



WESTLAKE CENTER

4555 Lake Forest Drive
Blue Ash, Ohio 45242

BlueAshOfficeSpace.com



BUILDING HIGHLIGHTS



6 stories



Free on-site fitness center



180,578 SF



50-person conference center on campus



Ample parking



30-person meeting room



Walking distance to Summit Park, restaurants, and other Blue Ash amenities



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 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

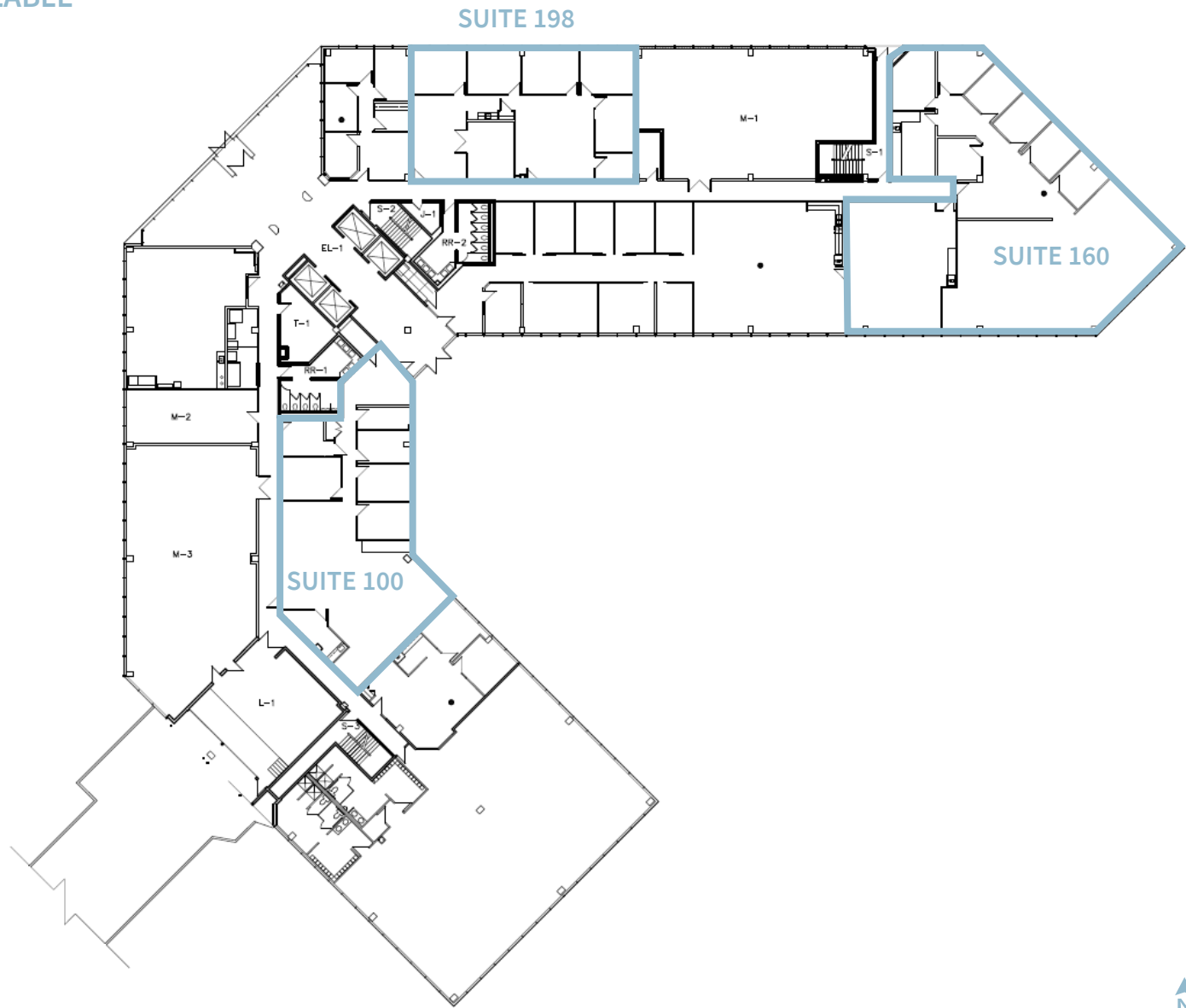


