



BLUE ASH CORPORATE CENTER

4300 GLENDALE MILFORD ROAD | BLUE ASH, OHIO

the blue ash
PORTFOLIO

BY NEYER PROPERTIES



CBRE



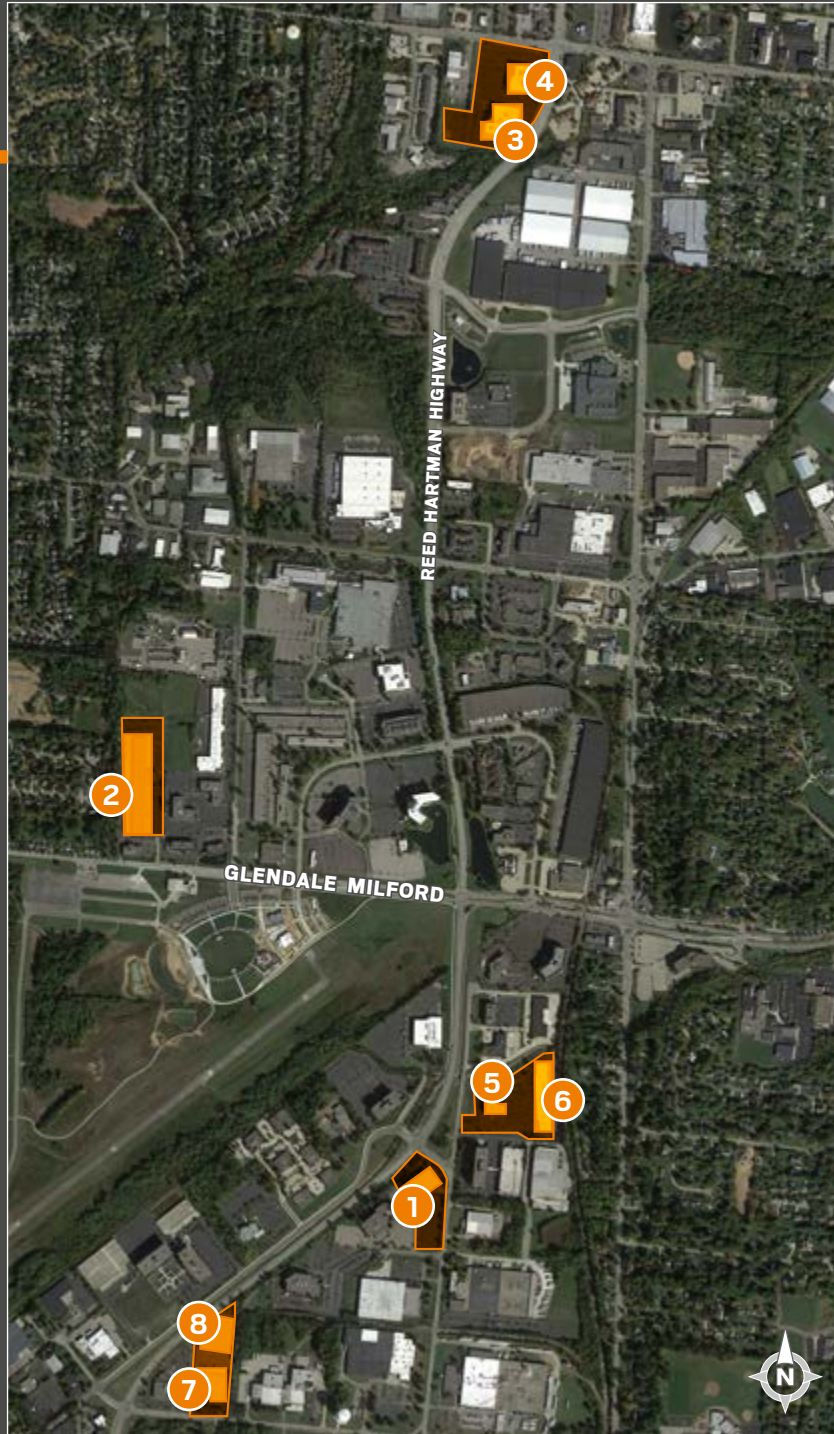
the blue ash PORTFOLIO

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CBRE

Blue Ash PORTFOLIO

- 1 NORTHMARK I
- 2 BLUE ASH CORPORATE CENTER I
- 3 FOUNTAIN POINTE I
- 4 FOUNTAIN POINTE II
- 5 VISTA BUSINESS CENTER I
- 6 VISTA BUSINESS CENTER II
- 7 REMINGTON PARK A
- 8 REMINGTON PARK B



