

Lake Forest Place

4445 Lake Forest Drive / Blue Ash, OH 45242

SUBLEASE



17,727 RSF Office Space on Second Floor

Property Highlights

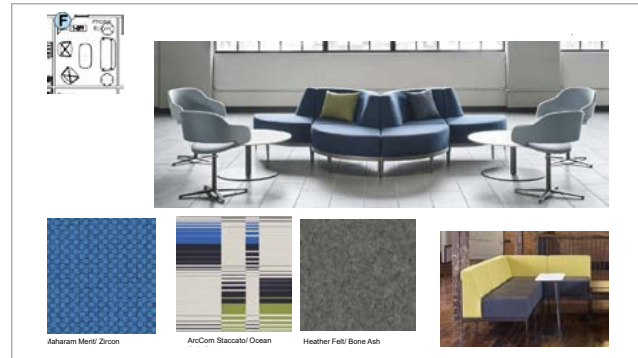
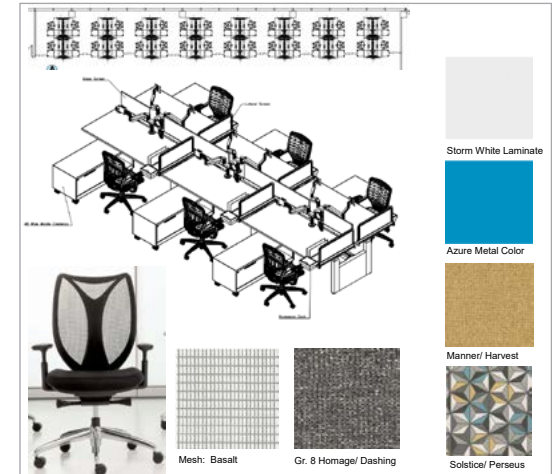
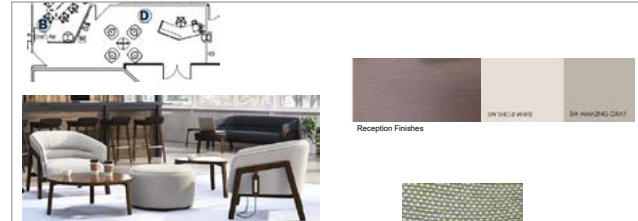
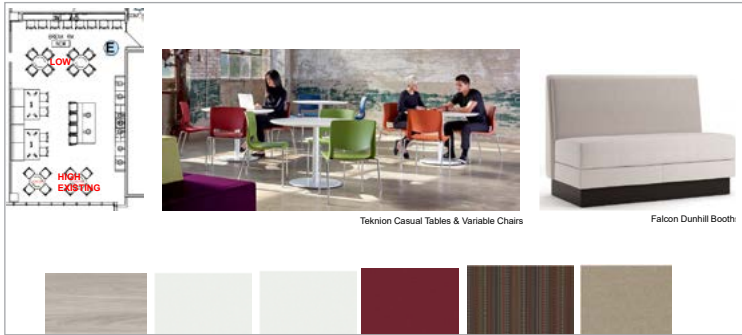
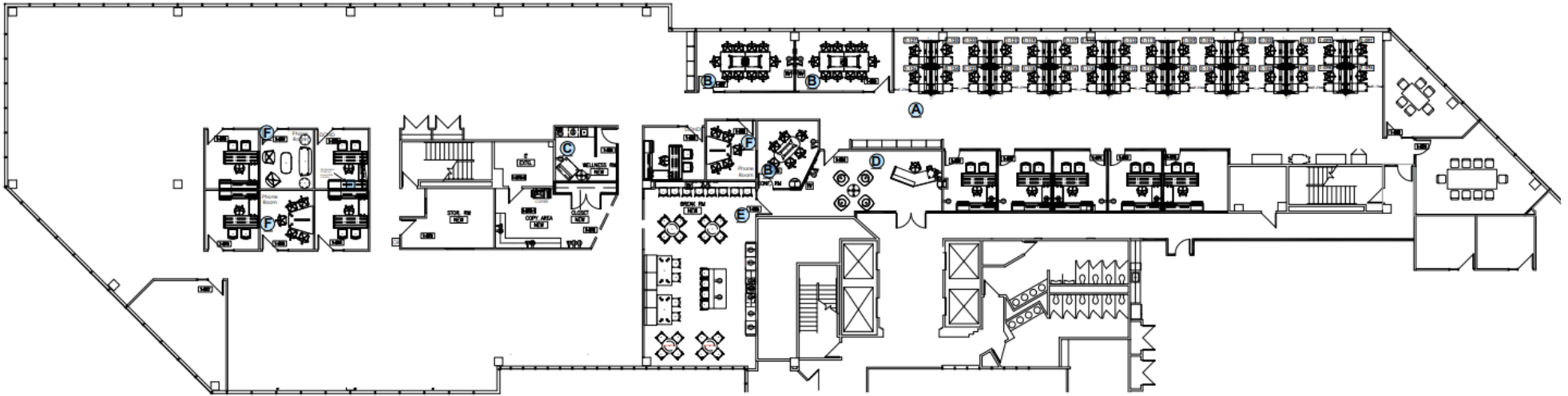
- Seven-story 219,750 sf office building
- 2019 renovated lobby with five-story atrium
- Ample employee and visitor parking
- Onsite amenities include 50-person conference center, brand new tenant lounge with food service and property management
- Access to private fitness center and Zagster bike share service on campus
- Lake Forest Campus is situated on the corner of Pfeiffer Road and Reed Hartman Highway directly across from Summit Park
- Located in the center of Blue Ash's abundant dining, retail, hospitality, service, leisure and residential amenities
- Existing furniture can be included
- Lease expires 7/15/2024
- Asking \$17.50/rsf Gross

