



WESTLAKE
C E N T E R

4555 LAKE FOREST DRIVE
BLUE ASH, OHIO 45242





6 STORIES



180,578 SF



AMPLE PARKING



WALKING DISTANCE TO SUMMIT PARK, RESTAURANTS, AND OTHER BLUE ASH AMENITIES



FREE ON-SITE FITNESS CENTER



30-PERSON CONFERENCE CENTER IN BUILDING



OFFER ON-SITE PROFESSIONAL MANAGEMENT



ON THE LAKE FOREST CAMPUS

Westlake Center stands as a premier office destination in Blue Ash, offering 180,578 square feet of Class A workspace across six stories. Strategically positioned within walking distance of Summit Park's 130-acre amenity-rich environment, the building provides professionals with seamless access to green space, dining, and recreational programming.

The property features abundant on-site parking, complemented by best-in-class amenities including a state-of-the-art fitness center and a 30-person conference center. This combination of connectivity, convenience, and comprehensive facilities positions Westlake Center as an exceptional workplace for companies seeking an elevated office experience in one of Cincinnati's most dynamic suburban markets.

Westlake Center



Nearby Amenities

RESTAURANTS

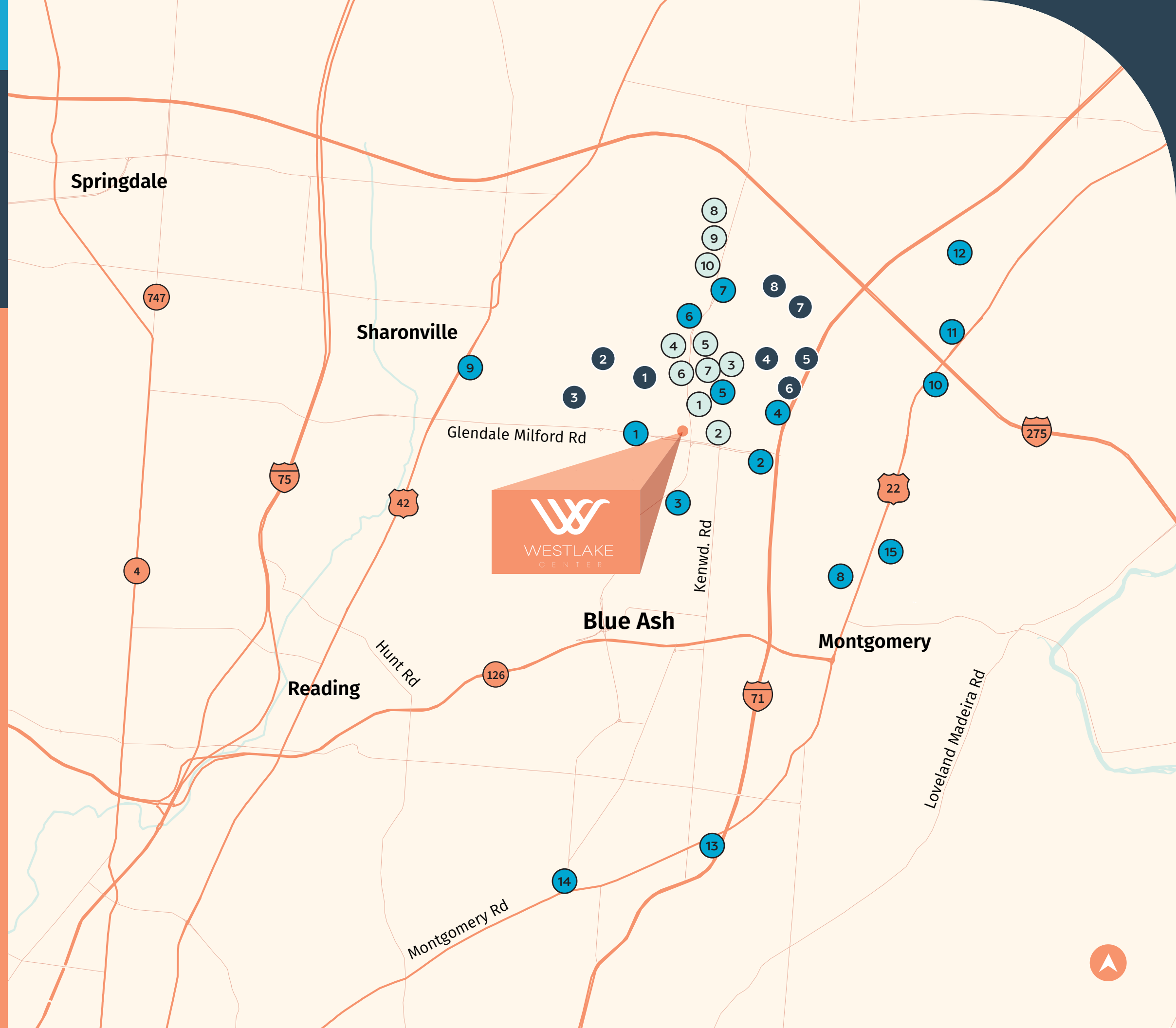
1. MadTree Parks & Rec + Event Spaces
2. Bob Evans
3. Orange Spot Bistro
4. Le Peep Brunch Express
5. Sammy's Craft Burgers & Beers
6. Milya Cafe
7. Chick-fil-A
8. Carlo & Johnny By Jeff Ruby
9. Uncle Yip's
10. Eddie Merlot's
11. Melting Pot
12. Silver Spring House Restaurant
13. Texas Roadhouse
14. MVP Sports Bar and Grille
15. The Belle and The Bear