the blue ash PORTFOLIO

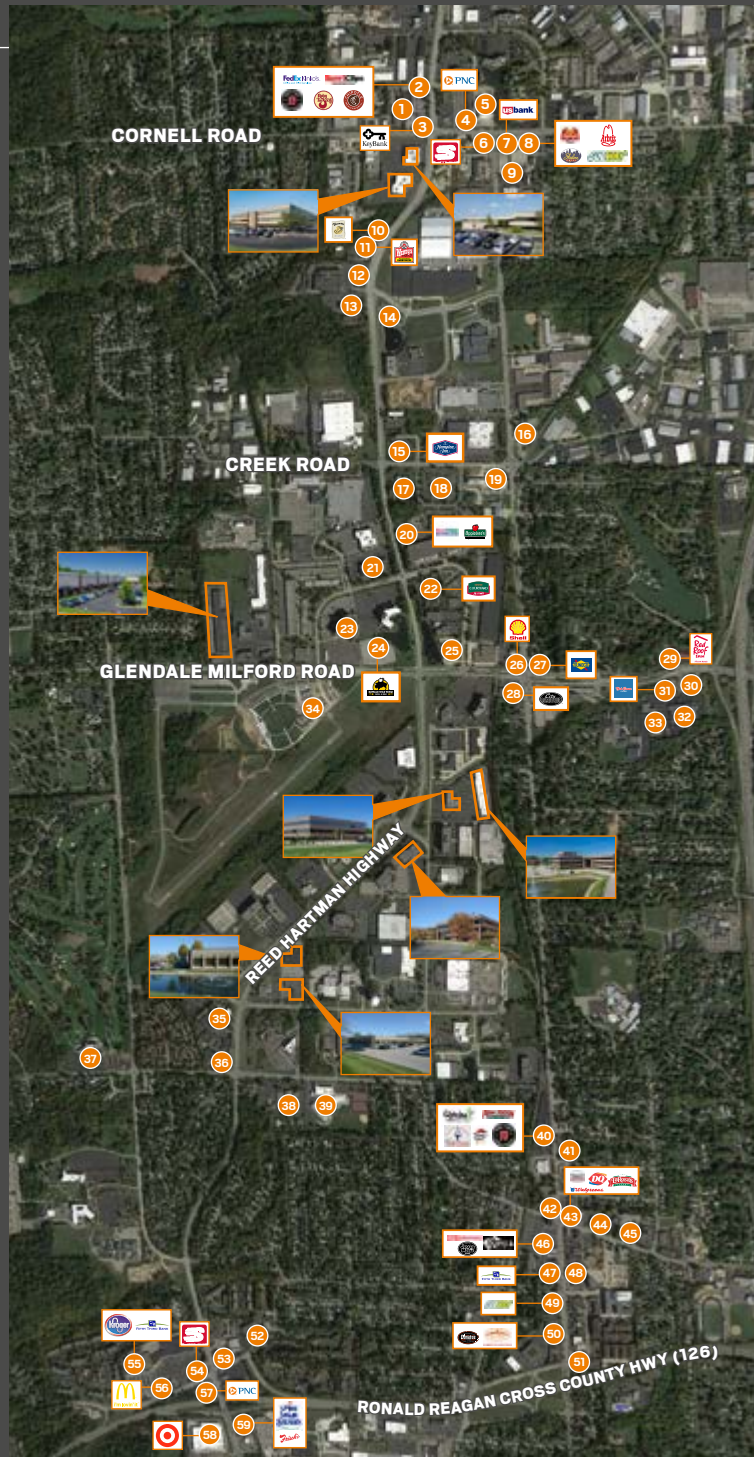
BY NEYER PROPERTIES

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.

