

# LANDINGS II

9987 CARVER ROAD  
IN BLUE ASH





W e l c o m e



# Landings II

Class A

176,076 sf Building

36,000 sf Floor Plates

Scenic 360° Views

Contemporary-Style Entries

Abundant Natural Light

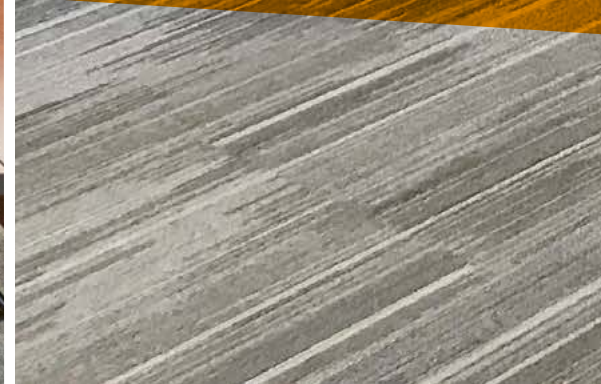
5 Floors

17,219 rsf Max Contiguous

Full-height Windows

Asking \$15.50 psf Net







# Highlights

Newly renovated lobby, restrooms & common corridors

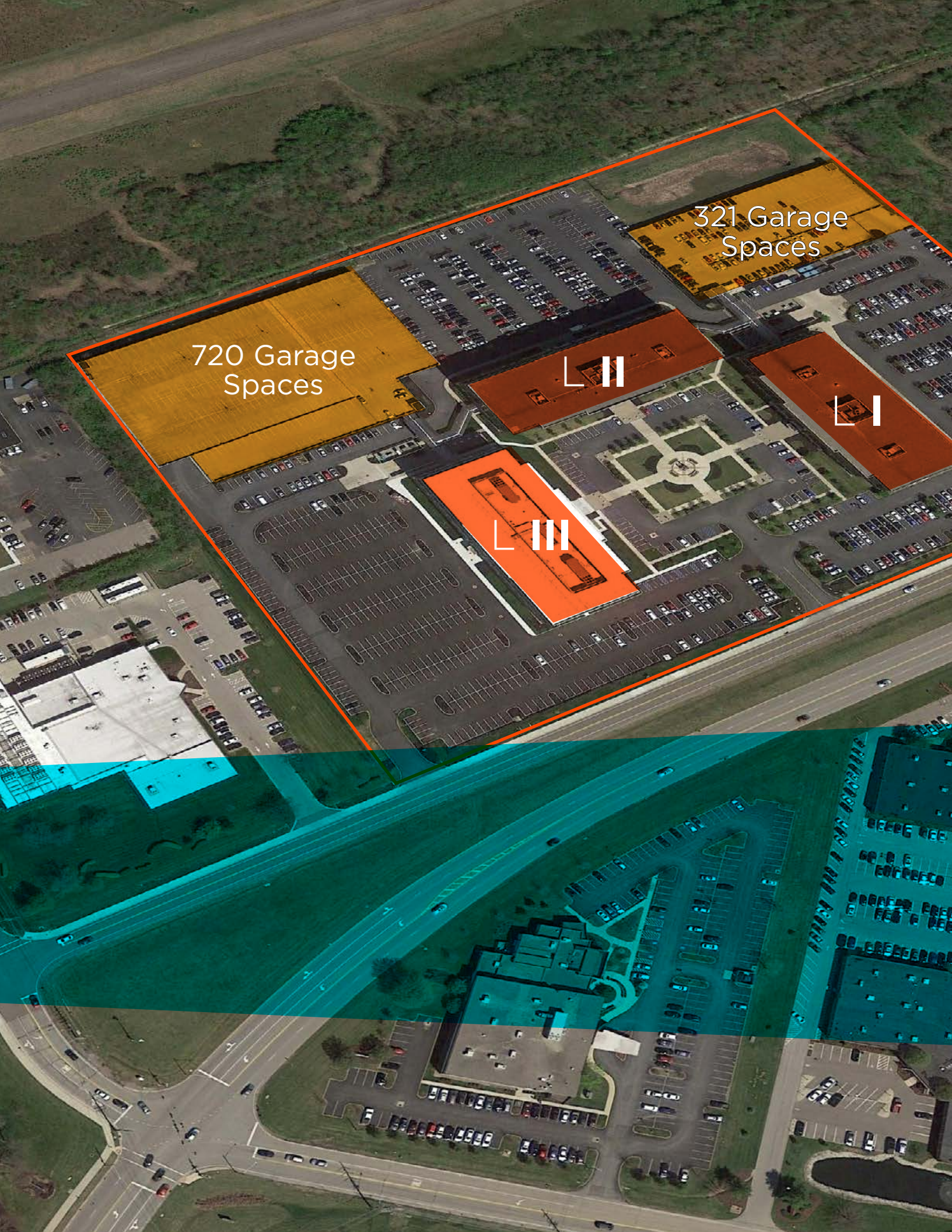
Shared conference room easily seats 60 people