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Floor Plan

Opportunity to include furniture with sublease



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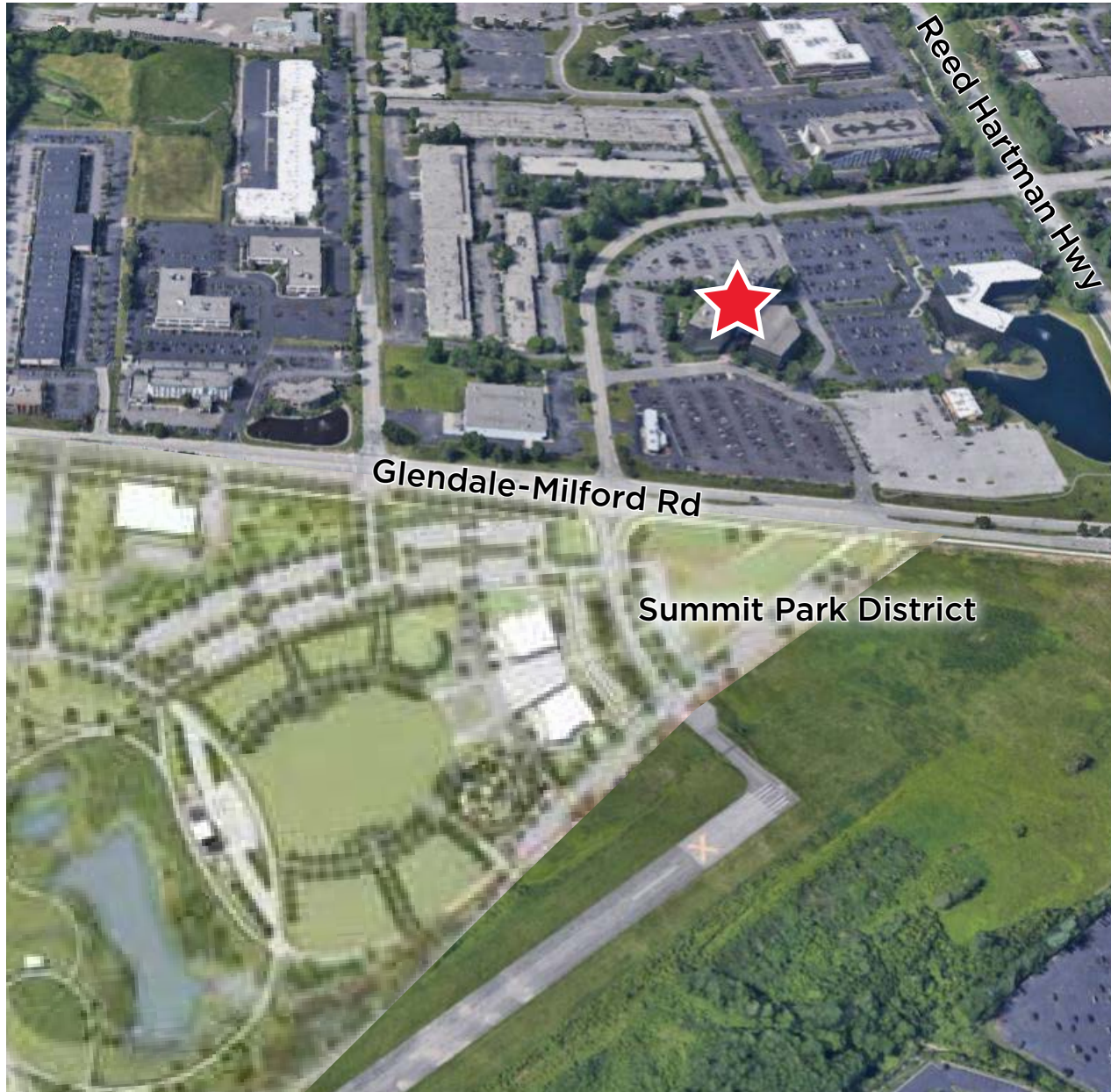
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Summit Park District



