



# For Lease

## Lake Forest Place

4445 Lake Forest Drive, Blue Ash, Ohio 45242

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[LakeForestCampusBlueAsh.com](http://LakeForestCampusBlueAsh.com)

### Class A office space now available

- Striking seven-story Class A office building totaling 219,750 square feet with a dramatic five-story glass atrium
- Features include a state-of-the-art 50-person conference center, tenant lounge with LunchLobby service, on-site property management and access to Westlake Center's fitness center and Zagster bike share service
- Lobby upgrades currently underway and will be completed in early 2019
- Plentiful and convenient employee and visitor parking
- Located in the prime Blue Ash submarket at the intersection of Pfeiffer Road and Reed Hartman Highway, considered Blue Ash's "Main & Main," in close proximity to hotels, restaurants and nearby amenities including Summit Park and the Blue Ash Golf Course
- Visit [LakeForestCampusBlueAsh.com](http://LakeForestCampusBlueAsh.com) for more details and to view a drone video of the Lake Forest Campus

# First Impressions

Currently underway, a brand new dramatic lobby will welcome tenants and guests to Lake Forest Place



# Shared Amenities

The tenants at Pfeiffer Woods and the Lake Forest Campus share amenities with each building offering something unique



Pfeiffer Woods' multi-purpose room easily converts from a cafe and lounge to a conference room and training facility.



Westlake Center's renovated fitness center provides locker rooms, showers and 24/7 card reader access.



Lake Forest Place's conference center accommodates 50, offers a kitchenette and can be set up in a variety of layouts.



