

**R MARKETPLACE**

**AUCTION END DATE**

**JUNE 25TH, 2025**

# PFEIFFER WOODS



**BOUTIQUE CLASS A OFFICE INVESTMENT  
OPPORTUNITY LOCATED IN BLUE ASH, OHIO**





## CONTACT INFORMATION

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## AUCTION SALE PROCESS

An online auction event will be conducted on ReallNSIGHT Marketplace ("RI Marketplace") in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace.

For further information, please visit the [FAQ, Bidder Registration \(https://rimarketplace.com/faq\)](https://rimarketplace.com/faq).

## AUCTION DATE

The Auction end date is June 25th, 2025.

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the [FAQ, Bidding \(https://rimarketplace.com/faq\)](https://rimarketplace.com/faq).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.



**AUCTION  
START DATE**

**JUNE 23TH, 2025**

**AUCTION  
END DATE**

**JUNE 25TH, 2025**







# PFEIFFER WOODS



# THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") as exclusive advisor, is pleased to present an exceptional investment opportunity: the acquisition of 100% fee simple interest in Pfeiffer Woods (the "Property").

## Key Property Features:

**Prime Location:** Pfeiffer Woods is a boutique Class A office center, offering 117,075 rentable square feet (RSF) in Blue Ash, Ohio. This strategic location places the Property at the heart of the vibrant Tri-State metropolitan region, home to over two million residents.

**Economic Powerhouse:** Blue Ash serves as a key economic driver, hosting large companies and public institutions with regional, national, and international impact. Notably, 34 Fortune 500 companies maintain offices or manufacturing facilities in the city.

**Strong Employment Hub:** Blue Ash boasts a highly skilled workforce, positioning it as the region's second-largest employer, surpassed only by Downtown Cincinnati.

**Impressive Occupancy:** The Property is currently 85% leased, demonstrating strong market demand and potential for additional value creation.

**Quality Tenant Mix:** Pfeiffer Woods features a dynamic rent roll anchored by MarketVision's headquarters, occupying 26% of the total rentable area. Other notable tenants include AHEAD, SageSure, Keyence Corp of America, and Schaeffer's Investment Research.

**Recent Leasing Success:** In the past 12 months, the Property has secured approximately 36,000 RSF (over 30% of total RSF) in combined new leases and renewals, capitalizing on the ongoing flight-to-quality trend.

**2024 Amenity Renovations:** Recent upgrades have enhanced the Property's appeal, contributing to its leasing momentum and long-term value proposition.

**Value-Creation Opportunity:** Large 11.057 Acres site and out-sized 5:1,000 RSF parking ratio afford the opportunity to parcel off the hard corner of Pfeiffer Road and Kenwood Road for additional revenue creation.





## Investment Thesis:

Pfeiffer Woods presents a compelling opportunity to acquire a Class A office asset with:

**Durable Cash Flow:** The current occupancy and quality tenant mix provide a stable income stream.

**NOI Growth Potential:** Lease-up of remaining vacancy offers significant upside in a market benefiting from the flight-to-quality trend.

**Strategic Positioning:** The Property's irreplaceable business-oriented location in Blue Ash ensures long-term demand from high-quality tenants.

**Modern Amenities:** The 2024 amenity renovations position Pfeiffer Woods to meet evolving tenant preferences and maintain its competitive edge.

This offering provides investors the rare opportunity to acquire a premium office asset in a thriving submarket, combining stable cash flows with attractive value-add potential. Pfeiffer Woods is ideally positioned to capitalize on the ongoing flight-to-quality trend observed across the country, making it an attractive addition to discerning investment portfolios.

**For further information, including detailed financial projections and property tour arrangements, please contact the JLL team. A confidentiality agreement will be required to access comprehensive due diligence materials.**

## KEY PROPERTY STATISTICS

Address	5151 Pfeiffer Rd
City, State	Blue Ash, OH
Property Index Number (PIN)	612-0131-0003-00
Year Built/Renovated	1998/2024
Number of Floors	4
Rentable Area	117,075 RSF
Typical Floor Plate	Floors 1-2: approx. 28,000 RSF Floors 3-4: approx. 31,000 RSF
Occupancy	85.0%
Weighted Average Lease Term	3.7 Years
Site Area	11.057 Acres
Parking	588 total, including 58 covered stalls (5:1,000 SF ratio)





