



For Lease

Pfeiffer Woods

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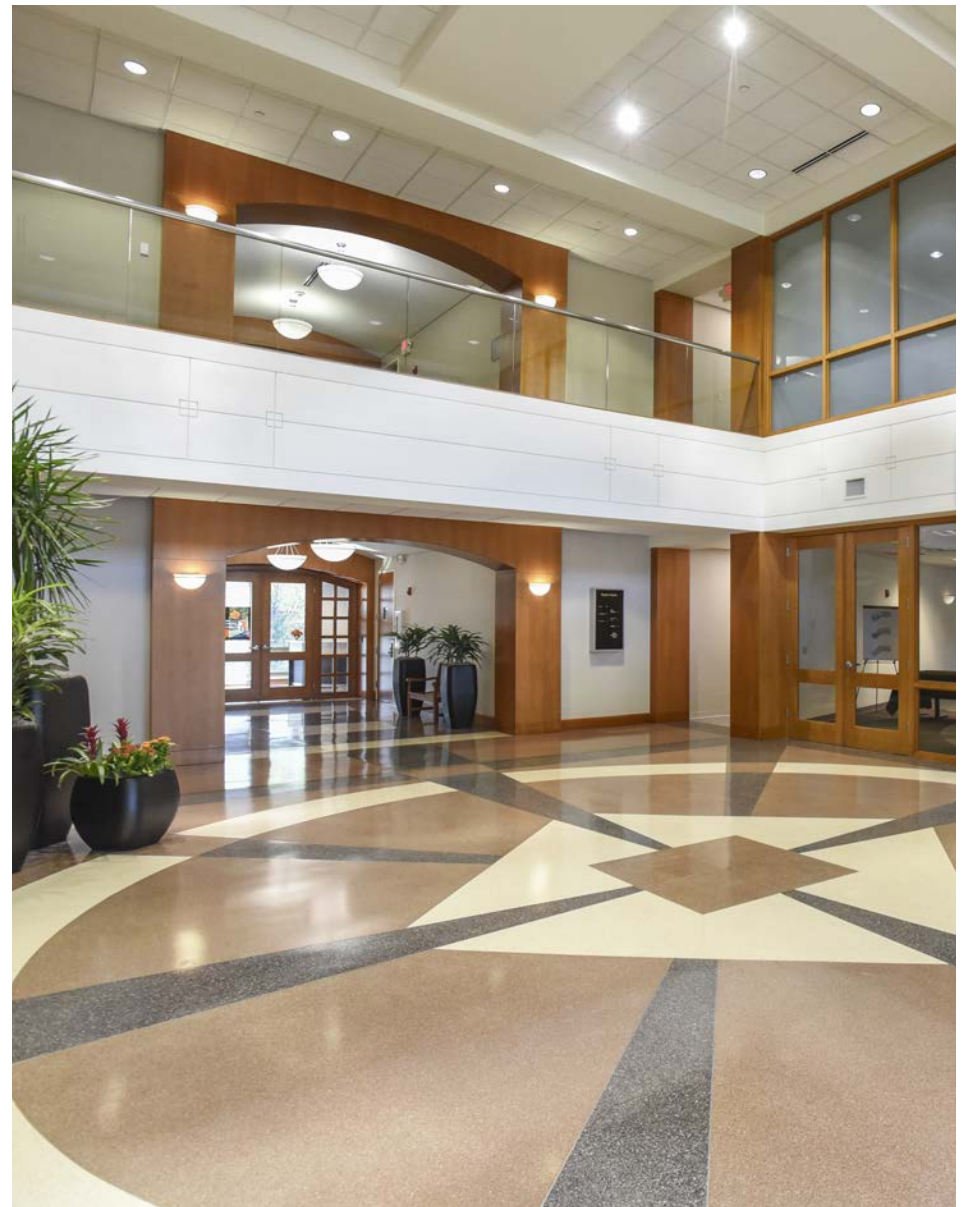
PfeifferWoodsBlueAsh.com

