



# LANDINGS PARK



9987 - 9999 CARVER ROAD BLUE ASH, CINCINNATI, OH

# AN INSPIRING WORKPLACE

The beautiful Landings Park offers 490,000 SF of Class A office space, across three buildings that each feature contemporary design, first-class amenities and an inspiring workplace environment characterized by abundant daylight, sweeping 360-degree views and amazing access to Summit Park.

Landings Park had a complete transformation that now features even more amenities to benefit tenants of each building, including a new fitness center, 50-person common conference center, tenant lounge, and beautiful outdoor amenity area.



**CONFERENCE ROOM**



**TENANT LOUNGE**



# RENOVATIONS & HIGHLIGHTS

With a fresh set of renovations completed in August 2023, Landings Park features a contemporary, new lobby entrance, modern fitness center and tenant lounge, all designed to provide tenants with a first-class experience that exceeds today's evolving business demands.



LOBBY ENTRANCE



NEW, STATE-OF-THE-ART  
FITNESS CENTER



LANDINGS 1 COMPLETING A LARGER  
SHARED CONFERENCE ROOM THAT  
WILL HOLD UP TO 50 PEOPLE



ADDITIONALLY, LANDINGS 2 HAS A  
NEW SHARED CONFERENCE ROOM  
THAT HOLDS 32 PEOPLE



SPACIOUS, NEW TENANT LOUNGE



GRAB-AND-GO SELF-SERVICE  
MARKETPLACE SERVING BREAKFAST  
AND LUNCH



ABUNDANT ON-SITE PARKING WITH  
COVERED GARAGE (5.2/1000 SF)

