



LAKE FOREST PLACE

4445 Lake Forest Drive
Blue Ash, Ohio 45242

BlueAshOfficeSpace.com



BUILDING HIGHLIGHTS

 7 stories

 50-person conference center

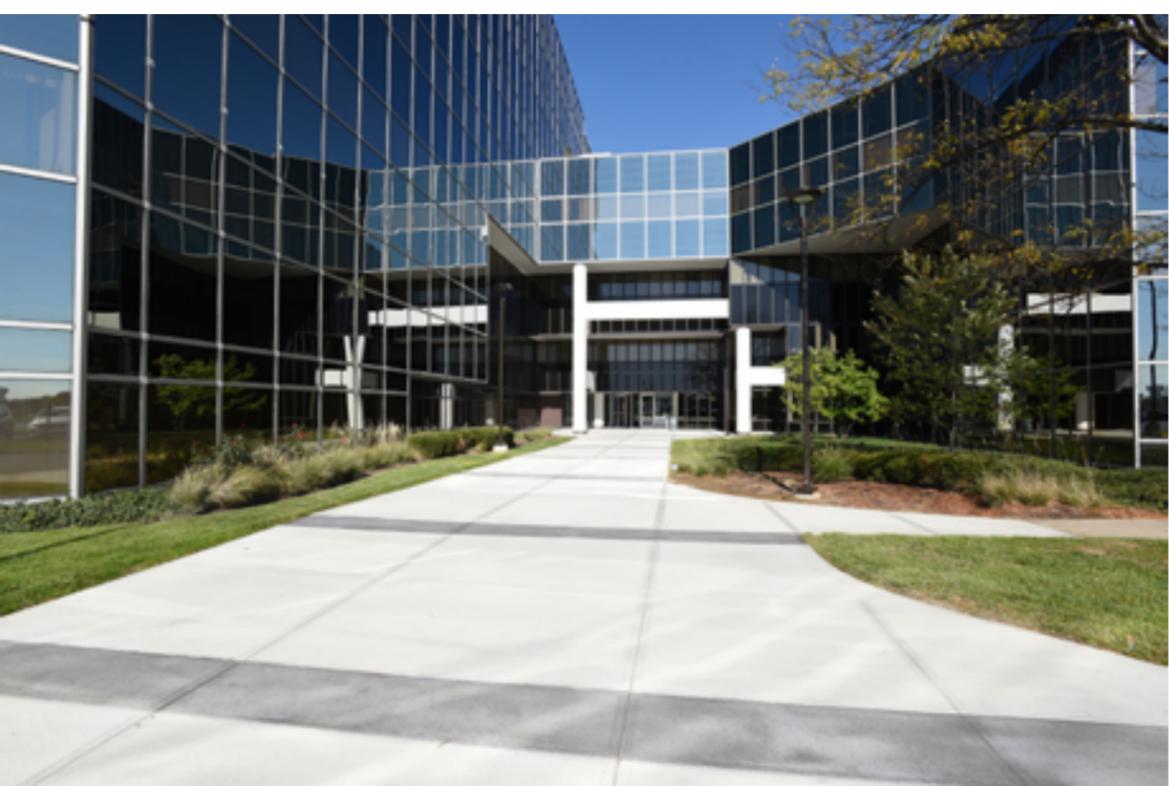
 219,750 SF

