



REMINGTON PARK I & II

4370 + 4380 MALSARY ROAD | BLUE ASH, OHIO



the blue ash PORTFOLIO

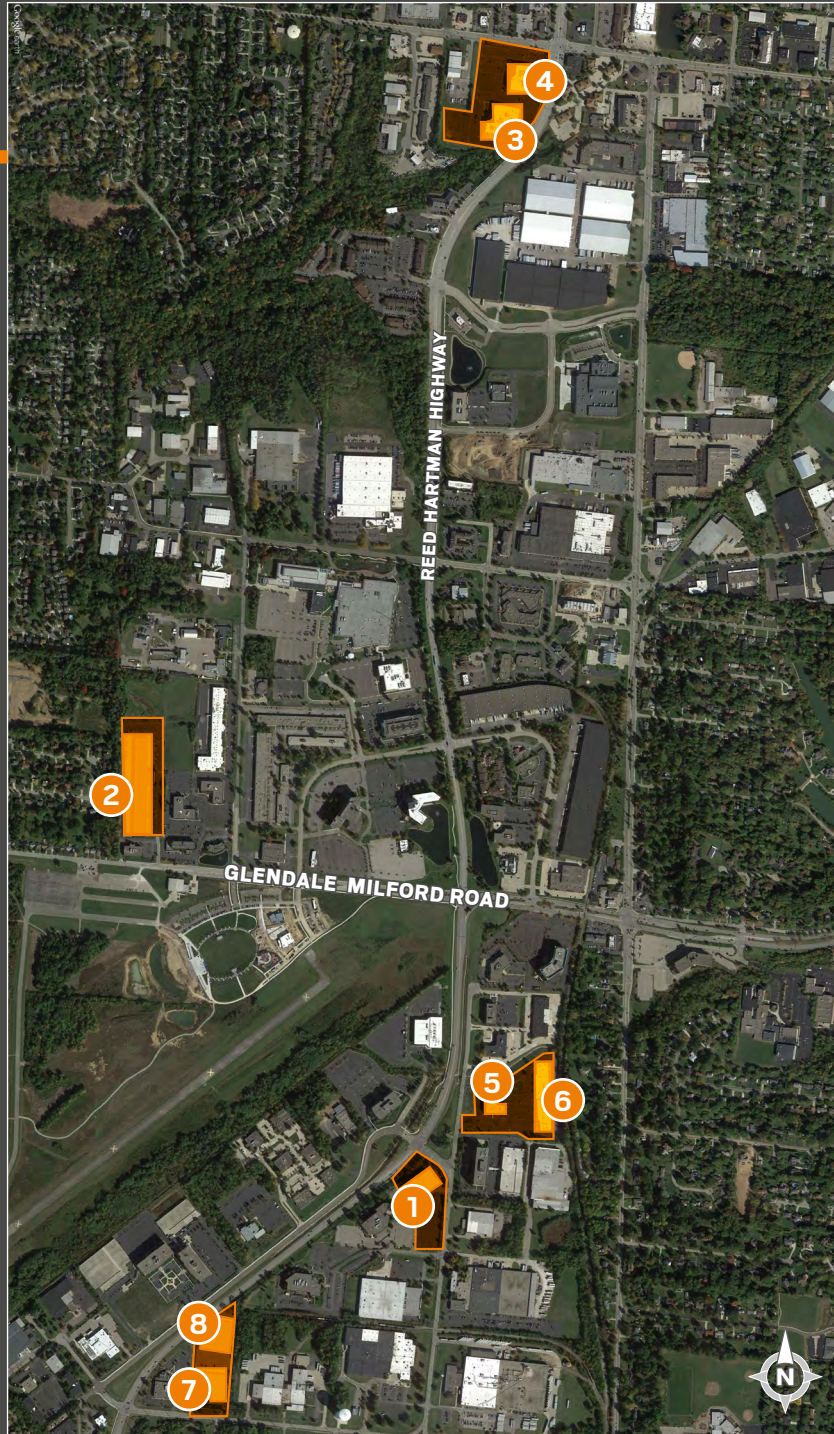
BY NEYER PROPERTIES

VISTA
BUSINESS CENTER II

CBRE

Blue Ash PORTFOLIO

