



FOUNTAIN POINTE I

4665 Cornell Road, Blue Ash OH 45241

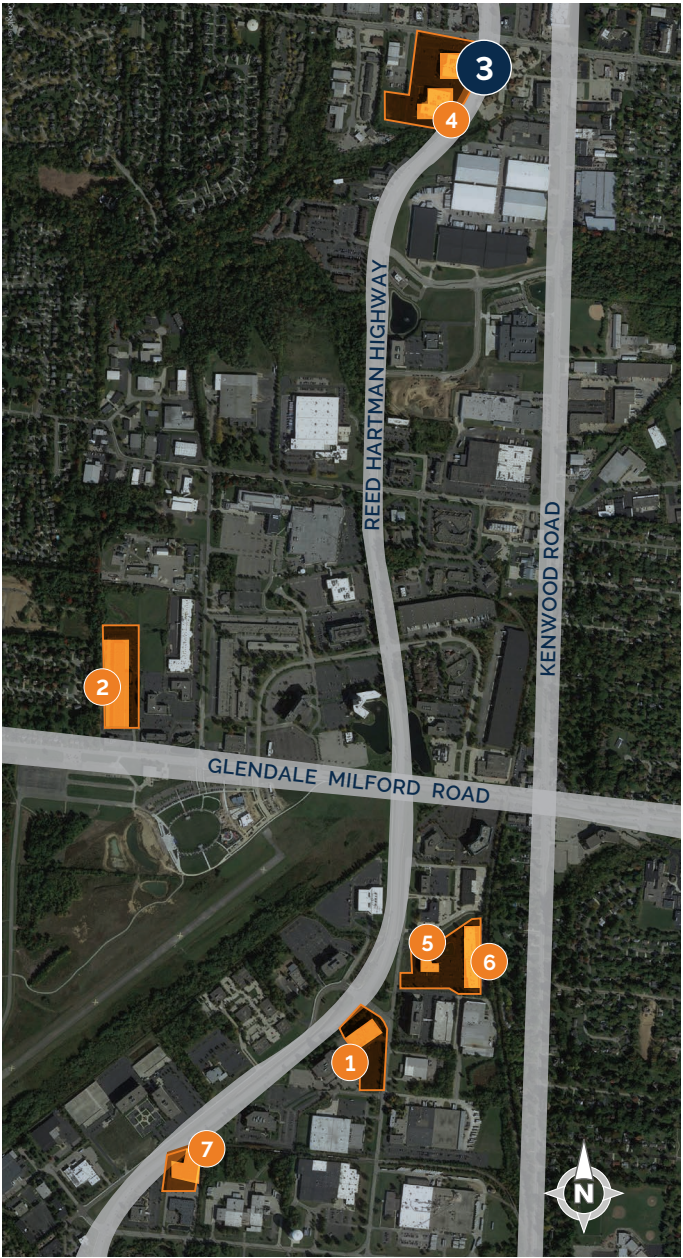
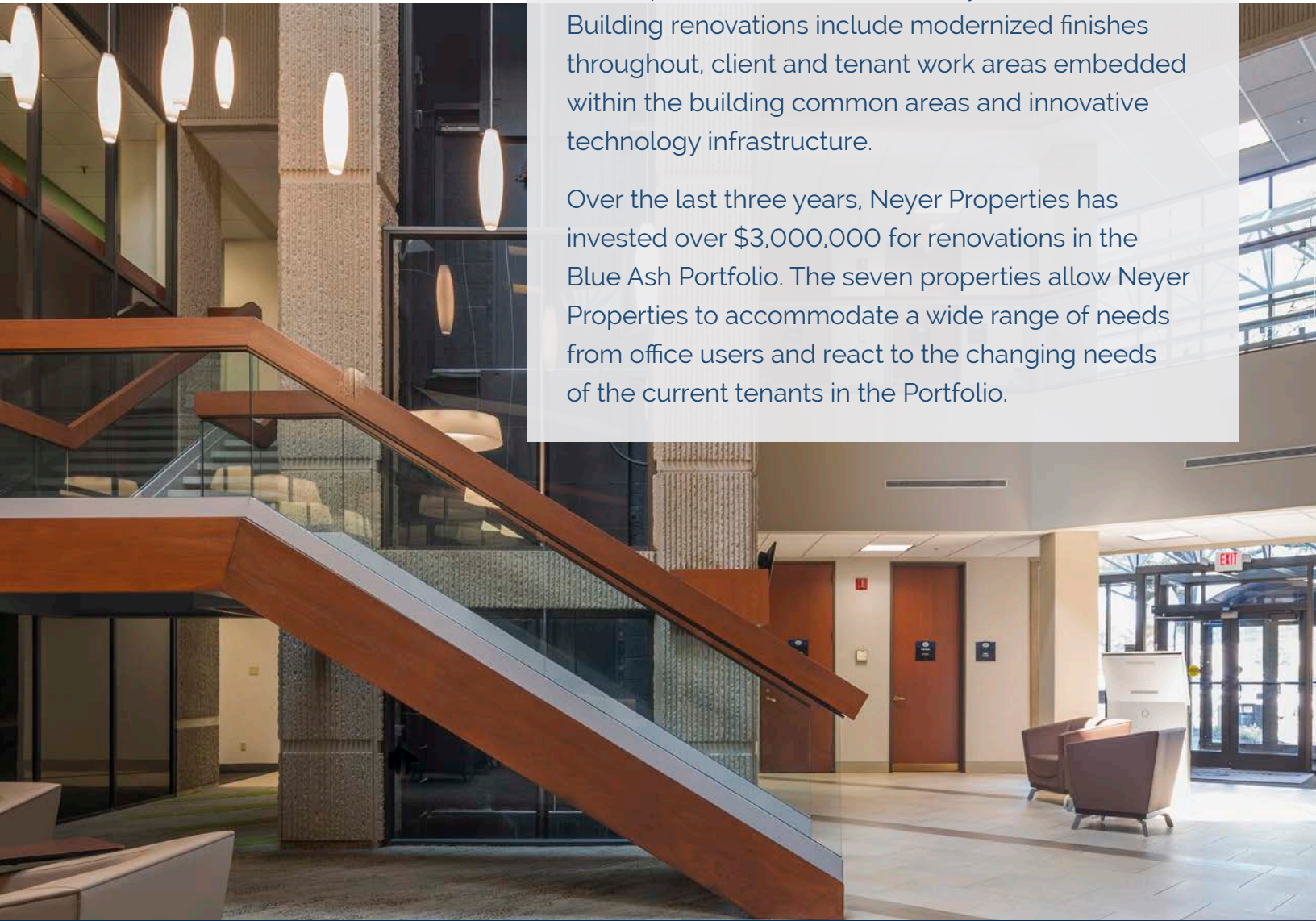


