



Westlake Center

4555 Lake Forest Drive
Blue Ash, Ohio 45242

34,839 RSF available

LakeForestCampusBlueAsh.com



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

- Prominent six-story building totalling 180,578 sf
- Free access to on-site fitness center
- Outdoor patio
- 30-person meeting room
- First-class 50-person conference center on campus
- Contemporary lobby renovations
- 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



Property video



Lake Forest Campus

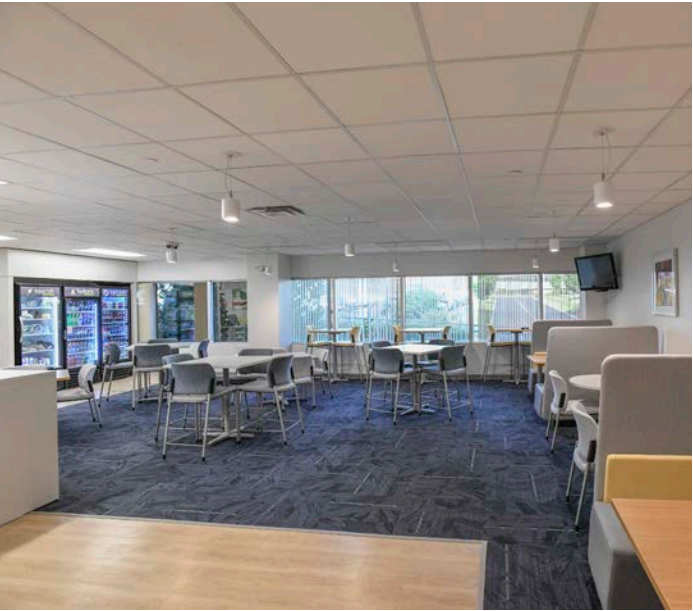
The tenants of Lake Forest Campus enjoy the unique amenities of both buildings. Westlake Center's fitness center provides 24/7 card reader access to tenants, and Lake Forest's accommodating conference room comfortably seats 50 people. Both buildings enjoy Fooda pop-up lunch service in modern cafe spaces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