FIRST FLOOR

SUITE 100 - 2,970 RSF AVAILABLE

SUITE 160 - 5,160 RSF AVAILABLE

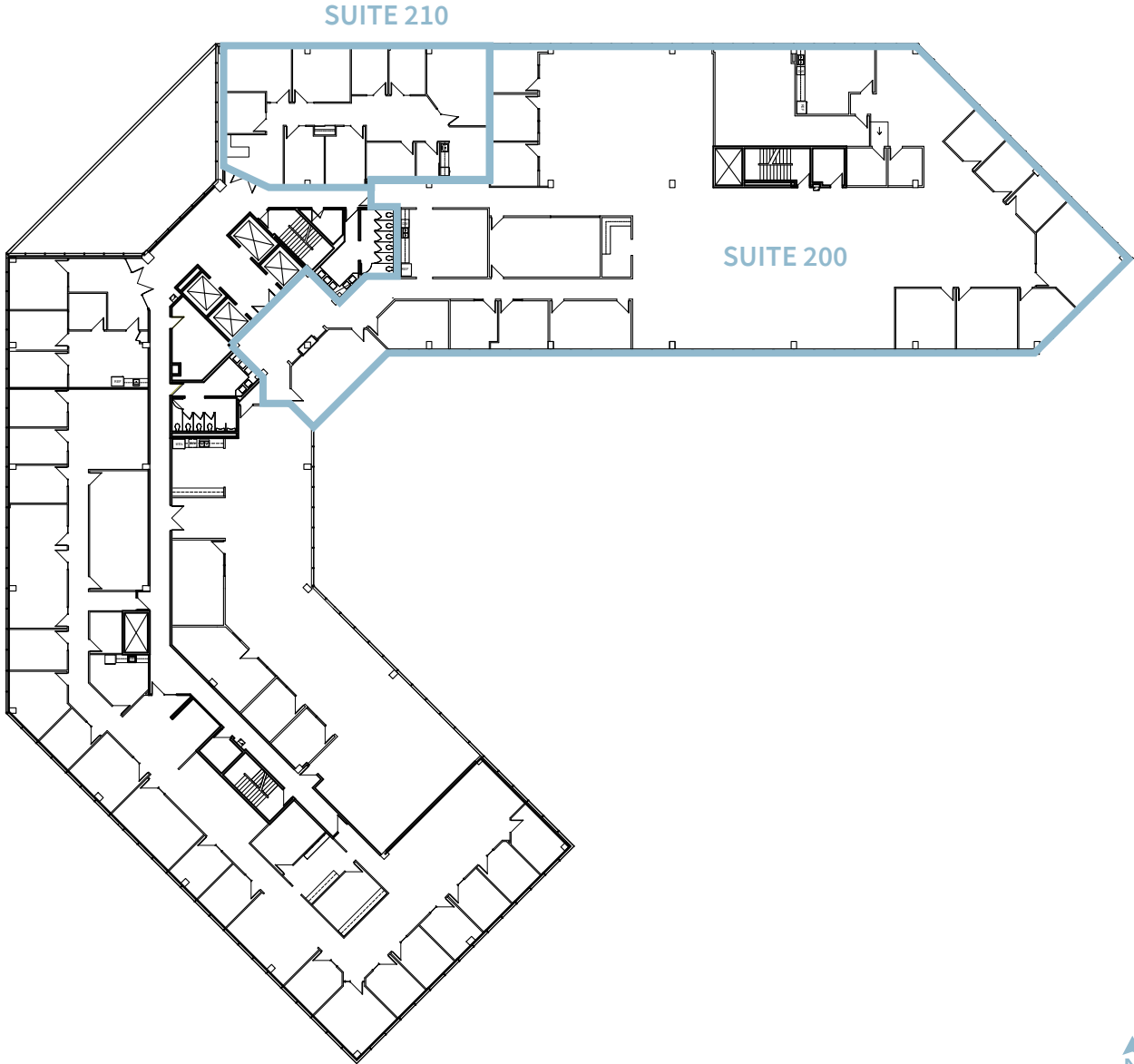
SUITE 198 - 2,339 RSF AVAILABLE



SECOND FLOOR

SUITE 200 - 13,632 RSF AVAILABLE 7/31/2025
SUITE 210 - 2,628 RSF AVAILABLE