 Tenant lounge with vending machines

 Free on-campus fitness center

 Ample parking

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



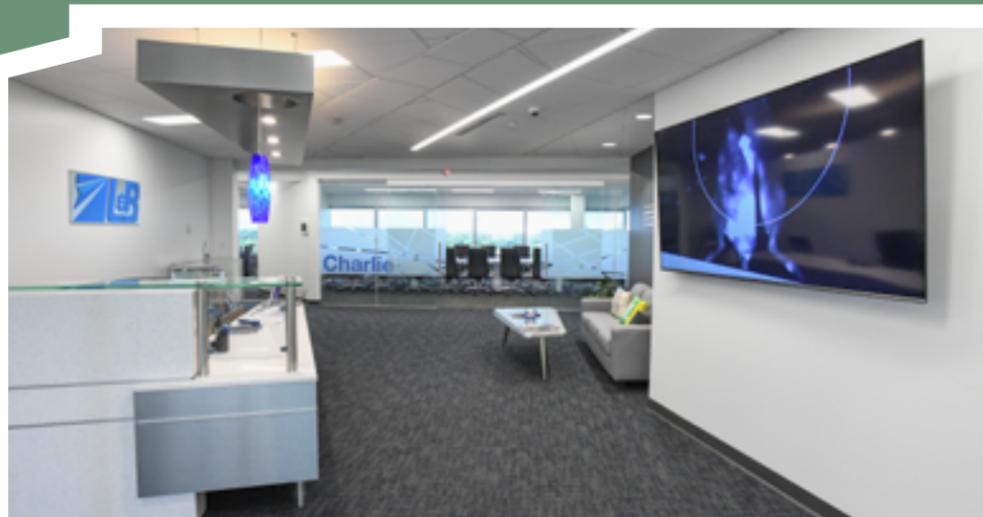
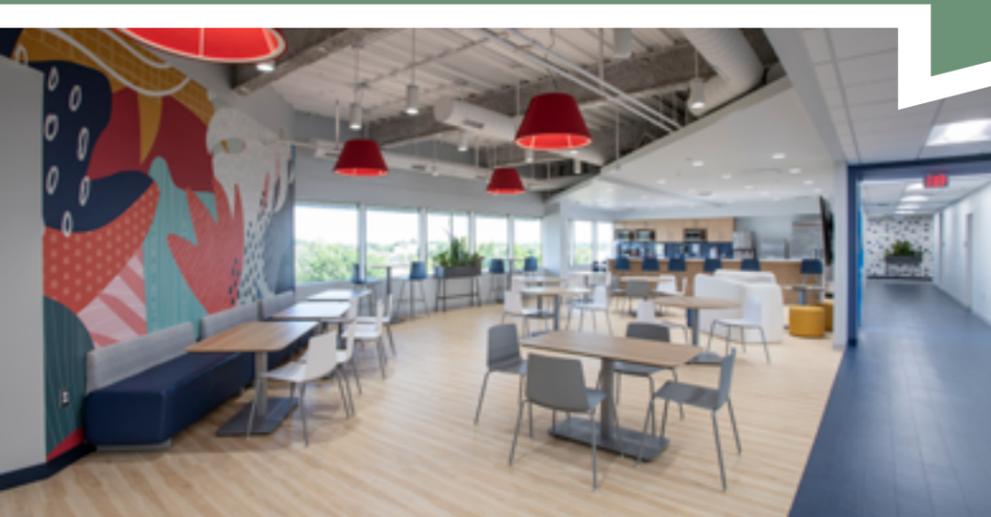
TENANT SPACES