Grab-and-Go self-service marketplace serving breakfast and lunch

Abundant (5.2/1000) on-site parking available + covered garage

Easy access to the Summit Park District

Instant access to/from Reed Hartman Highway, I-71, I-275 & Ronald Reagan Cross County Highway

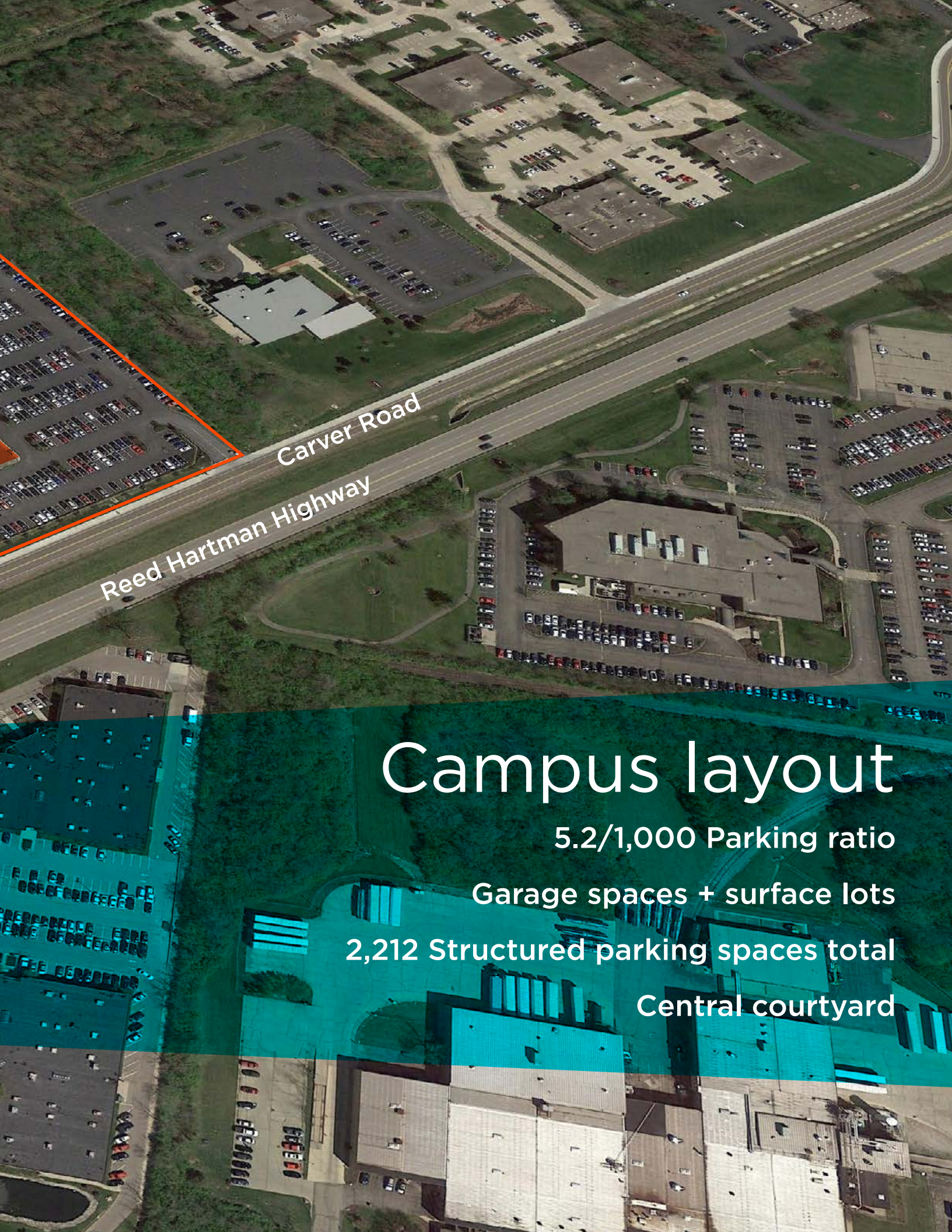


720 Garage Spaces

321 Garage Spaces







Carver Road  
Reed Hartman Highway

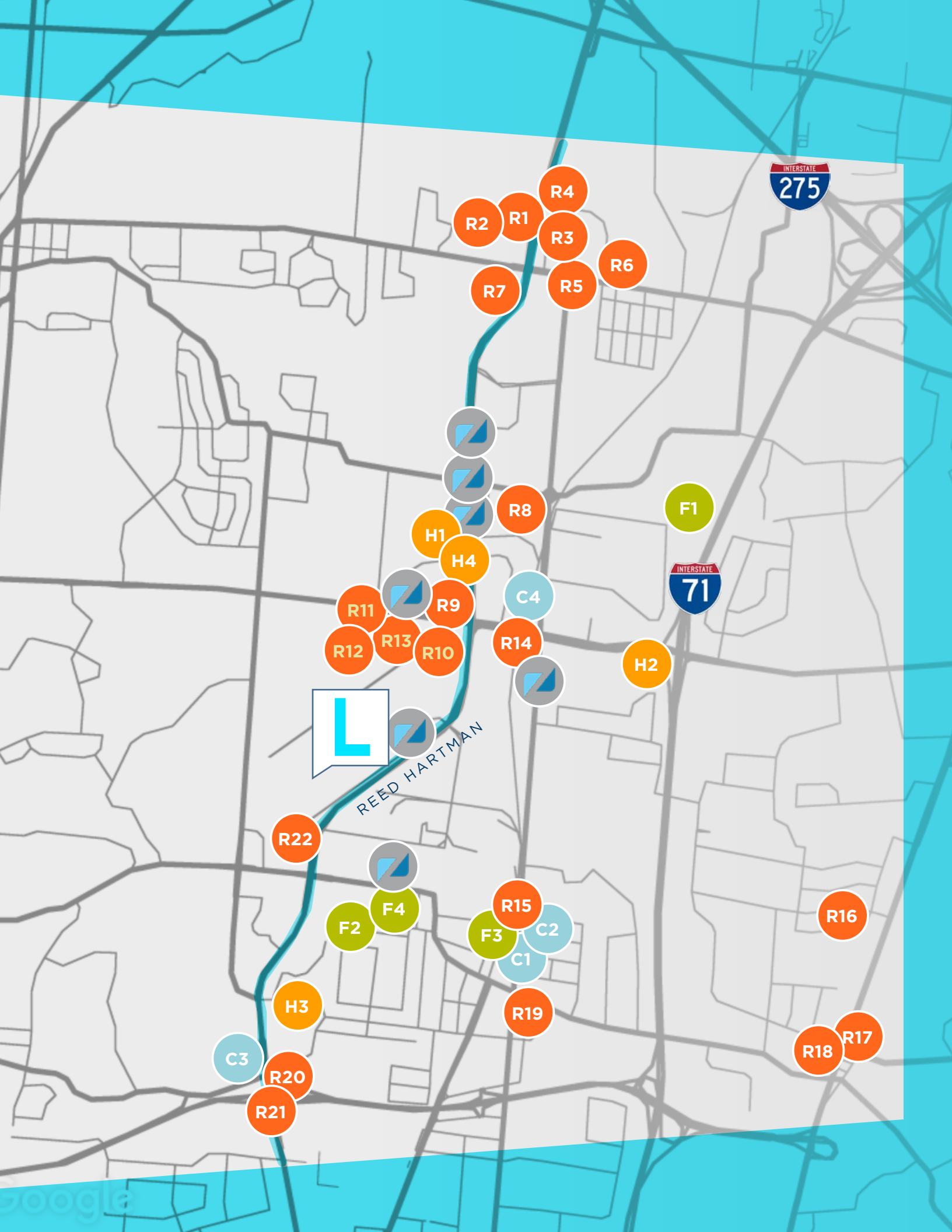
# Campus layout

5.2/1,000 Parking ratio

Garage spaces + surface lots

2,212 Structured parking spaces total

Central courtyard



REED HARTMAN

# Nearby amenities

“ The City of Blue Ash continues to build on its tradition as one of the top office markets in the Midwest. Its business-friendly environment, numerous amenities, abundant green space, and easy access to all points in the region, make Blue Ash a popular destination for local, regional and national companies! ”