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the blue ash PORTFOLIO

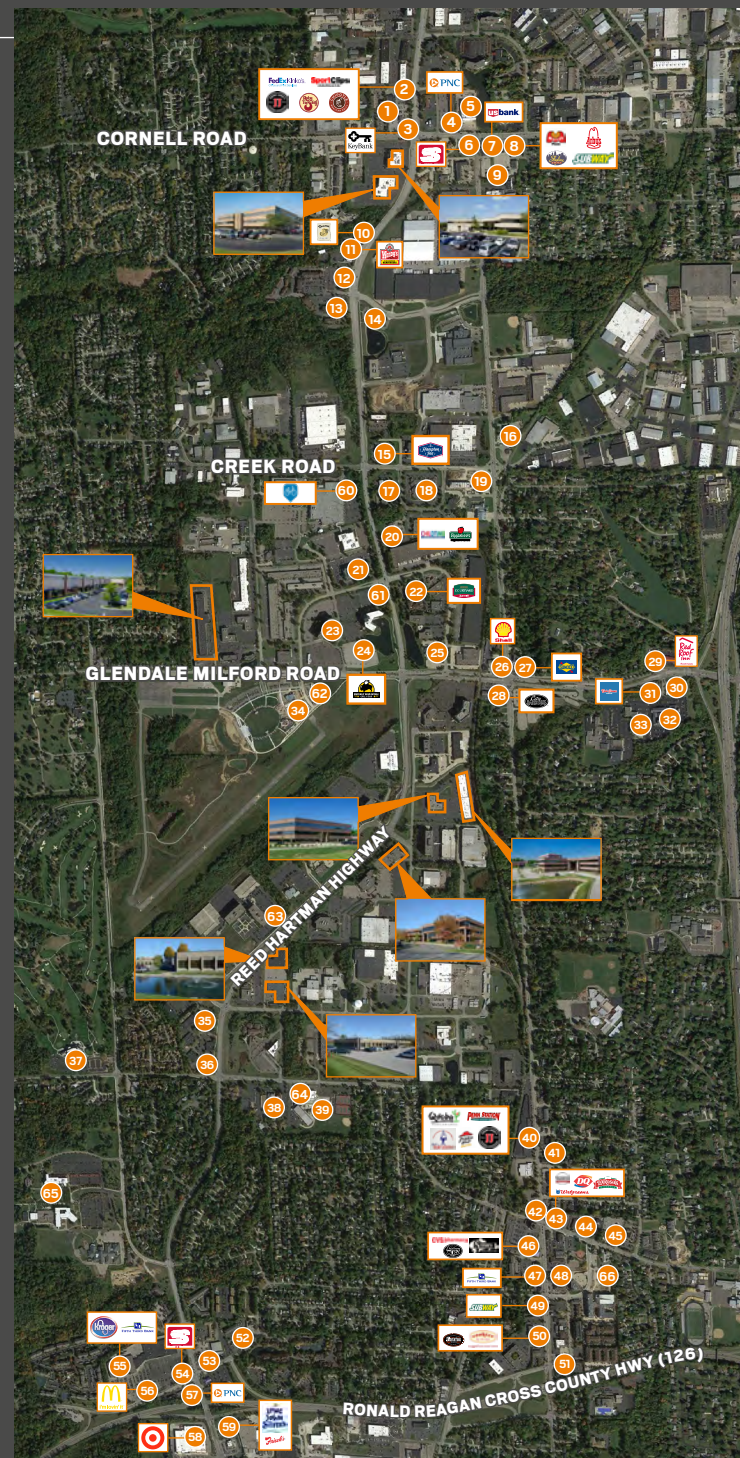
BY NEYER PROPERTIES

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.