THE BLUE ASH PORTFOLIO

The Blue Ash Portfolio by Neyer Properties represents approximately 650,000 SF of premier office properties in the most prominent office submarket in Cincinnati.

The assets within the portfolio have been updated to complement the needs of today's office user. Building renovations include modernized finishes throughout, client and tenant work areas embedded within the building common areas and innovative technology infrastructure.

Over the last three years, Neyer Properties has invested over \$3,000,000 for renovations in the Blue Ash Portfolio. The seven properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.



NORTHMARK I



BLUE ASH CORPORATE CENTER



FOUNTAIN POINTE I



FOUNTAIN POINTE II



VISTA BUSINESS CENTER I



VISTA BUSINESS CENTER II



REMINGTON PARK II

PROPERTY FEATURES



Access to all Neyer Properties conference facilities



Walk to a number of retail and banking amenities



Surrounded by dining and shopping opportunities



Recently renovated 3-story atrium serves as extension of tenant's leased space



Common areas renovated in 2016



Ample on-site parking



10' ceiling height throughout



24/7 card system access



On-site conference facility



Monument signage available along Reed Hartman Highway

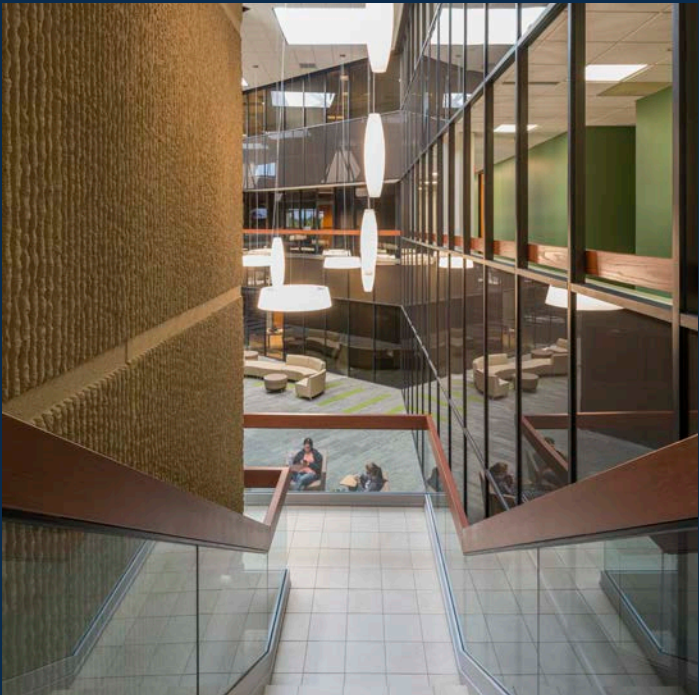
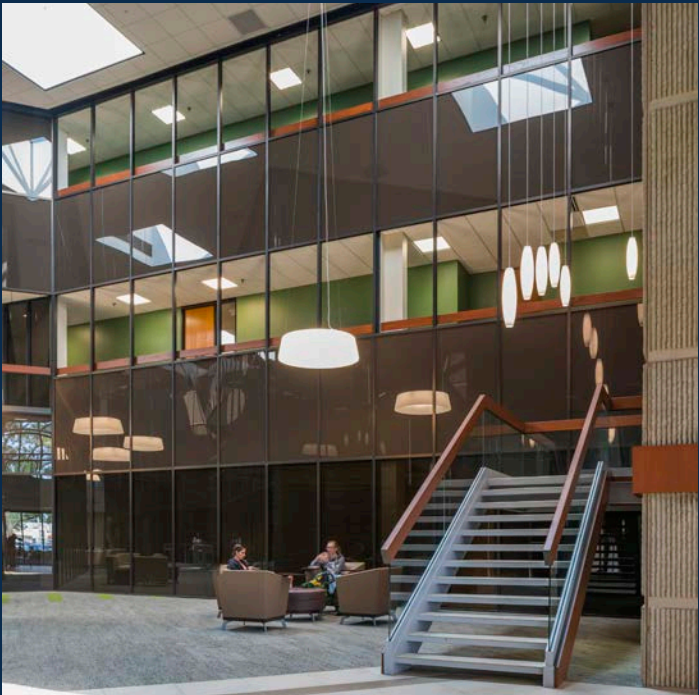


Minutes from I-71, I-75, I-275 and Ronald Reagan Highway



Centrally located within the Blue Ash area

Asking Rates: \$11.50/s.f. net
Operating Expenses: \$8.89/s.f.



PROPERTY DESCRIPTION

BUILDING NAME	Fountain Pointe I
ADDRESS	4665 Cornell Road, Blue Ash, OH
COUNTY	Hamilton
PARCEL ID	612-0170-0007-00
YEAR BUILT	1981
RBA	94,494 s.f.
FLOORS	Three
ELEVATORS	Two per building
PARKING SPACES	796 total (FP I & II)
LAND ACRES	14.521 acres
FLOOR PLATE SIZE	32,814 s.f.