- Neil Hensley

Director, Blue Ash Economic Development



SUMMIT PARK

## Restaurants

- R1 Queen City Brewing
- R2 McAlister's Deli
- R3 Smashburger
- R4 Durum Grill
- R5 Arby's
- R6 Skyline
- R7 Panera
- R8 Sammy's Craft Burgers
- R9 Buffalo Wild Wings
- R10 Brown Dog Cafe
- R11 SENATE
- R12 Nanny Belle's
- R13 TAHONA
- R14 City BBQ
- R15 Jimmy John's
- R16 Jeff Ruby's Carlo & Johnny
- R17 Pomodori's Pizzeria
- R18 Montgomery Inn
- R19 Sleepy Bee Cafe
- R20 Gold Star Chili
- R21 Frisch's Big Boy
- R22 Parkers Tavern

## Coffee Shops

- C1 Starbucks
- C2 Bruegger's Bagels
- C3 Dunkin' Donuts
- C4 Gazebo Tea Garden

## Hotels

- H1 Embassy Suites by Hilton
- H2 Crowne Plaza
- H3 Extended Stay America
- H4 Courtyard by Marriott

## Fitness & Health

- F1 Fitness & Health Pavilion
  - F2 Fitness Together
  - F3 Fitness Physiques
  - F4 Blue Ash Rec Center\*
- \*minimal annual cost to Blue Ash employees
- Zagster Bike Share Hub



BIKE SHARE NOW  
IN BLUE ASH

+ A STATION AT THE LANDINGS!

# Meet our newest neighbor



• Frontier Court connector road completed

• Carver Woods Drive connector road estimated Spring 2020



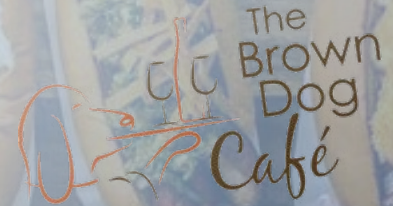
## SUMMIT PARK ACCESS

Driving, biking + walking to Blue Ash's newest development featuring restaurants, parks, multi-family

