

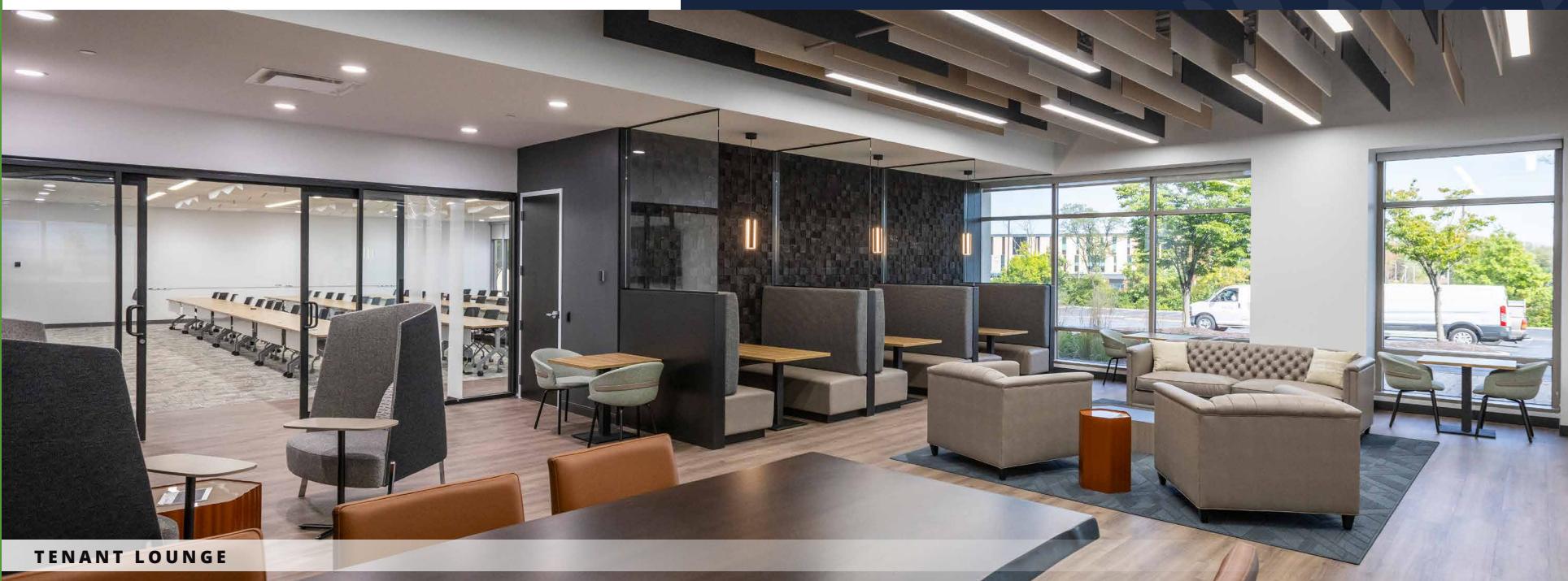
9987 - 9999 CARVER ROAD BLUE ASH, CINCINNATI, OH

