



FOR SUBLEASE 6,378 - 14,143 SF

LAKE FOREST PLACE
4445 LAKE FOREST DRIVE

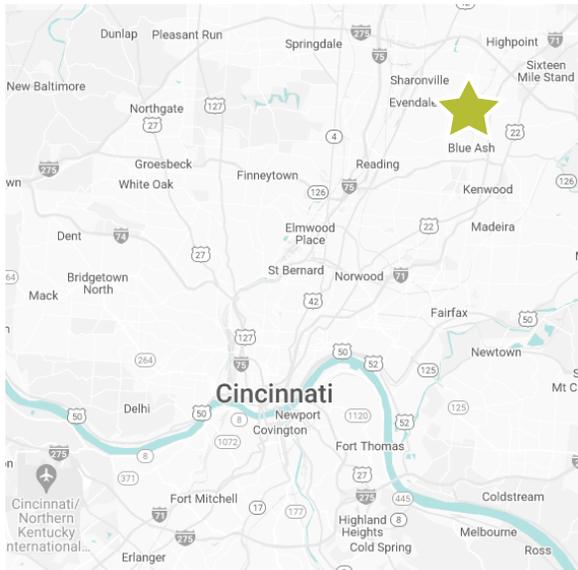


LAKE FOREST PLACE

4445 LAKE FOREST DRIVE

Property Features

- 6,378 SF - 14,143 SF available
- Master lease expires September 30, 2026
- Asking lease rate: Negotiable
- Building has a 50-person common conference room, free of charge
- Tenant lounge with pop-up lunch service
- On-site fitness center open 24/7
- Outdoor patio area by the lake
- Located across from Summit Park, restaurants, hotels & more



