



Blue Ash Sublease

4555 Lake Forest Dr
Cincinnati, OH 45242

Up to 5,213 RSF Available
Lease expires: 5/31/2028

Property Overview

Westlake Center is a Class A multi - tenant office building located in the heart of Blue Ash, Ohio. Westlake Center is part of a two building suburban office campus with walking trails around a scenic lake. Blue Ash is a preferred central location for office tenants with easy access to and from I - 71, 275 and I-75. Additionally, the surrounding area offers a mix of amenities, including restaurants, retail options, and hotels, which serve to support the needs of the building's tenants and their employees.

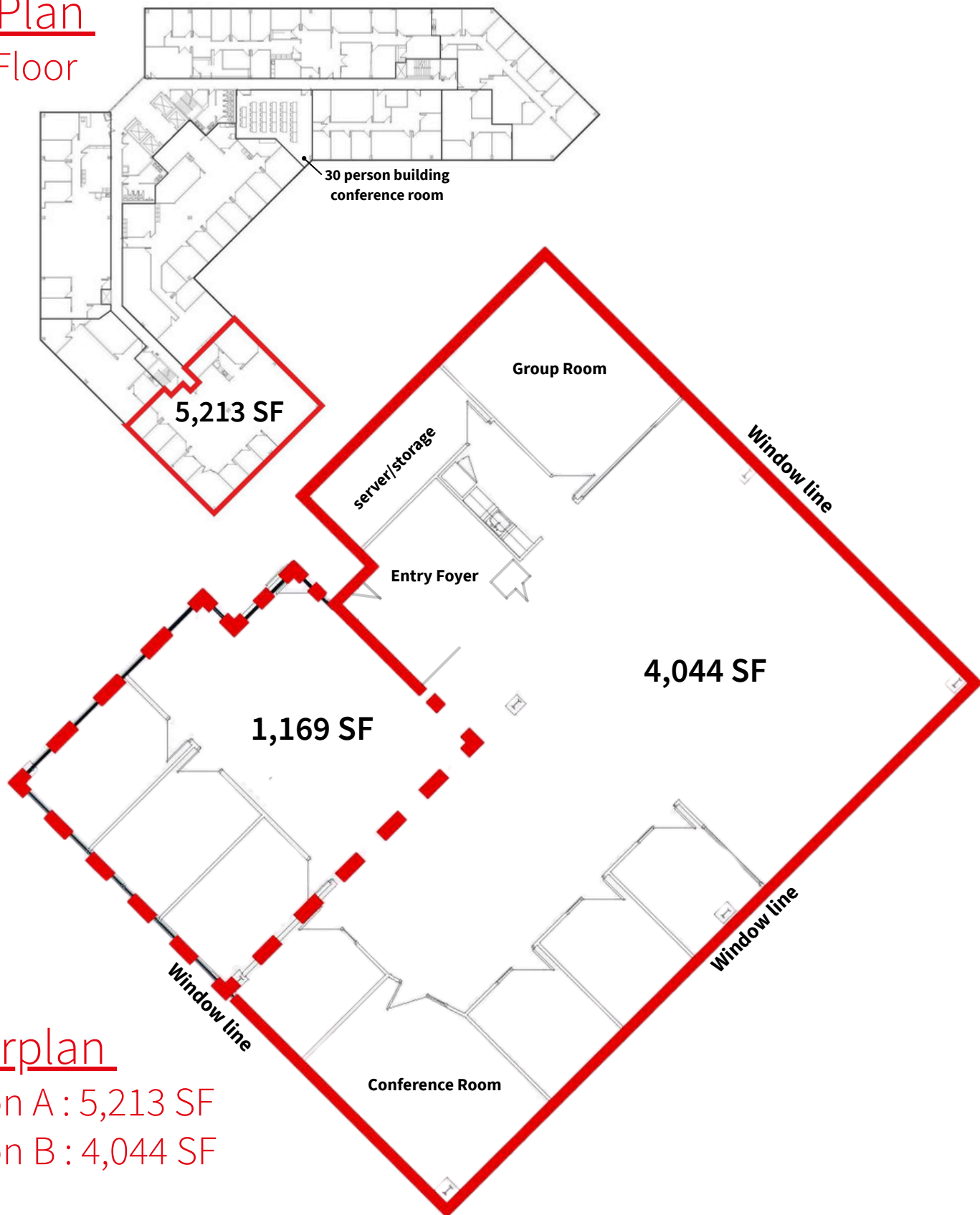


Location	5th floor
Size	Min. 4,044 SF Up to 5,213 SF
Flexibility	Space Divisible
Rate	Contact Broker
Lease Expiration	5/31/2028
Furniture	Available

Campus Perks:

- 50 person conference center
- Workout Facility
- Building lounge with grab and go
- Walk to Summit Park

Key Plan
Fifth Floor



Floorplan

Option A : 5,213 SF

Option B : 4,044 SF



Suite Features:

- Entry foyer with glass door
- Conference room seating 12
- Kitchen area
- Server/storage room

Option A : 5,213 : 7 private offices,
36 work stations (5 x 5), 1 group room (4 open desks)

Option B : 4,044 RSF : 4 private offices,
28 work stations (5 x 5), 1 group room (4 open desks)

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