

69,856 SF CLASS A OFFICE

# LEGACY POINTE

10856 REED HARTMAN HWY  
CINCINNATI, OH 45242



**CUSHMAN &  
WAKEFIELD**



## PROPERTY HIGHLIGHTS

- Move-in condition with high-end finishes
- Furniture available
- Common cafeteria / lounge and conference facilities
- Campus setting with outdoor patio and large terraces on two floors
- Located in Blue Ash, just 1.5 miles from Summit Park
- Easily accessible to I-71, I-75 & I-275
- High exposure to 25,000+ cars daily

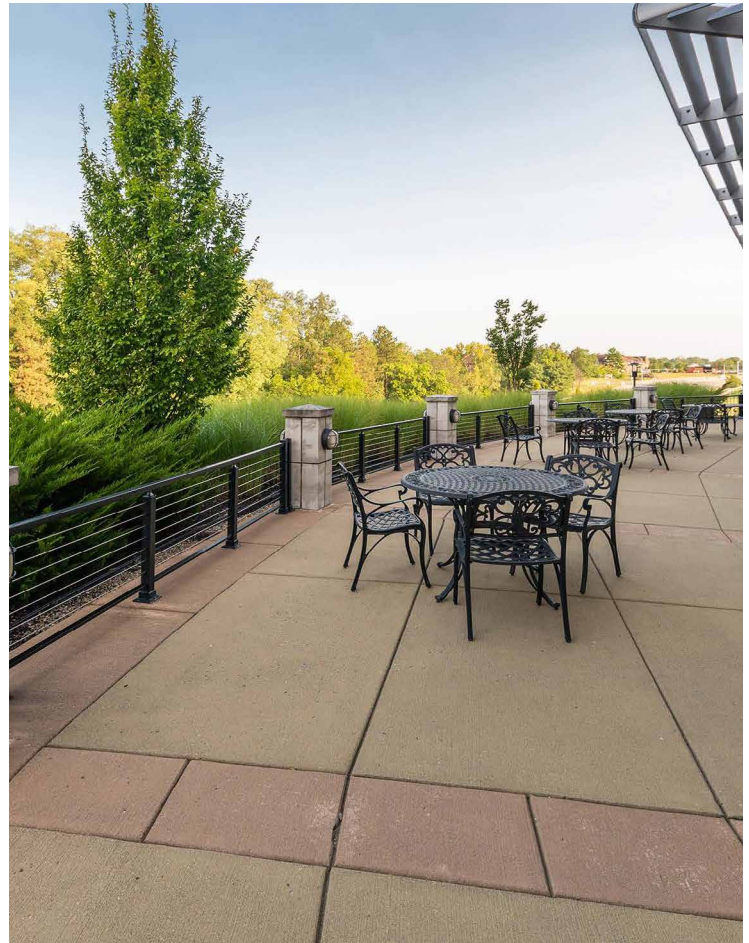
### PROPERTY FEATURES

Building Size:	69,856 SF	Year Built:	2012
Space Available:	42,230 SF	Signage:	Building & monument
Typical Floor:	27,491 SF	Class:	A
Site Area:	8.08	Floors:	3
Finished Height:	10'	Elevators:	2
Parking Spaces:	262	Lease Rate:	\$14.95 /SF Net
City:	Blue Ash	OpEx:	\$10.50 /SF