STRUCTURAL DATA

STRUCTURE EXTERIOR	Steel bar joist and steel beams built on slab
INTERIOR WALLS	Metal studs, drywall, wall covering
FLOOR HEIGHT (DECK TO DECK)	12'5"
CEILING HEIGHT	9"
WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

COOLING SYSTEMS	Roof top VAV
COOLING TOWERS	None
AIR DISTRIBUTION FLOW	Fully ducted supply with an open plenum return
HEATING	Hydronic boiler supplied heat to perimeter VAVs (2 boilers)
HEAT DISTRIBUTION	Ducted to space
ELECTRIC	2,000 Amp service 480 3 phase
LIGHTING	T-8 28 watts fluorescent
ENERGY MANAGEMENT SYSTEM	Niagra AX Honeywell JACE Tridium

ELEVATORS

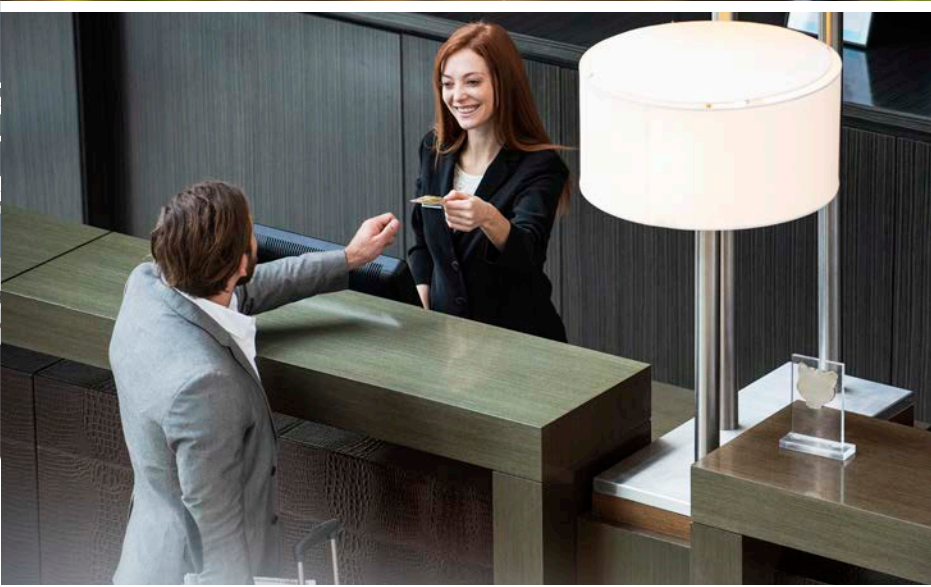
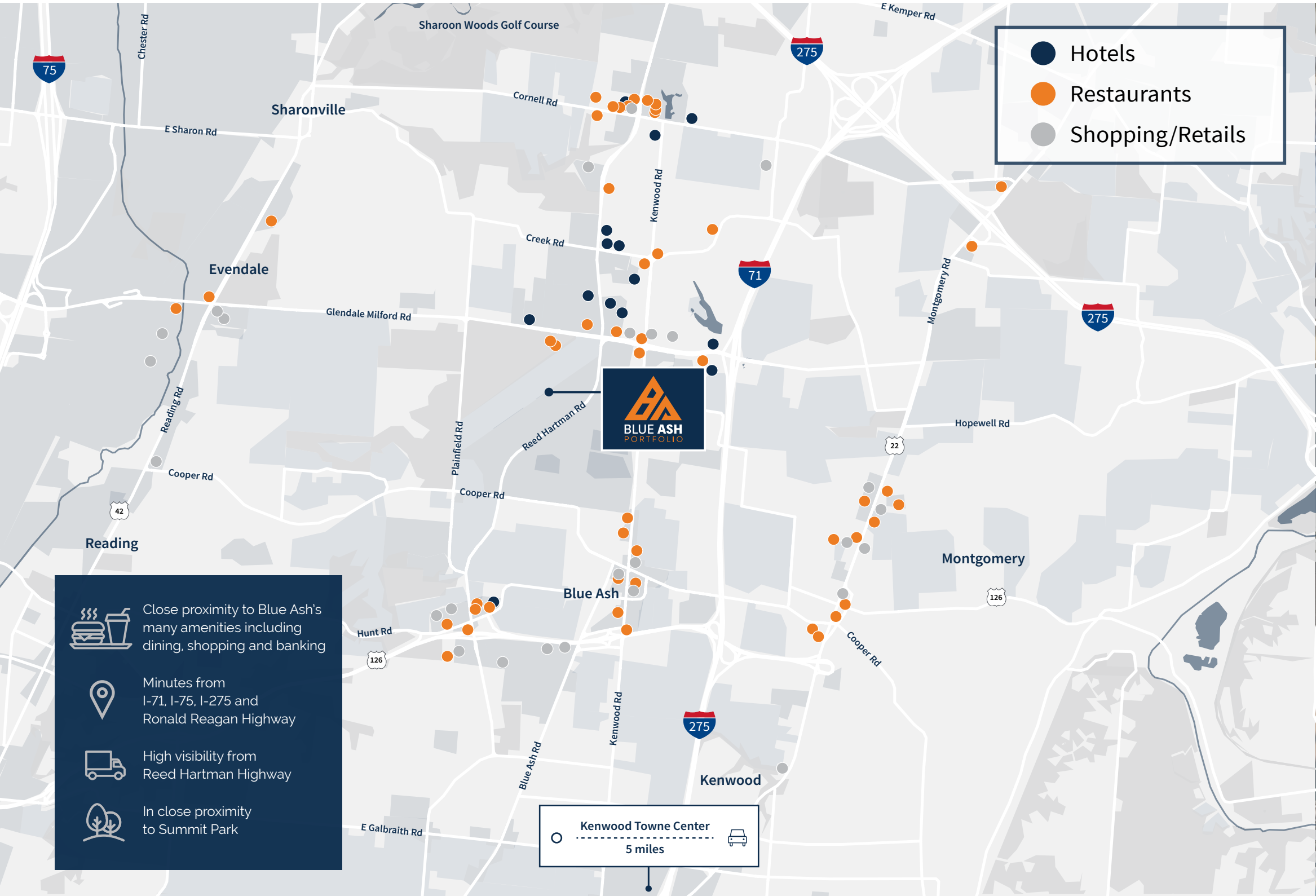
MANUFACTURER	Dover
TYPE	Hydraulic
NUMBER OF CABS	Two
LOAD CAPACITY - PASSENGER	4,000 Lbs
LOAD CAPACITY - SERVICE	N/A