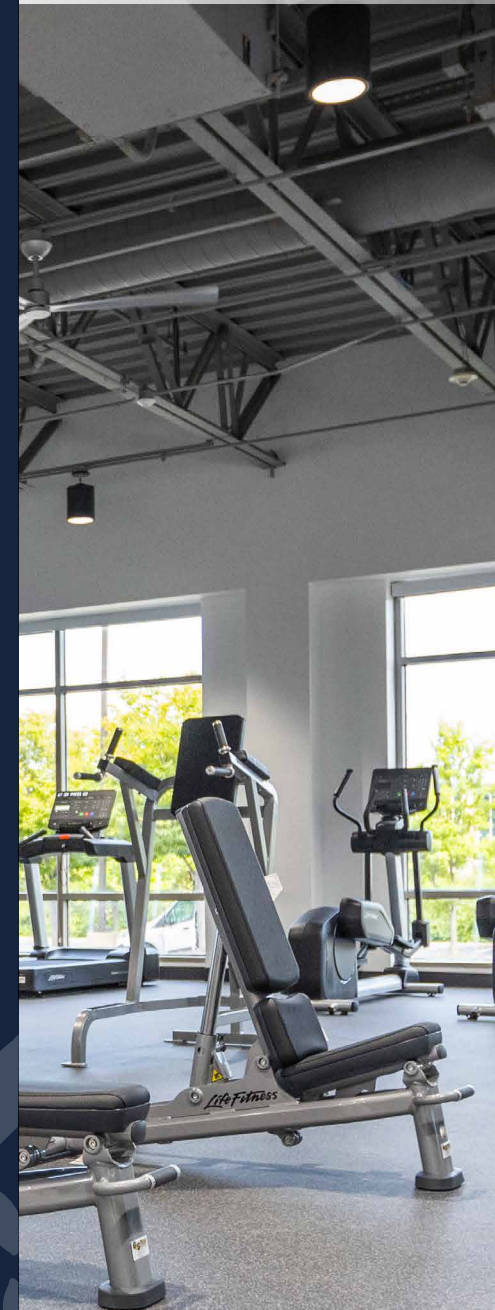


EASY ACCESS TO THE 150-ACRE SUMMIT  
PARK, WITH EXTENSIVE WALKING  
TRAILS, EVENTS, DINING AND MORE



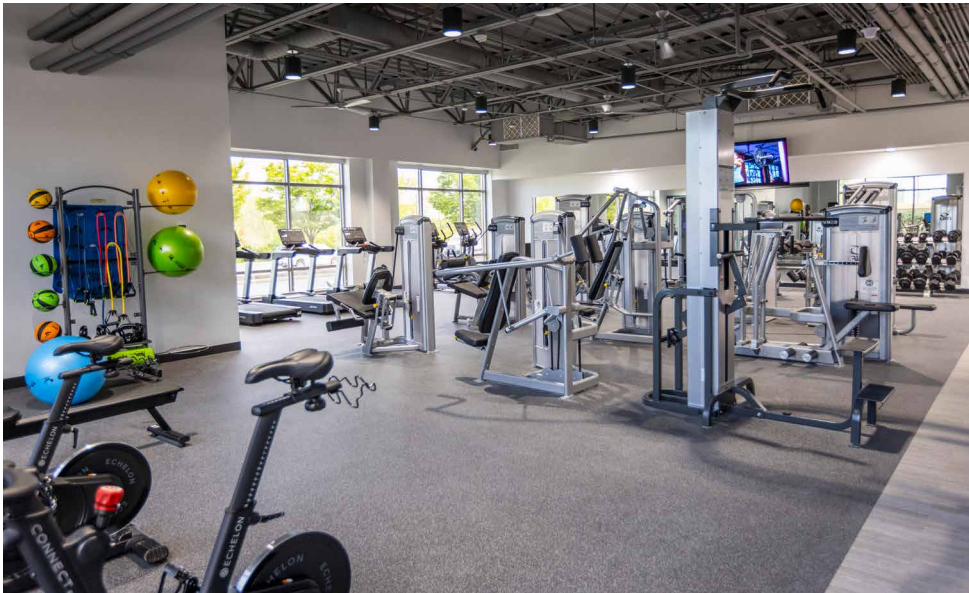
INSTANT ACCESS TO/FROM REED  
HARTMAN HIGHWAY, I-71, I-275 & RONALD  
REAGAN CROSS COUNTY HIGHWAY

FITNESS CENTER





# RENOVATED AMENITIES



# BLUE ASH AREA AMENITIES

## Restaurants

- 1 Higher Gravity
- 2 Chick'nCone
- 3 Golden Spoon Creamery
- 4 Sugar N' Spice Diner
- 5 The Brown Dog Café
- 6 Senate Blue Ash
- 7 Nanny Belle's
- 8 Buffalo Wild Wings
- 9 Firehouse Grill & Brewery
- 10 Apple Spice Junction
- 11 Sammy's Craft Burgers & Beers
- 12 Through The Garden
- 13 DiBella's Subs
- 14 Wendy's
- 15 Milya Café
- 16 Panera Bread
- 17 Arby's
- 18 Skyline Chili
- 19 Fretboard Brewing Company
- 20 City Barbeque
- 21 Bob Evans
- 22 Qdoba
- 23 Jimmy John's
- 24 Pizza Hut
- 25 Penn Station East Coast Subs
- 26 Marx Bagels
- 27 Starbucks
- 28 Bruegger's Bagels
- 29 Dairy Queen
- 30 LaRosa's Pizza
- 31 Slatt's
- 32 Blue Ash Chili
- 33 Jersey Mike's Subs
- 34 Currito
- 35 The Park Pour
- 36 Green Farm Juicery
- 37 Sleep Bee Café
- 38 Mac's Pizza Pub
- 39 Catch-a-Fire Pizza

- 40 Rokaru Ramen
- 41 Donato's Pizza
- 42 Fisch's Big Boy
- 43 Skyline Chili
- 44 Taco Bell
- 45 McDonald's

## Retail

- 1 Huntington Bank
- 2 US Bank
- 3 Our Flowers & Baskets
- 4 Pimpkin's Market
- 5 Leslie's
- 6 Taylor Healey Jewelry
- 7 Pet Wants Blue Ash
- 8 Trek Bicycle
- 9 FedEx Office Print & Ship Center
- 10 Tide Cleaners
- 11 Walgreens
- 12 Great Clips
- 13 The UPS Store
- 14 US Bank
- 15 The Benchmark Outdoor Outfitters
- 16 Cappel's
- 17 Fleet Feet
- 18 Truist
- 19 Wesbanco Bank
- 20 United Dairy Farmers
- 21 AAA
- 22 Northside Bank
- 23 Tesla
- 24 Land Rover/Jaguar
- 25 Chase Bank
- 26 Target
- 27 Big Lots