# INVESTMENT HIGHLIGHTS

- **2024 Renovation Drives Leasing Velocity**
- **Headquarters Quality Asset - Complete Amenity Set**
- **The Most Attractive Building in the Most Active Suburban Submarket**
- **Value-Creation Opportunity via Retail Pad Site**
- **Irreplaceable Blue Ash Location**
- **Prime Visibility and Access Adjacent to Best-of-the-Best Area Amenities**
- **Substantial Discount to Replacement Costs**







AHEAD

FEIFFER WOODS

MarketVision Research

Corporation  
America

SageSure Insurance  
Managers

aeffer's  
ent Research

5151

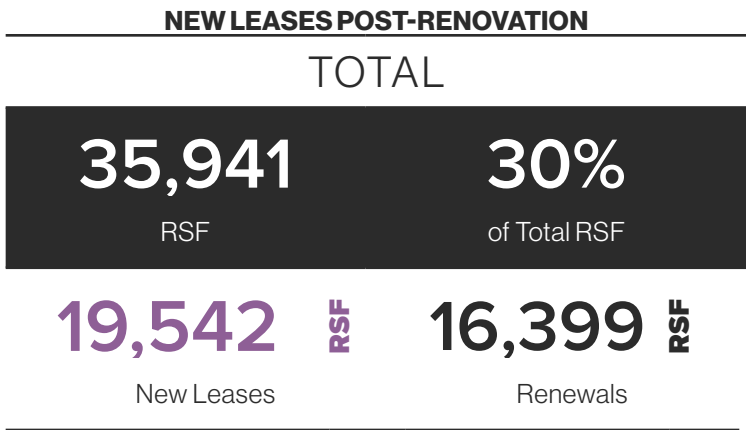
5151  
POSTER ROAD

MarketVision



# 2024 Renovation Drives Leasing Velocity

Flight-to-quality persists, with Class A space outperforming and notable leases signed in premier buildings, suggesting occupiers prioritize amenity-rich environments. The tenants of Pfeiffer Woods enjoy an ample, partially covered, parking (5:1000 Ratio) and newly renovated and expanded amenities including a newly added free 24/7 fitness center, an enhanced conference center, and a tenant lounge that easily converts from a cafe and lounge to a conference and training facility. The new amenities boosted leasing activity at the Property with nearly 36,000 RSF, or over 30% in total RSF, of new leases and renewals occurring in the past 12 months. With a new amenity set and spacious parking with reserved covered spaces, Pfeiffer Woods will continue to benefit from the flight-to-quality trend, resulting in outsized leasing activity and higher rental rates.





## Headquarters Quality Asset – Complete Amenity Set

Designed by and built as a JV between Al. Neyer and Duke Realty to suit the growing demand for office space from large corporations, the property was 50% pre-leased to UnitedHealthcare at the development stage. The Property features an attractive open lobby, new amenities with transformable conference facilities and a fitness center, covered parking, and large floor plates that measure 29,500 square feet on average. These large floor plates are highly desirable to the large corporate users dominating the Blue Ash office market.

## The Most Attractive Building in the Most Active Suburban Submarket

In 2024, Cincinnati Suburban markets led absorption: 144,000 RSF of positive absorption compared to the urban core's negative absorption of 74,500 RSF. The combination of irreplaceable business-friendly location in the epicenter of the vibrant Tri-State metropolitan region, convenient access to Downtown Cincinnati, and best-of-the-best Blue Ash area amenities make the Property an attractive place for companies to locate. Over the past 12 months, Pfeiffer Woods has experienced the highest level of direct leasing activity compared to other class A office buildings located in the area.

### PFEIFFER WOODS LEADS THE TOP 5 CLASS A OFFICE BUILDINGS IN THE BLUE ASH OFFICE MARKET

BUILDING	TOTAL LEASES IN THE PAST 12 MONTHS	SHARE
Pfeiffer Woods*	35,941 RSF	27%
Lake Forest Place*	19,380 RSF	15%
Summit Woods IV	16,598 RSF	12%
Westlake Center*	15,393 RSF	12%
Kemper Pointe	15,149 RSF	11%

\* Offices located along Glendale Milford Rd are among the most active in the Blue Ash leasing market.





## Value-Creation Opportunity via Retail Pad Site

Currently 85% leased, the Property offers investors a value-add opportunity to lease up nearly 18,000 RSF of vacant space. These existing condition tenant spaces allow prospective tenants to visualize their offices with high-end finishes and modern designs.