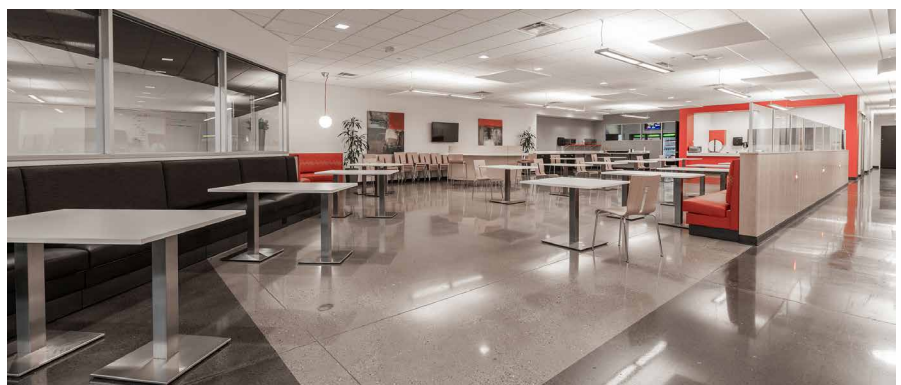
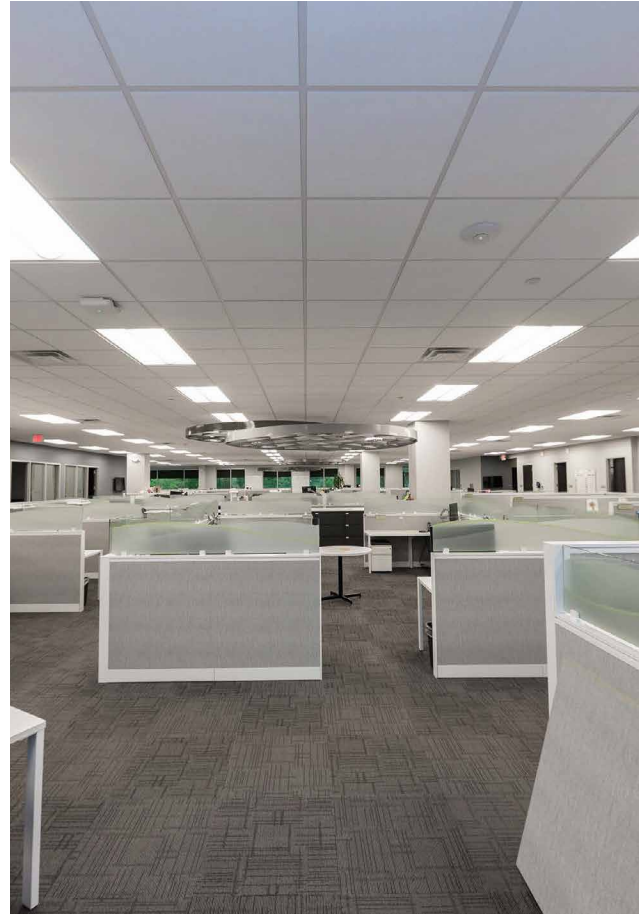


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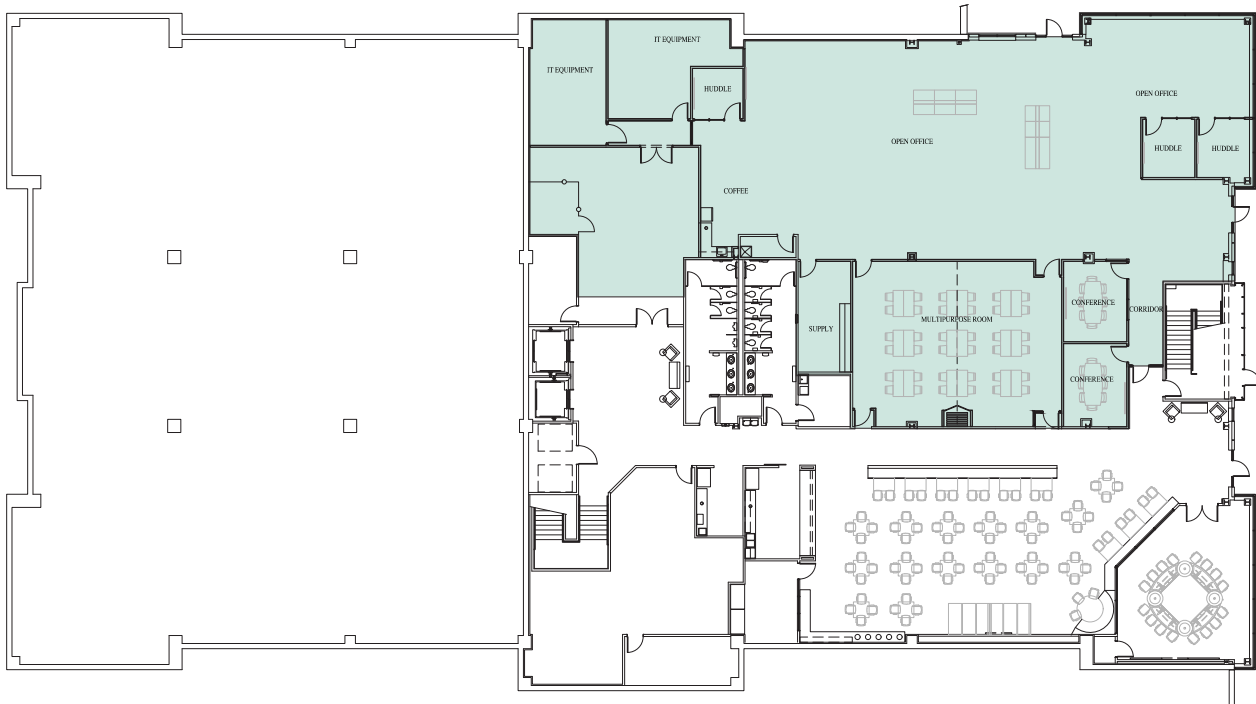
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## LOWER LEVEL