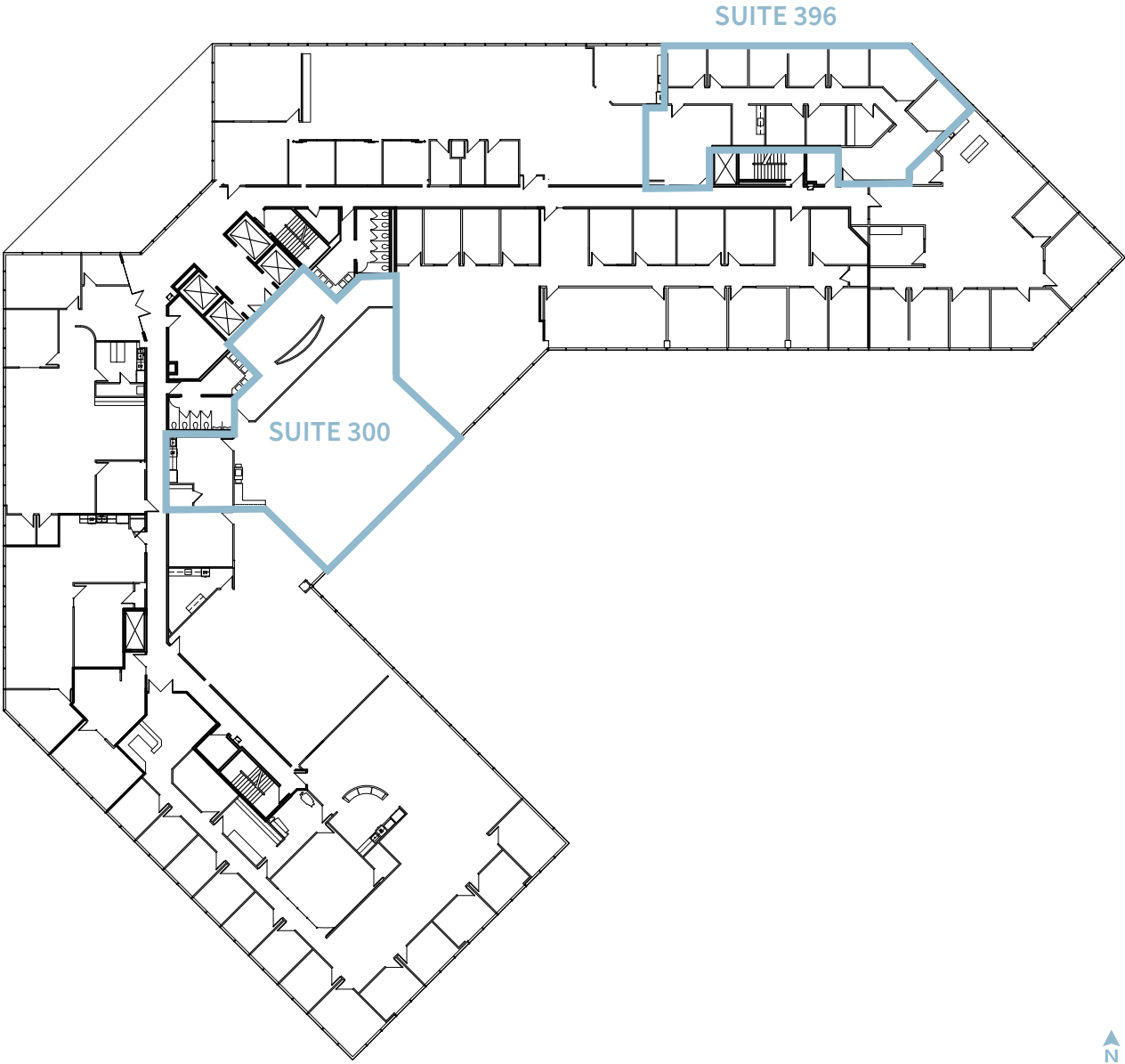
16,260 RSF CONTIGUOUS



THIRD FLOOR

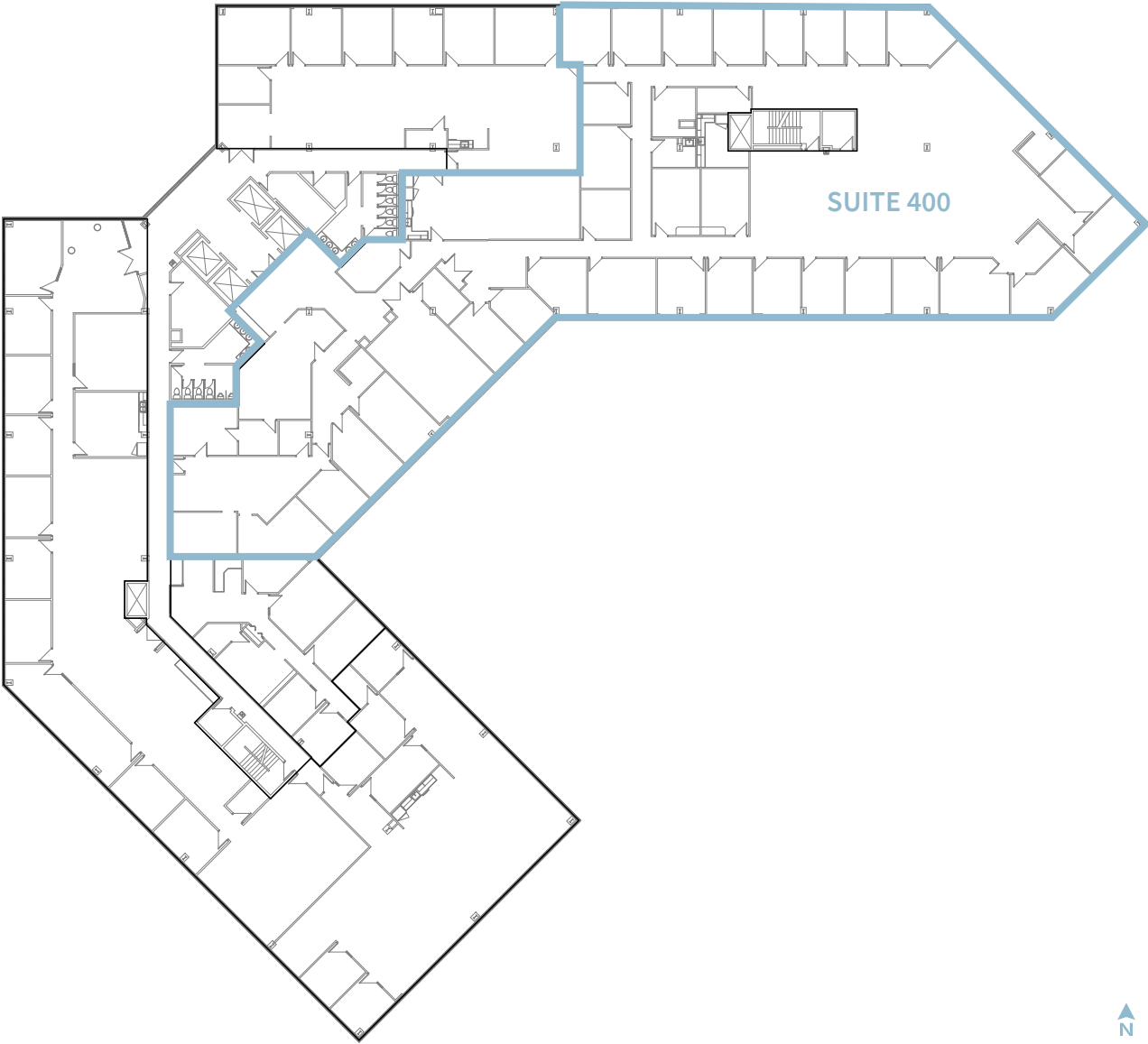
SUITE 300 - 3,297 RSF AVAILABLE

SUITE 396 - 2,444 RSF AVAILABLE



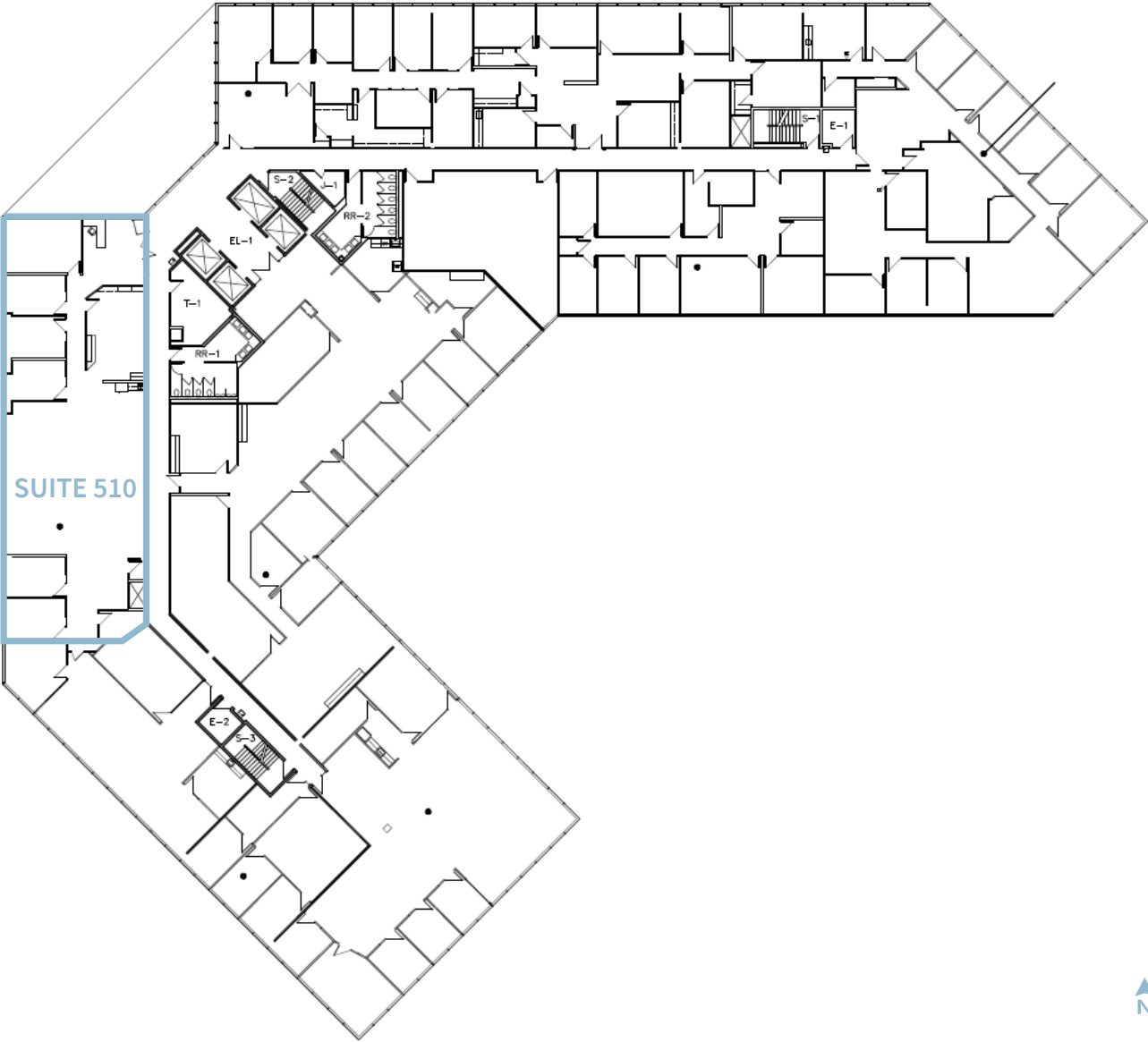