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 AMENITIES



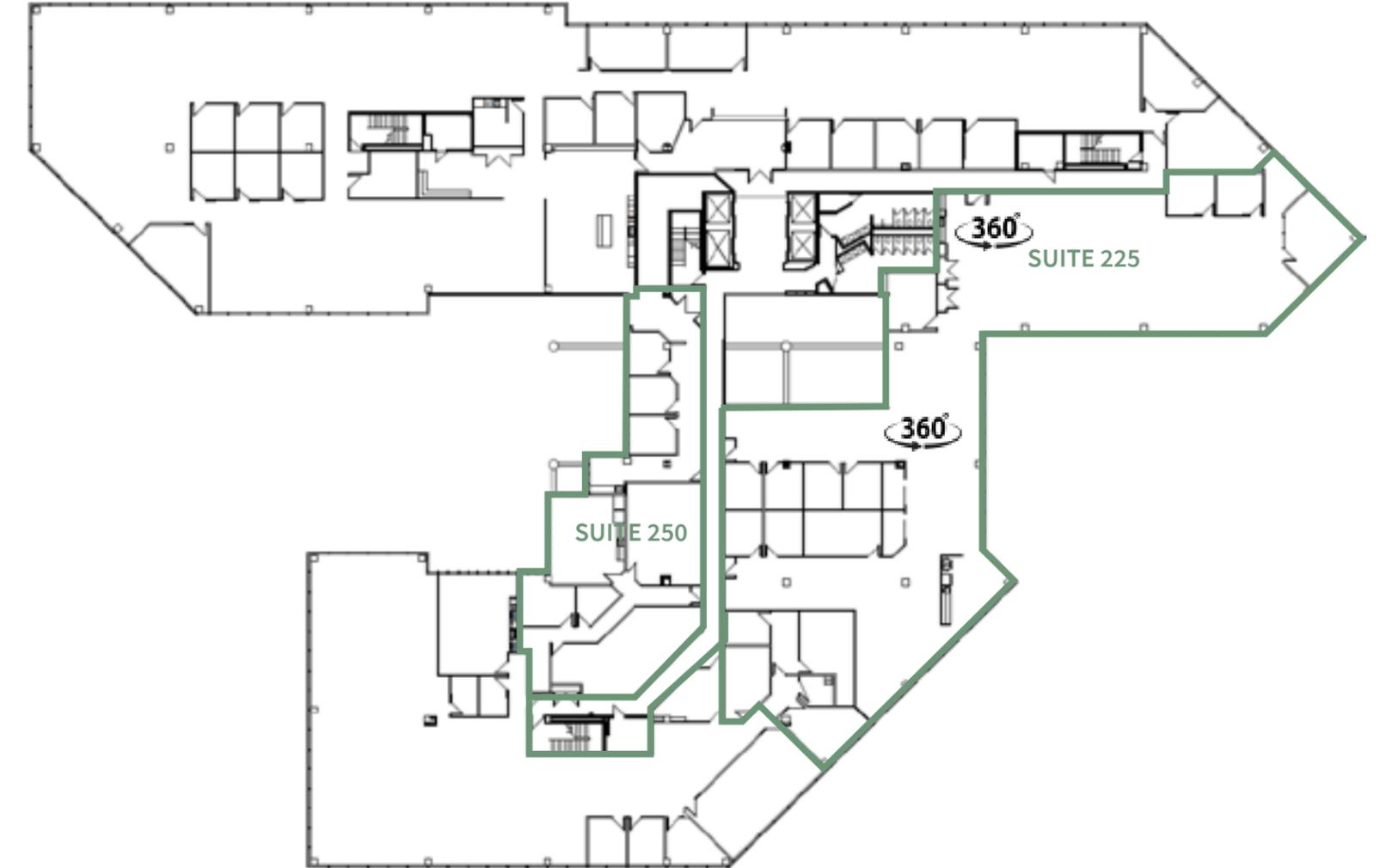
FIRST FLOOR

SUITE 100 - 15,479 RSF AVAILABLE 4/1/26
SUITE 163 - 5,480 RSF AVAILABLE
SUITE 175 - 2,441 RSF AVAILABLE