### EXCESS PARKING LOT DEVELOPMENT OPPORTUNITY.

With a 5:1,000 SF existing parking ratio, tenants underutilize the surface parking. The Property offers a unique opportunity to sell or develop an outparcel situated at the hard corner of the property site, the intersection of bustling Pfeiffer and Kenwood Roads. The outparcel could be used for a quick service restaurant (QSR) development. There are no available permits or third-party reports regarding the prospective development. Additionally, the lease terms for some tenants should be amended to align with their actual parking utilization and typical market ratio. We encourage investors to conduct their own due diligence.

ESTIMATED AT 4:1000 MARKET PARKING  
RATIO DEVELOPMENT POTENTIAL:

**30,000 RSF**





## Irreplaceable Blue Ash Location

Blue Ash, Ohio, is a premier suburb in the Greater Cincinnati area, offering an optimal balance of residential charm and commercial vitality. The city is characterized by its high-quality amenities, strong business infrastructure, and strategic location. These attributes have established Blue Ash as one of the most desirable places to live, work and play in Greater Cincinnati.

### DRIVING ECONOMIC GROWTH

Blue Ash is a key economic center in the Tri-State metropolitan region of over two million people. Home to over 2,500 companies ranging from global leaders to innovative small businesses, Blue Ash stands as the region's second-largest employment hub after Downtown Cincinnati, showcasing its significant role in the area's economy.

### HEADQUARTER CONCENTRATION

Blue Ash is a home for multiple Fortune 500 companies that have fueled growth and innovation in the city for many years. Fifty of the Fortune 500 companies have a presence in the City of Blue Ash. Of the 50 companies, there are 34 with an office or manufacturing presence.

### FORTUNE 100 COMPANIES REPRESENTED IN BLUE ASH



RANK: 13



RANK: 25



RANK: 31



RANK: 32



RANK: 42



RANK: 48



RANK: 63



RANK: 75



RANK: 76



RANK: 77



RANK: 87



RANK: 89



## TOP 15

U.S. CITIES FOR CORPORATE HEADQUARTERS



2024

BEST PLACES TO LIVE: #1 IN OHIO  
AND #16 IN AMERICA

AAA

MOODY'S MUNICIPAL BOND RATING

Moody's

2,500+

TOTAL BUSINESSES



## Prime Visibility and Access Adjacent to Best-of-the-Best Area Amenities

Pfeiffer Woods is conveniently located 14 miles northeast of Downtown Cincinnati, surrounded by Interstates 275, 71, and 75. 'Metro' public buses connects Blue Ash to Downtown Cincinnati and many other points throughout the metropolitan area, providing an important connection between Blue Ash employers and the region's workforce. The Property is surrounded by an abundance of fine and casual dining, parks, golf courses, and hotels that corporate users can access within minutes.