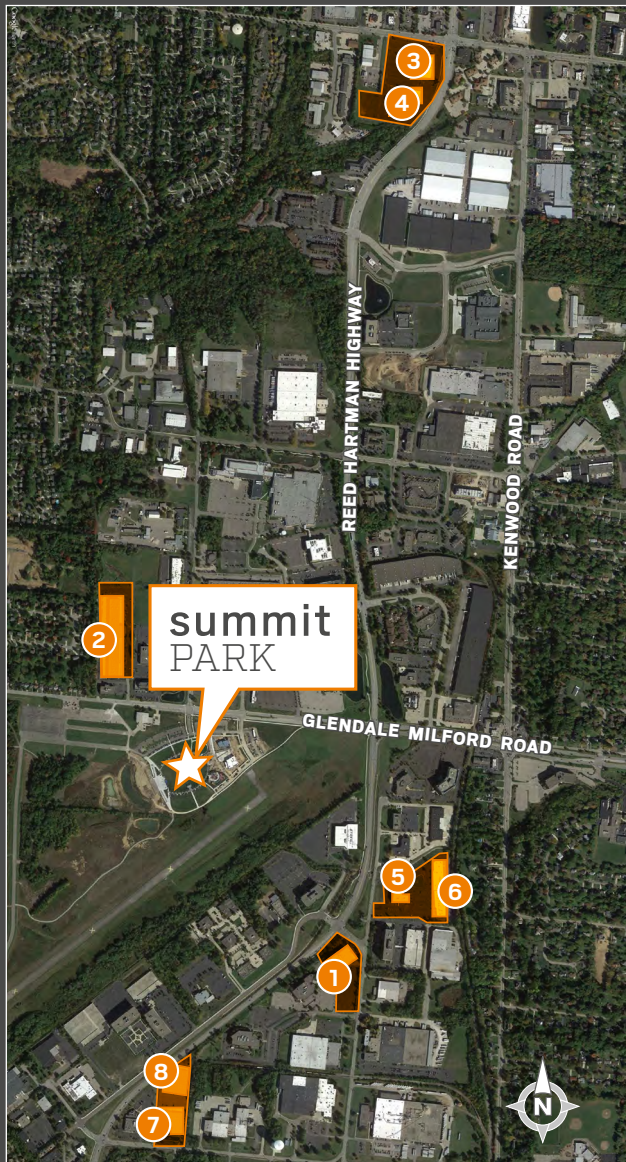
Blue Ash Amenities

- | | | | |
|----|-----------------------------|----|-----------------------------|
| 1 | McAlister's Deli | 34 | Brown Dog Cafe |
| | Cazadores | | Senate |
| | McDonald's | 35 | Nanny Belle's Ice Cream |
| | FedEx | | Gardner School of Blue Ash |
| | Jimmy John's | 36 | Parker's Blue Ash Tavern |
| 2 | Kanpai Japanese | | Blue Ash Golf Course |
| | Ruby Tuesday | 37 | Blue Ash Police Department |
| | Sport Clips | 38 | Blue Ash Recreation Center |
| | Chipotle | 39 | Qdoba |
| | Starbucks | | Penn Station |
| 3 | KeyBank | 40 | Jimmy John's |
| | PNC Bank | | Marx Hot Bagels |
| | Azad India | 41 | Pizza Hut Express |
| 5 | Jersey Mike's | | Starbucks |
| | Smashburger | 42 | Blue Ash Chili |
| 6 | Speedway | | Bruegger's Bagel Bakery |
| 7 | US Bank | 43 | Dairy Queen |
| | Arby's | | LaRosas's |
| 8 | Marco's Pizza | 44 | Walgreen's |
| | Subway | | Slatt's Pub |
| | Skyline | 45 | Blue Ash Public Library |
| 9 | Decent Deli | | US Post Office |
| | Jade Kitchen | 46 | CVS |
| 10 | Panera Bread | | Jersey Mike's |
| | Puffins | 47 | Cafe Mediterranean |
| 11 | Wendy's | | Rascal's Deli |
| 12 | New Orleans To Go | 48 | Servatii Pastry Shop |
| 13 | DiBella's Subs | | Fifth Third Bank |
| 14 | Kinder Garden School | 49 | Mio's Pizzeria |
| 15 | Hampton Inn | | Silver Wok |
| 16 | Through the Garden | 50 | Subway |
| 17 | Holiday Inn Express | | Donato's Pizza |
| 18 | Apple Spice Junction | 51 | Cookies by Design |
| 19 | Sammy's Gourmet Burgers | | Mullaney's Pharmacy |
| 20 | Childtime Learning Centers | 52 | El Pueblo |
| | Applebee's | | Youthland Academy |
| 21 | Embassy Suites | 53 | Taco Bell |
| | Cascades Restaurant | | Skyline |
| 22 | Marriott Courtyard | 54 | Speedway |
| 23 | Foster's at the Lake Forest | 55 | Kroger |
| 24 | Buffalo Wild Wing's | | Fifth Third |
| 25 | Firehouse Grill | 56 | McDonald's |
| 26 | Shell | 57 | PNC Bank |
| 27 | Sunoco | 58 | Target |
| | City Barbeque | 59 | Frisch's |
| 29 | Red Roof Inn | | Long John Silver's |
| 30 | BP | 60 | Zagster- Commercial Station |
| 31 | Bob Evans | 61 | Zagster- Central Station |
| 32 | Crowne Plaza | 62 | Zagster- Summit Station |
| | Subway | 63 | Zagster- Landings Station |
| 33 | Dolsot Bistro | 64 | Zagster- Recreation Station |
| | | 65 | Zagster- College Station |
| | | 66 | Zagster- Downtown Station |