Class A office space now available

- Prestigious Class A office building with four stories and 115,730 square feet
- Recent common area improvements on the first and second floors
- The building offers a new multi-purpose room, access to fitness and conference centers owned by the Landlord and Zagster bike share service located at Westlake Center
- Generous employee parking (5:1000 ratio) with partial covered parking and convenient visitor parking
- Located in the prime Blue Ash submarket at the intersection of Pfeiffer Road and Kenwood Road in close proximity to hotels, restaurants and nearby amenities including Summit Park and the Blue Ash Golf Course
- Highly-visible monument sign on Pfeiffer Road
- Visit PfeifferWoodsBlueAsh.com for more details and to view a drone video of Pfeiffer Woods

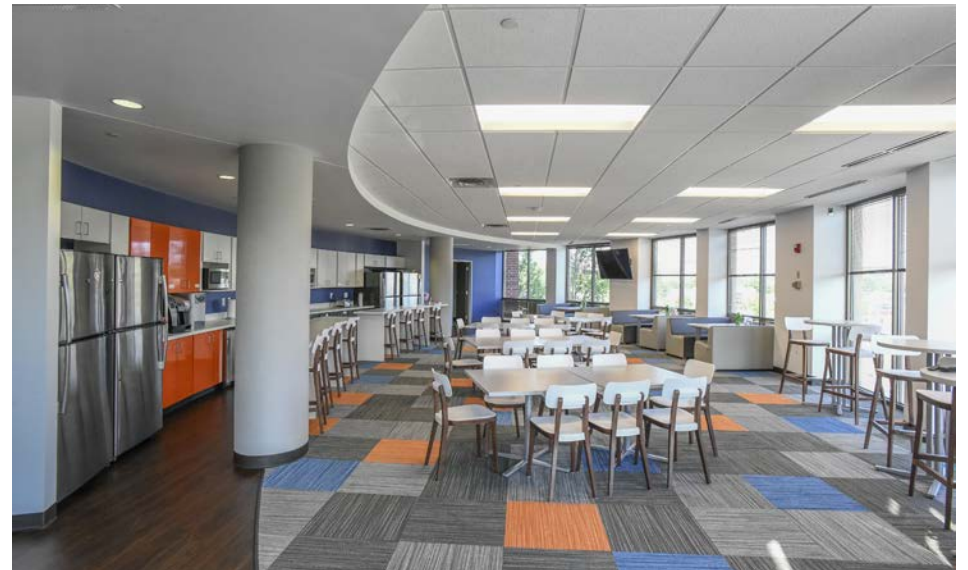
First Impressions

A bright two-story lobby with natural wood accents and distinctive floor mosaic unites the building's two wings



Featured Tenant Spaces

Finished tenant spaces allow for prospective tenants to visualize their office with high-end finishes and modern designs.



Shared Amenities

The tenants at Pfeiffer Woods and the Lake Forest Campus share amenities with each building offering something unique



Pfeiffer Woods' multi-purpose room easily converts from a cafe and lounge to a conference room and training facility.



Westlake Center's renovated fitness center provides locker rooms, showers and 24/7 card reader access.



Lake Forest Place's conference center accommodates 50, offers a kitchenette and can be set up in a variety of layouts.



Monument and exterior building signage at Pfeiffer Woods offer tenants exceptional visibility.