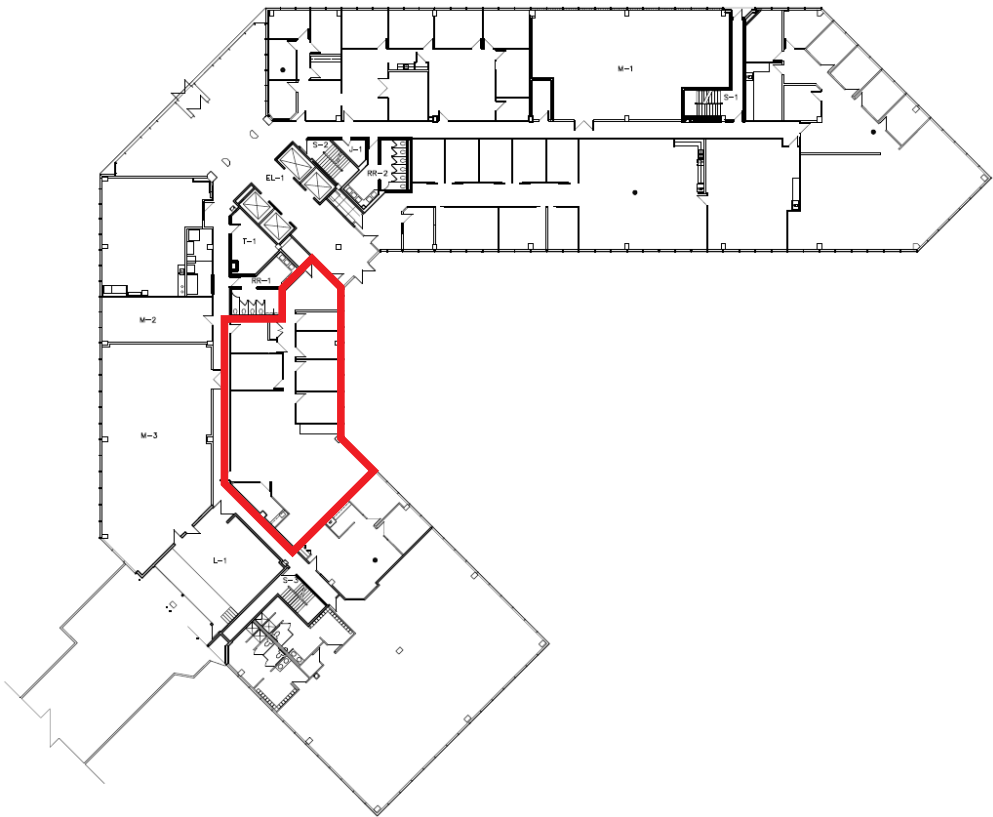


Tenant amenities

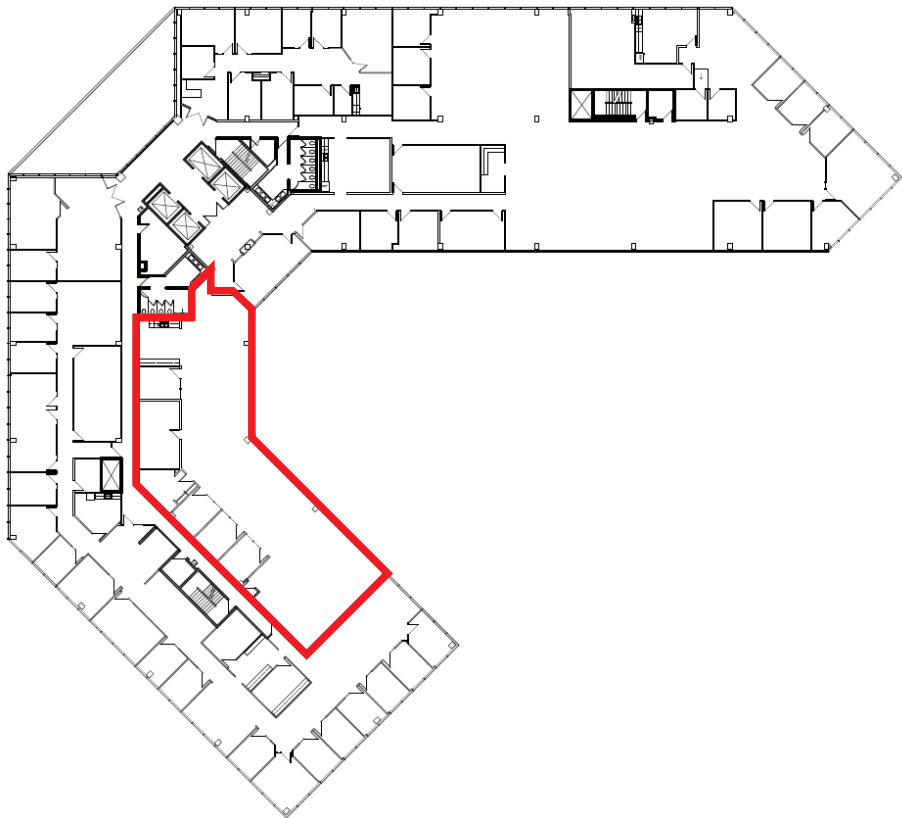


Westlake Center

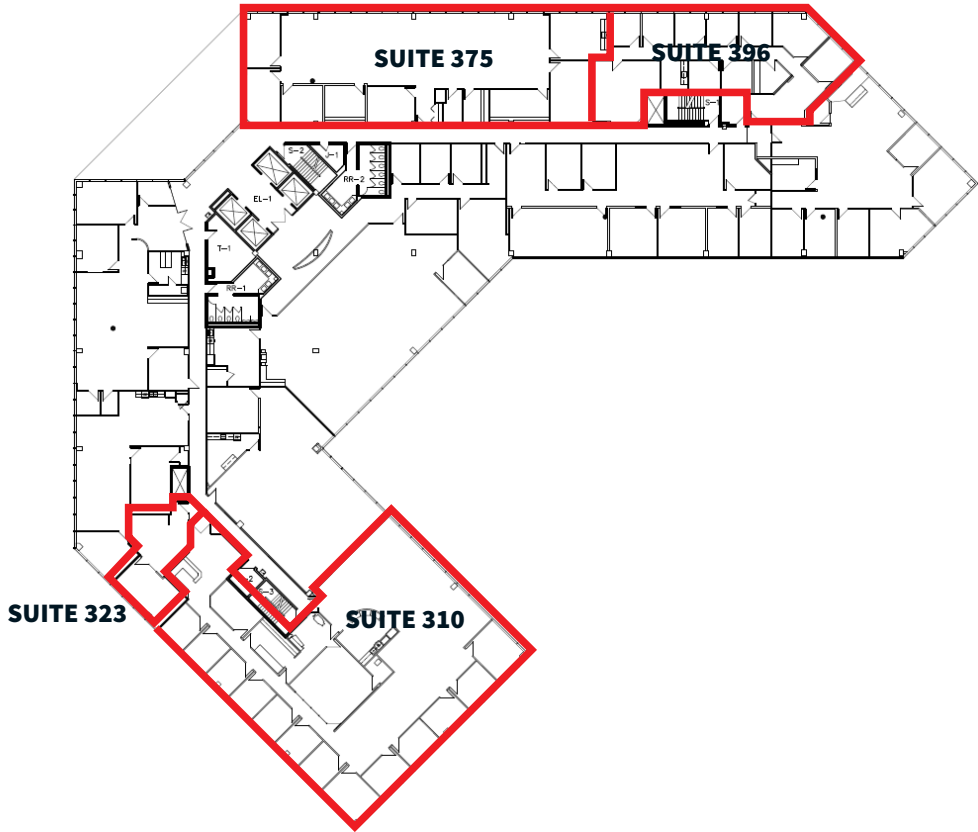
SUITE 100 2,970 RSF available



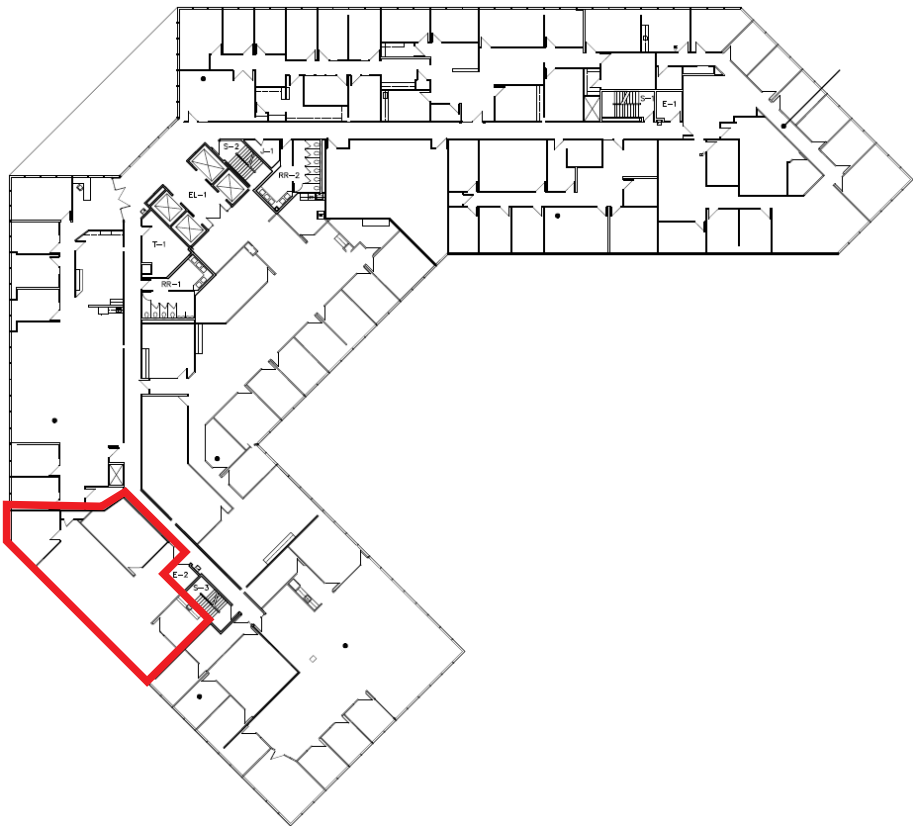
SUITE 220 4,571 RSF available

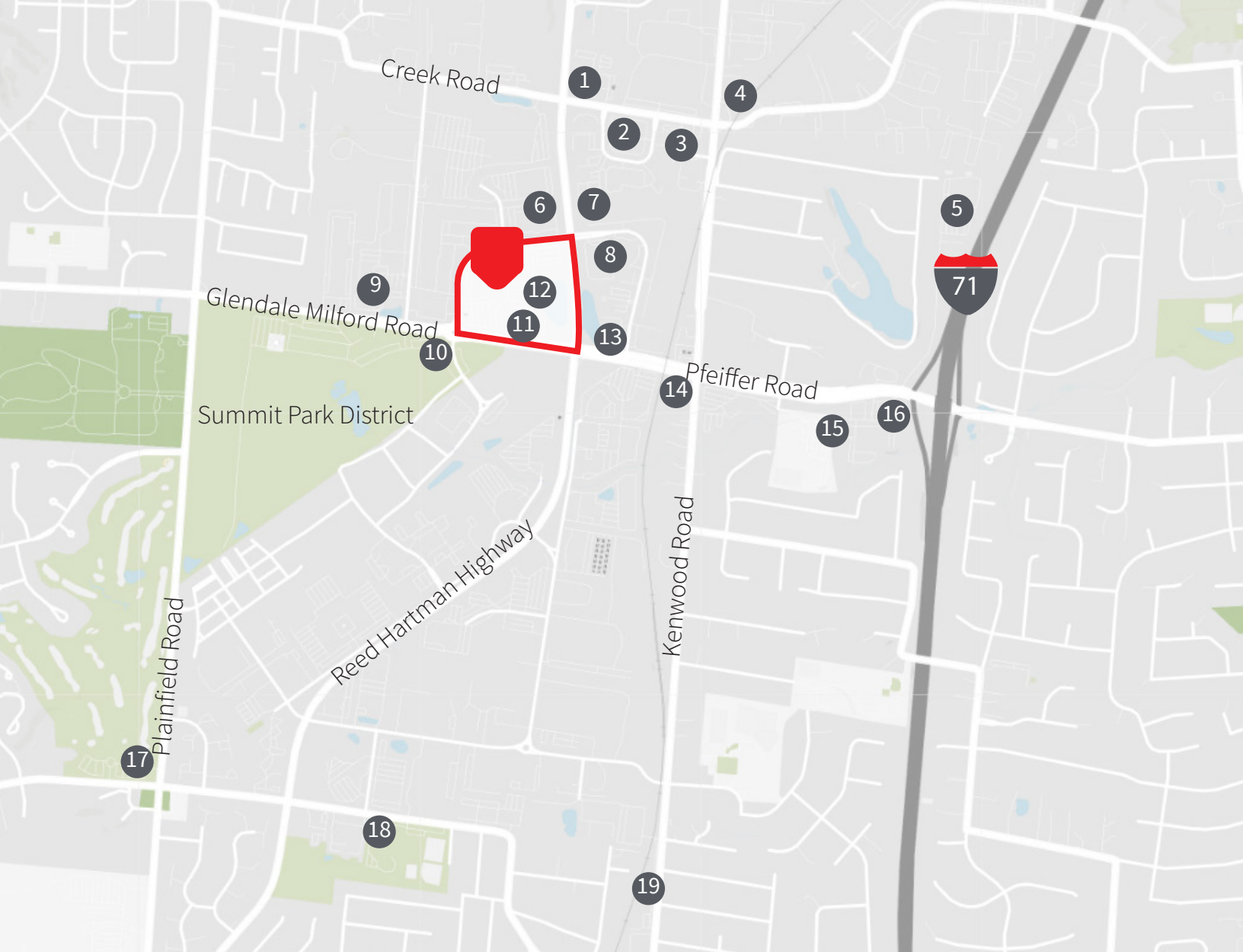


SUITE 310 6,255 RSF available **SUITE 375** 4,485 RSF available