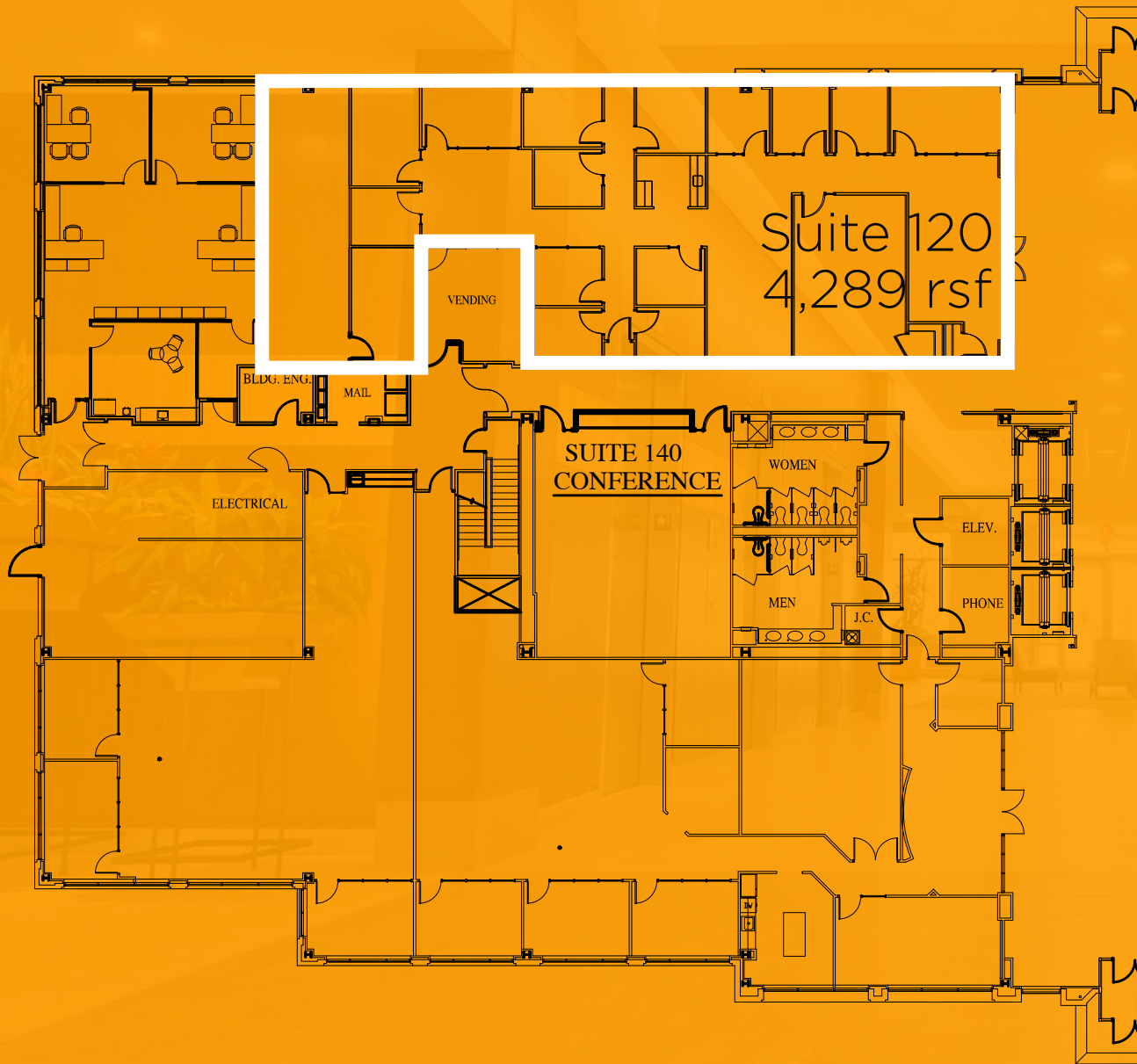


Located in the center of Blue Ash, a space where visitors enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region's most beautiful settings

- FREE FITNESS
- HOST EVENTS
- OBSERVATION TOWER
- DOG PARK
- PONDS & CREEKS
- FARMERS MARKET
- ICE RINK
- 4 ON-SITE RESTAURANTS
- EXTENSIVE TRAIL NETWORK
- GLASS CANOPY
- BIKE RENTALS BY