10,348 RSF AVAILABLE



## FLOOR 1

12,280 RSF AVAILABLE





# LEGACY POINTE

## FLOOR 2

19,602 RSF AVAILABLE



# LEGACY POINTE

## AREA AMENITIES

9

ENTERTAINMENT

14

HOTELS

45

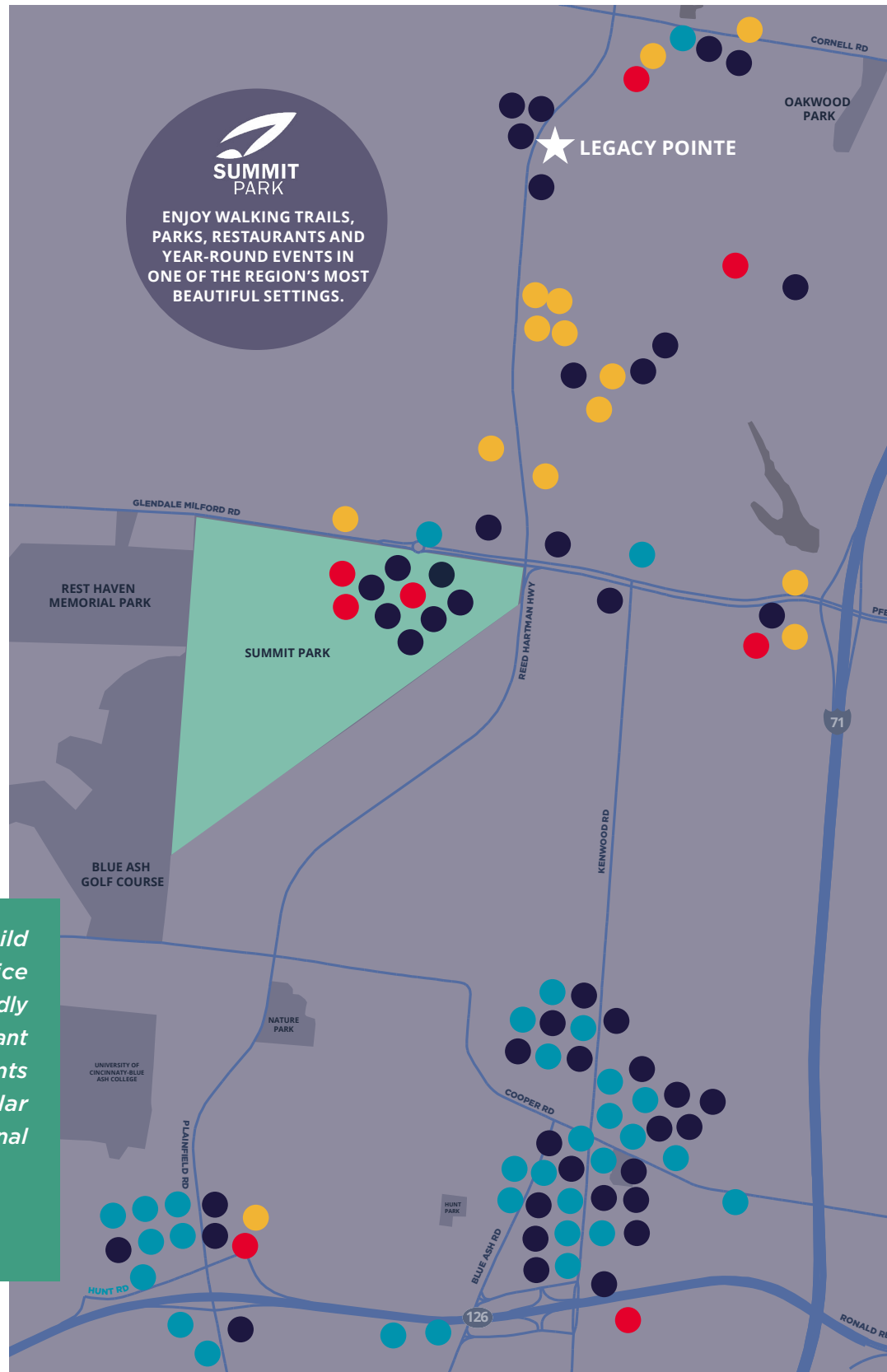
RESTAURANTS

32

RETAIL



ENJOY WALKING TRAILS,  
PARKS, RESTAURANTS AND  
YEAR-ROUND EVENTS IN  
ONE OF THE REGION'S MOST  
BEAUTIFUL SETTINGS.



*"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





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## FOR MORE INFORMATION, CONTACT:

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