# AN INSPIRING WORKPLACE



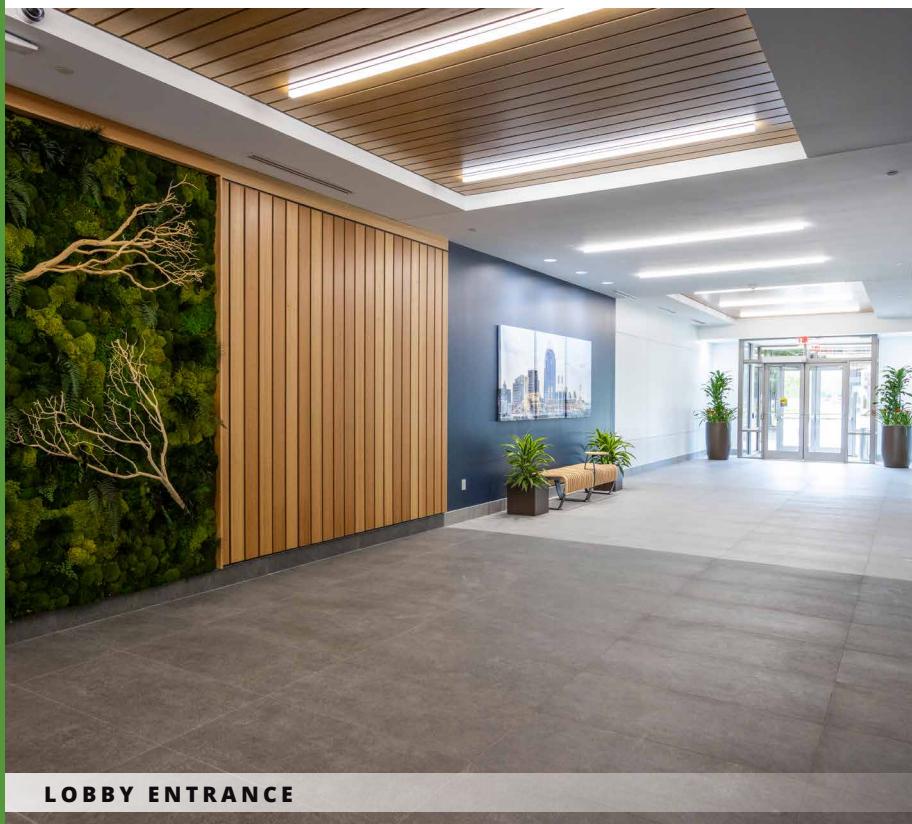
The beautiful Landings Park offers 490,000 SF of Class A office space, across three buildings that each feature contemporary design, first-class amenities and an inspiring workplace environment characterized by abundant daylight, sweeping 360-degree views and amazing access to Summit Park.

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.



# 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 (NOW AT LANDINGS 2 & 3)



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

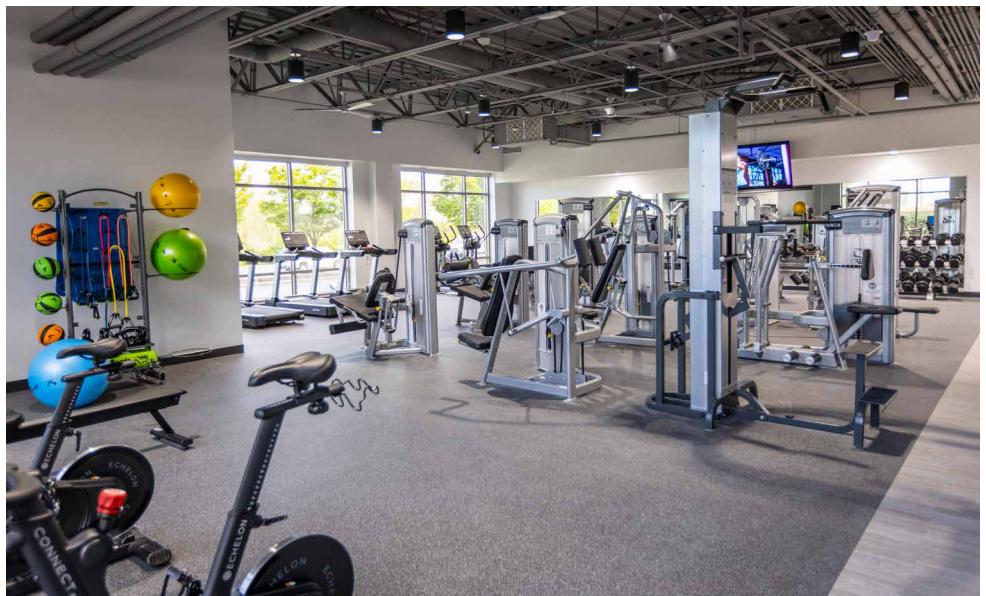


INSTANT ACCESS TO/FROM REED HARTMAN HIGHWAY, I-71, I-275 & RONALD REAGAN CROSS COUNTY HIGHWAY

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

## Retail

- 1 Huntington Bank
- 2 US Bank
- 3 Our Flowers & Baskets
- 4 Pumpkin'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