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





REMINGTON PARK I & II

The Workhorse

property features

- Monument signage available along Reed Hartman Highway
- Minutes from I-71, I-75, I-275 and Ronald Reagan Highway
- Flexibility of single story property
- 11' 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
- Potential for full building user
- Malsbary connector to Kenwood

financial

• ASKING RATE	\$15.95 Full Service Gross
• LOAD FACTOR	15%



REMINGTON PARK I & II

The Workhorse

PROPERTY DESCRIPTION

• BUILDING NAME	Remington I & II
• ADDRESS	4370-4380 Malsbary Road, Blue Ash, OH
• COUNTY	Hamilton
• PARCEL ID #	612-0120-0122-00
• YEAR BUILT	1982
• RENTABLE OFFICE AREA	77,368
• FLOORS	One
• ELEVATORS	N/A
• PARKING SPACES	273 including four handicap
• LAND AREA	6.386 acres total land for both A and B
• FLOOR PLATE SIZE	Remington I: 37,103 SF Remington II: 40,265 SF

STRUCTURAL DATA

• STRUCTURE EXTERIOR	Bar joints with steel decking; precast panels on slab
• INTERIOR WALLS	Metal studs, drywall, wall covering
• FLOORS	
HEIGHT (DECK TO DECK)	14'6"
FINISHED CEILING HEIGHT	9'0"
• WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

• COOLING	Rooftop
• COOLING TOWERS	None
• AIR DISTRIBUTION FLOW	Roof tops are ducted, return is open return
• HEATING	RTU with heat pack
• BOILERS/HEAT SYSTEMS	None
• HEAT DISTRIBUTION	Electric in RTU
• ELECTRIC	600 Amps- 3-phases 120-208 Volts
• LIGHTING	T-12 and T-8 fluorescent
• ENERGY MANAGEMENT SYSTEM	Programmable stat's

SECURITY & LIFE SAFETY SYSTEMS

• SECURITY TYPE	None
• FIRE DETECTION & PROTECTION	Wet sprinkler
• EMERGENCY POWER	Battery backup emergency lights

