



FP

FOUNTAIN POINTE • I

4665 Cornell Road, Blue Ash OH 45241



RENOVATED EXCELLENCE IN BLUE ASH'S PREMIER BUSINESS CORRIDOR

Fountain Pointe I offers tenants an ideal Blue Ash location with walkable access to retail and banking amenities. The recently renovated three-story atrium creates an impressive extension of your workspace, while updated common areas and 10-foot ceilings throughout deliver a premium office environment. With ample on-site parking, 24/7 secure access, an on-site conference facility, and prominent monument signage along Reed Hartman Highway, this property combines convenience with professional visibility to support your business growth.

ELEVATE THE MODERN WORK EXPERIENCE



Walk to a number of retail and banking amenities



24/7 card system access



Surrounded by dining and shopping opportunities



On-site conference facility



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



Monument signage available along Reed Hartman Highway



Common areas renovated in 2016



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



Ample on-site parking



Centrally located within the Blue Ash area



10' ceiling height throughout

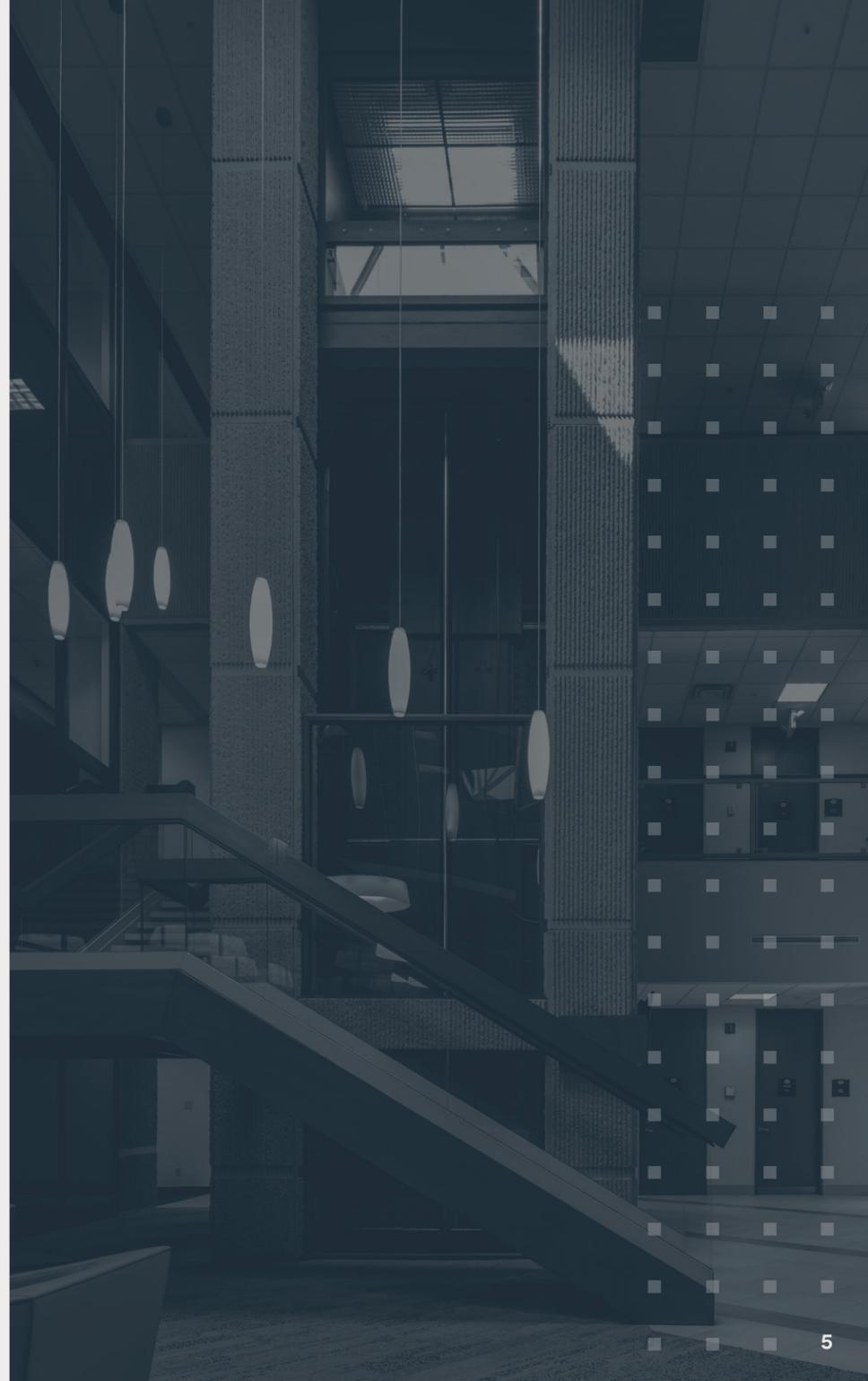
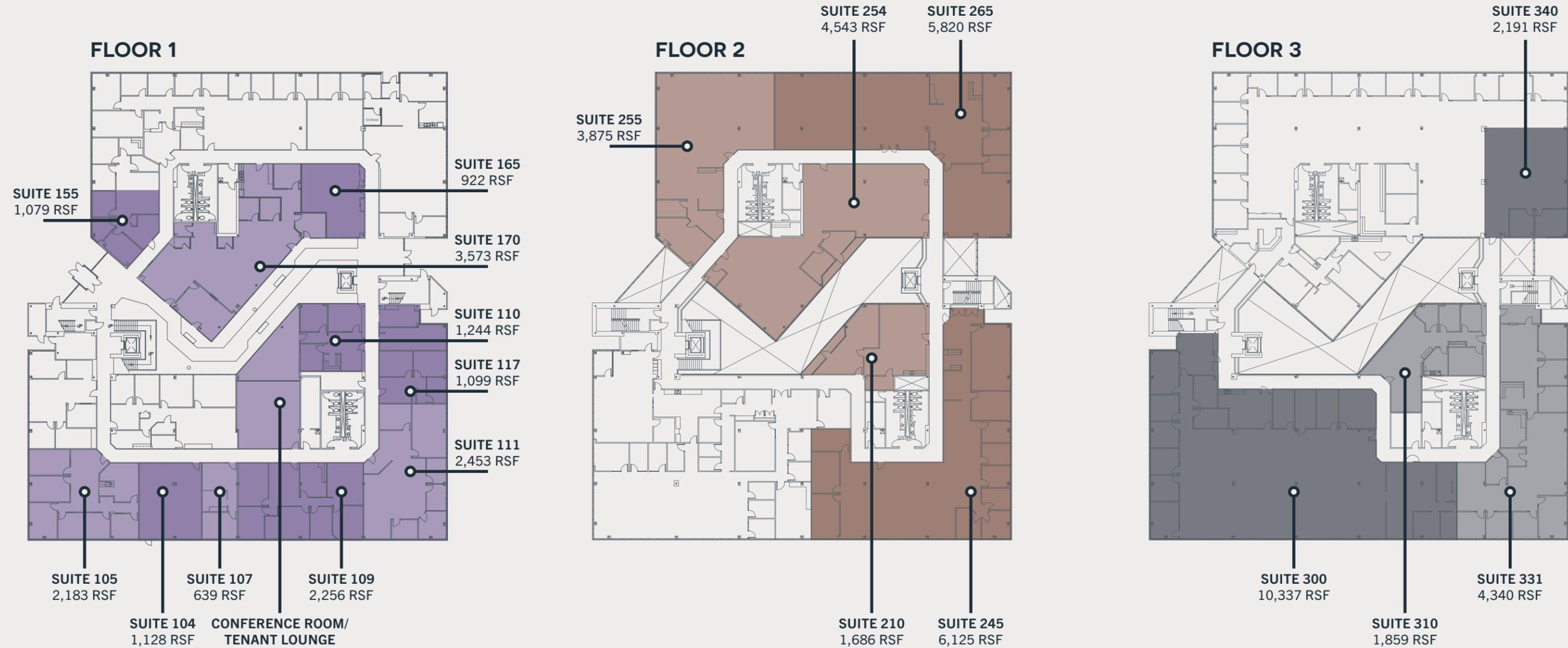


Asking Rates: \$10.50/SF NNN
Operating Expenses: \$8.89/SF



FLEXIBLE SPACE OPTIONS

Up to 14,677 RSF



A VIBRANT BUSINESS DISTRICT

Fountain Pointe I is strategically located in Blue Ash, Cincinnati's premier northeast suburban business hub and the region's largest suburban office market with over 2,500 companies. The property offers exceptional connectivity with direct access to major highways I-75, I-71, and I-275, placing downtown Cincinnati and the greater metropolitan area within easy reach.