## 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

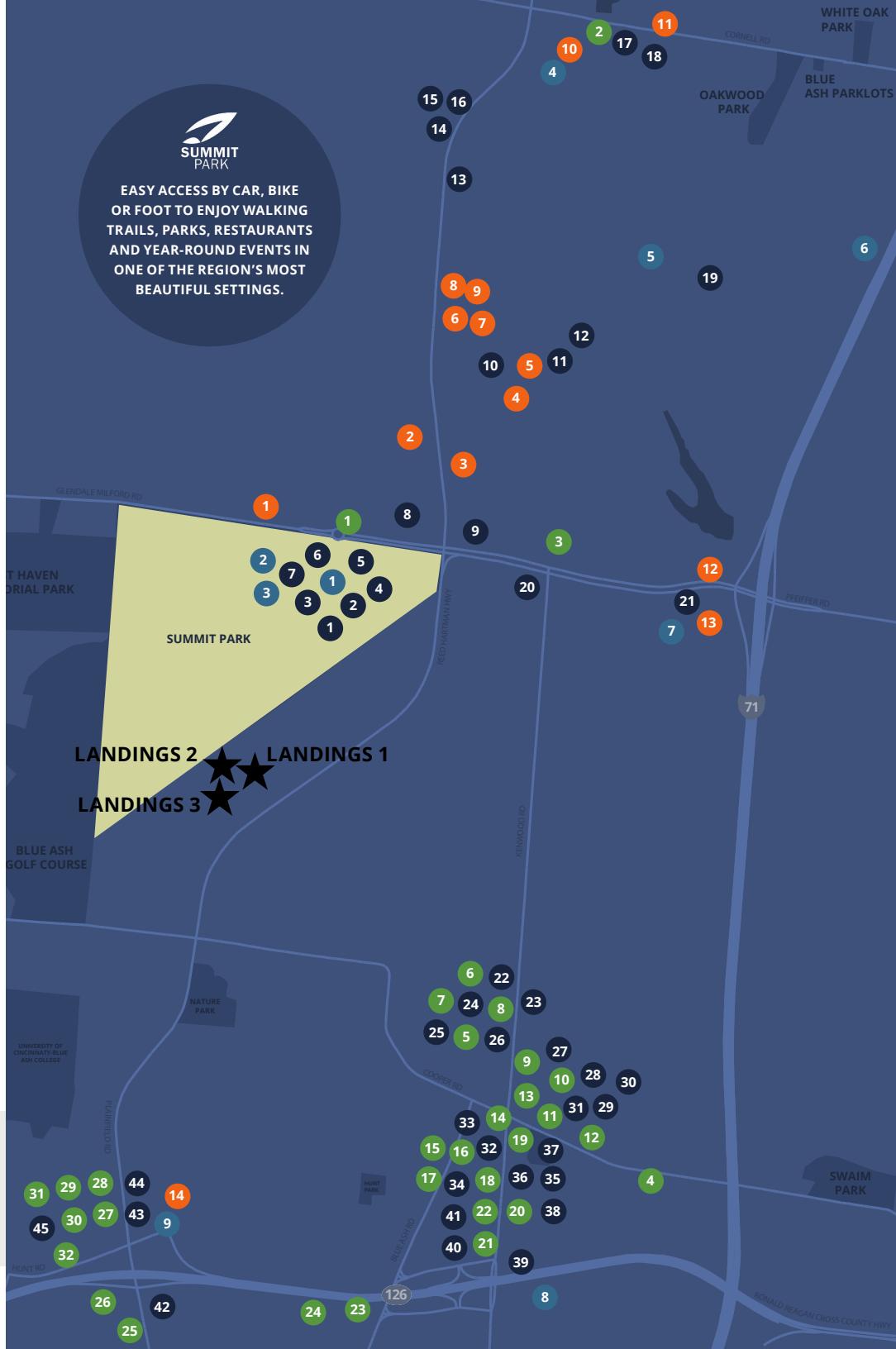
- 1 Wingate
- 2 Embassy Suites
- 3 Courtyard by Marriott
- 4 MainStay Suites
- 5 Hampton Inn
- 6 Extended Stay America
- 7 Holiday Inn Express & Suites
- 8 Comfort Inn
- 9 SpringHill Suites
- 10 Extended Stay America
- 11 Hilton Garden Inn
- 12 Red Roof Inn
- 13 Quality Inn
- 14 Extended Stay America

