



Lake Forest Place

4445 Lake Forest Drive
Blue Ash, Ohio 45242

65,785 RSF available

LakeForestCampusBlueAsh.com



Class A office space on a 25-acre mixed-use campus

- Striking seven-story building totaling 219,750 sf
- Dramatic five-story glass atrium
- 50-person conference center
- Tenant lounge with Fooda lunch service
- Free access to fitness center on campus
- New modern lobby design
- Summit Park, restaurants, and other amenities within walking distance



Property video

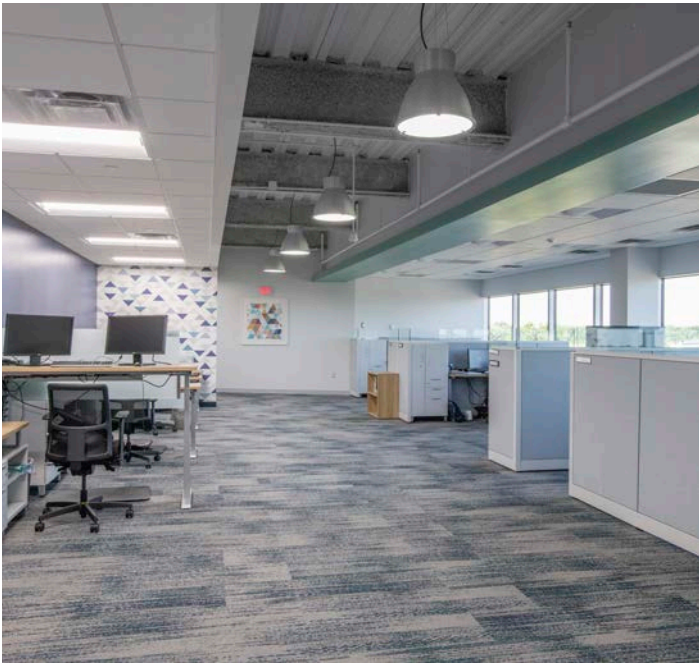
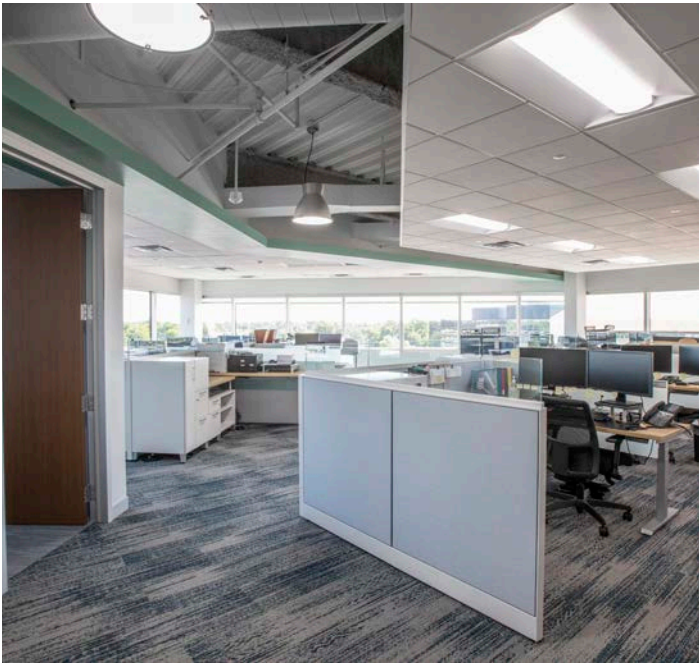
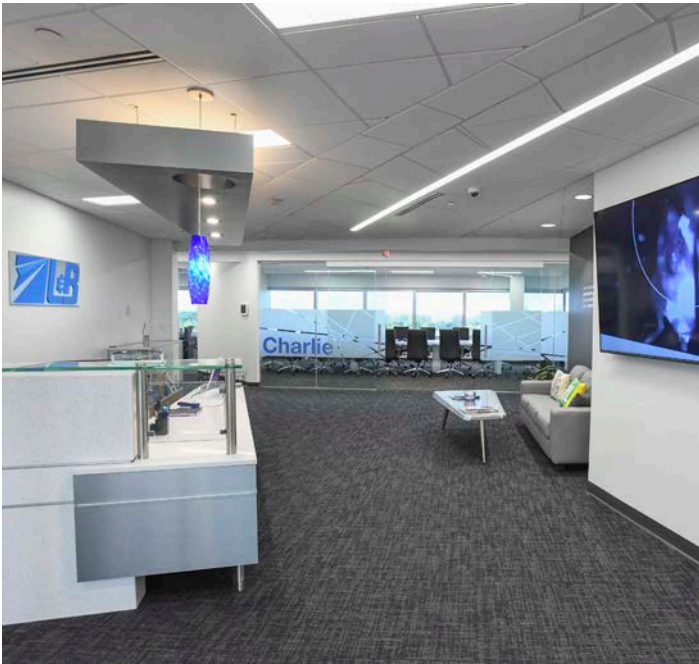
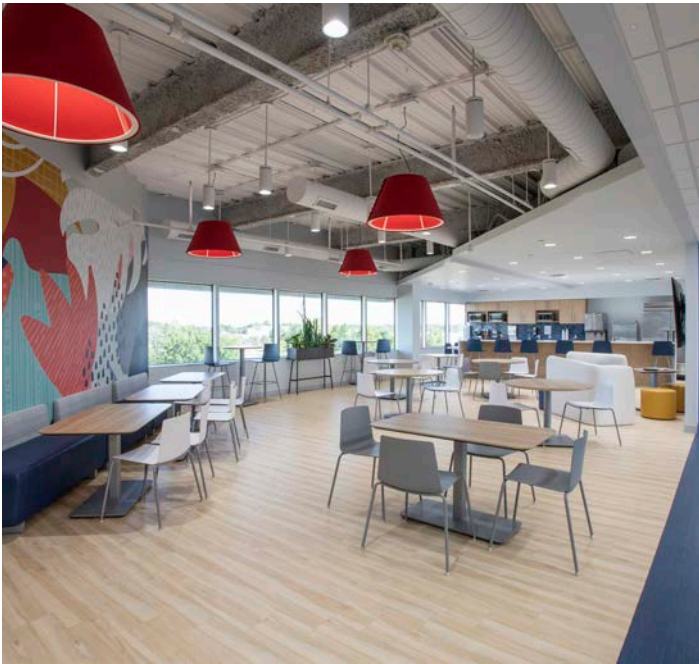