This affluent and dynamic community provides an ideal business environment, combining suburban convenience with urban sophistication. Blue Ash's walkable business district features numerous retail and dining options directly accessible from the property, while nearby Sharon Woods Park and Summit Park offer recreational amenities just minutes away. The location delivers the perfect balance of professional prestige, transportation efficiency, and lifestyle amenities that today's businesses and employees value.

IN CLOSE PROXIMITY

20 Minutes to Downtown Cincinnati

35 Minutes to Cincinnati / North Kentucky International Airport

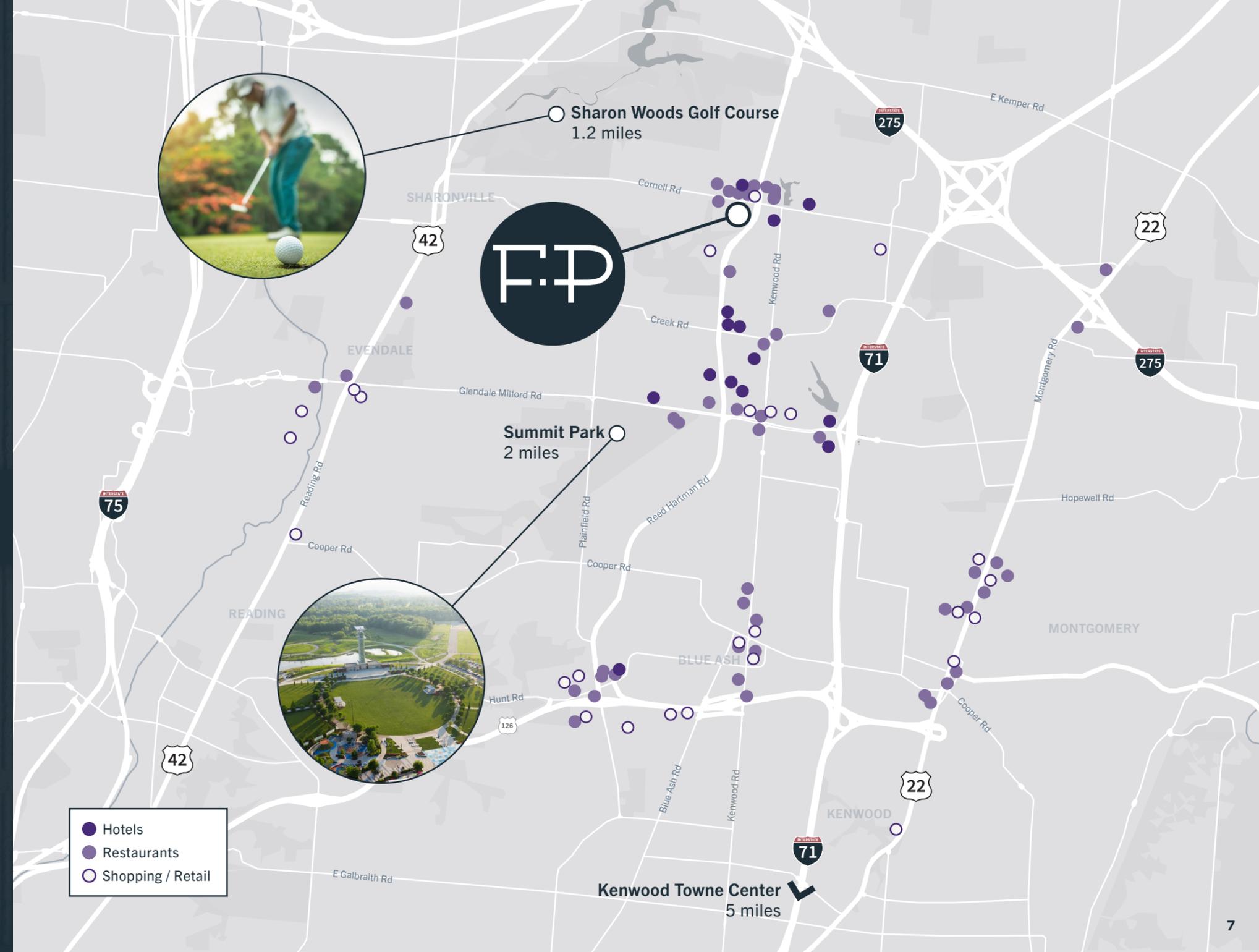
60 Minutes to Dayton International Airport

Close proximity to Blue Ash's many amenities including dining, shopping & banking

Close proximity to Summit Park

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

High visibility from Reed Hartman Highway



FOR MORE INFO:

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