



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-75 and an abundance of amenities including retail, dining and hotels

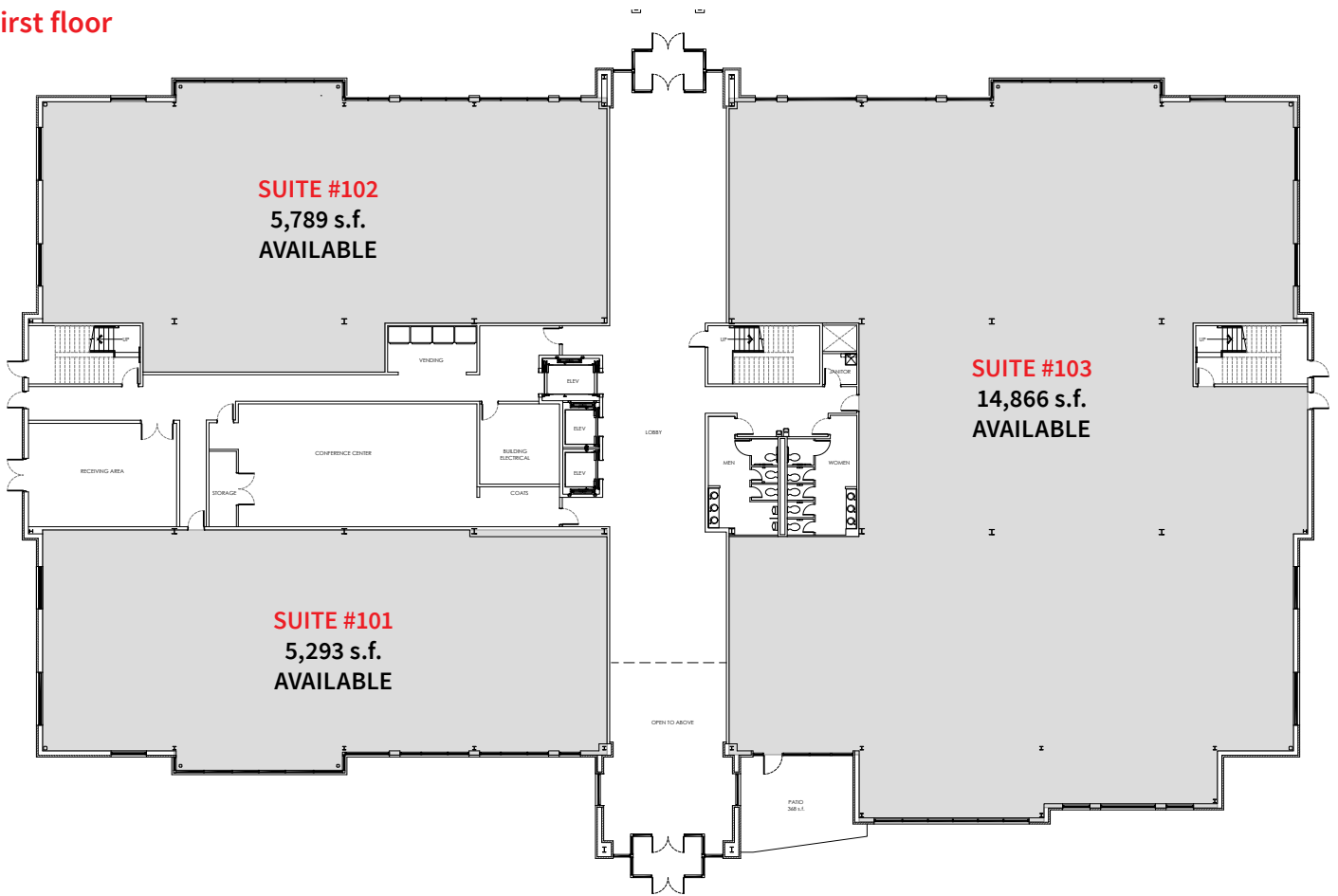
NorthPointe Office A & B
Union Centre Blvd. & Cincinnati-Dayton Rd.
West Chester, OH