HOTELS

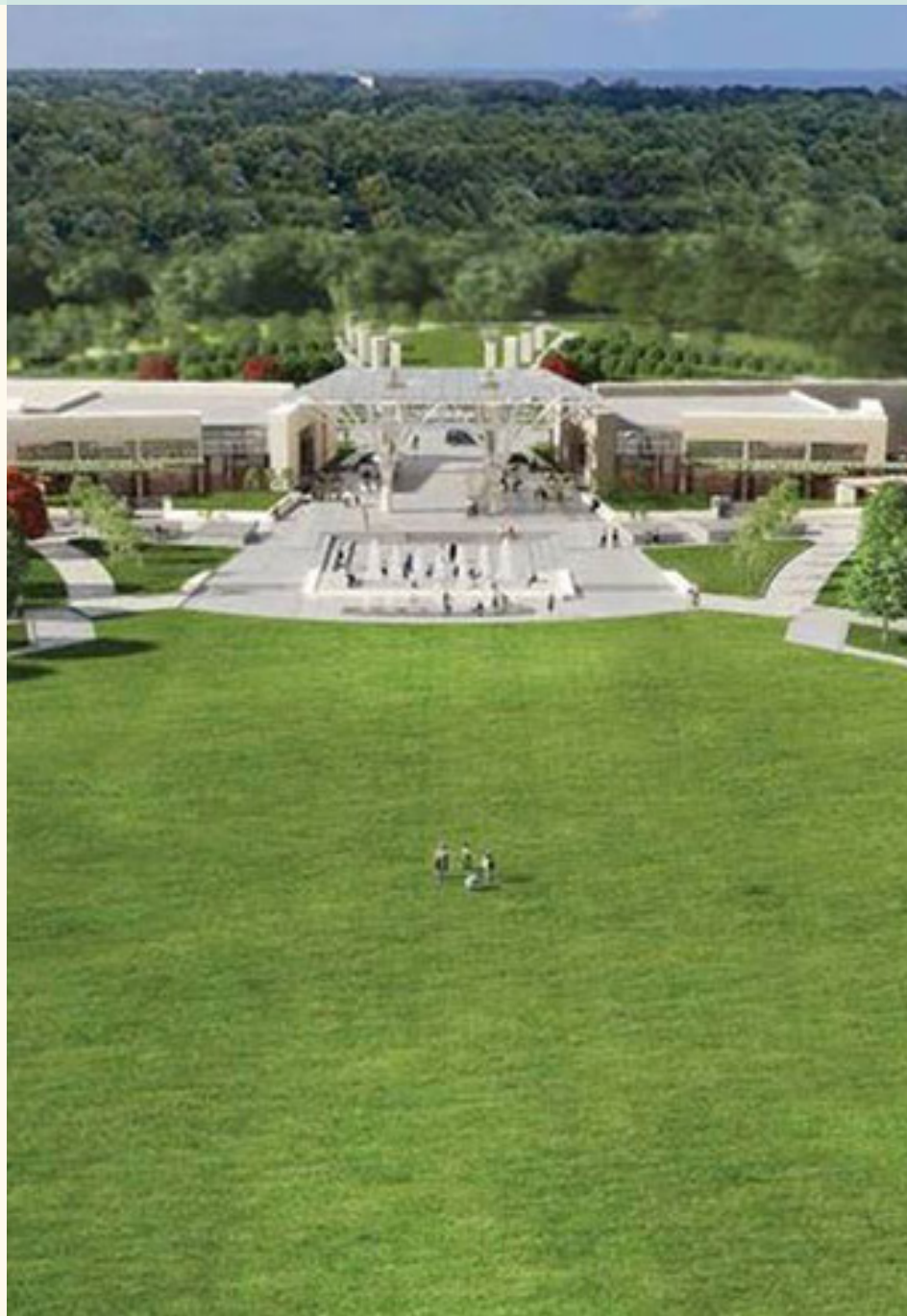
1. Embassy Suites by Hilton
2. Courtyard by Marriott
3. MainStay Suites
4. Comfort Inn
5. SpringHill Suites by Marriott
6. Extended Stay America Suite
7. Holiday Inn Express & Suites
8. Hyatt Place
9. Sonesta ES Suites
10. The Blu Hotel