***"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



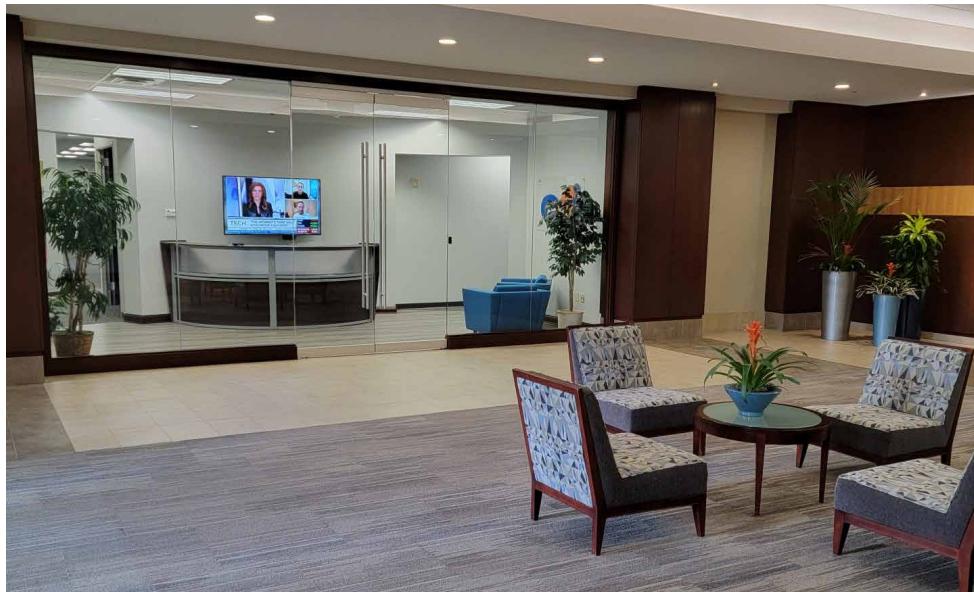
**SUMMIT  
PARK**  
EASY ACCESS BY CAR, BIKE  
OR FOOT TO ENJOY WALKING  
TRAILS, PARKS, RESTAURANTS  
AND YEAR-ROUND EVENTS IN  
ONE OF THE REGION'S MOST  
BEAUTIFUL SETTINGS.