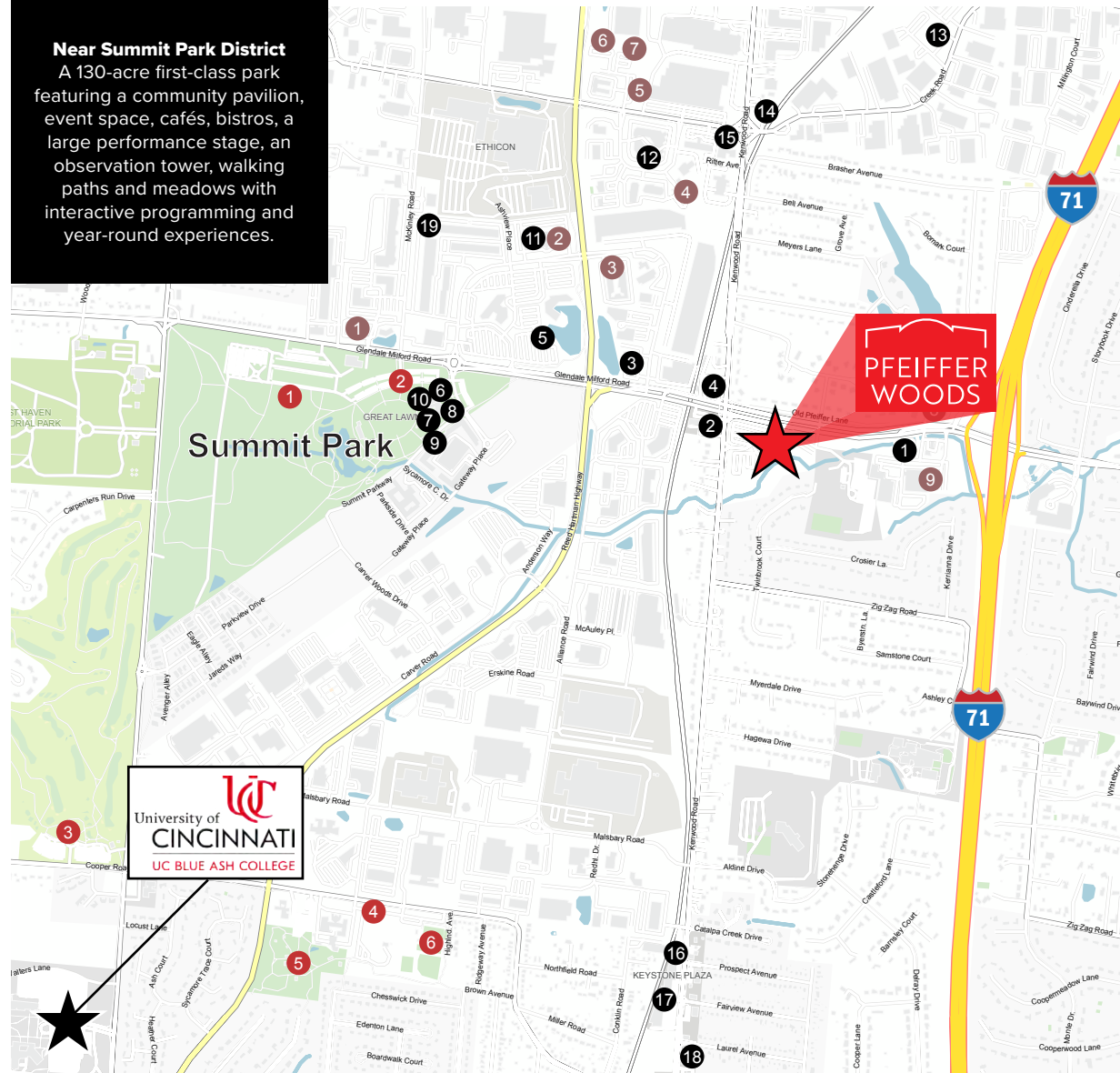
### DRIVING TIME:

**20 MIN**  
DOWNTOWN  
CINCINNATI

**35 MIN**  
CINCINNATI/NORTHERN KENTUCKY  
INTERNATIONAL AIRPORT

**2 MIN**  
I-71 HWY  
*Pfeiffer Woods is the Closest  
Class A Office Building  
to I-71 Pfeiffer Rd Exit*

**Near 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.



### Dining

1. Bob Evans
2. City Barbeque
3. Firehouse Grill & Brewery
4. Rhino's Frozen Yogurt & Soft Serve
5. Buffalo Wild Wings
6. Nanny Belle's
7. The Brown Dog Cafe
8. Sugar N' Spice Diner
9. Gold Spoon Creamery
10. TAHONA Taqueria+Tequila Bar
11. Blu Restaurant & Bar
12. Apple Spice Junction
13. Fretboard Brewing Company
14. Through The Garden Restaurant
15. Sammy's Craft Burgers & Beers
16. QDOBA Mexican Eats
17. Marx Bagels
18. Starbucks
19. Molly's Cupcakes Baking Kitchen - Catering Kitchen

### Hotels

1. Wingate by Wyndham
2. Embassy Suites by Hilton
3. Courtyard by Marriott
4. MainStay Suites
5. Holiday Inn Express & Suites
6. Comfort Inn
7. SpringHill Suites by Marriott
8. Red Roof Inn
9. Quality Hotel Conference Center

### Recreation

1. Summit Park Dog Park
2. Summit Park
3. Blue Ash Golf Course
4. Blue Ash Recreation Center
5. Blue Ash Nature Park
6. Blue Ash Tennis Courts





## The Neighborhoods at Summit Park Master Plan | Work. Live. Play.

A **108-acre, \$350 million walkable mixed-use development**, consistent with the City of Blue Ash's vision as laid out in its Land Use Plan for the Summit Park District, is now being constructed along the runway of the former airport located between the Property and Summit Park. The master plan integrates retail, services, restaurants, and entertainment with a variety of premier rental and owner-occupied residential products. To date, 'The Approach' luxury apartment complex and 'The Summit of Blue Ash' contemporary retirement community have been completed. [Click Here](#) to view **The Neighborhoods at Summit Park Master Plan**.

## Substantial Discount to Replacement Costs

Pfeiffer Woods presents investors with an opportunity to acquire a premier office asset in business-thriving location close to Downtown Cincinnati at significantly below replacement cost. Additionally, the Property has been institutionally maintained and requires little deferred maintenance.







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