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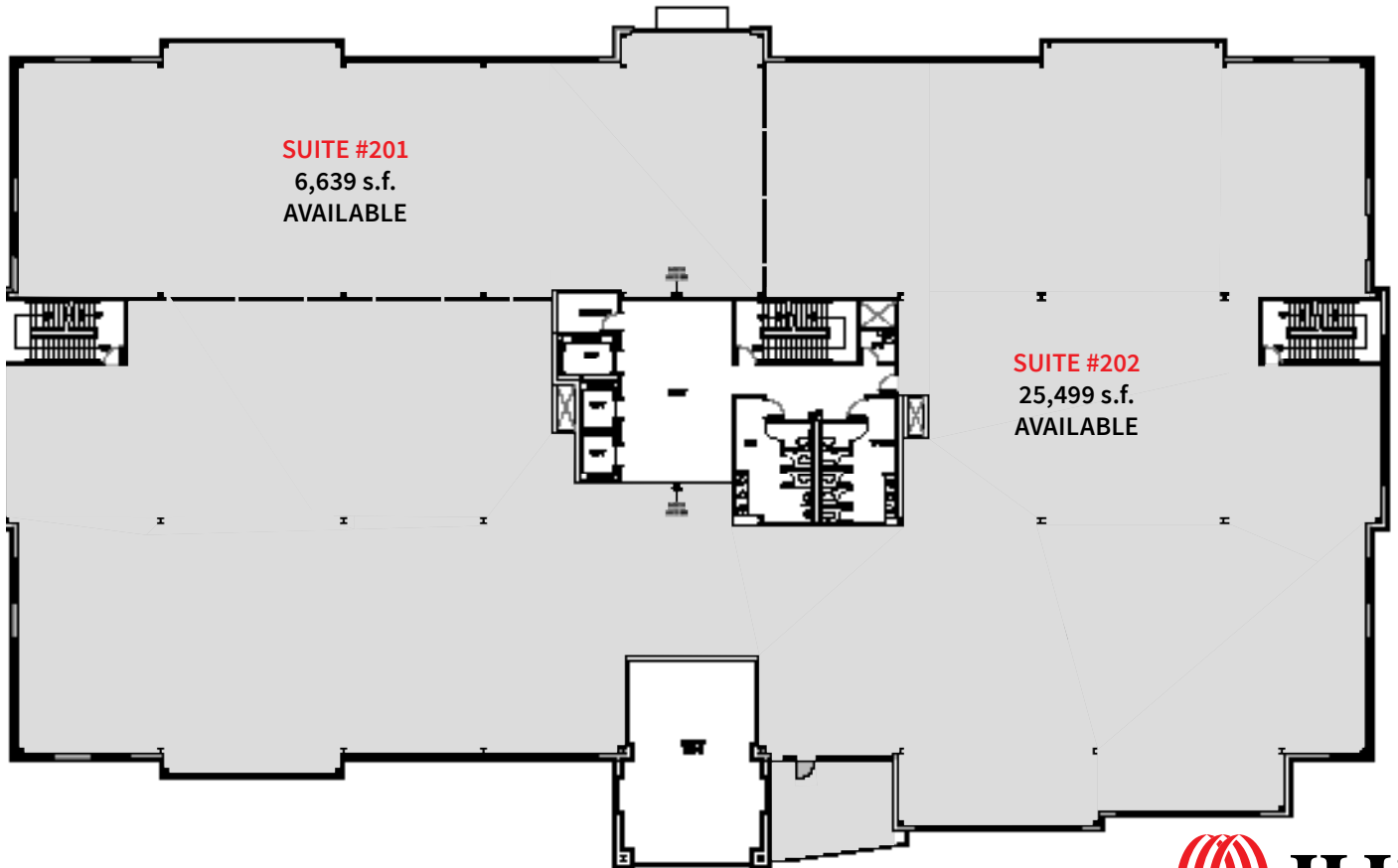
jll.com/cincinnati



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 |