SHOPPING

1. Whitehouse Brothers
2. The Drone Hangar LLC
3. Prayer for Protection
4. Everything But The House (EBTH)
5. Range USA Blue Ash
6. FyneTuned
7. ITW Evercoat
8. V and V Appliance Parts



Minutes of the Summit Park District



SUMMIT PARK SPANS

130 acres of premier parkland, anchored by a community pavilion and event venue alongside cafes, bistros, a grand performance stage, and an observation tower. Winding walking paths traverse open meadows, complemented by interactive programming and seasonal experiences throughout the year.

The development encompasses five distinct districts—The District, Carver Woods, Parkside, Daventry, and Summit Park—each designed to support working, dining, shopping, living, and recreation. The Neighborhoods at Summit Park deliver luxury apartment residences and single-family homes that blend urban sophistication with access to the region's premier school districts.

Summit Park's amenities extend beyond the central green to include the Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, multiple playgrounds, a nature playscape, skate park, and sledding hill. Environmental features such as a rain-harvesting lake and water feature enhance the landscape, while dog parks, trail systems, and picnic areas provide additional gathering spaces for residents and visitors.

Amenities



WESTLAKE CENTER

Tenants in Westlake Center benefit from shared access to premium amenities spanning both properties. Westlake Center's fitness center operates around the clock with secure card reader access and offers a sophisticated 30-person conference facility for larger gatherings and presentations. This building features contemporary cafe spaces outfitted with WiFi and flat-screen displays, complemented by outdoor patio seating overlooking the lake.

Move-in ready tenant spaces showcase high-end finishes and modern design elements, enabling prospective occupants to envision their workspace within a polished, professional environment.