- 28 Kohls
- 29 Great Clips
- 30 Pet Supplies Plus
- 31 Kroger
- 32 PNC Bank

## Entertainment

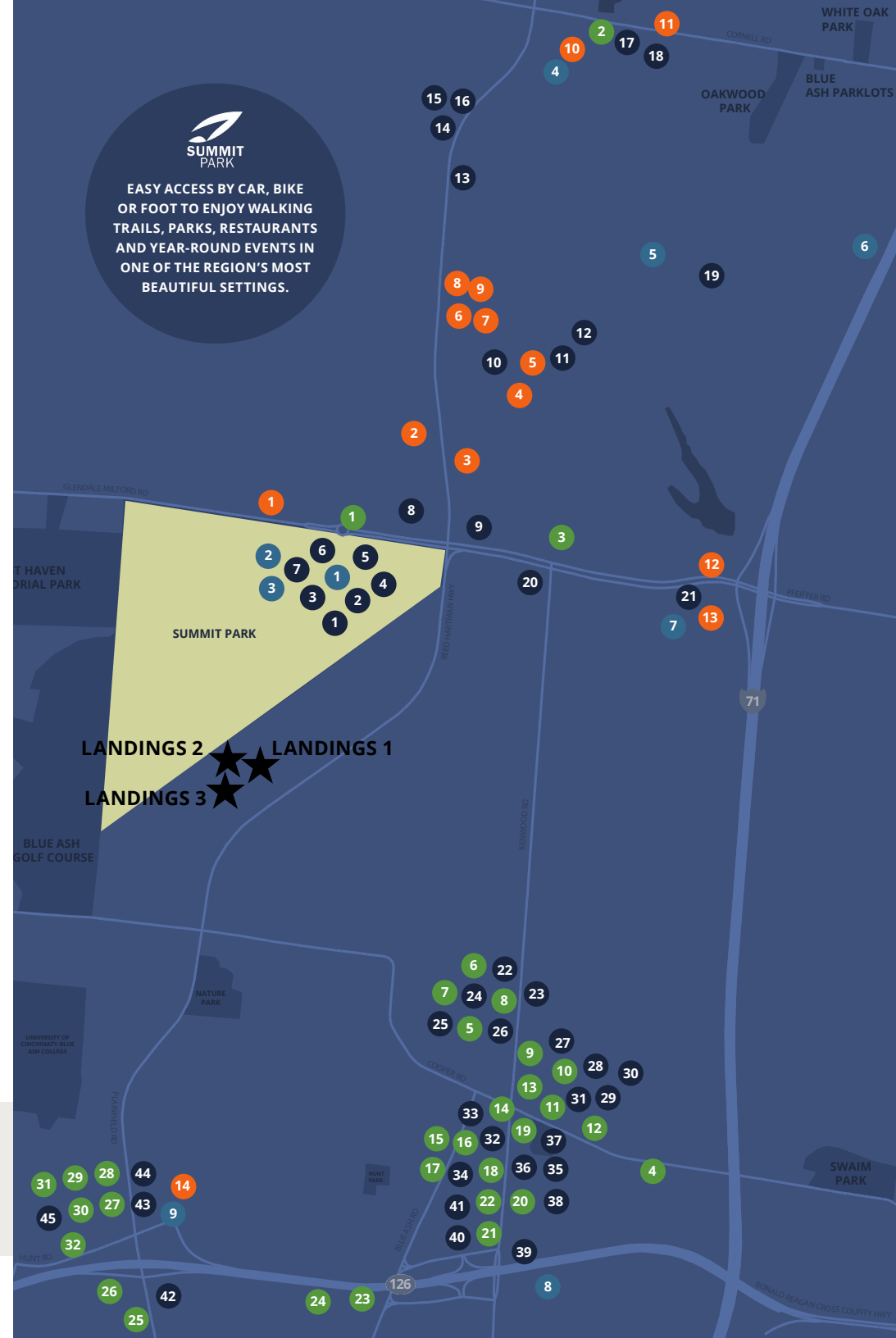
- 1 The Ice Rink at Summit Park
- 2 Summit Park Entertainment Stage
- 3 Observation Tower
- 4 Swing Fit Golf Club
- 5 Climb Time of Blue Ash
- 6 Range USA
- 7 Run Jump-n-Play
- 8 YMCA
- 9 Crossgate Lanes

## Hotels

- 1 Wingate
- 2 Embassy Suites
- 3 Courtyard by Marriott
- 4 MainStay Suites
- 5 Hampton Inn
- 6 Extended Stay America
- 7 Holiday Inn Express & Suites
- 8 Comfort Inn
- 9 SpringHill Suites
- 10 Extended Stay America
- 11 Hilton Garden Inn
- 12 Red Roof Inn
- 13 Quality Inn
- 14 Extended Stay America

