

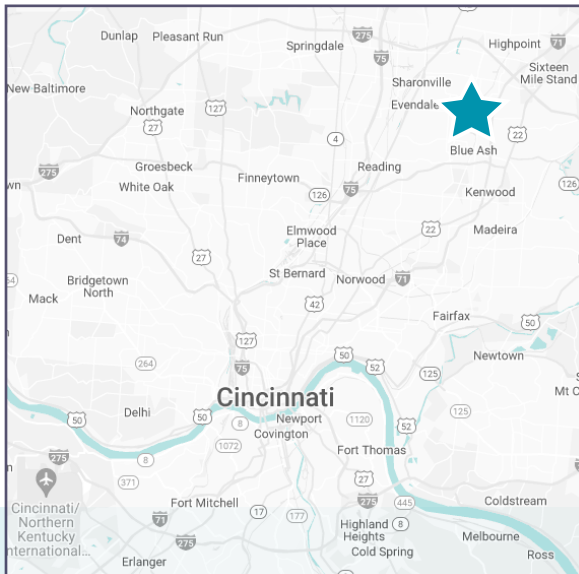
FOR SUBLEASE 4,571 SF

WESTLAKE CENTER

4445 LAKE FOREST DRIVE,
BLUE ASH, OH 45242

BUILDING HIGHLIGHTS

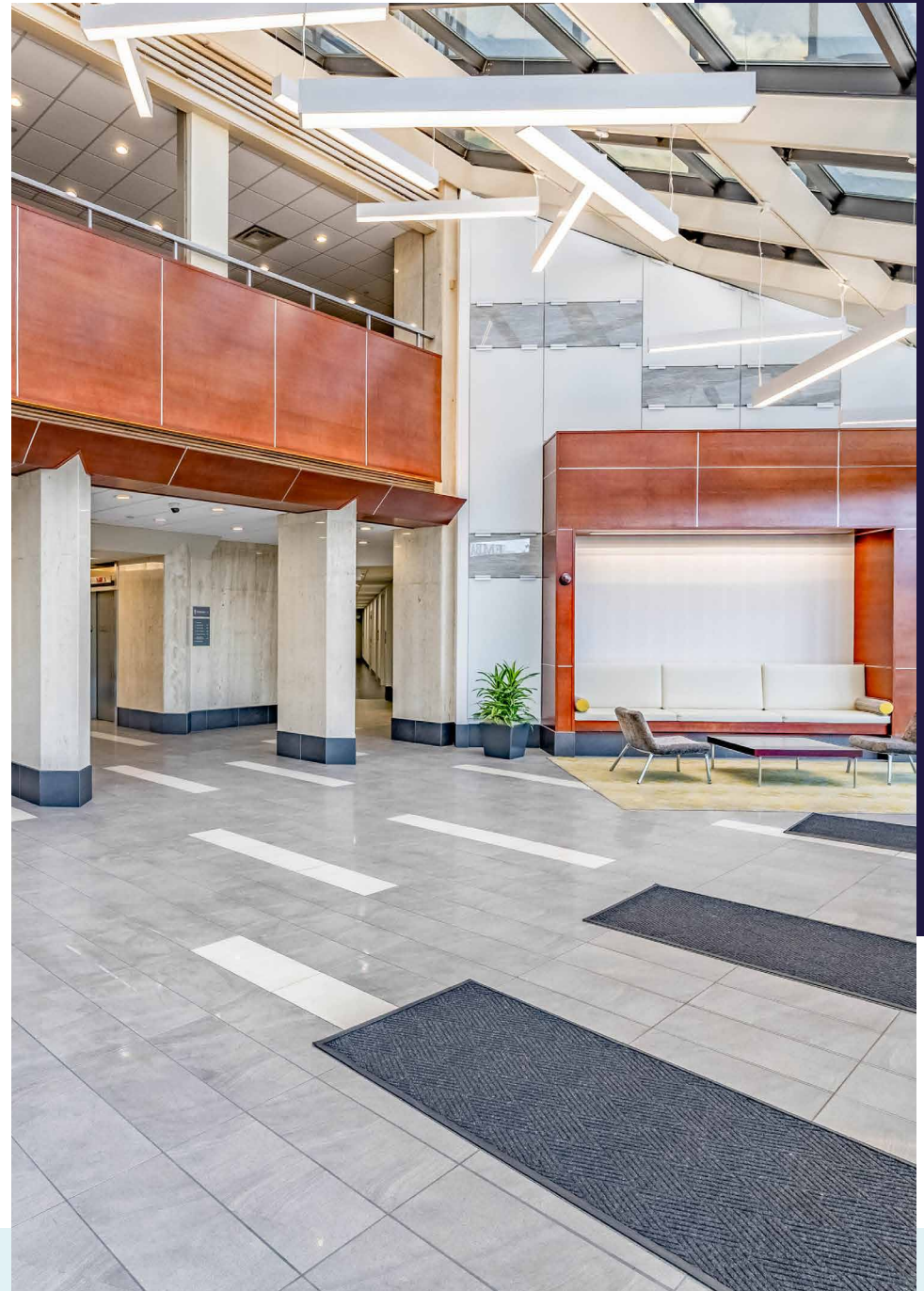
- 4,571 SF available on the 2nd floor
- Master lease expires January 31, 2029
- Asking \$20.00 /SF FSG
- Furniture can be made available
- 50-person common conference room on campus
- Tenant lounge with pop-up lunch service
- On-site fitness center open 24/7
- Outdoor patio area by the lake
- Located across from Summit Park, restaurants, hotels & more



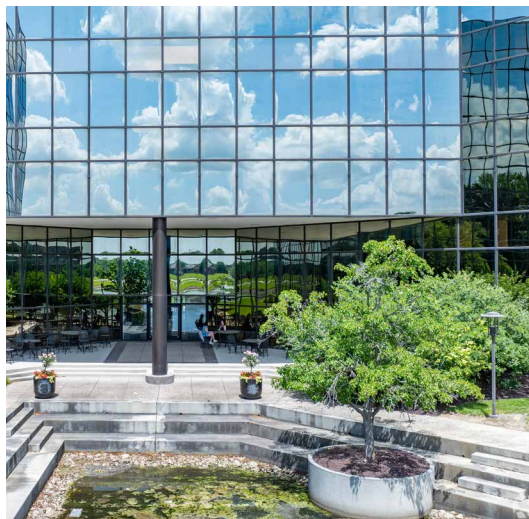
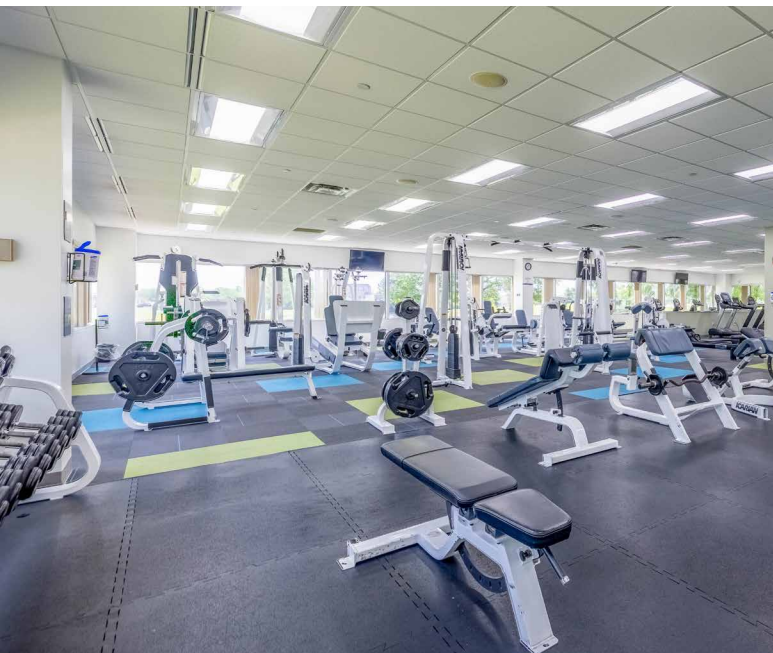
71 1 MILE

275 3 MILES

75 3.5 MILES

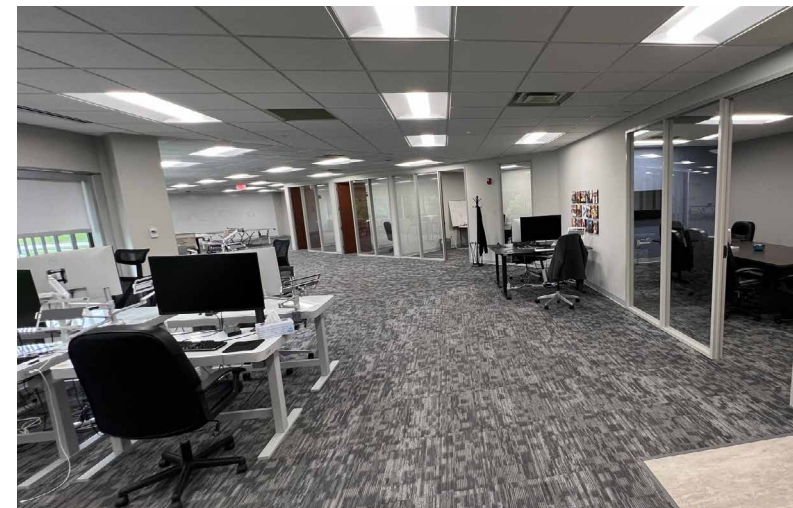


BUILDING AMENITIES



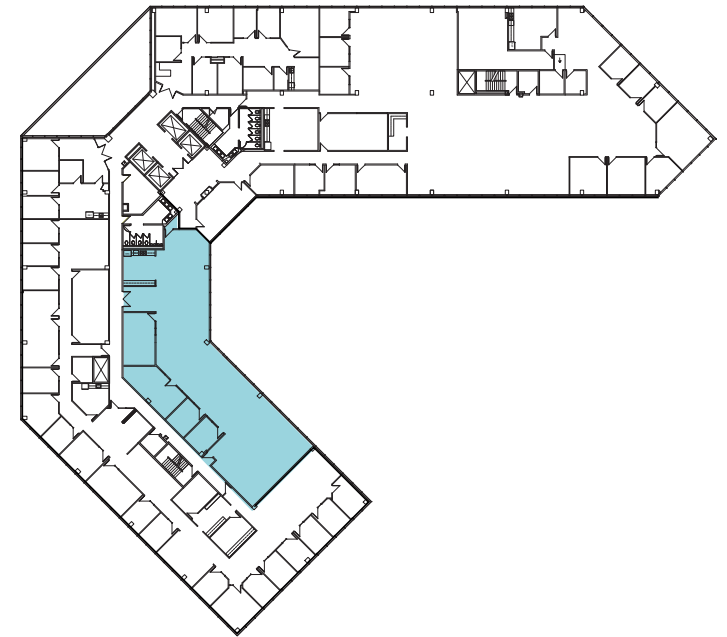
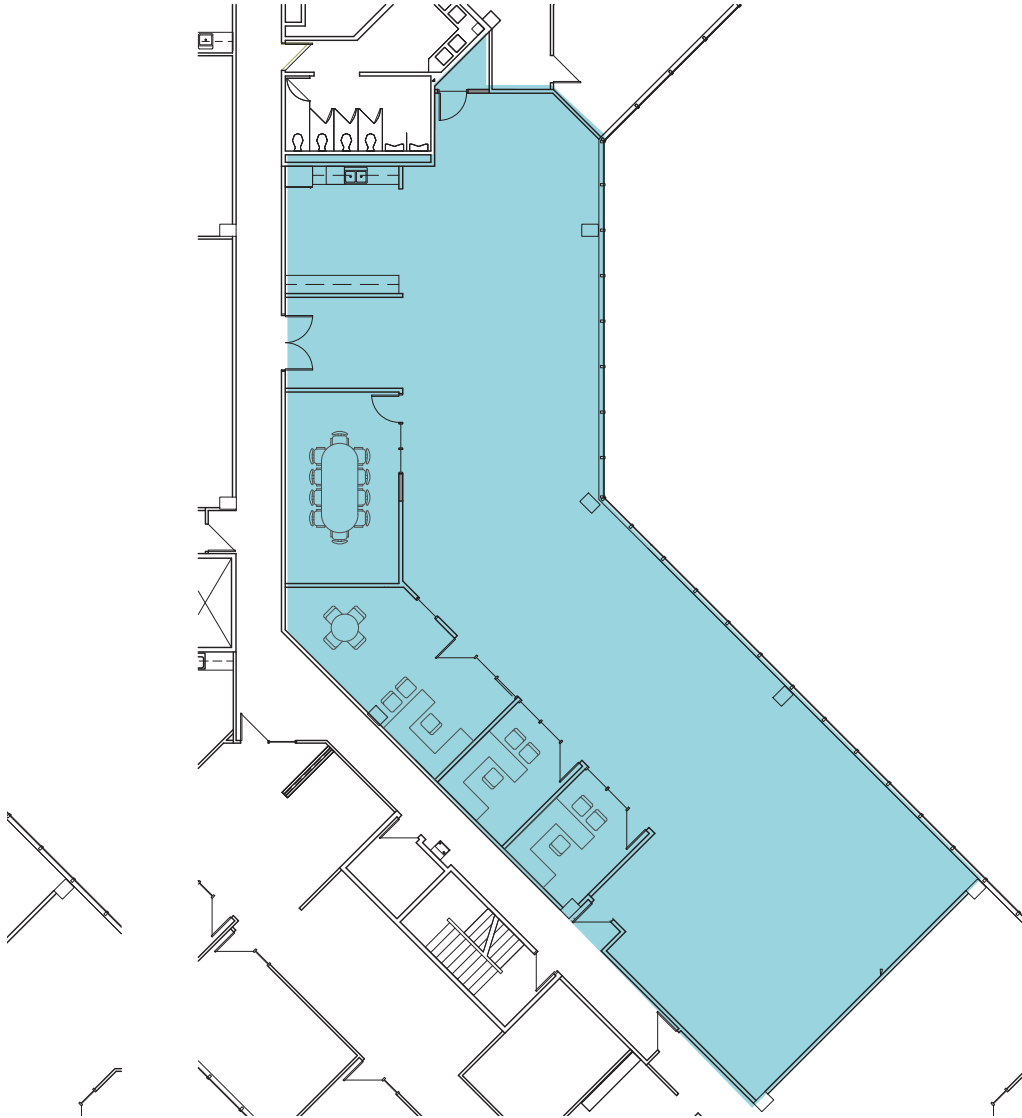
SUITE 220

