



# PFEIFFER WOODS

5151 Pfeiffer Road  
Blue Ash, Ohio 45242

---



## BUILDING HIGHLIGHTS



4 stories



New free 24/7 fitness facility



115,730 SF



New conference room



Ample parking, partially covered



Located in Blue Ash near countless amenities



On-site tenant lounge with café, lounge, conference room, and training facility







## TENANT SPACES



The tenants of Pfeiffer Woods enjoy newly renovated amenities including a free 24/7 fitness center, a conference room, and a tenant lounge that easily converts from a cafe and lounge to a conference and training facility. Finished tenant spaces allow prospective tenants to visualize their office with high-end finishes and modern designs.



## TENANT AMENITIES



## FIRST FLOOR

SUITE 110 - 1,825 RSF AVAILABLE

SUITE 115 - 2,032 RSF AVAILABLE



## SECOND FLOOR

SUITE 230 - 2,831 RSF AVAILABLE



FOURTH FLOOR

SUITE 475 - 6,613 RSF AVAILABLE







5151  
PEPPER ROAD

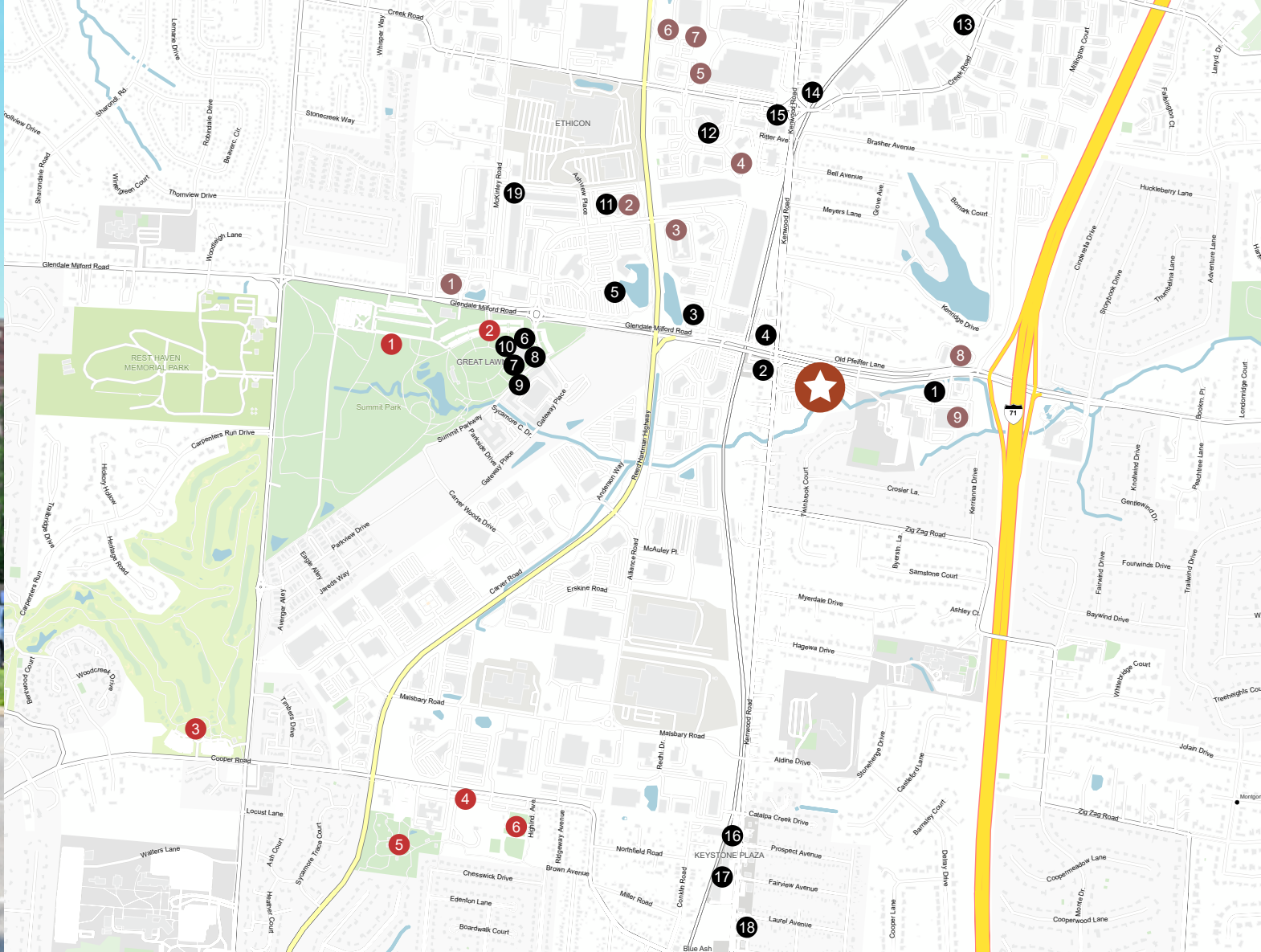
NO  
PARKING  
FIRE LANE

FIRE LANE

NO PARKING



# 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

## 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, 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



**Todd Pease**

+1 513 297 2506

[todd.pease@jll.com](mailto:todd.pease@jll.com)

**Michelle Klingenberg**

+1 513 719 3703

[michelle.klingenberg@jll.com](mailto:michelle.klingenberg@jll.com)

**Britney Aviles**

+1 859 743 7034

[britney.aviles@jll.com](mailto:britney.aviles@jll.com)