Lake Forest Campus

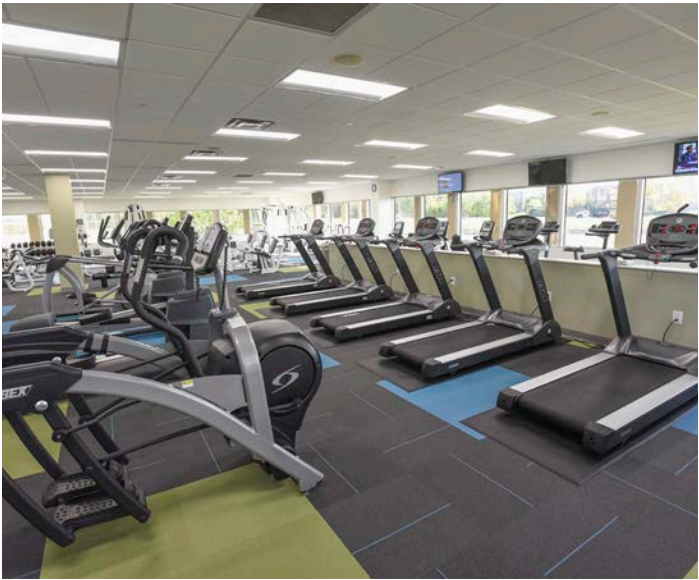
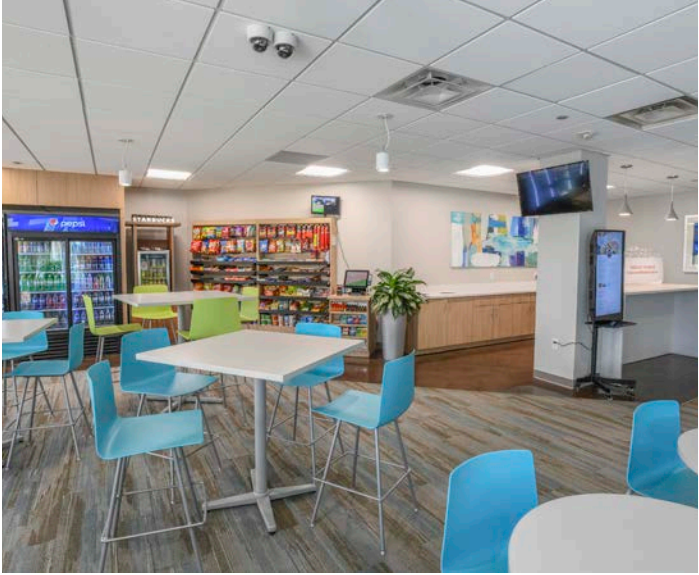
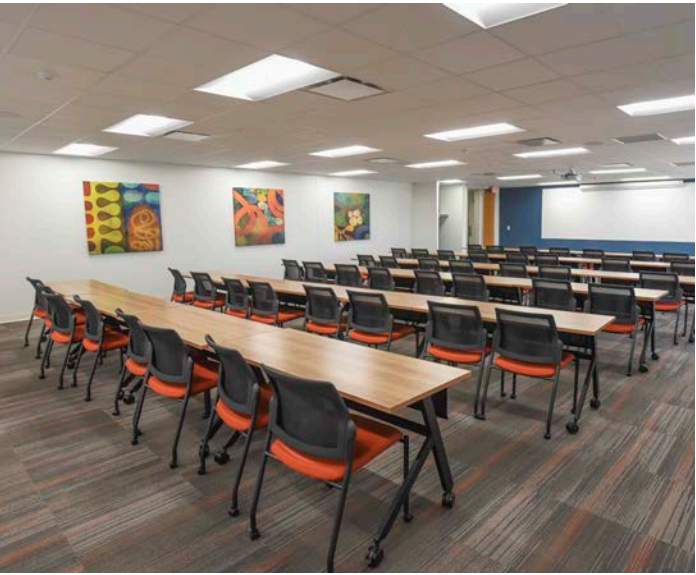
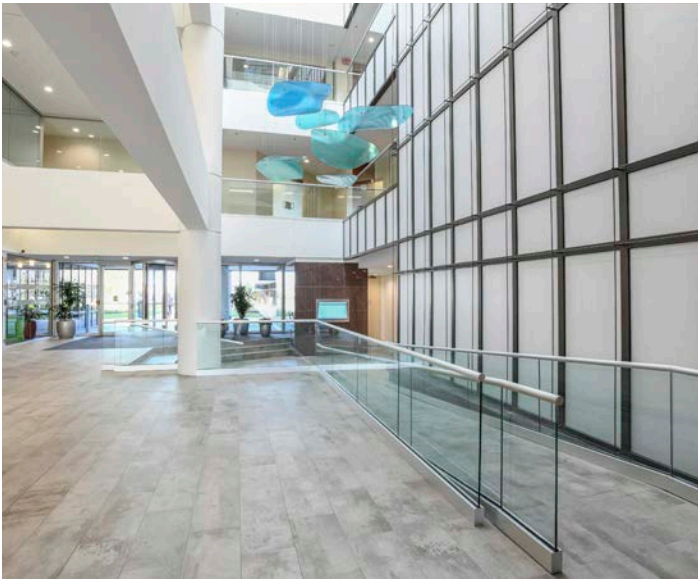
The tenants of Lake Forest Campus enjoy the unique amenities of both buildings. Westlake Center's fitness center provides 24/7 card reader access to tenants, and Lake Forest's accommodating conference room comfortably seats 50 people. Both buildings enjoy Fooda pop-up lunch service in modern cafe spaces equipped with WiFi and flat screen TVs, and scenic patio seating by the lake.

Finished tenant spaces allow for prospective tenants to visualize their office with high-end finishes and modern designs.