Located in the heart of Blue Ash, the Summit Park District consists of five distinct areas to work, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park.

The District, Parkside, Carver Woods and Daventry form the Neighborhoods at Summit Park, a 110-acre mixed-use development featuring specialty retail and dining, entertainment venues, luxury apartments, single family homes and senior living. Designed for an urban ambiance, the residential options are connected to the region's top schools.

Summit Park is a 130-acre world-class park where visitors enjoy interactive programming, unique learning opportunities and year-round experiences. The park offers a community pavilion, event space, cafes, bistros, an observation tower, a large performance stage, walking paths, meadows, children's playground, dog park, ponds, creek, sledding hill and much more.

Free fitness and yoga classes are offered several times each week beginning in May and extending into October in one of the region's most beautiful settings.

The Summit Park District puts the ultimate amenity package right at Lake Forest Place's front door.

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Area Amenities



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Restaurants

- R1 El Vaquero Mexican, Bonnie Lynn Bakery, McAlister's Deli
- R2 Smashburger, Basil Thai Bistro, Durum Grill, Envision Cinemas, Jersey Mike's Subs
- R3 Skyline Chili, Subway, Arby's, Jade Kitchen
- R4 Panera Bread, Wendy's
- R5 DiBella's Subs
- R6 Through the Garden
- R7 Apple Spice Junction, Sammy's Craft Burgers & Beers
- R8 Brown Dog Cafe, SENATE, Nanny Belle's, TAHONA
- R9 Buffalo Wild Wings
- R10 City Barbeque
- R11 Ando Japanese, Dolsot Bistro, Bob Evans
- R12 Original Pancake House, Jet's Pizza, Pacific Kitchen, Stone Creek Dining Co.
- R13 Jeff Ruby's Carlo & Johnny
- R14 Montgomery Inn
- R15 Blue Ash Chili, Mio's, Sleepy Bee Cafe, Slatts
- R16 Gold Star Chili, Frisch's
- R17 Parkers Tavern



Hotels

- H1 Embassy Suites by Hilton, Courtyard by Marriott
- H2 Hampton Inn, Hawthorne Suites
- H3 SpringHill Suites, Extended Stay America, Holiday Inn
- H4 Wingate by Wyndham
- H5 Hilton Garden Inn, Home2 Suites by Hilton
- H6 Red Roof Inn