SECURITY & LIFE SAFETY SYSTEMS

SECURITY TYPE	DSX 26-bit card access
FIRE PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights
SIGNAGE	Lobby, Suite Entrance, Building

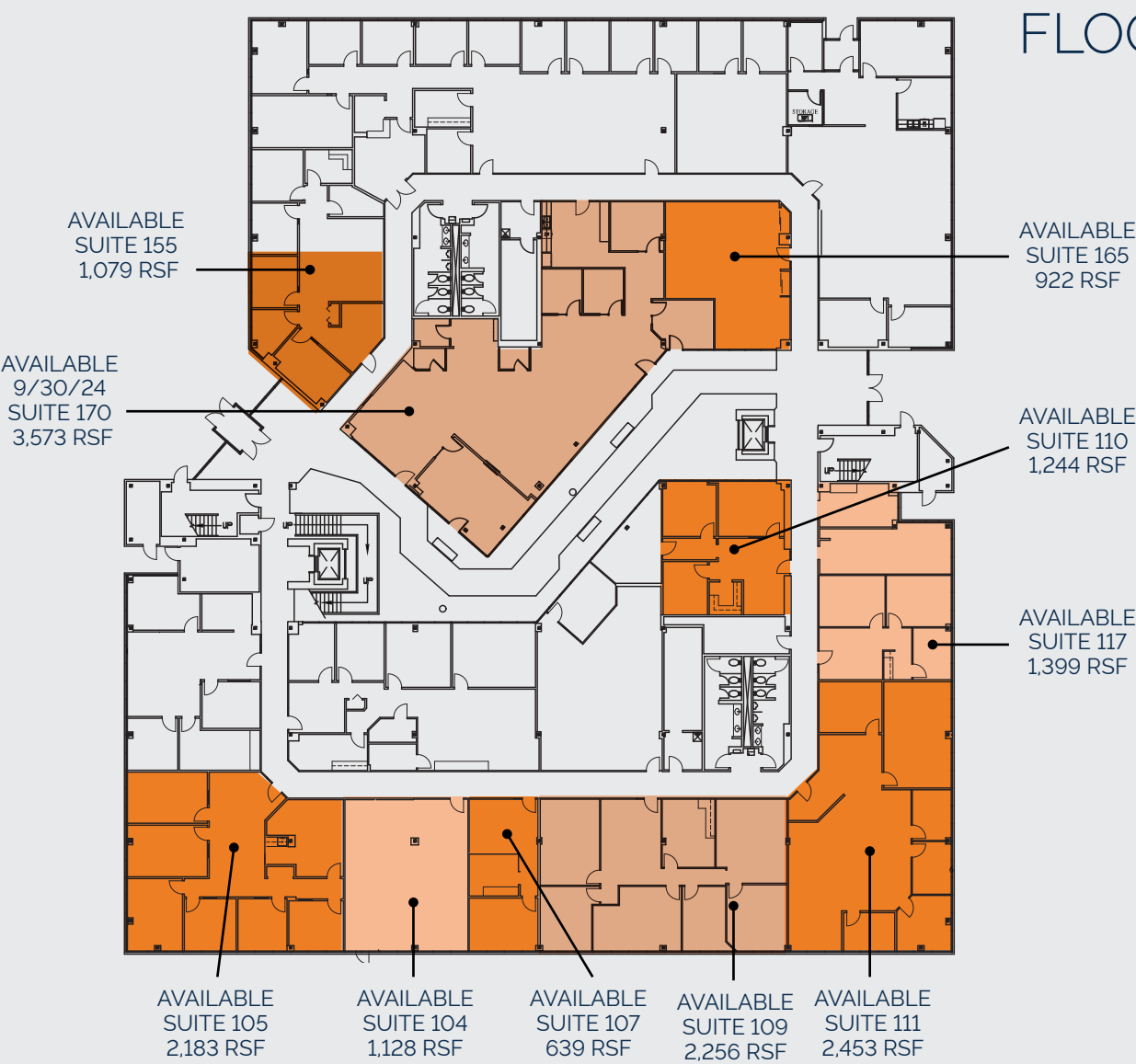
AVAILABILITY

SUITE 104	1,128 s.f.
SUITE 105	2,183 s.f.
SUITE 107	639 s.f.
SUITE 109	2,256 s.f.
SUITE 110	1,244 s.f.
SUITE 111	2,453 s.f.
SUITE 117	1,399 s.f.
SUITE 155	1,079 s.f.
SUITE 165	922 s.f.
SUITE 170	3,573 s.f.
SUITE 210	697 s.f.
SUITE 240	989 s.f.
SUITE 245	6,125 s.f.
SUITE 254	4,543 s.f.
SUITE 255	3,875 s.f.
SUITE 265	5,820 s.f.
SUITE 300	10,337 s.f.
SUITE 340	2,191 s.f.