SIGNAGE

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

REMINGTON PARK I

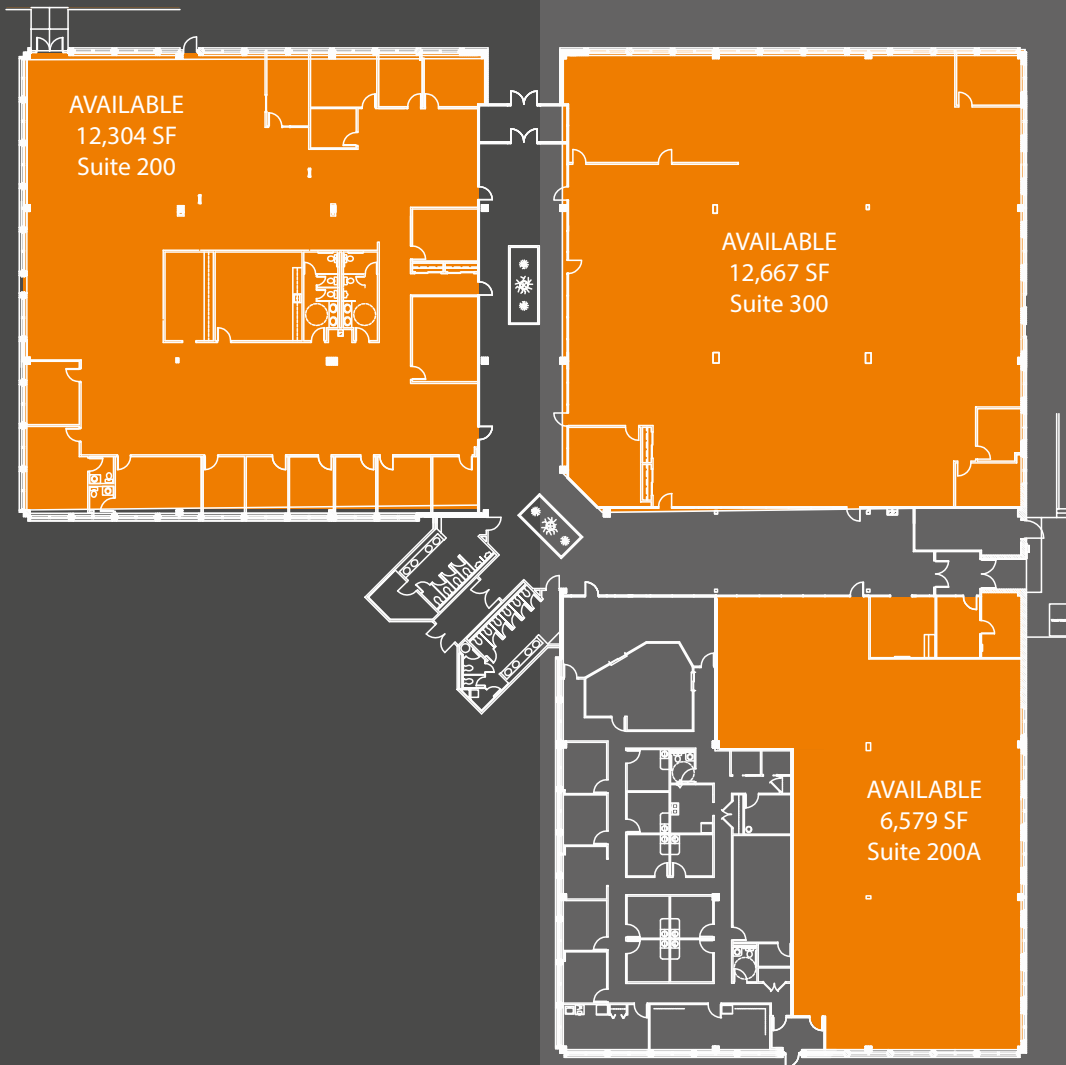
availability

Suite	SF
300	12,667
200	12,304
200A	6,579

REMINGTON PARK I

floor plans

BUILDING I



REMINGTON PARK II

availability

Suite	SF
100	2,753
200	18,815

REMINGTON PARK II

floor plans

BUILDING II

AVAILABLE
18,815 SF
SUITE 200



10,168 SF
SUITE 250

AVAILABLE
2,753 SF
SUITE 100

REMINGTON PARK 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 7TH

- 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.



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.

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE