

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





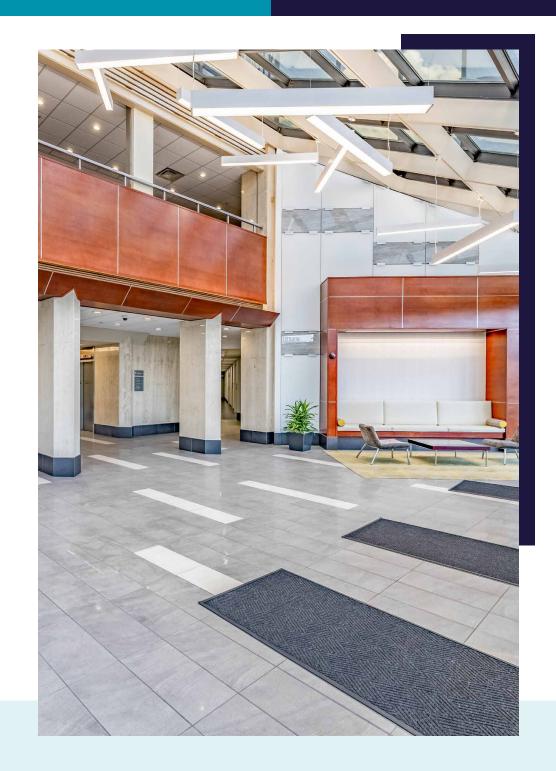
1 MILE



3 MILES



3.5 MILES



BUILDING AMENITIES











SUITE 220

FOR SUBLEASE 4,571 SF





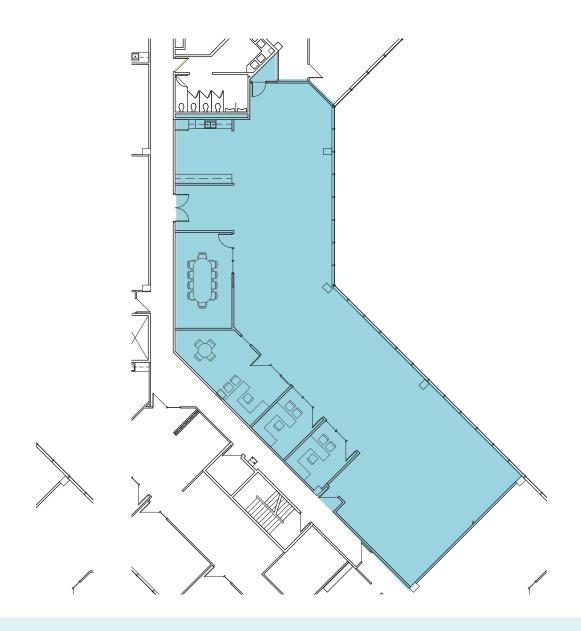


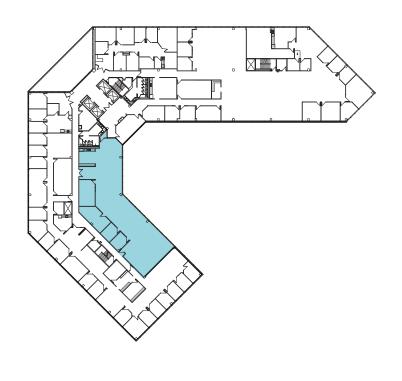




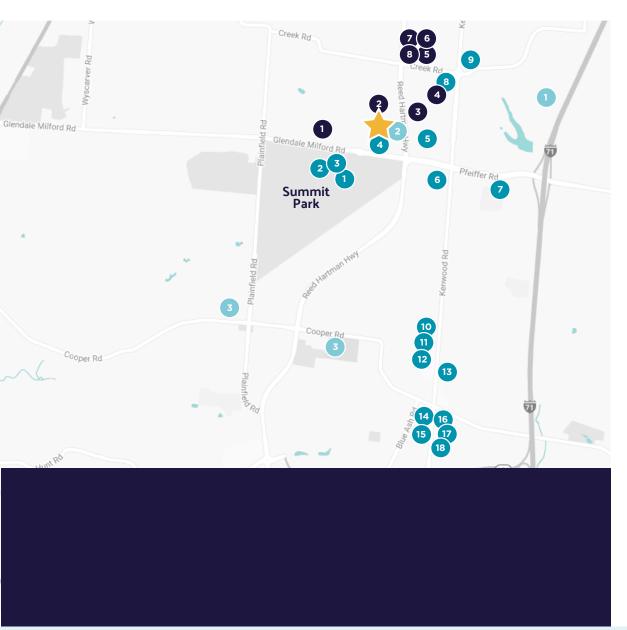
FLOOR PLAN

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
- 3. 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 Wydnham
- 2. Embassy Suites
- 3. Courtyard by Mariott
- 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
- Westlake Fitness Center
- 3. Blue Ash Golf Course
- 1. 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

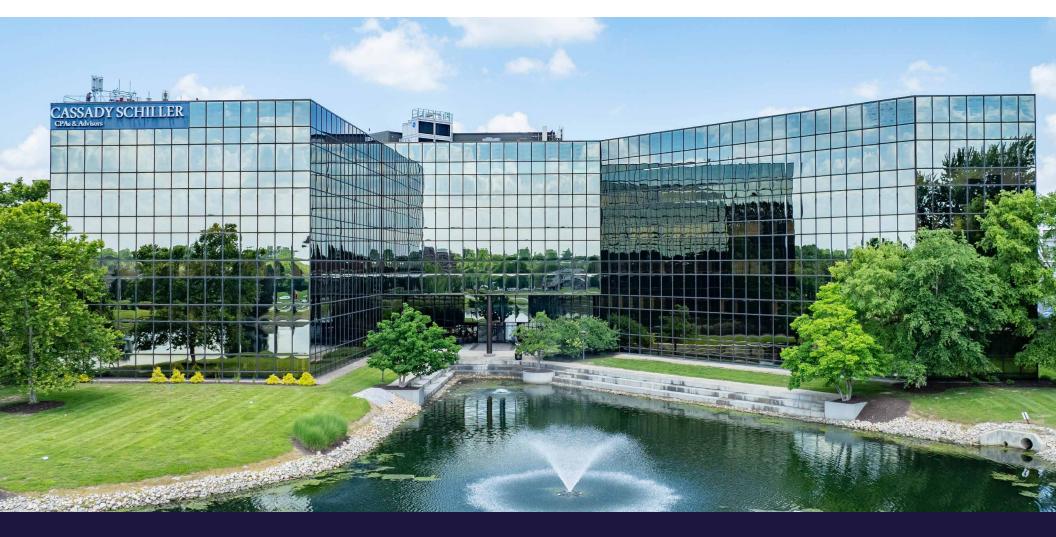


Five district areas to work, eat, shop, live and play



Features nature trails, dog parks, picnic areas & playgrounds





CONTACT

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