Tenant spaces

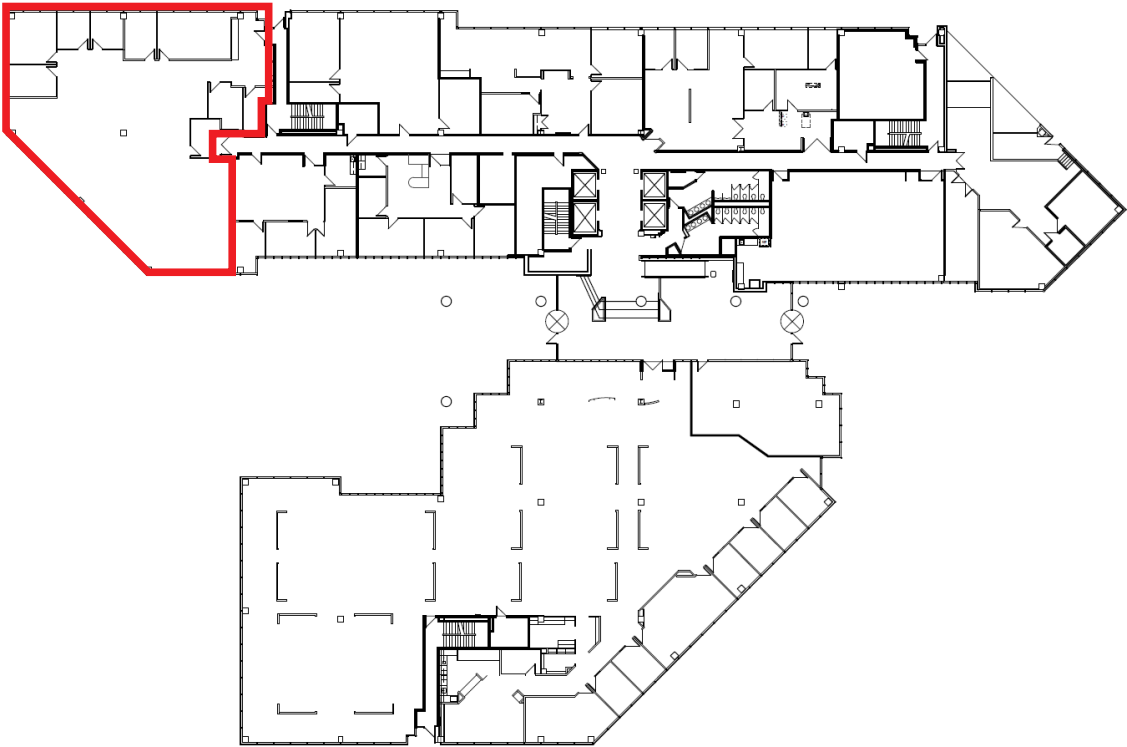


Tenant amenities

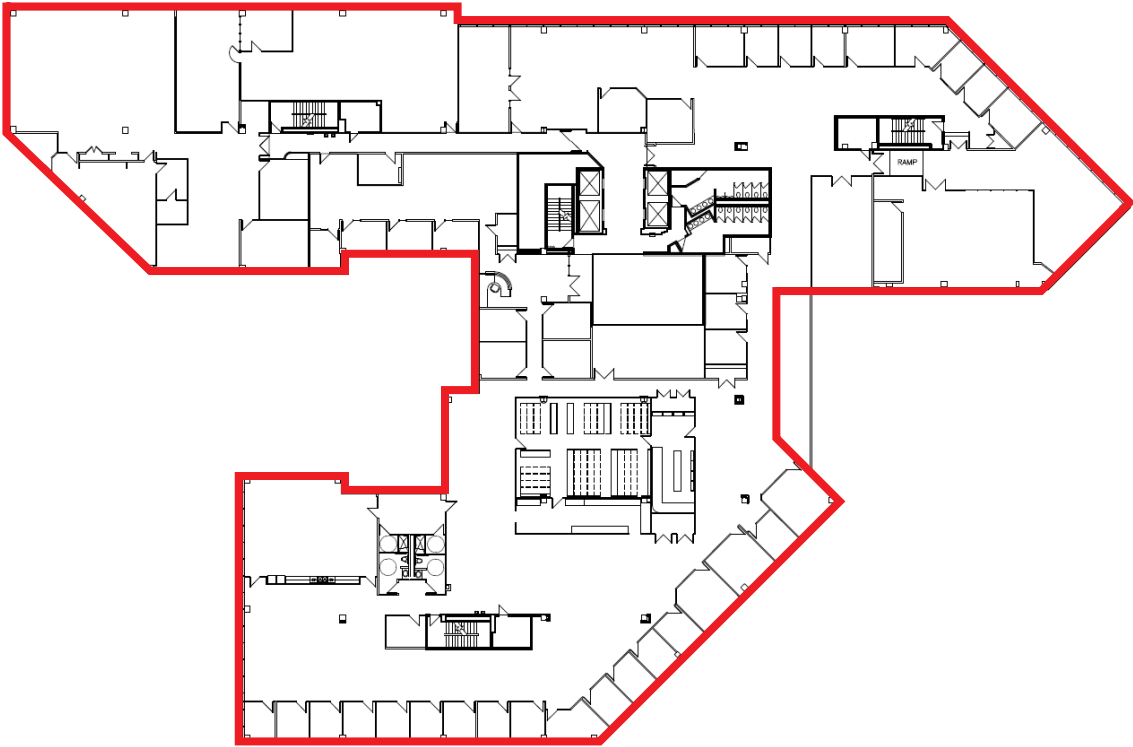


Lake Forest Place

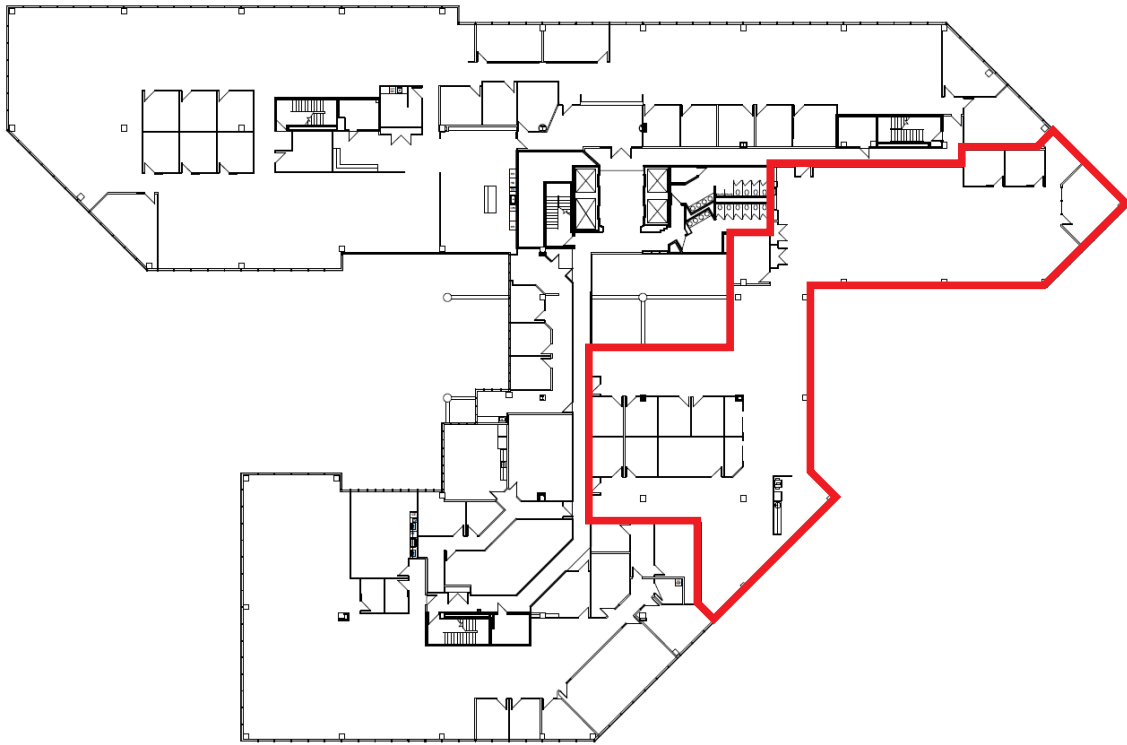
SUITE 163 5,480 RSF available