71 1 MILE
TO INTERSTATE 71

275 3 MILES
TO INTERSTATE 275

75 3.5 MILES
TO INTERSTATE 75

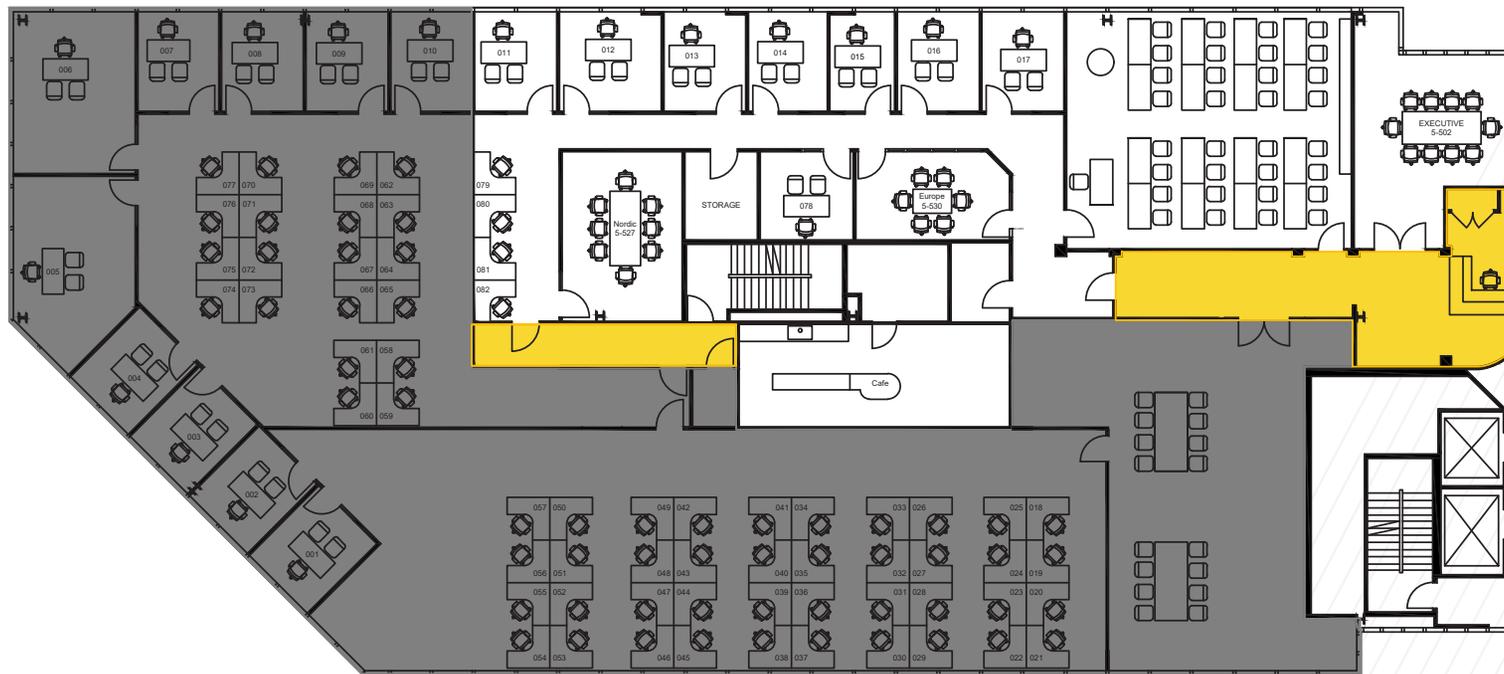


BLUE ASH SUBMARKET

LAKE FOREST PLACE

4445 LAKE FOREST DRIVE

SUITE 550



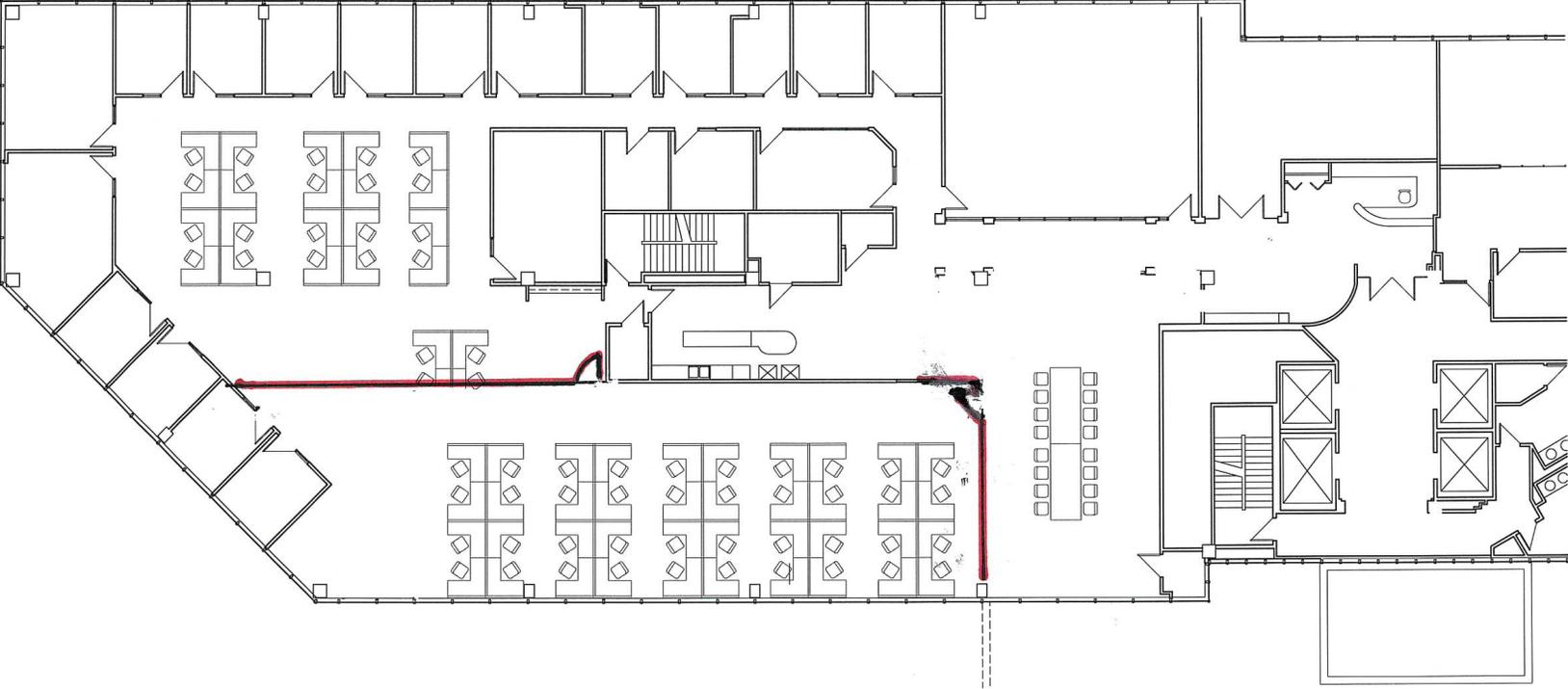
■ Sublease 6,378 USF sq ft

■ Shared 656 USF sq ft

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FULL FLOOR - 14,143 SF



LAKE FOREST PLACE

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SUITE 550



LOCATED ACROSS FROM SUMMIT PARK



Restaurants

1. TAHONA Kitchen + Bar
2. Brown Dog Cafe
3. Senate
4. Buffalo Wild Wings
5. Firehouse Grill & Brewery
6. City Barbeque
7. Bob Evans
8. Sammy's Craft Burgers & Beers
9. Though the Garden
10. Qdoba
11. Penn Station
12. Marx Bagels
13. Starbucks
14. Jersey Mike's Subs
15. Currito
16. Green Farm Juicery
17. Sleepy Bee Cafe
18. Mac's Pizza Pub

Hotels

1. Wingate by Wyndham
2. Embassy Suites
3. Courtyard by Marriott
4. MainStay Suites
5. Holiday Inn Express
6. SpringHill Suites by Marriot
7. Comfort Inn
8. Extended Stay America

Fitness & Recreation

1. Tri-Health Pavilion
2. Westlake Fitness Center
3. Blue Ash Golf Course
4. Blue Ash Recreation Center

ABOUT THE SUMMIT PARK DISTRICT



130-acre park with a pavilion, event space,



Luxury residential apartments and



Five district areas to work, eat,



Features nature trails, dog parks, picnic areas &



FOR MORE INFORMATION, CONTACT:

ROSE GOERING

Tenant Advisory

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