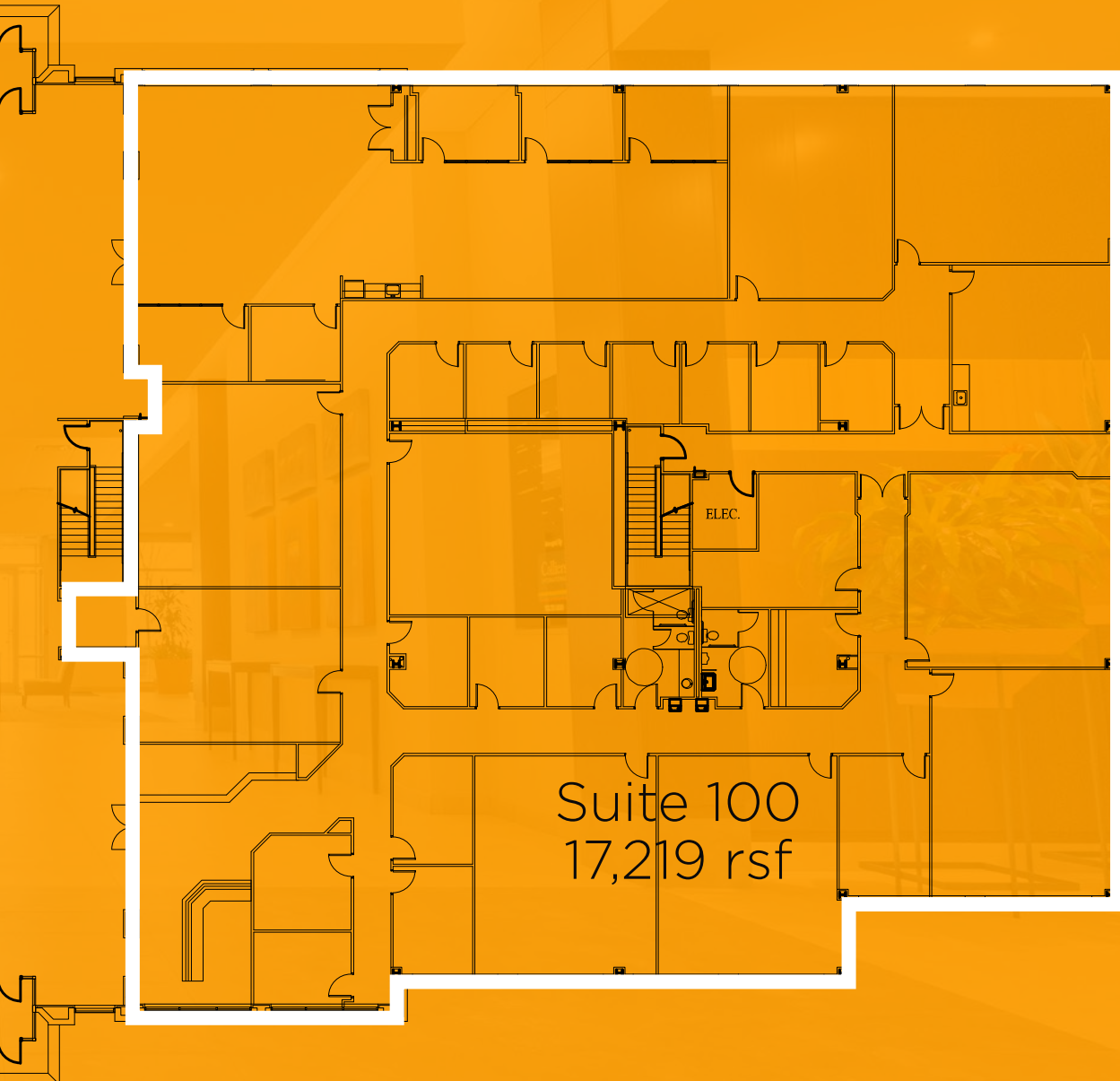


# LANDINGS

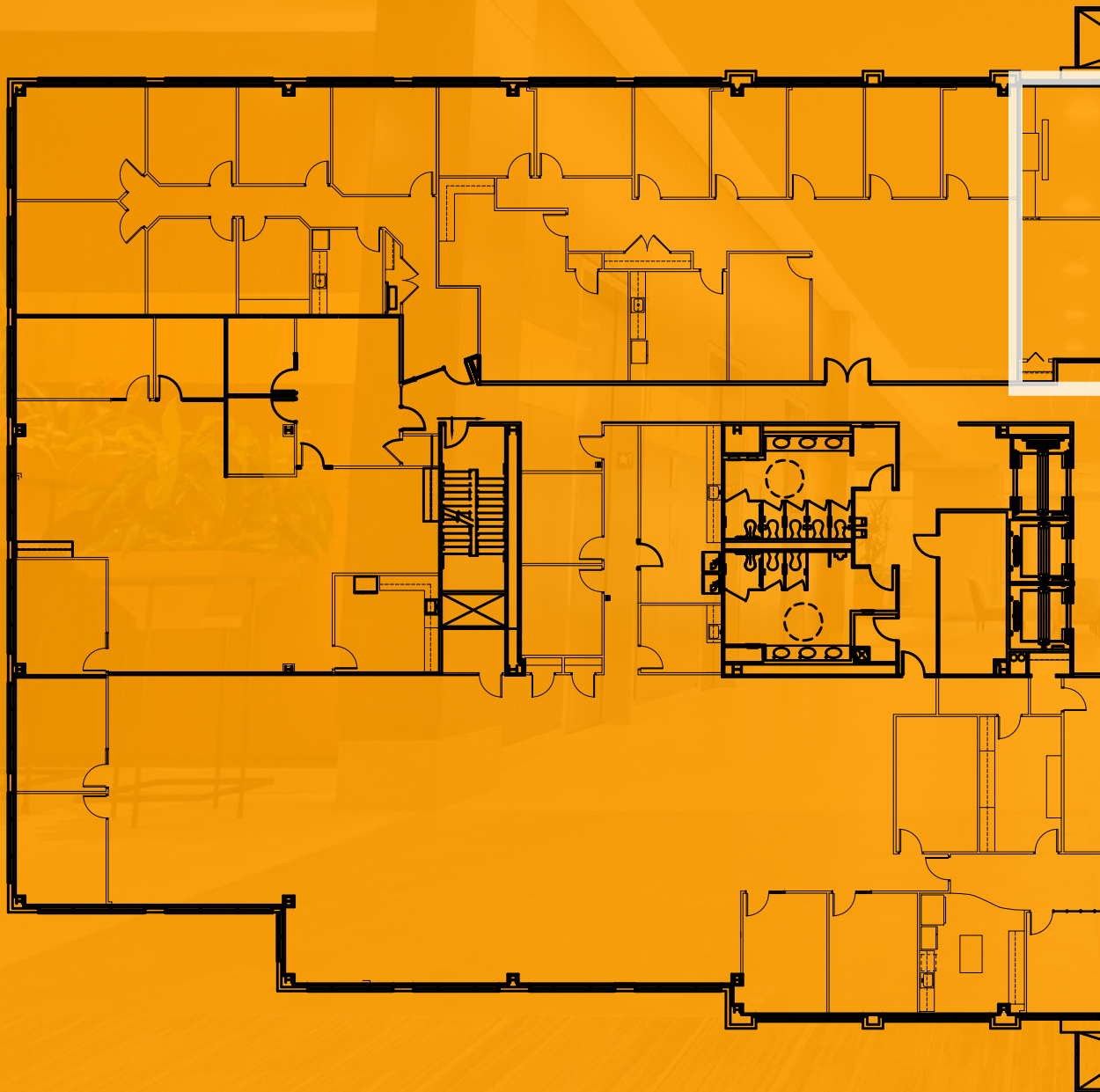