***"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!"***

— DAN JOHNSON, Director, Blue Ash Economic Development



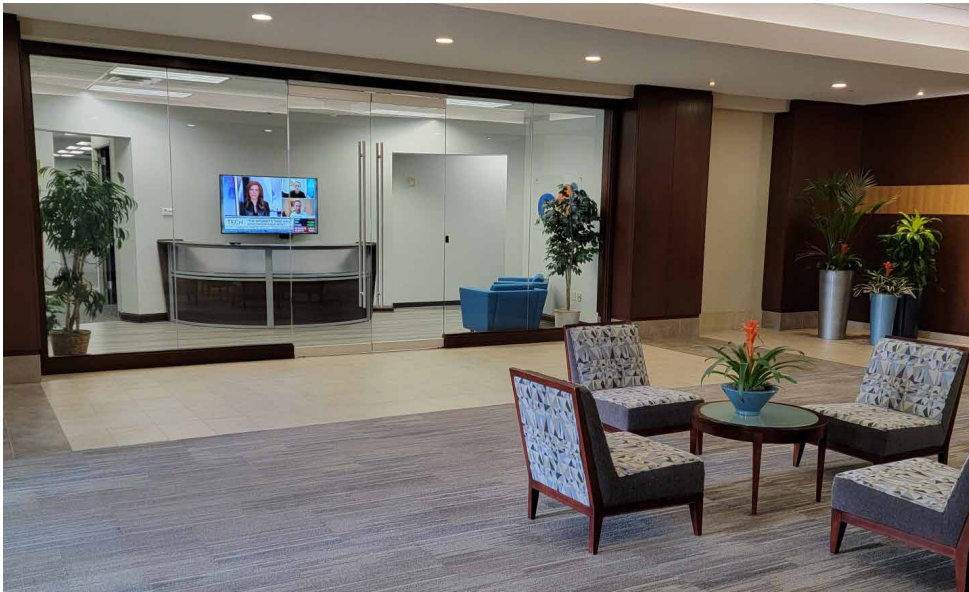
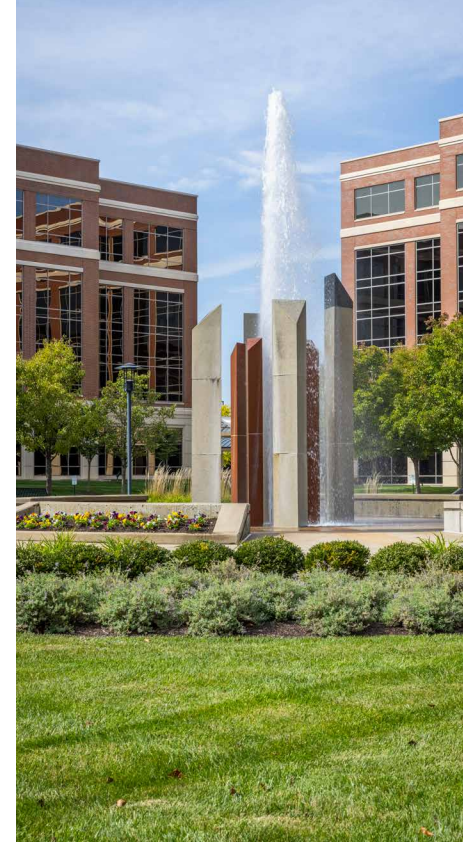