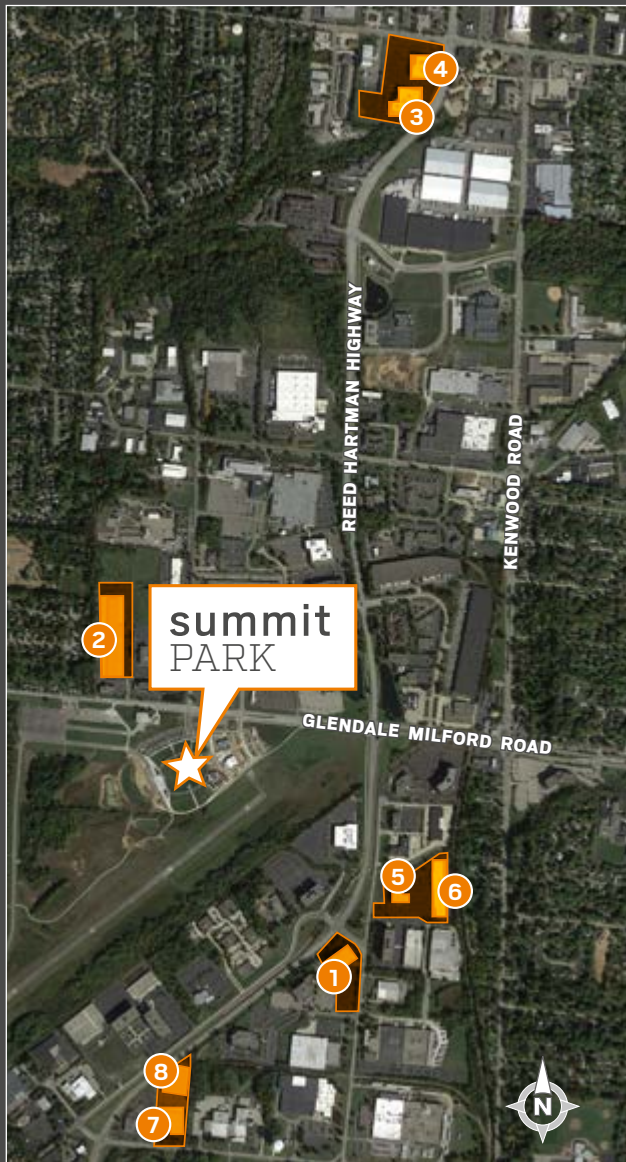
Blue Ash Amenities

- | | | | |
|----|-----------------------------|----|----------------------------|
| 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 | 35 | Nanny Belle's Ice Cream |
| | Ruby Tuesday | | 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 | | Penn Station |
| 5 | Jersey Mike's | 40 | 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 | 44 | Walgreen's |
| | Jade Kitchen | | Slatt's Pub |
| 10 | Panera Bread | 45 | Blue Ash Public Library |
| | Puffins | | 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 | 47 | Rascal's Deli |
| 15 | Hampton Inn | | Servatii Pastry Shop |
| 16 | Through the Garden | 48 | Fifth Third Bank |
| 17 | Holiday Inn Express | | Mio's Pizzeria |
| 18 | Apple Spice Junction | 49 | Silver Wok |
| 19 | Sammy's Gourmet Burgers | | Subway |
| 20 | Childtime Learning Centers | 50 | Donato's Pizza |
| | Applebee's | | 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



BLUE ASH CORPORATE CENTER

The Block



property features

- Monument signage available along Glendale Milford Road
- Minutes from I-71, I-75, I-275 and Ronald Reagan Highway
- Across the street from the new Summit Park
- Direct suite access
- Ability to accommodate large users on one floor
- Generator access
- 10' ceiling height throughout
- 5:1,000 parking ratio
- Centrally located within the Blue Ash area
- Direct suite access
- Surrounded by dining and shopping opportunities
- Access to all Neyer Properties conference facilities
- Potential for full building user
- Drive-in door available

financial

• ASKING RATE	\$10.00 Net
• OPERATING EXPENSES	\$4.48 + utilities + jan.
• LOAD FACTOR	0%