FOURTH FLOOR

SUITE 400 - 16,002 RSF AVAILABLE 8/1/2025



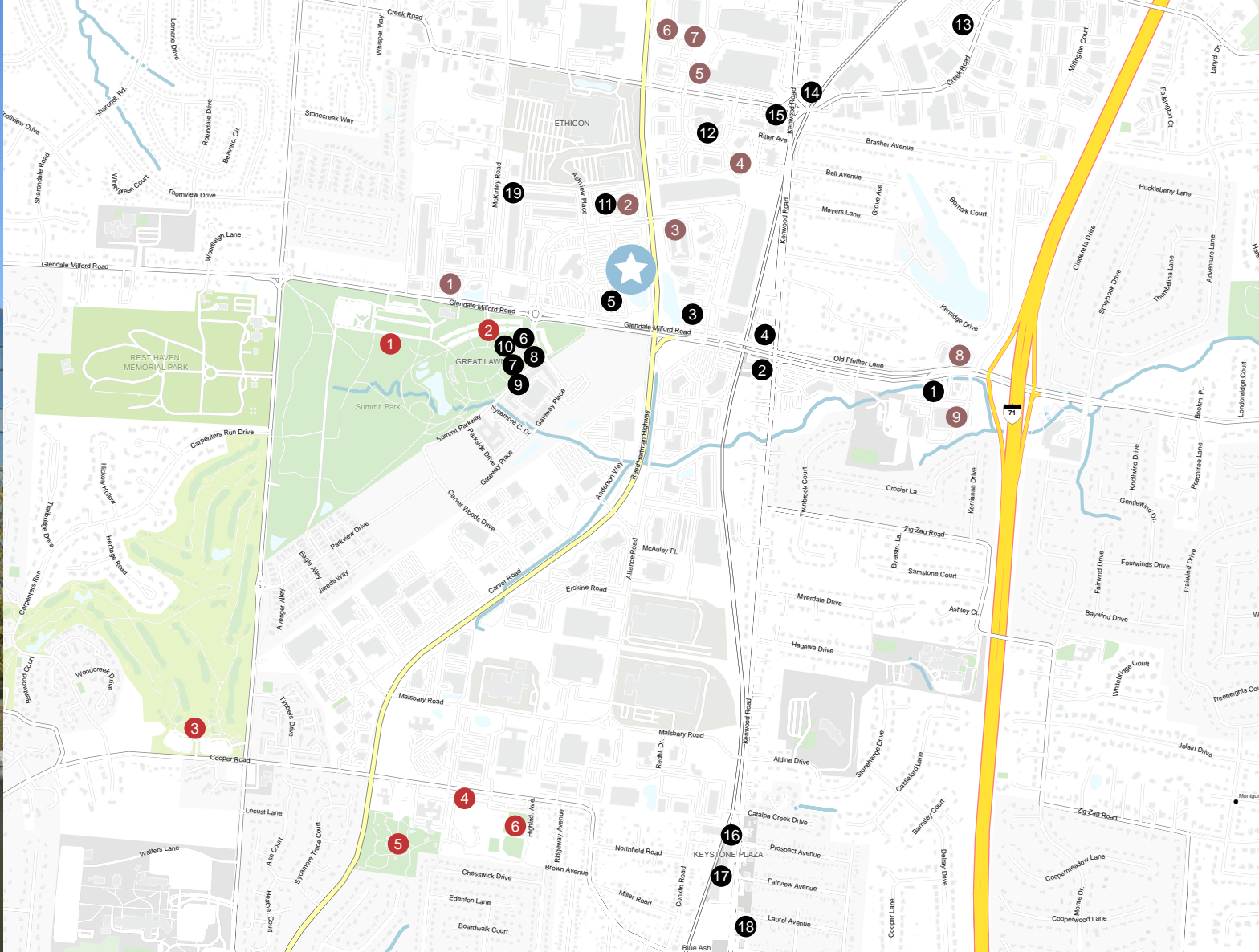
FIFTH FLOOR

SUITE 510 - 4,048 RSF AVAILABLE 11/31/25





AMENITIES



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

CONVENIENTLY LOCATED



Near Summit Park District

- > A 130-acre first-class park featuring a community pavilion, event space, cafes, 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



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