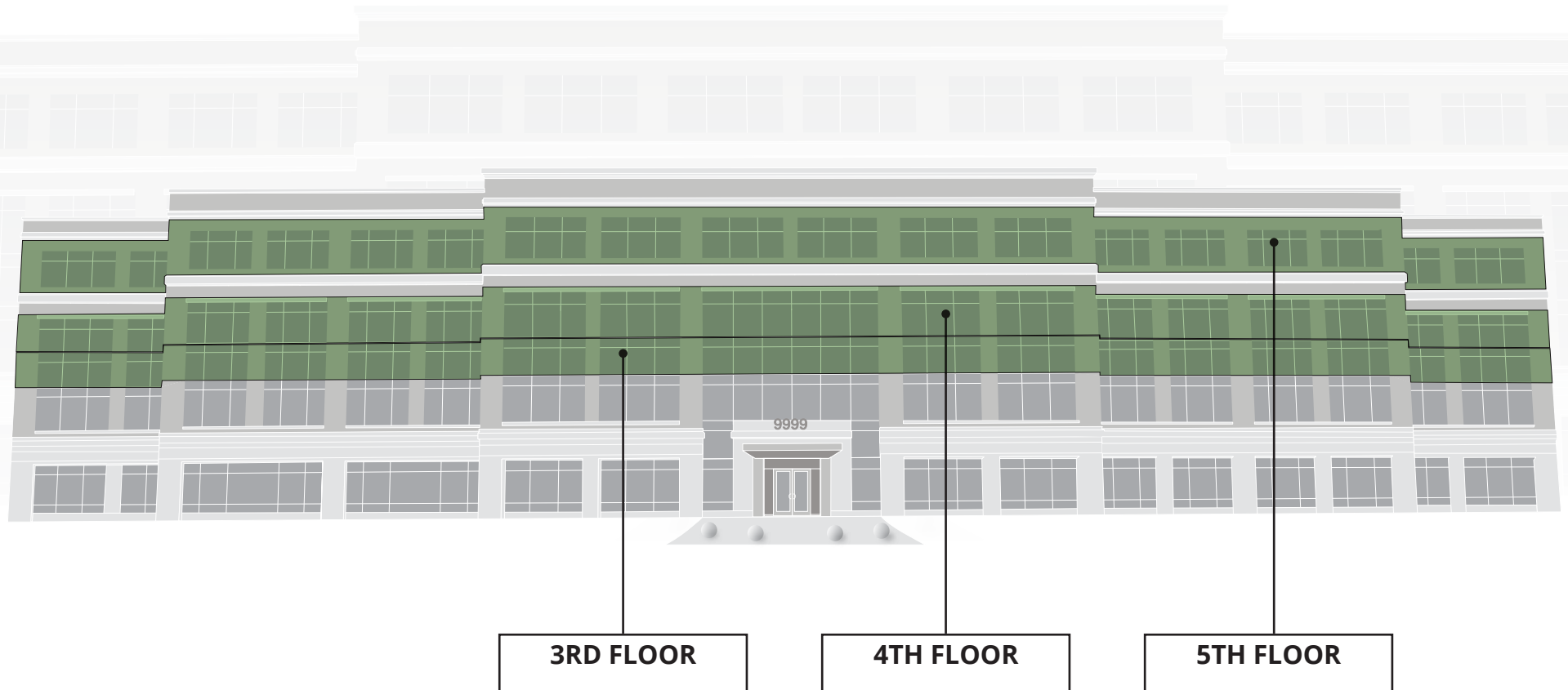
# MEET OUR NEWEST NEIGHBOR





# LANDINGS PARK

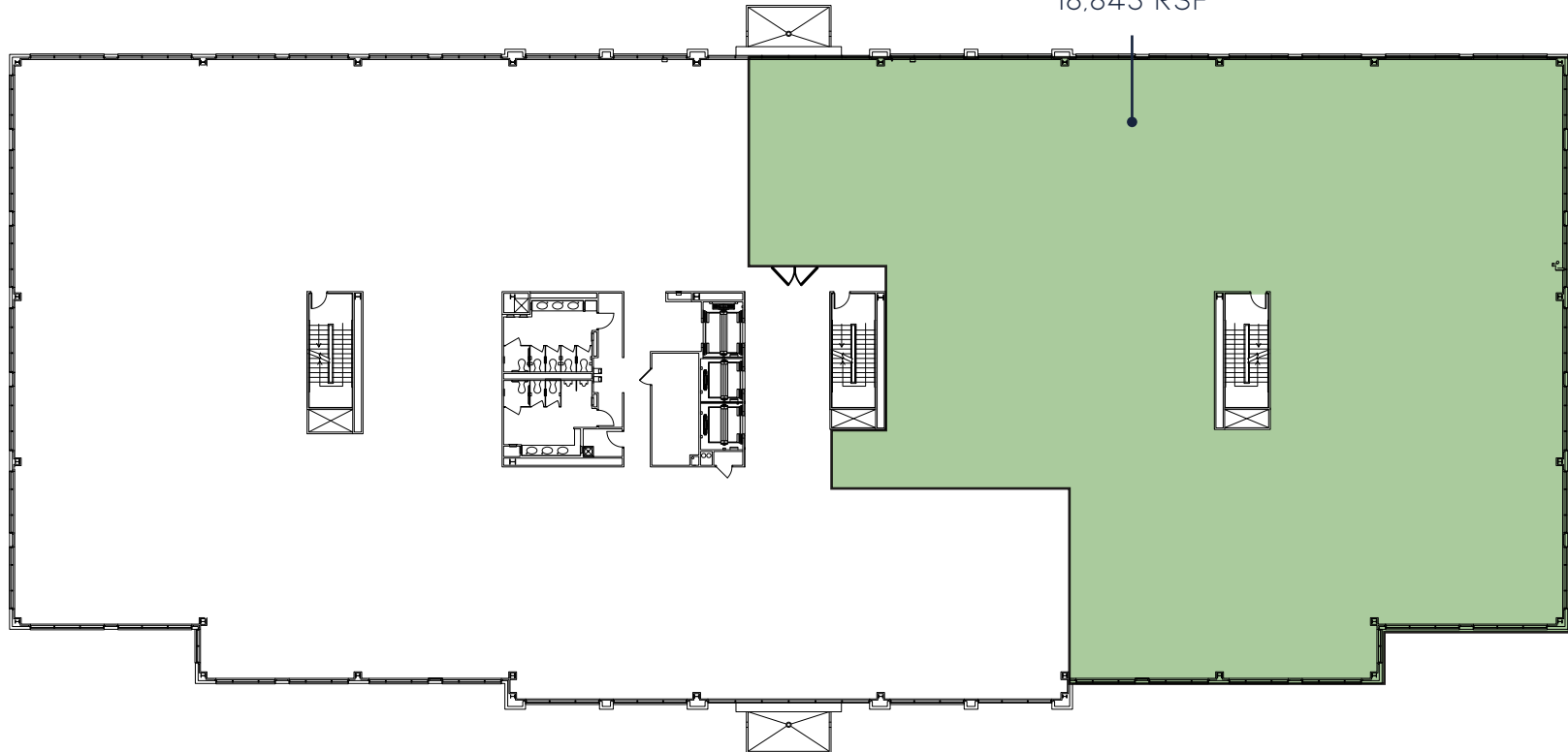