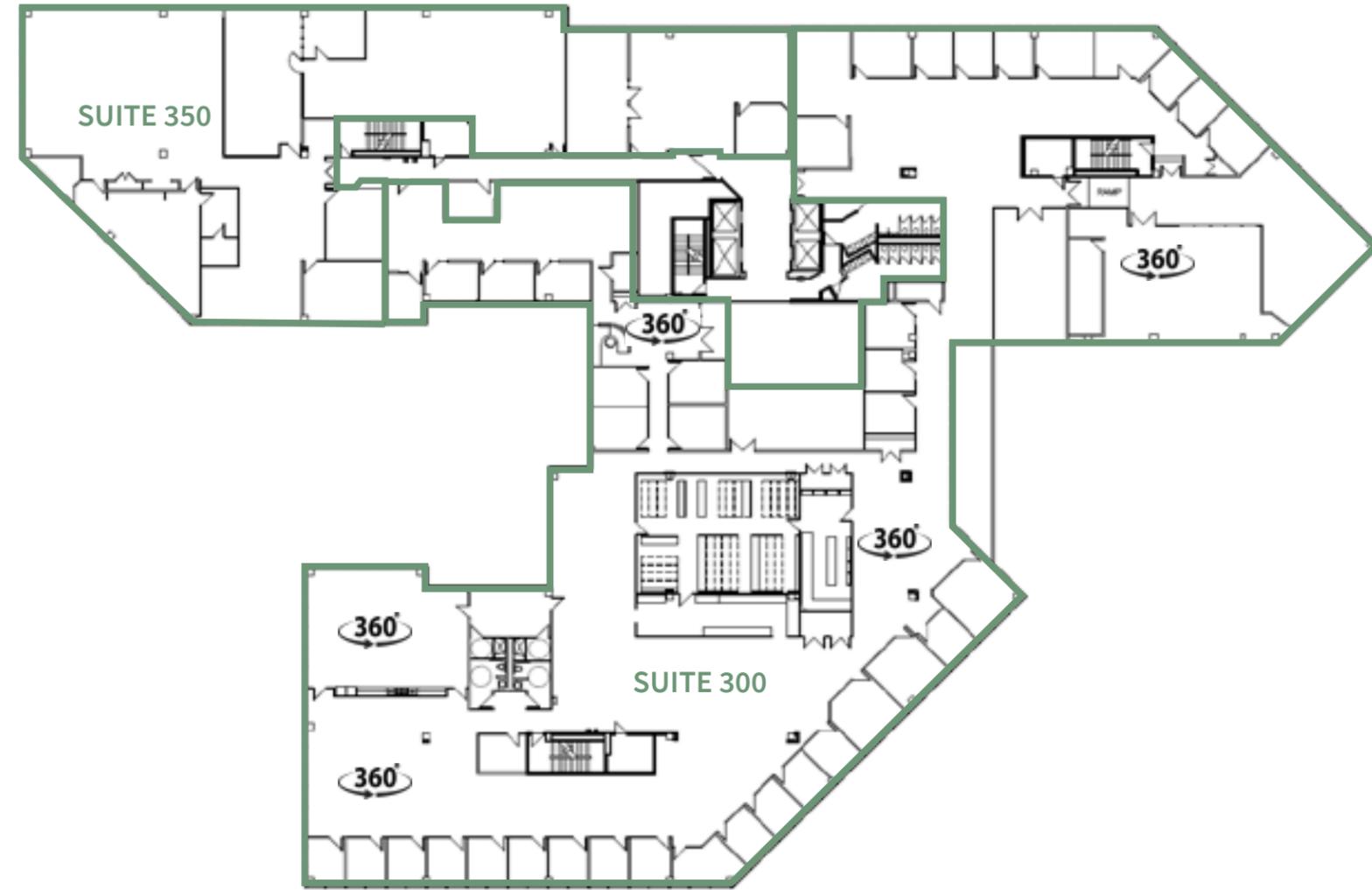
SECOND FLOOR

SUITE 225 - 10,960 RSF AVAILABLE
SUITE 250 - 3,782 RSF AVAILABLE



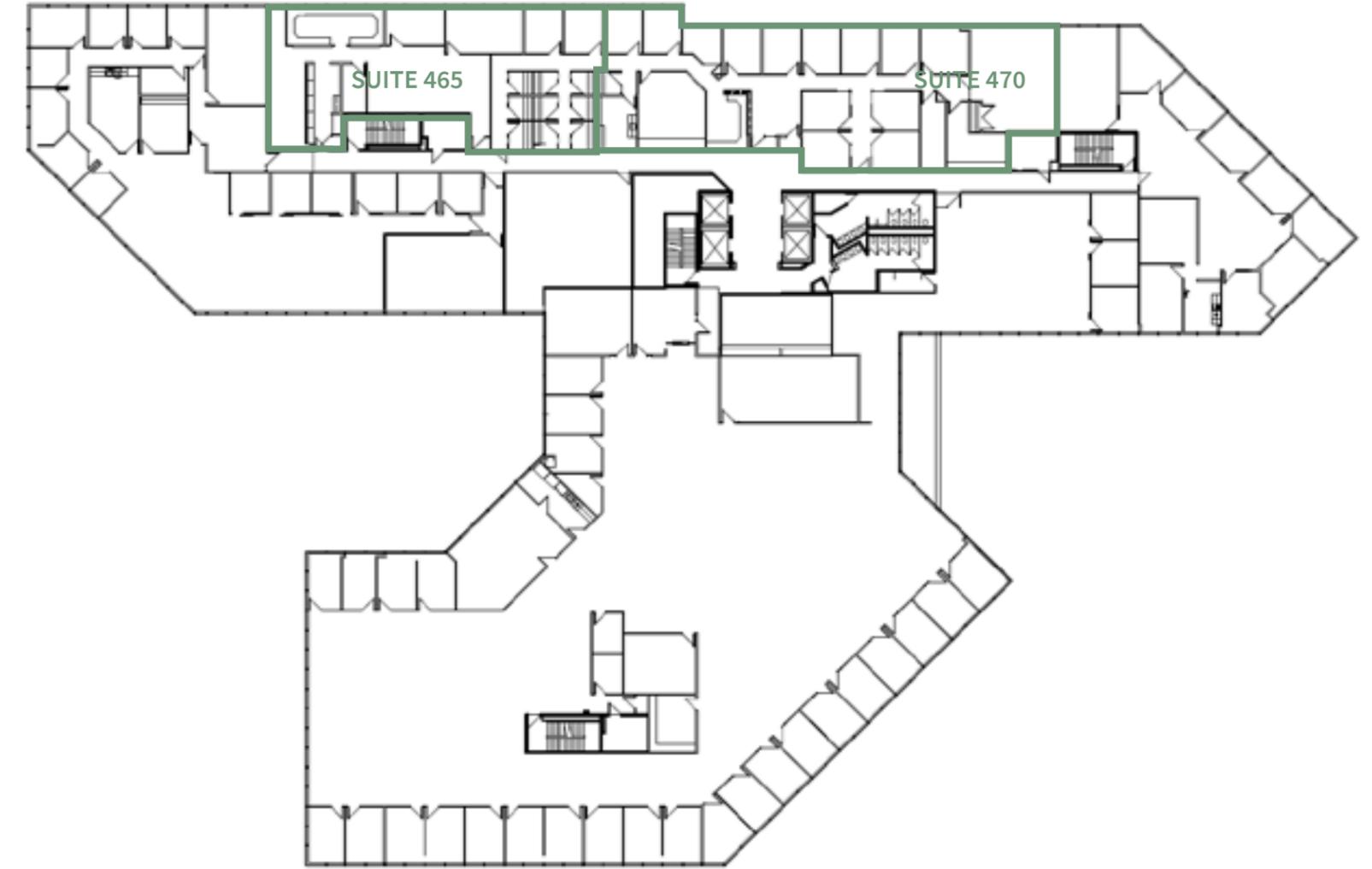
THIRD FLOOR

SUITE 300 - 32,195 RSF AVAILABLE