# MEET OUR NEWEST NEIGHBOR



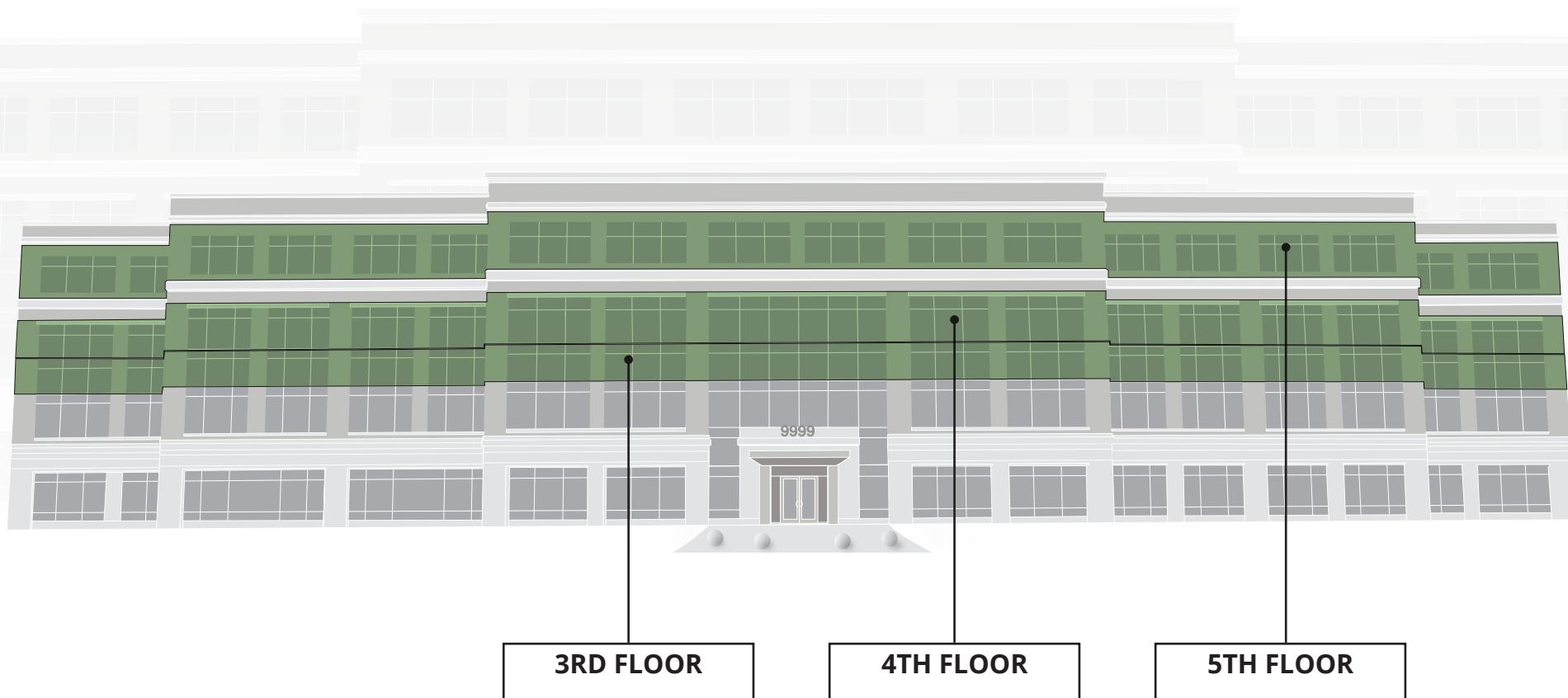
# LANDINGS PARK





# LANDINGS 1

## STACKING PLAN

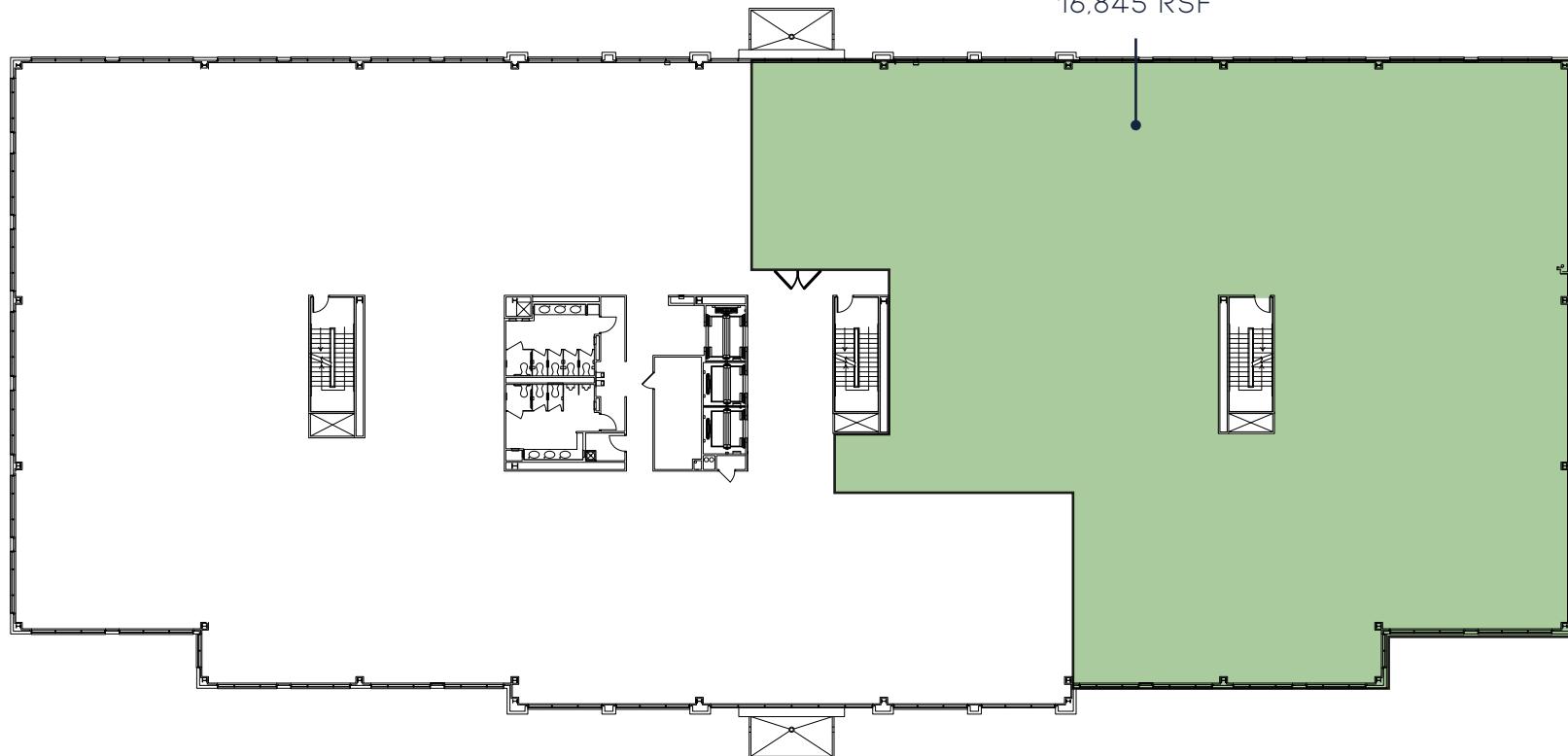


BASE RENT - \$17.75/RSF

**AVAILABLE**

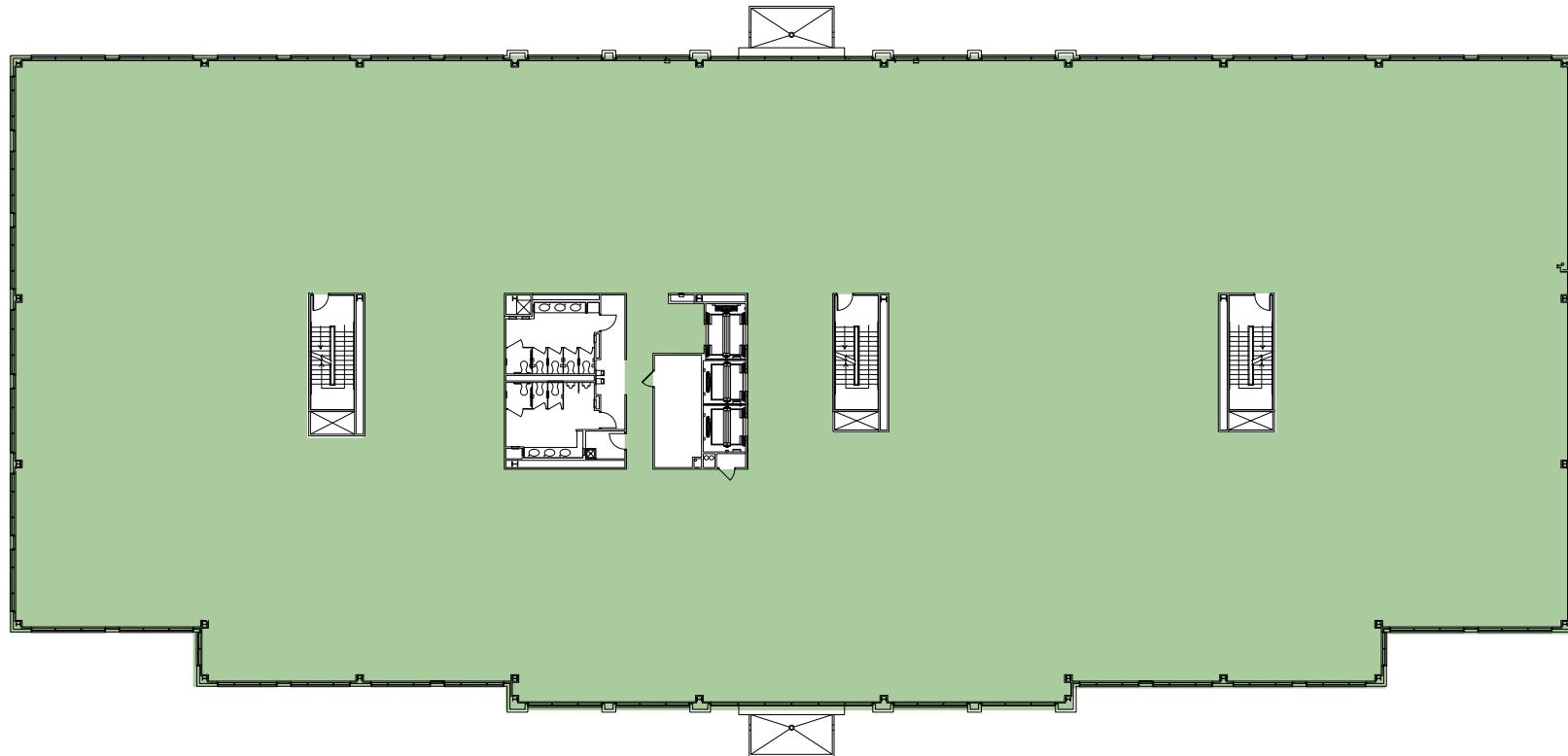
SUITE 350