# Floor I



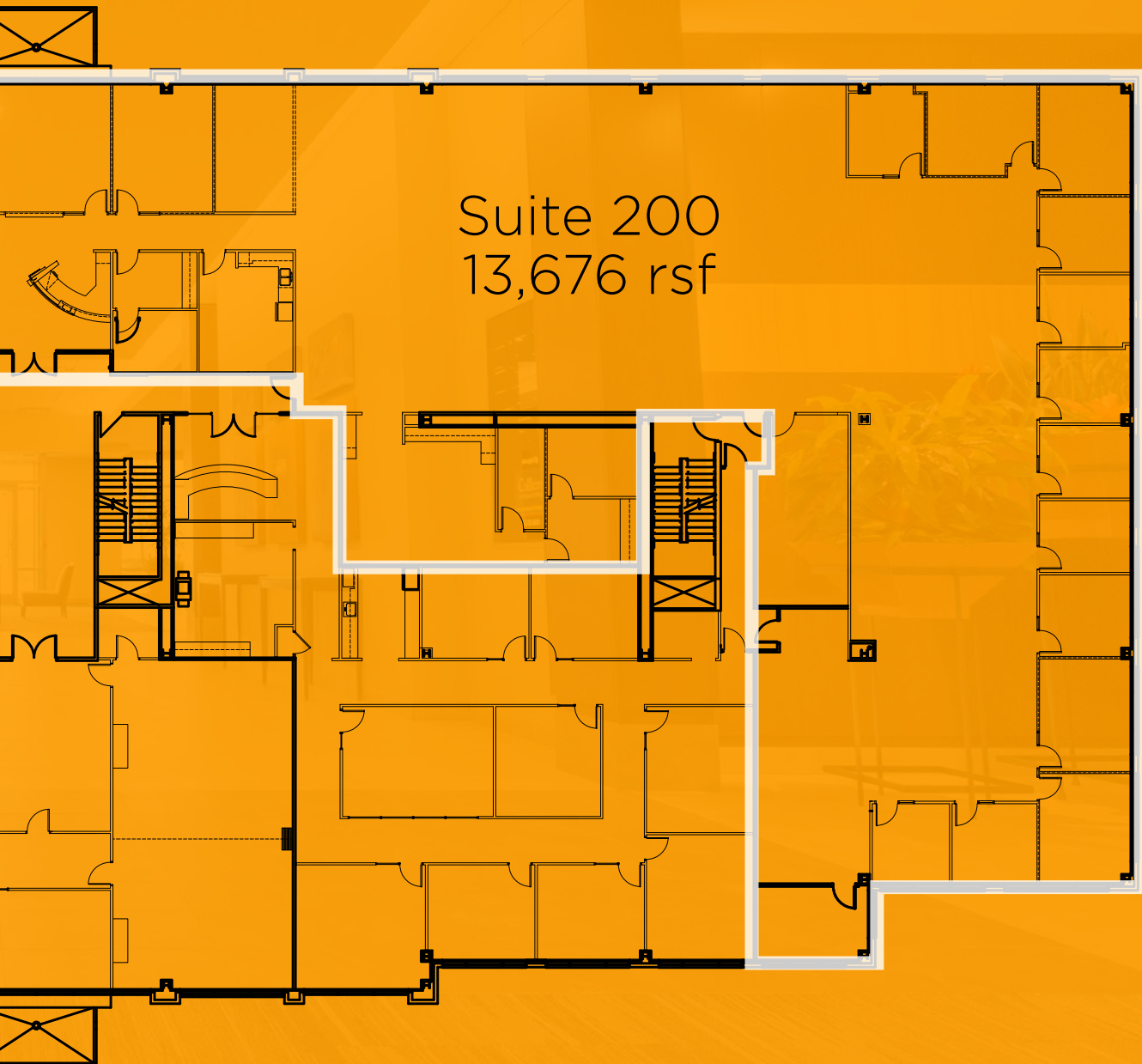
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