FOR SUBLEASE 4,571 SF

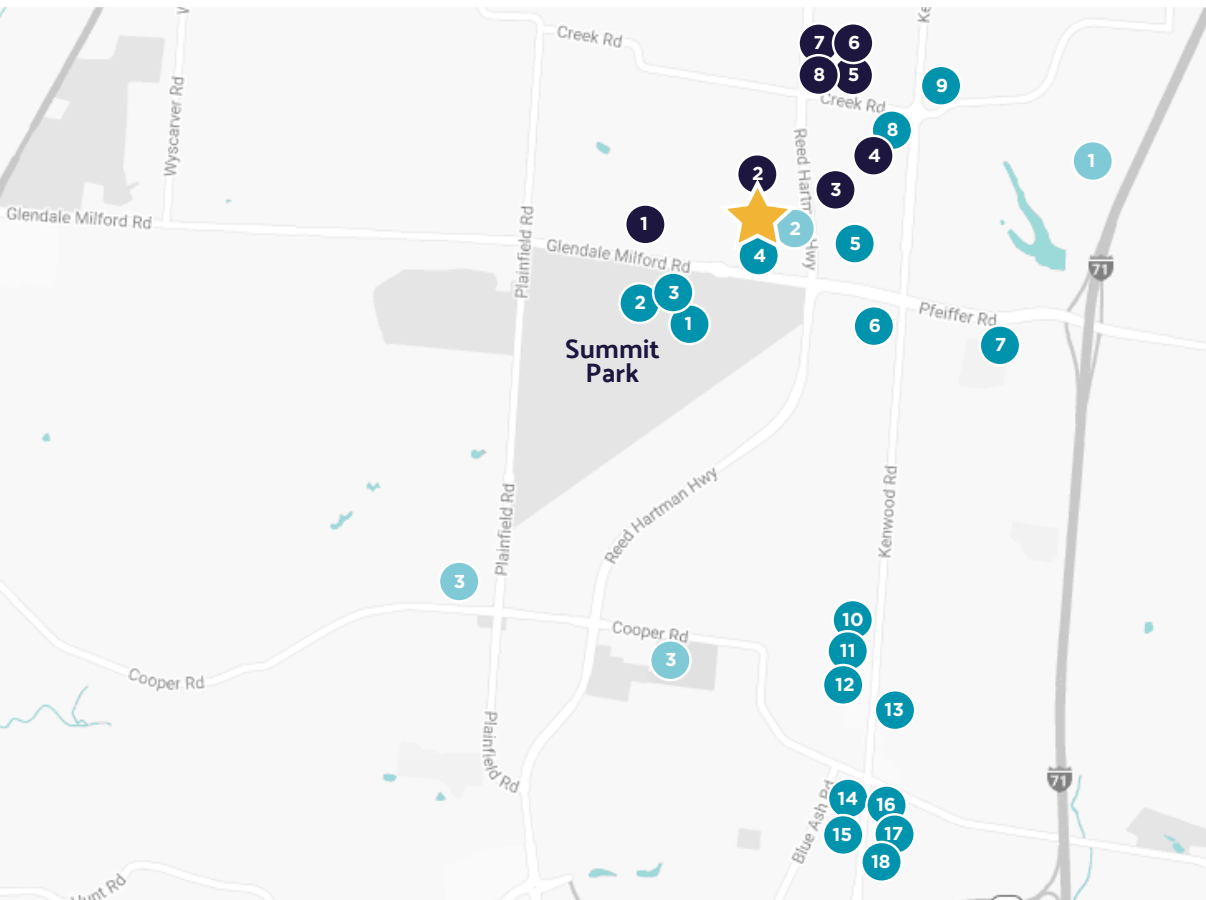


FLOOR PLAN

FOR SUBLEASE 4,571 SF



LOCAL AMENITIES



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 Marriott
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, cafes, walking paths, and more!



Luxury residential apartments and single-family homes



Five district areas to work, eat, shop, live and play



Features nature trails, dog parks, picnic areas & playgrounds



CONTACT

DIGGER DALEY
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

cincyofficeadvisors.com