SUITE 350 - 8,520 RSF AVAILABLE



FOURTH FLOOR

SUITE 465 - 3,213 RSF AVAILABLE
SUITE 470 - 4,646 RSF AVAILABLE  — 7,859 RSF CONTIGUOUS

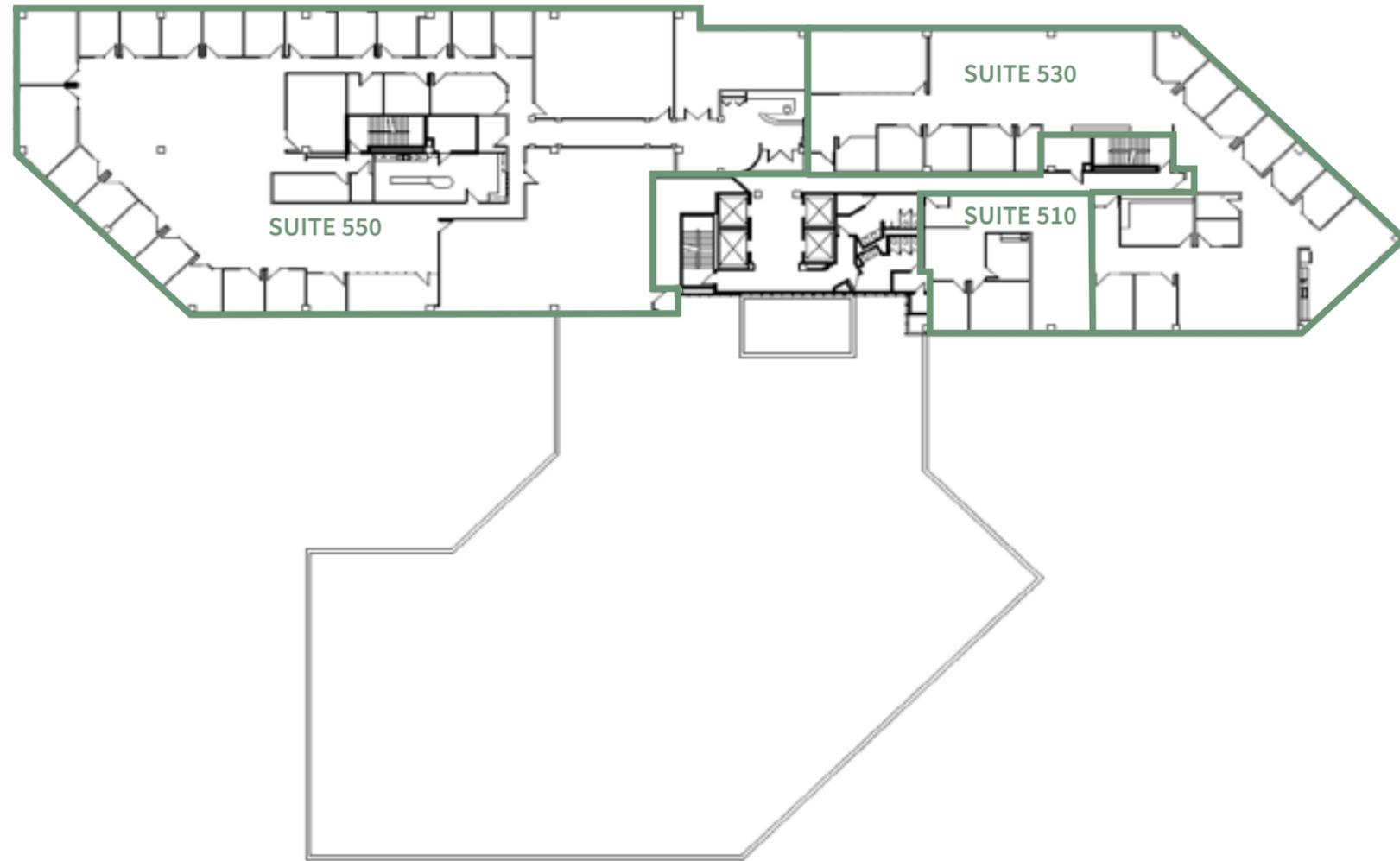


FIFTH FLOOR