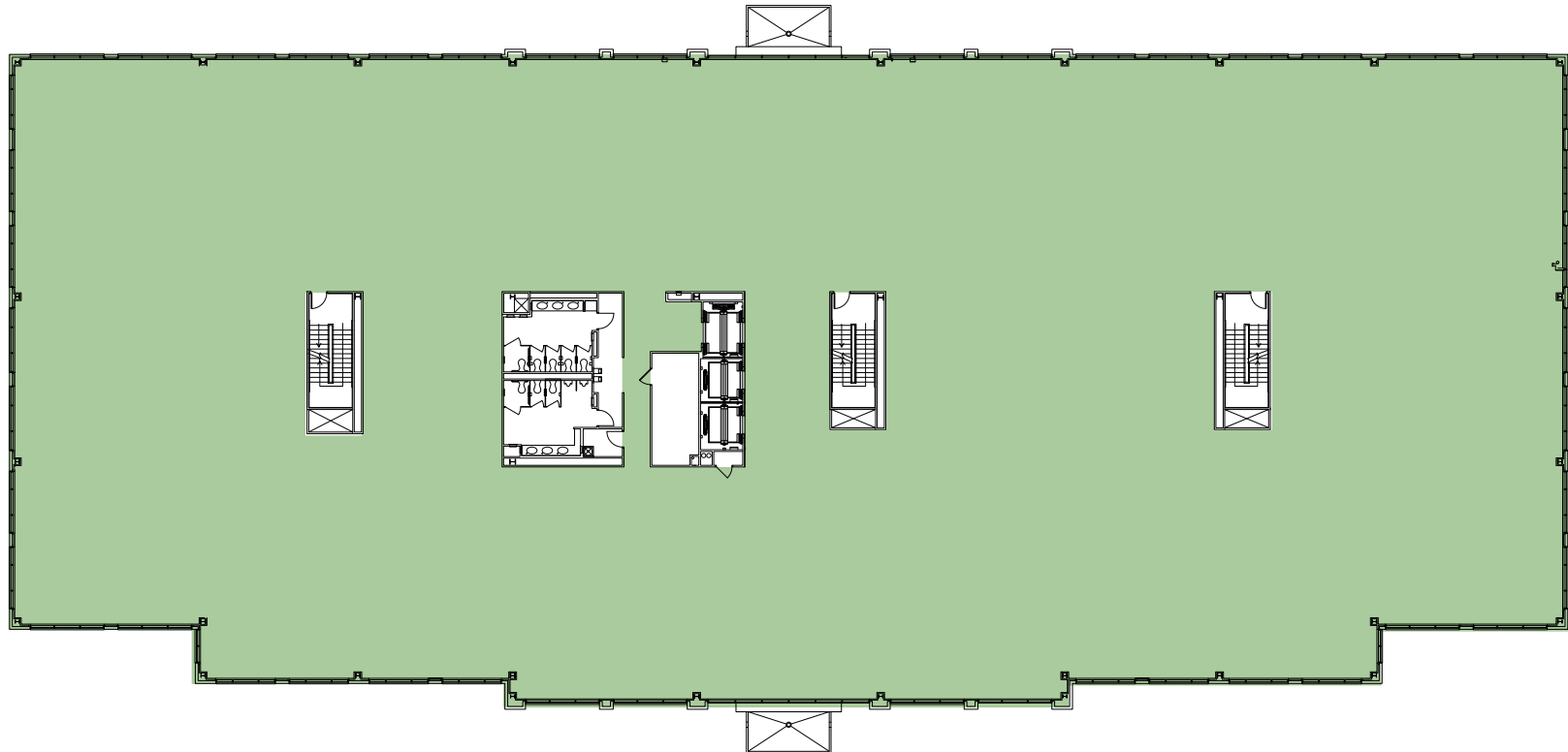


BASE RENT - \$17.75/RSF

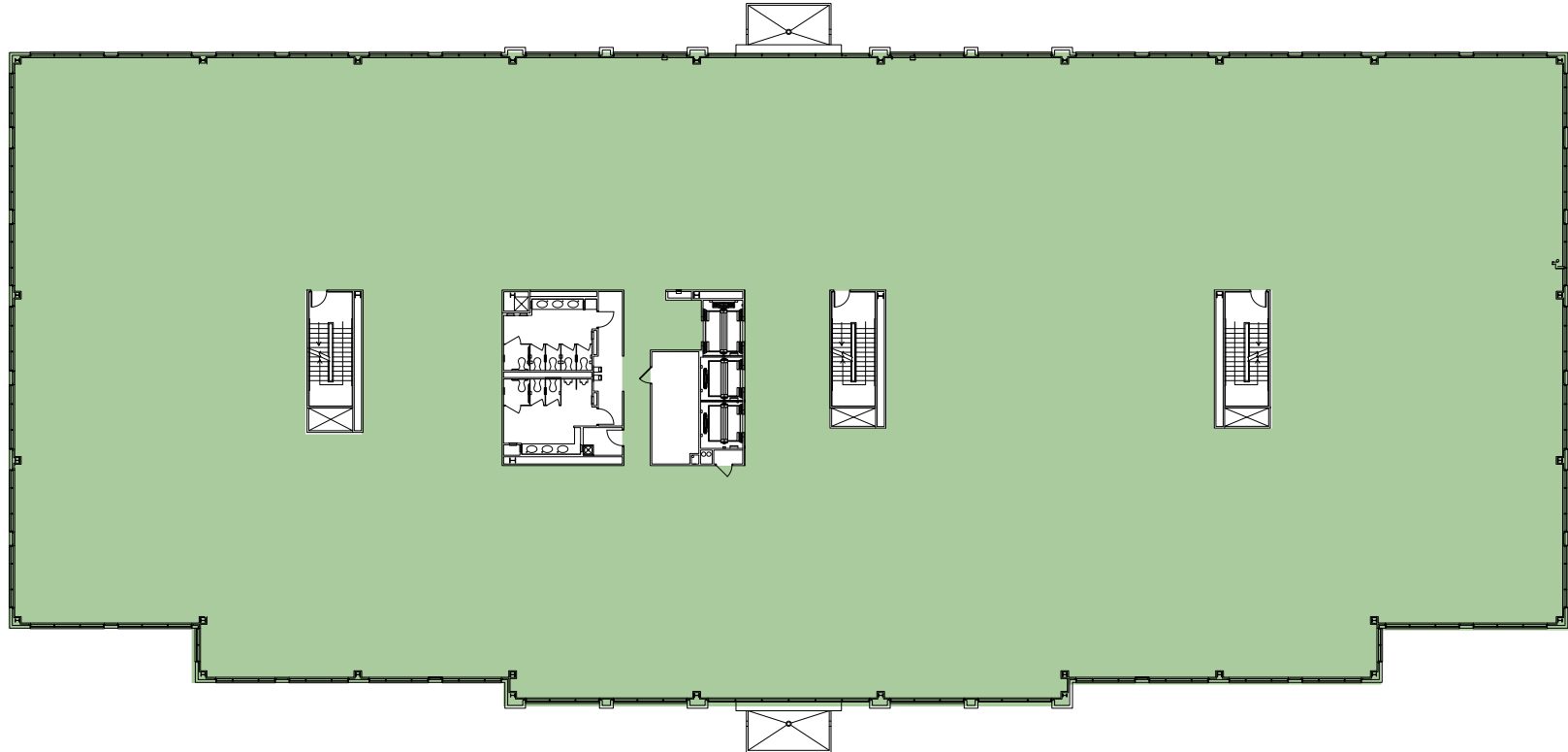


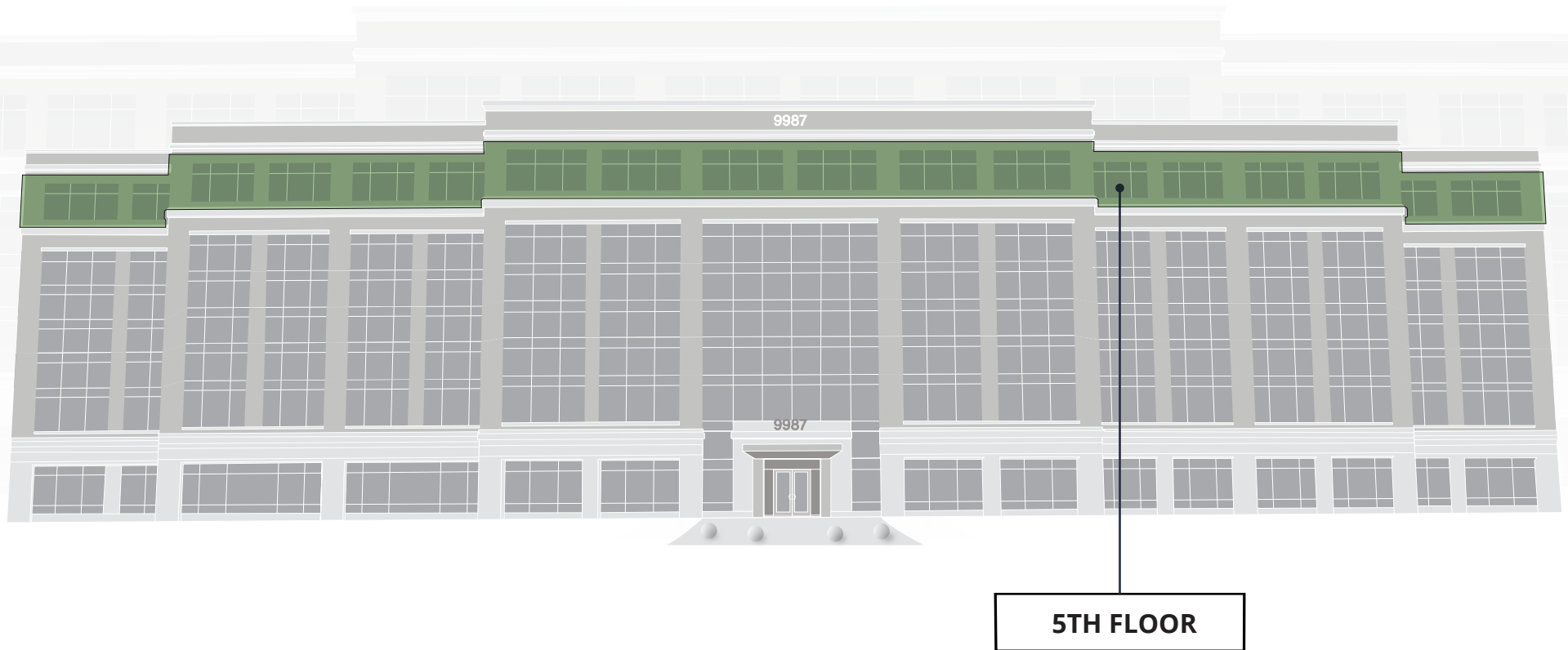
**AVAILABLE**  
SUITE 350  
16,845 RSF











BASE RENT - \$16.25/RSF



**AVAILABLE**  
SUITE 540  
12,805 RSF





BASE RENT - \$17.75/RSF

**1ST FLOOR**





**AVAILABLE**  
SUITE 150  
5,566 RSF



# LANDINGS PARK

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