SUITE 323 697 RSF available **SUITE 396** 2,444 RSF available



SUITE 525 2,088 RSF available





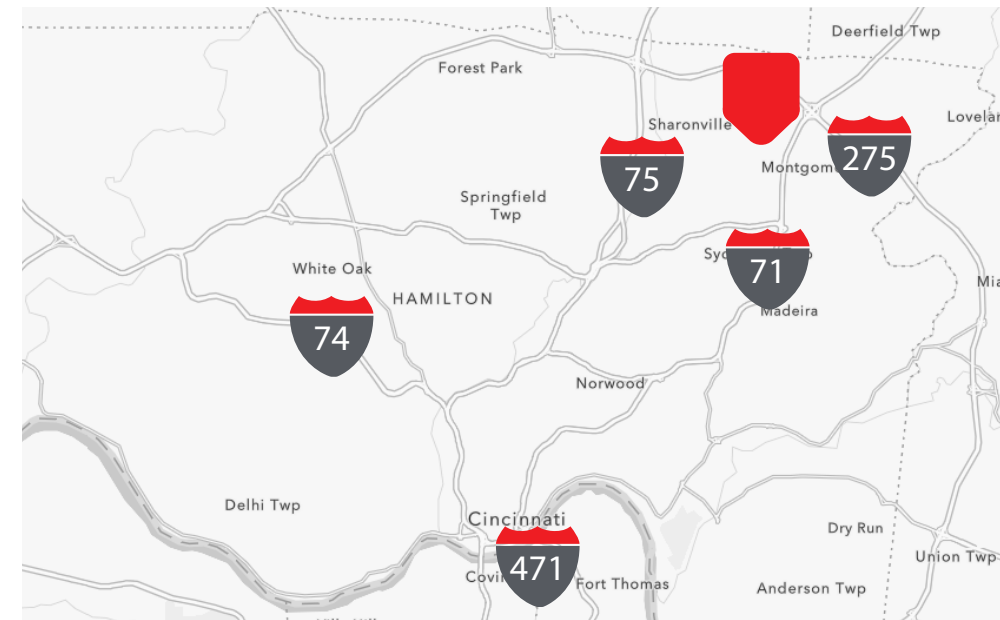
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|---|---|---|--|
| 1. Extended Stay America
Holiday Inn Express
Comfort Inn
Smashburger | 6. Embassy Suites
Cascades Restaurant | 12. Westlake Fitness Center | 18. Blue Ash
Recreation Center |
| 2. Apple Spice Junction | 7. Applebee's | 13. Firehouse 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 | |

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 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

Jay Morey

+1 513 225 4833

jay.morey@jll.com



Todd Pease

+1 513 297 2506

todd.pease@jll.com



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