16,845 RSF



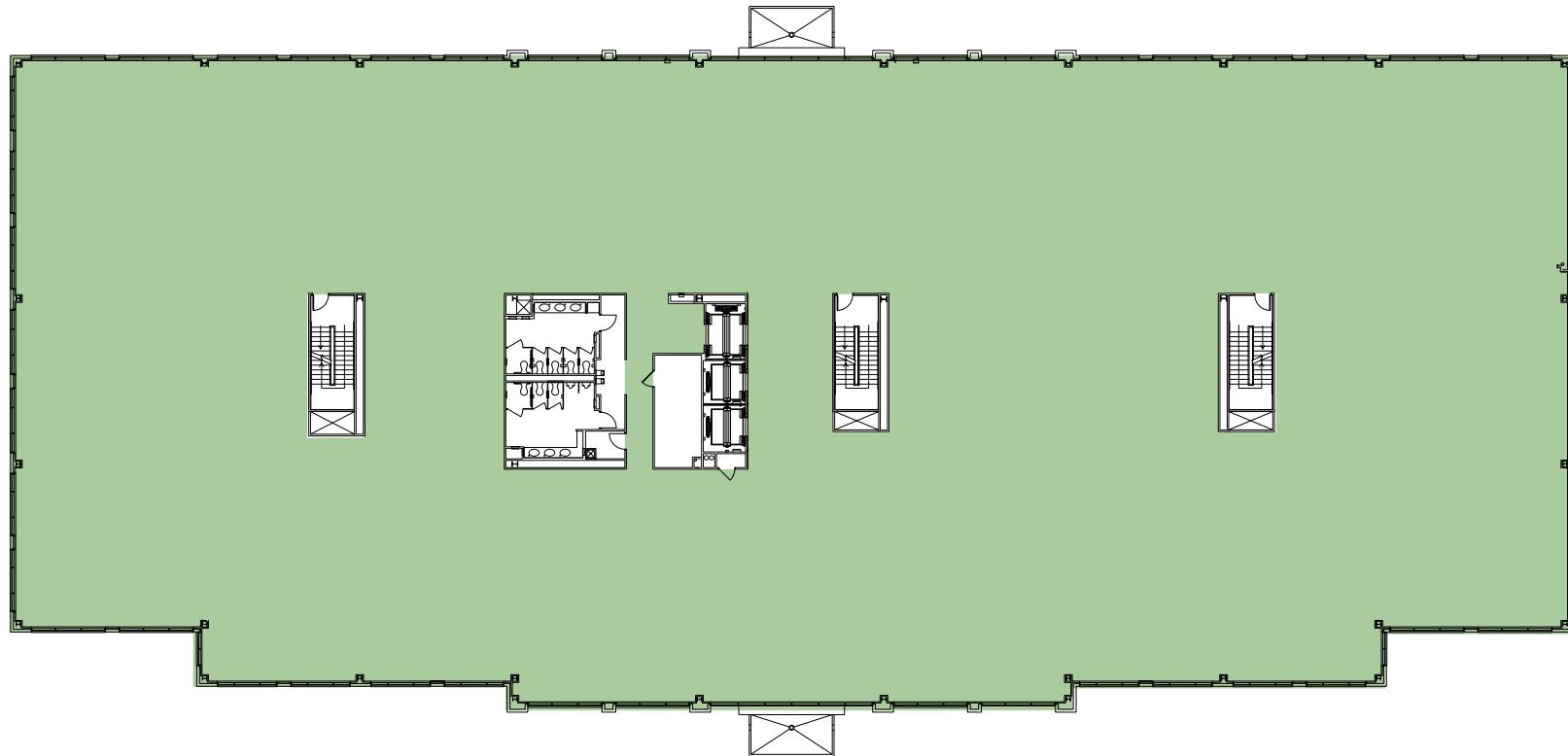
 **LANDINGS**  
PARK

**4TH FLOOR**  
LANDINGS 1 | 37,446 RSF



 **LANDINGS**  
PARK

**5TH FLOOR**  
LANDINGS 1 | 37,446 RSF





# LANDINGS PARK

## LANDINGS 2 STACKING PLAN



BASE RENT - \$16.25/RSF

 **LANDINGS**  
PARK

**5TH FLOOR**  
**LANDINGS 2 | 37,178 RSF**

**AVAILABLE**

SUITE 540  
12,805 RSF

37,178 RSF  
CONTIGUOUS

**AVAILABLE**

SUITE 500  
24,373 RSF





# LANDINGS PARK

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