Summit Park District

Pfeiffer Woods is less than one mile from the Summit Park District



About the Summit Park District

- A 130-acre first-class park in the heart of Blue Ash and the Summit Park District features a community pavilion, event space, cafés, bistros, a large performance stage, an observation tower, walking paths and meadows with interactive programming and year-round experiences
- Comprised of five distinct areas to work, eat, shop, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park
- The Neighborhoods at Summit Park offer luxury residential apartment living and single-family homes designed for urban ambiance and connected to the region's top schools
- Additional Summit Park assets are the Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, playgrounds, nature playscape, skate park, sledding hill, rain harvesting lake and water feature, dog parks, trails and picnic areas
- Visit AtSummitPark.com for more information

Blue Ash Amenities

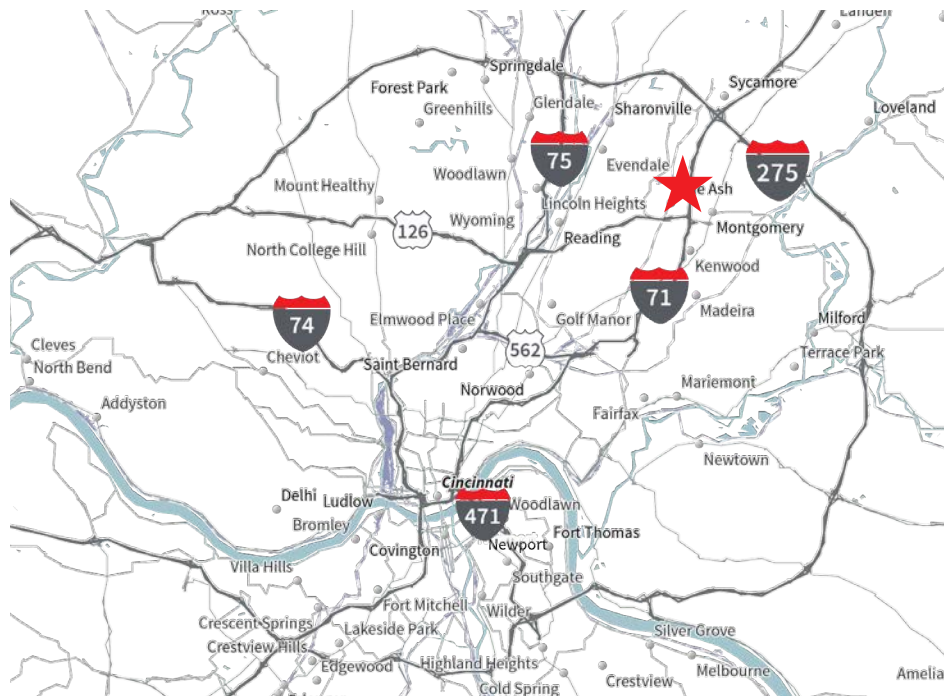
This map highlights just a selection of the many amenities in Blue Ash



- 1 Extended Stay America
Holiday Inn Express
Comfort Inn
Smashburger
- 2 Apple Spice Junction
- 3 Sammy's Craft Burgers & Beers
Hampton Inn
Wyndham Suites
- 4 Through the Garden
- 5 Tri-Health Pavilion
- 6 Embassy Suites
Cascades Restaurant
- 7 Applebee's
- 8 Marriott Courtyard
- 9 Wingate by Wyndham
- 10 Brown Dog Cafe
SENATE
Nanny Belle's Ice Cream
TAHONA Kitchen + Bar
- 11 Buffalo Wild Wing's
- 12 Westlake Center fitness center
- 13 Firehouse Grill
- 14 City Barbeque
- 15 Subway
Dolsot Bistro
Bob Evans
Ando Japanese
- 16 Crowne Plaza
- 17 Blue Ash Golf Course
Cooper Creek
- 18 Parker's Blue Ash Tavern
- 19 Blue Ash Recreation Center
- 20 Qdoba
Jimmy John's
Penn Station
Marx Hot Bagels
Pizza Hut Express
Starbucks

Blue Ash Location

Pfeiffer Woods offers immediate access to several nearby highways and Blue Ash amenities



 Summit Park

 Pfeiffer Woods

Pfeiffer Woods is conveniently located:

- 0.4 miles to Interstate 71
- 0.9 miles to Summit Park
- 2.0 miles to Interstate 275
- 3.7 miles to Interstate 75
- 14.9 miles to Downtown Cincinnati
- 11.9 miles to LUK
- 27.6 miles to CVG

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