# Summit Park District

Lake Forest Place is located directly across from the Summit Park District

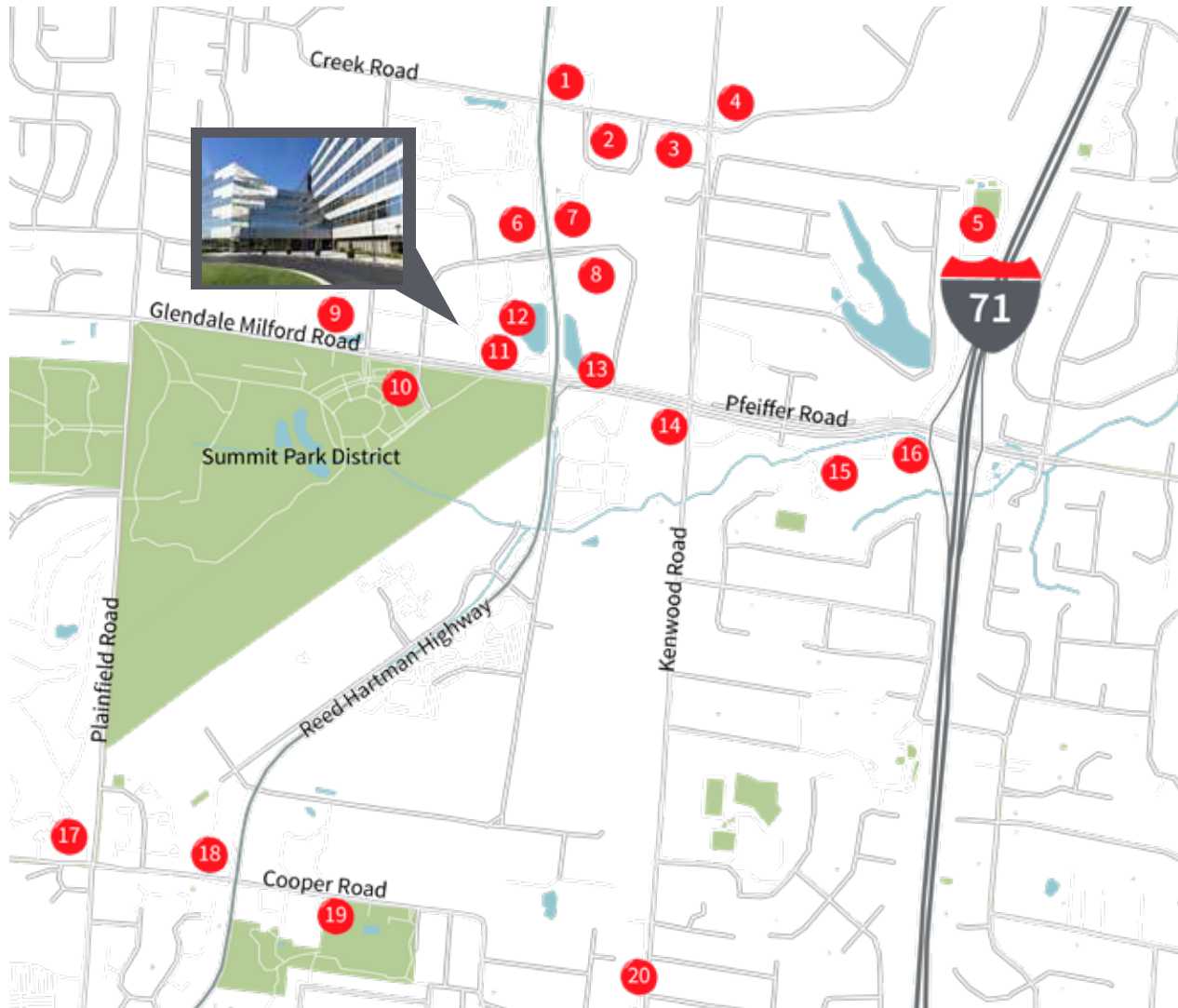


## About the Summit Park District

- A 130-acre first-class park in the heart of Blue Ash and the Summit Park District features a community pavilion, event space, cafés, bistros, a large performance stage, an observation tower, walking paths and meadows with interactive programming and year-round experiences
- Comprised of five distinct areas to work, eat, shop, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park
- The Neighborhoods at Summit Park offer luxury residential apartment living and single-family homes designed for urban ambiance and connected to the region's top schools
- Additional Summit Park assets are the Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, playgrounds, nature playscape, skate park, sledding hill, rain harvesting lake and water feature, dog parks, trails and picnic areas
- Visit [AtSummitPark.com](http://AtSummitPark.com) for more information

# Blue Ash Amenities

This map highlights just a selection of the many amenities in Blue Ash



- 1 Extended Stay America  
Holiday Inn Express  
Comfort Inn  
Smashburger
- 2 Apple Spice Junction
- 3 Sammy's Craft Burgers & Beers  
Hampton Inn  
Wyndham Suites
- 4 Through the Garden
- 5 Tri-Health Pavilion
- 6 Embassy Suites  
Cascades Restaurant
- 7 Applebee's
- 8 Marriott Courtyard
- 9 Wingate by Wyndham
- 10 Brown Dog Cafe  
SENATE  
Nanny Belle's Ice Cream  
TAHONA Kitchen + Bar
- 11 Buffalo Wild Wing's
- 12 Westlake Center fitness center
- 13 Firehouse Grill
- 14 City Barbeque
- 15 Subway  
Dolsot Bistro  
Bob Evans  
Ando Japanese
- 16 Crowne Plaza
- 17 Blue Ash Golf Course  
Cooper Creek
- 18 Parker's Blue Ash Tavern
- 19 Blue Ash Recreation Center
- 20 Qdoba  
Jimmy John's  
Penn Station  
Marx Hot Bagels  
Pizza Hut Express  
Starbucks

# Blue Ash Location

Lake Forest Place offers immediate access to several nearby highways and Blue Ash amenities



○ Summit Park

★ Lake Forest Place

Lake Forest Place is conveniently located:

- Directly across the street from Summit Park
- 1.1 miles to Interstate 71
- 2.8 miles to Interstate 275
- 3.6 miles to Interstate 75
- 14.9 miles to Downtown Cincinnati
- 12.5 miles to LUK
- 28.3 miles to CVG

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