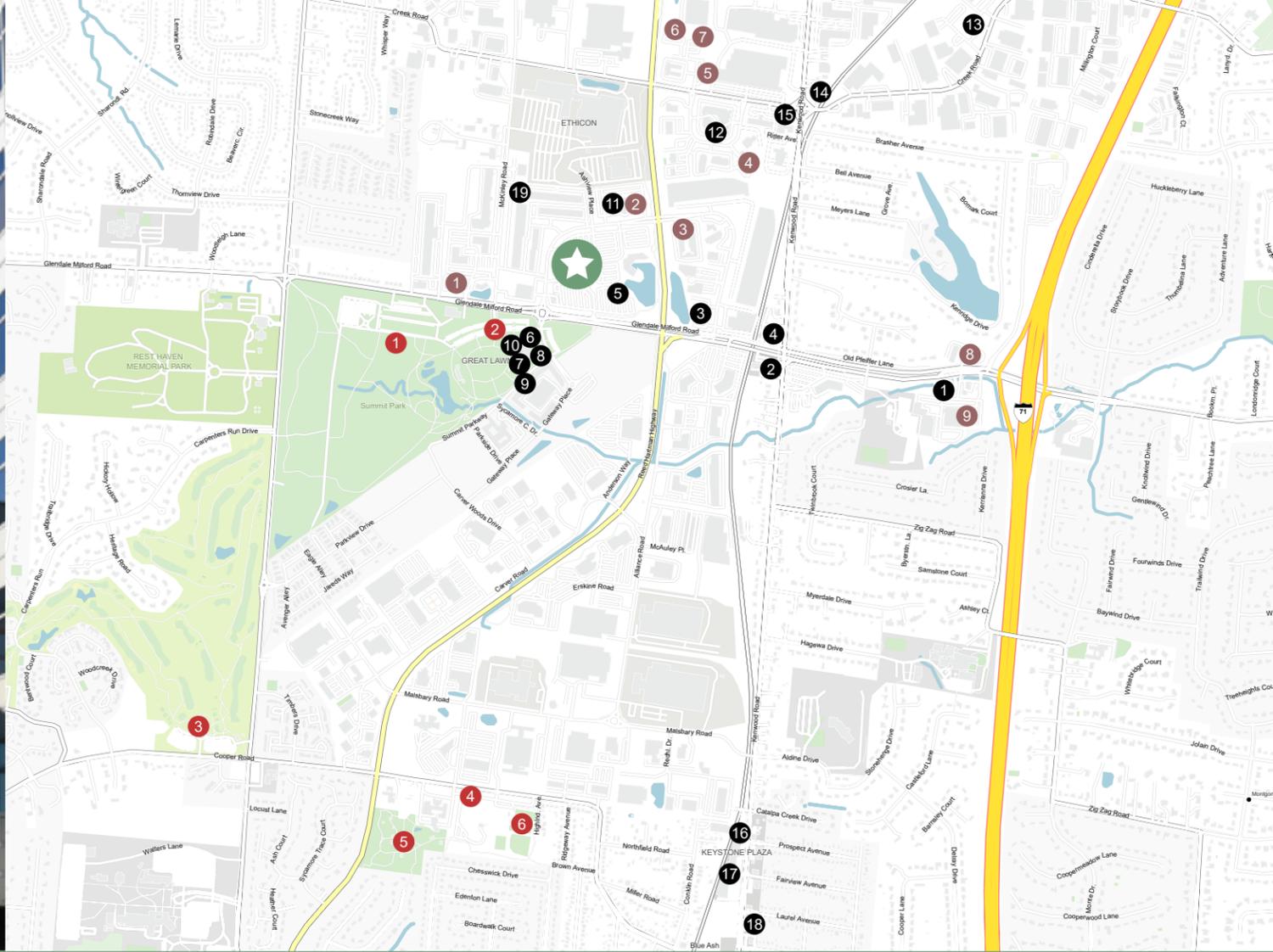
SUITE 510 - 1,653 RSF AVAILABLE

SUITE 530 - 7,188 RSF AVAILABLE 8/31/26

SUITE 550 - 14,143 RSF AVAILABLE 10/31/26



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 ●

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

Recreation ●

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

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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