BLUE ASH CORPORATE CENTER

The Block

PROPERTY DESCRIPTION

• BUILDING NAME	Blue Ash Corporate Center
• ADDRESS	4270 - 4318 Glendale Milford Rd.
• COUNTY	Hamilton
• PARCEL ID #	612-0150-0570-00
• YEAR BUILT/RENOVATED	1979/1998
• RENTABLE OFFICE AREA	87,000
• FLOORS	One
• ELEVATORS	Zero
• PARKING SPACES	435
• LAND AREA	6.386 acres
• FLOOR PLATE SIZE	87,000 SF
• ADJACENT LAND	10.2 acres

STRUCTURAL DATA

• STRUCTURE EXTERIOR	Bar joints w/ steel decking; precast panels on slab
• INTERIOR WALLS	Metal studs, drywall, wall covering
• FLOORS	
HEIGHT (DECK TO DECK)	18'6"
CEILING HEIGHT	10'
• 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

• SUITE ENTRANCE	
• MONUMENT: GLENDALE MILFORD RD.	
• ON BUILDING	

BLUE ASH CORPORATE CENTER

availability

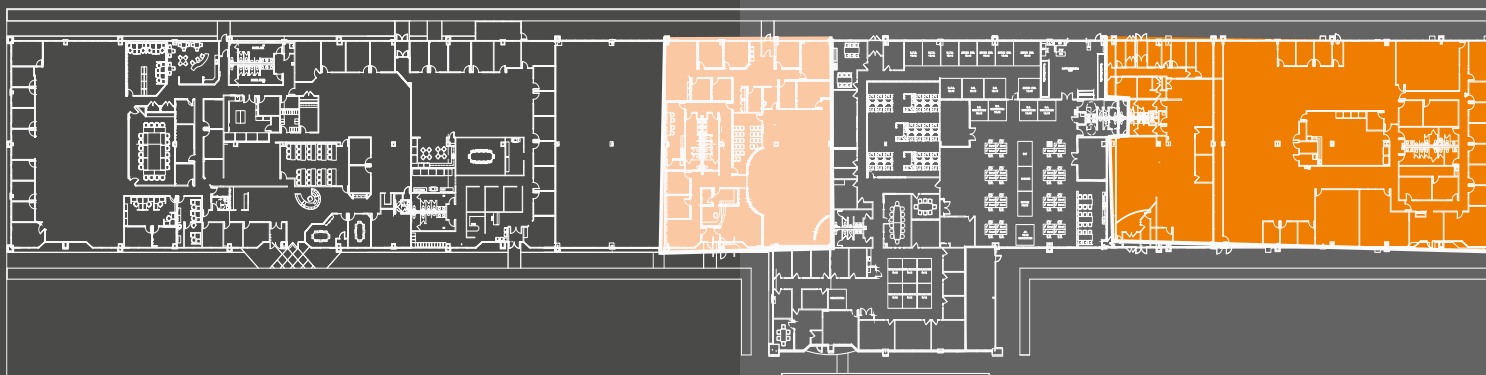
Suite	SF
4280	9,040
4292	20,913

BLUE ASH CORPORATE CENTER

floor plan

Suite 4280
AVAILABLE
9,040 SF

Suite 4292
AVAILABLE
20,913 SF



BLUE ASH CORPORATE CENTER

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



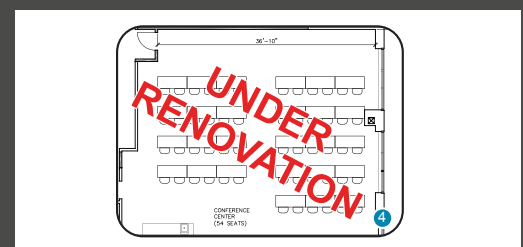
GATEWAY WEST OFFICE PARK

- 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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