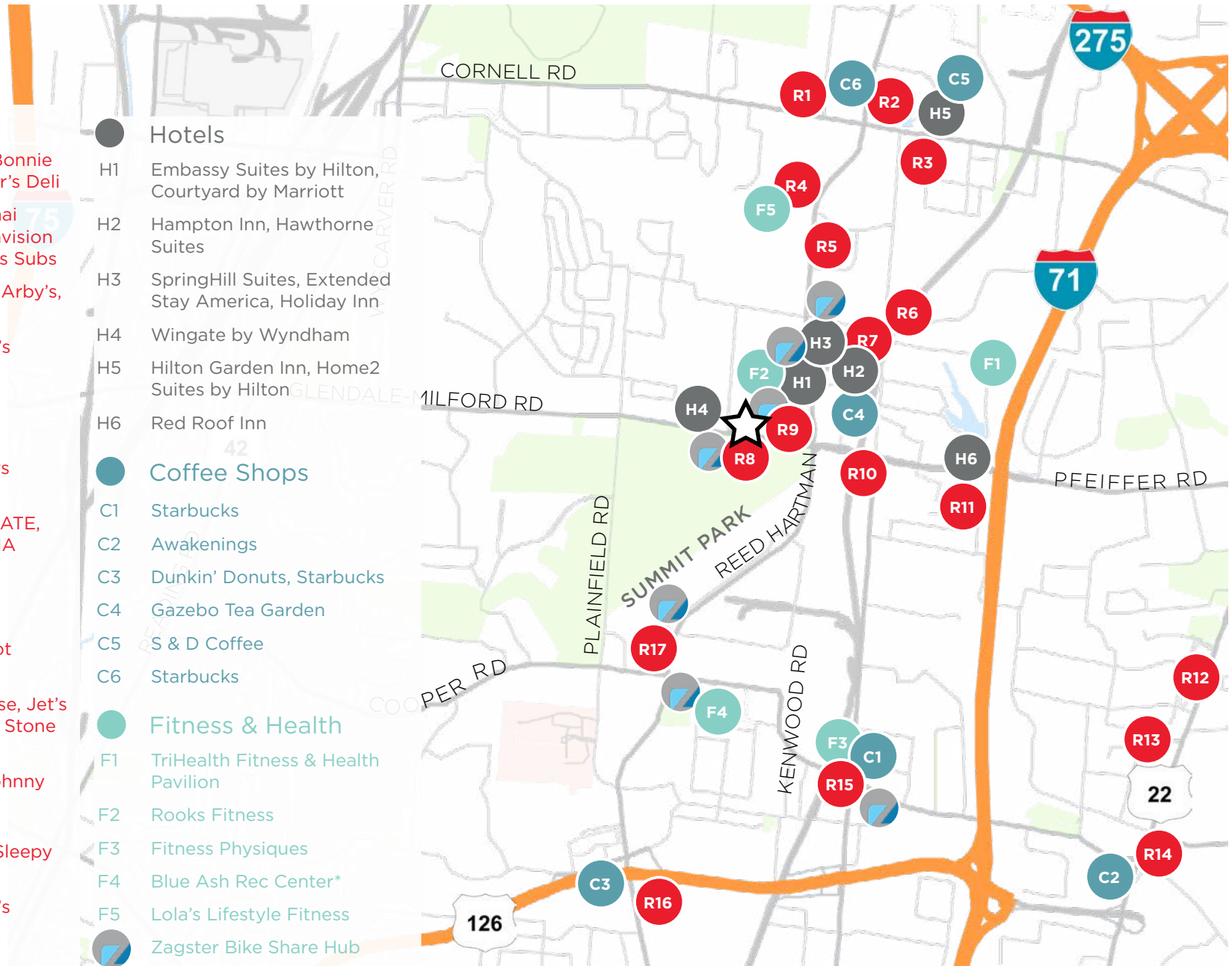
Coffee Shops

- C1 Starbucks
- C2 Awakenings
- C3 Dunkin' Donuts, Starbucks
- C4 Gazebo Tea Garden
- C5 S & D Coffee
- C6 Starbucks



Fitness & Health

- F1 TriHealth Fitness & Health Pavilion
- F2 Rooks Fitness
- F3 Fitness Physiques
- F4 Blue Ash Rec Center*
- F5 Lola's Lifestyle Fitness
- Zagster Bike Share Hub



*minimal annual cost to Blue Ash employees