
|-----------------------------------|-----------------------------|---------------------------------|
| 1. Jags Steak and Seafood         | 7. El Rancho Grande         | 15. Johnny's Italian Steakhouse |
| 2. Skyline Chili                  | First Watch                 | 16. Smokey Bones                |
| 3. Palermo's                      | Jimmy John's                | 17. Panera Bread                |
| 4. Dingle House Irish Pub & Grill | 8. Mellow Mushroom          | 18. Red Robin Gourmet Burgers   |
| Thai Koon Kitchen                 | 9. Applebee's               | 19. Champps                     |
| 5. Wise Owl                       | Starbucks                   | 20. Steak and Shake             |
| Stone Creek Dining Co.            | 10. Burger King             | 21. Original Pancake House      |
| 6. Sushi Samarais                 | 11. Wendy's                 | 22. PF Chang's                  |
| Chipotle                          | 12. Bob Evans               | Mitchell's Fish Market          |
| Aladdin's Eatery                  | 13. Buffalo Wings and Rings | BRAVO Cucina                    |
| Smoothie King                     | 14. Uno Pizzeria & Grill    | 23. Bagger Dave's               |
| Tom & Chee                        |                             |                                 |

## LODGING + OTHER AMENITIES

- |                                   |                              |                        |
|-----------------------------------|------------------------------|------------------------|
| A. MidPointe Library West Chester | I. First Financial Bank      | Q. JoS. A. Bank        |
| B. Comfort Inn & Suites           | J. AC Hotel by Marriott      | R. Holiday Inn         |
| C. Staybridge Suites              | K. LA Fitness                | S. AMC West Chester 18 |
| D. Fifth Third Bank               | L. FedEx Office Print & Ship | T. Barnes & Noble      |
| E. Guardian Savings               | M. Homewood Suites           | U. Main Event          |
| F. Huntington Bank                | N. Hilton Garden Inn         | V. Top Golf            |
| G. Courtyard by Marriott          | O. Hampton Inn & Suites      | W. Bass Pro Shop       |
| H. Residence Inn                  | P. LOFT                      | X. IKEA                |