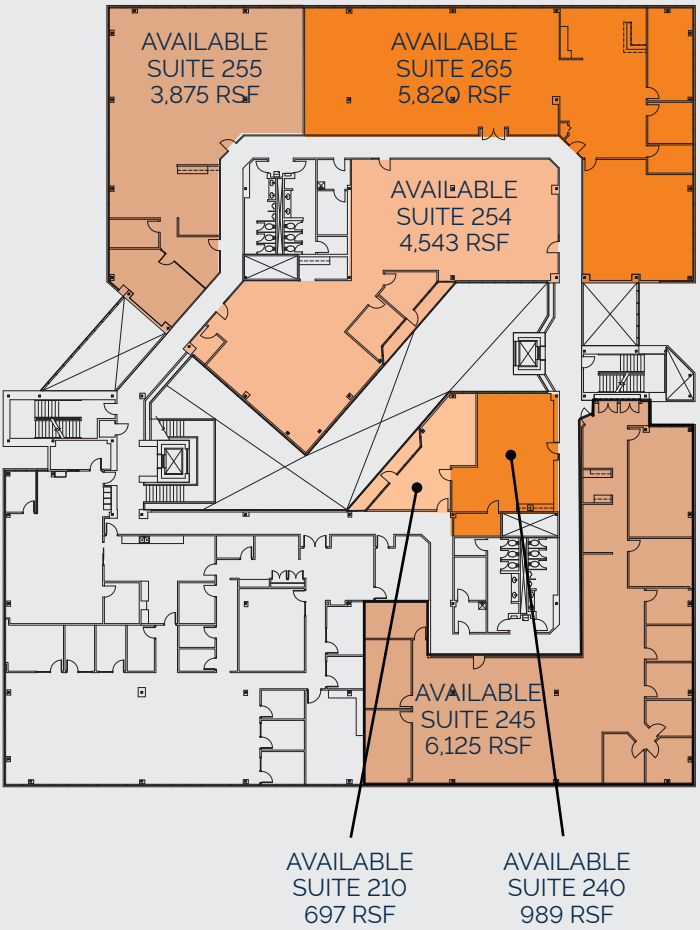


FOUNTAIN POINTE I FLOOR PLANS

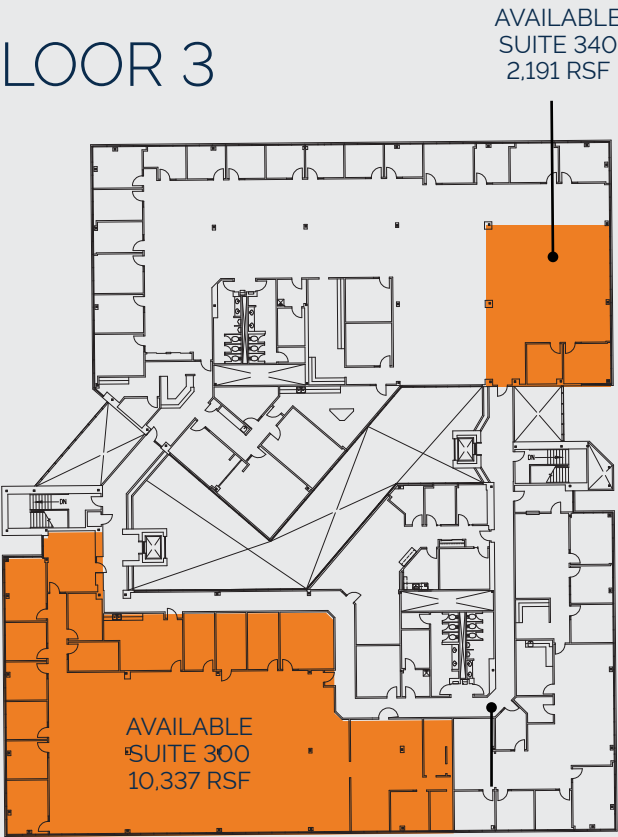
FLOOR 1



FLOOR 2



FLOOR 3





Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment, and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial, and retail space and has over 200 acres ready for development in the tri-state area.

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