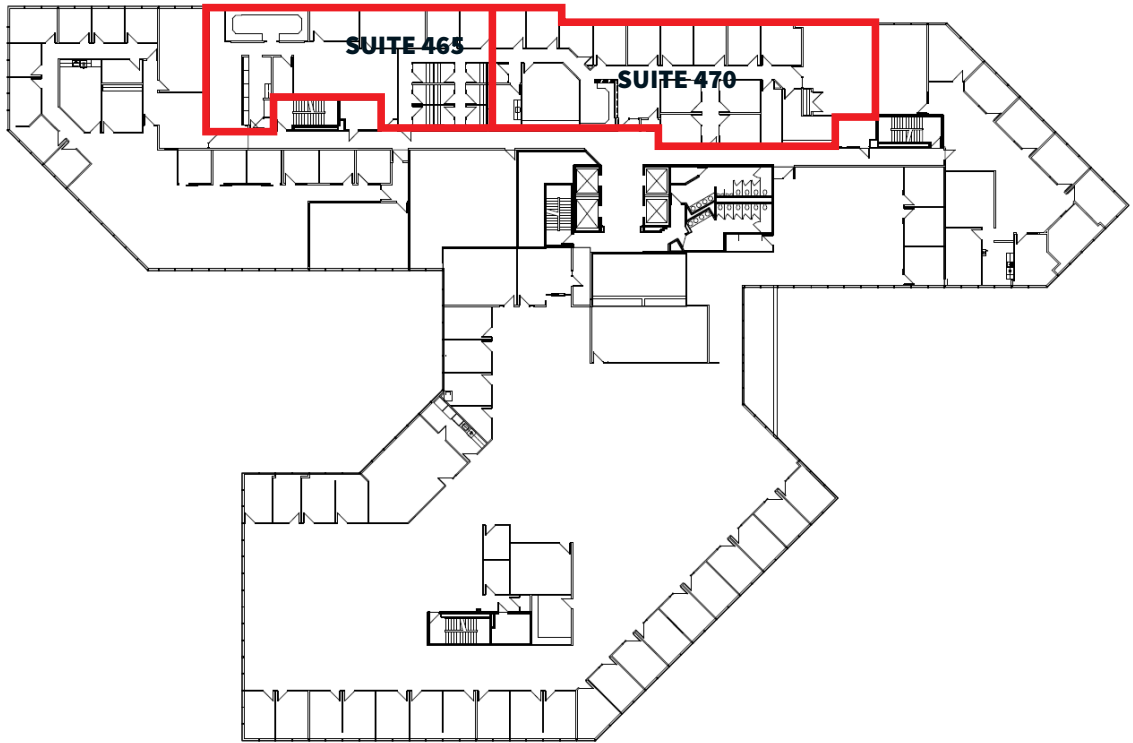
SUITE 300 40,715 RSF available



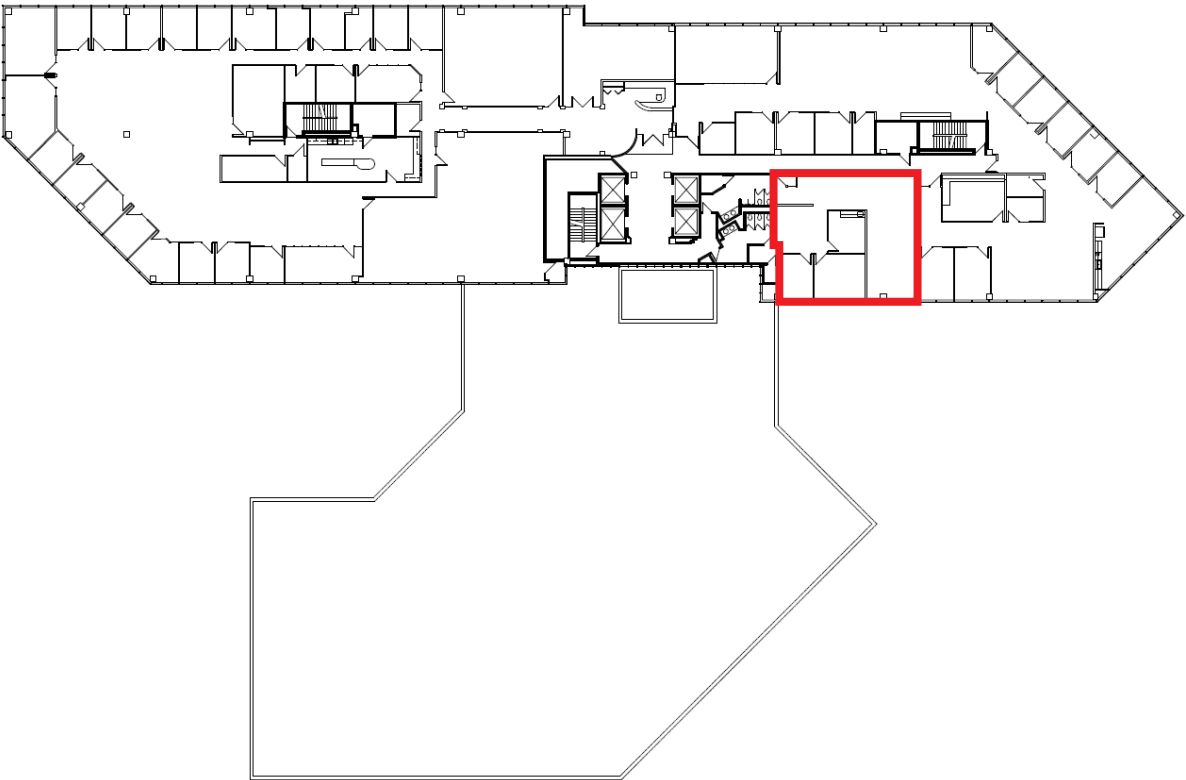
SUITE 225 10,078 RSF available

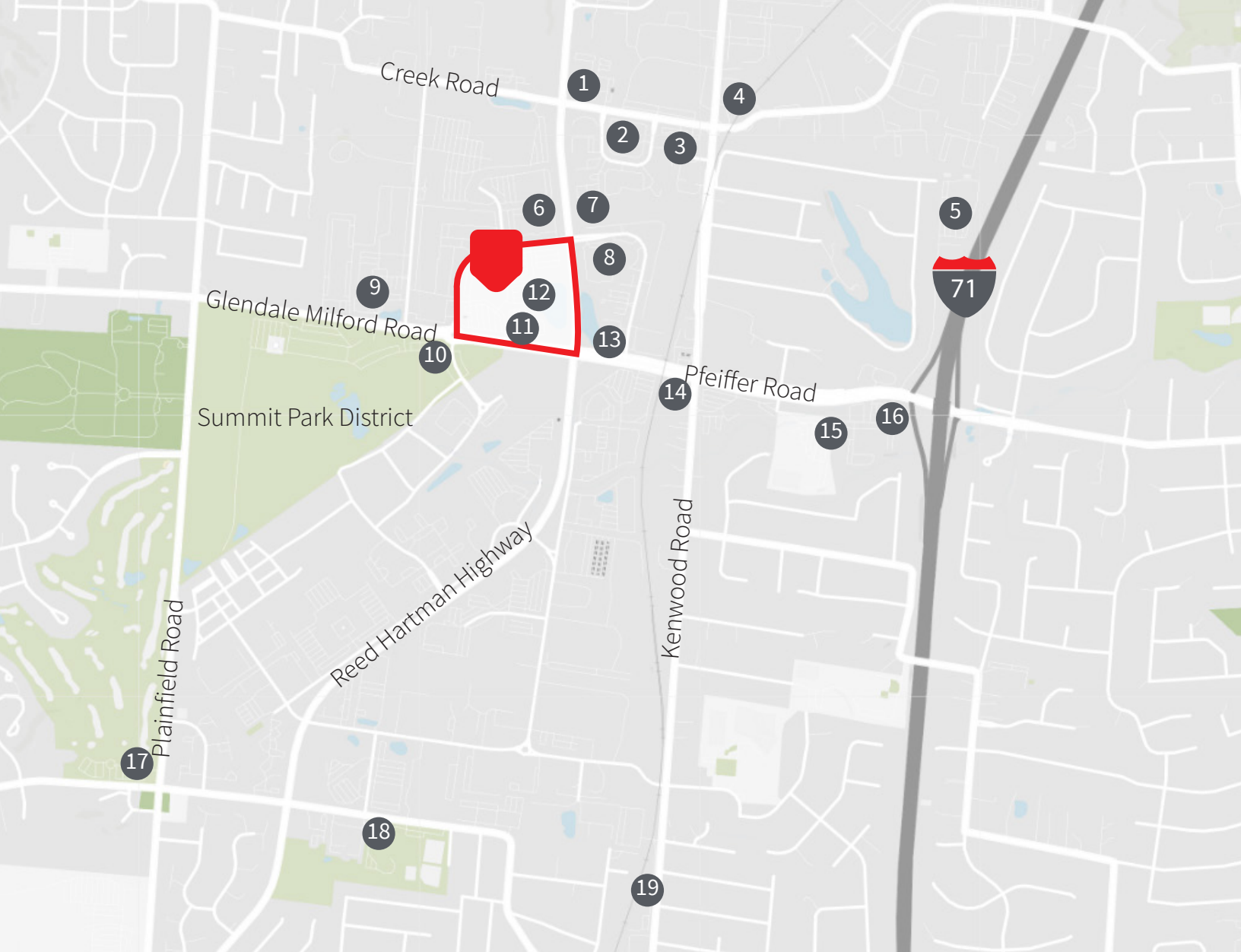