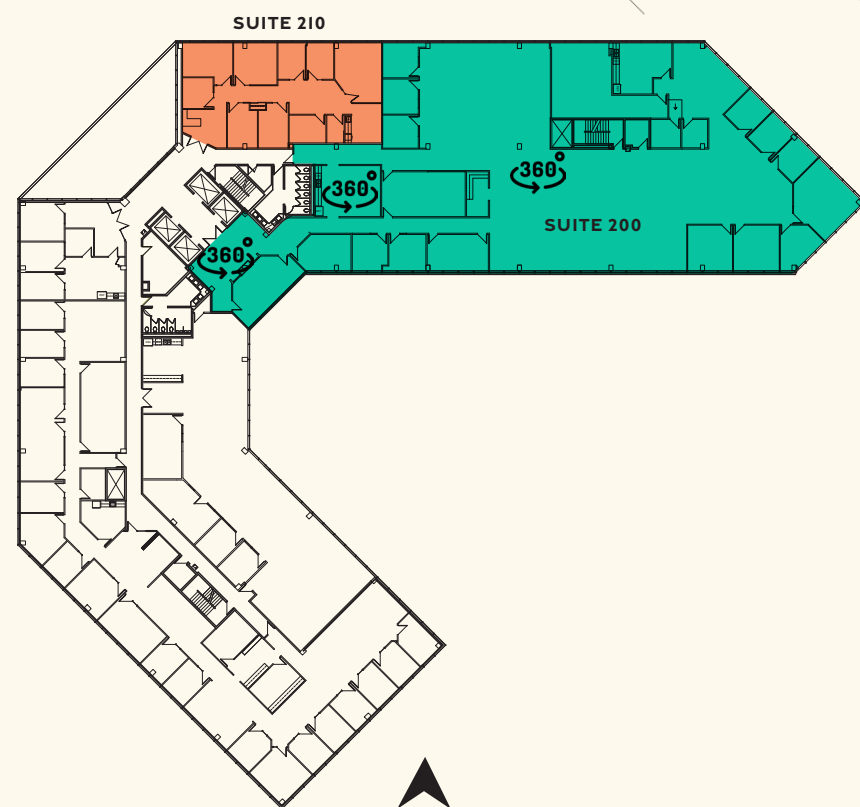


Floor Plans

FIRST FLOOR

SUITE 100
2,970 RSF AVAILABLE

SUITE 196
985 RSF AVAILABLE 6/30/26



SECOND FLOOR

SUITE 200
13,632 RSF AVAILABLE

SUITE 210
2,628 RSF AVAILABLE
TURNKEY/MOVE-IN READY

16,260 RSF CONTIGUOUS

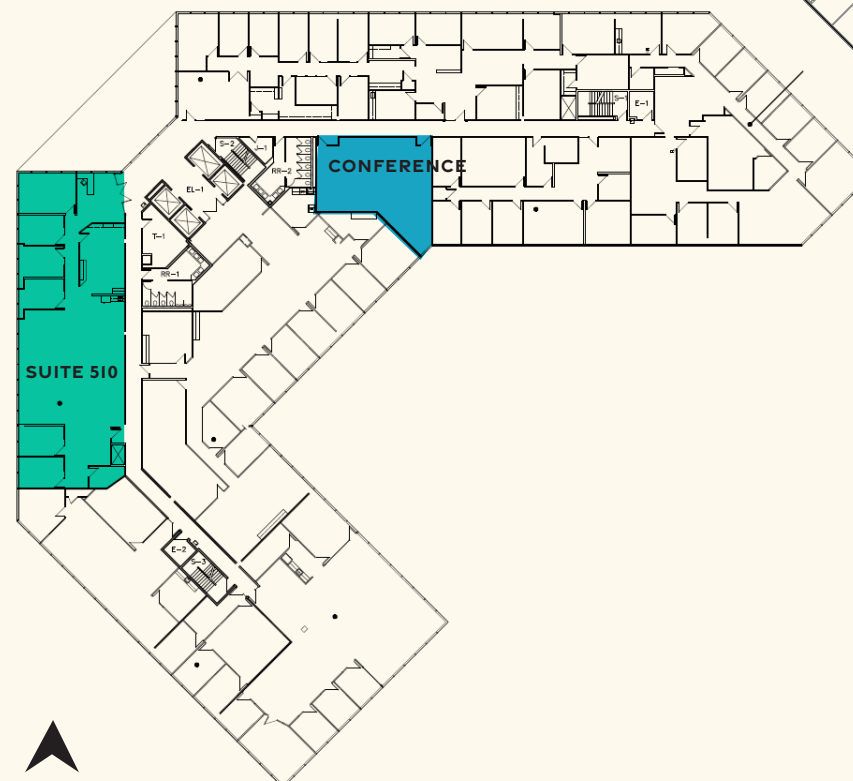
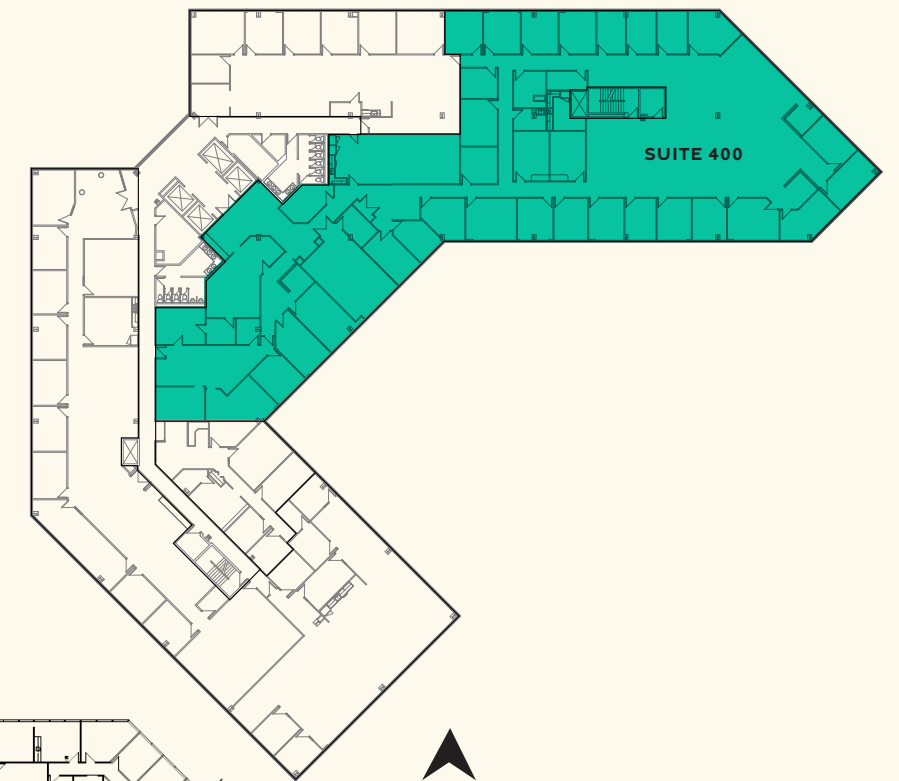
THIRD FLOOR

SUITE 300
3,297 RSF AVAILABLE



FOURTH FLOOR

SUITE 400
16,002 RSF AVAILABLE



FIFTH FLOOR

SUITE 510
4,048 RSF AVAILABLE
TURNKEY/MOVE-IN READY



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