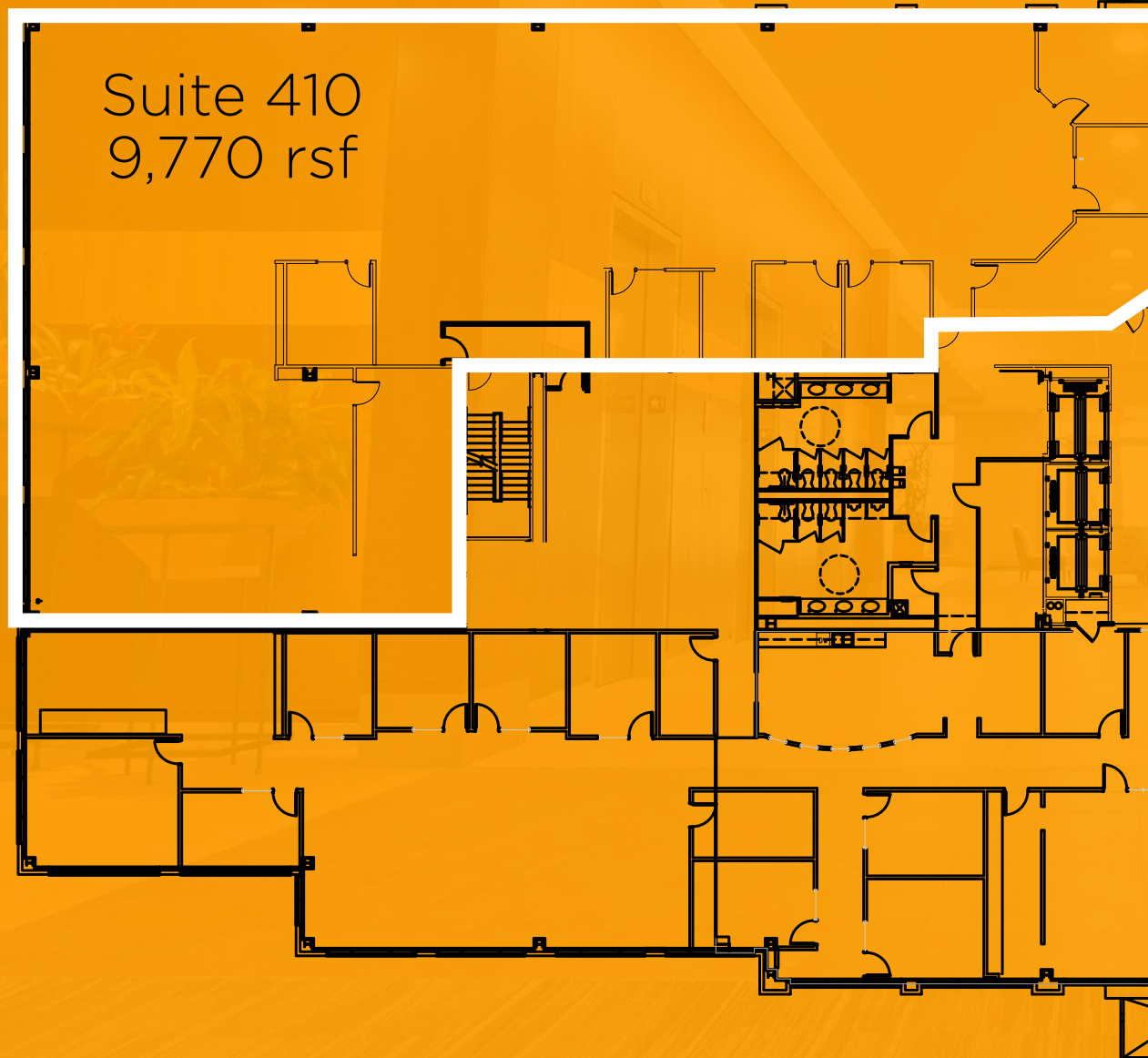


II

# Floor II



# LANDINGS



II

# Floor IV