SUITE 465 3,213 RSF available
SUITE 470 4,646 RSF available



SUITE 510 1,653 RSF available





Conveniently located

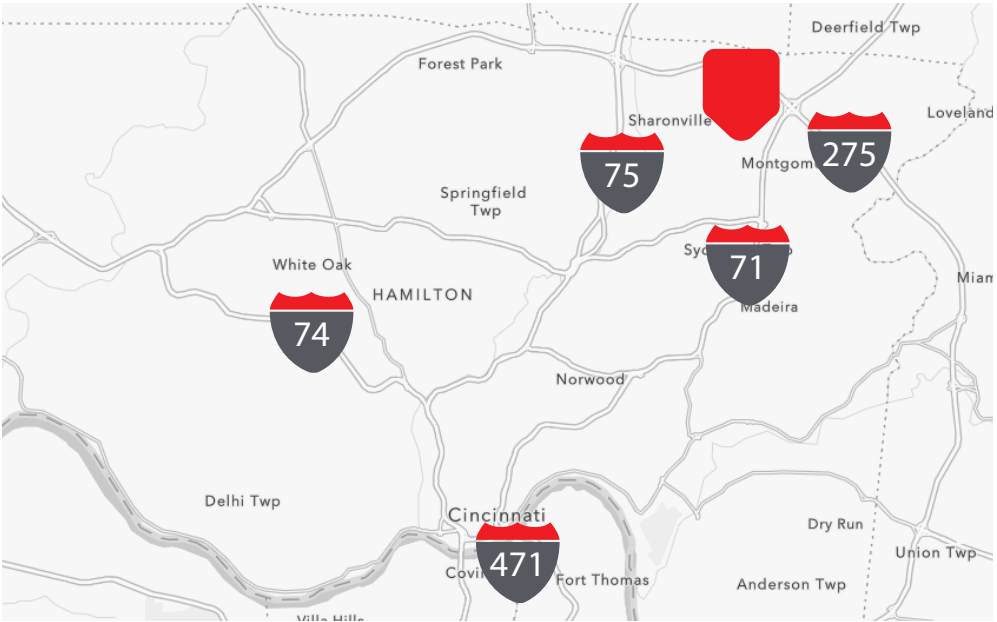


Across from **Summit Park District**

- > A 130-acre first-class park featuring 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 include 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



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



- > 1 mile to Interstate 71
- > 3 miles to Interstate 275
- > 3.5 miles to Interstate 75
- > 12.5 miles to LUK
- > 15 miles to Downtown
- > 28 miles to CVG

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