

# FOUNTAIN POINTE II



## FOUNTAIN POINTE II

4675 Cornell Road, Blue Ash OH 45241



# PROPERTY FEATURES



Walk to a number of retail and banking amenities



Surrounded by dining and shopping opportunities



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



Common areas renovated in 2016



Ample on-site parking



10' ceiling height throughout



24/7 card system access



On-site conference facility



Monument signage available along Reed Hartman Highway

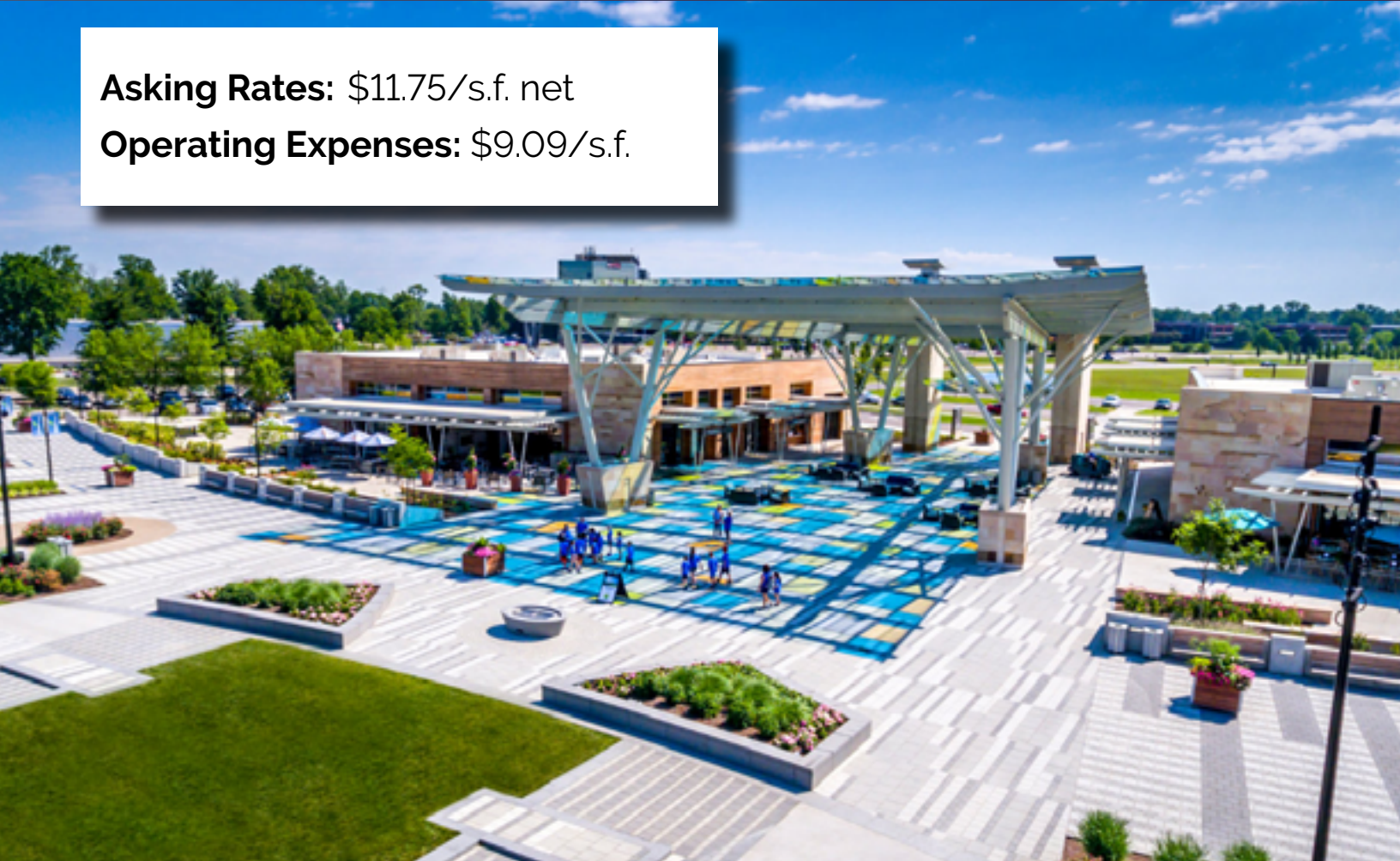


Minutes from I-71, I-75, I-275 and Ronald Reagan Highway



Centrally located within the Blue Ash area

**Asking Rates:** \$11.75/s.f. net  
**Operating Expenses:** \$9.09/s.f.



## PROPERTY DESCRIPTION

|                  |                                     |
|------------------|-------------------------------------|
| BUILDING NAME    | Fountain Pointe II                  |
| ADDRESS          | 4675 Cornell Road, Blue Ash, OH     |
| COUNTY           | Hamilton                            |
| PARCEL ID        | 612-0170-0199-00 & 612-0170-0302-00 |
| YEAR BUILT       | 1986                                |
| RBA              | 92,786 s.f.                         |
| FLOORS           | Two                                 |
| ELEVATORS        | Two per building                    |
| PARKING SPACES   | 796 total (FP I & II)               |
| LAND ACRES       | 14.521 acres                        |
| FLOOR PLATE SIZE | 32,814 s.f.                         |

## STRUCTURAL DATA

|                             |                                               |
|-----------------------------|-----------------------------------------------|
| STRUCTURE EXTERIOR          | Steel bar joist and steel beams built on slab |
| INTERIOR WALLS              | Metal studs, drywall, wall covering           |
| FLOOR HEIGHT (DECK TO DECK) | 12'5"                                         |
| CEILING HEIGHT              | 9"                                            |
| WINDOWS                     | Architectural tinted glass                    |

## BUILDING SYSTEMS

|                          |                                                             |
|--------------------------|-------------------------------------------------------------|
| COOLING SYSTEMS          | Roof top VAV                                                |
| COOLING TOWERS           | None                                                        |
| AIR DISTRIBUTION FLOW    | Fully Ducted supply with an open plenum return              |
| HEATING                  | Hydronic boiler supplied heat to perimeter VAVs (2 boilers) |
| HEAT DISTRIBUTION        | Ducted to space                                             |
| ELECTRIC                 | 3200 Amp service 480 3 phase                                |
| LIGHTING                 | T-8 28 watts fluorescent                                    |
| ENERGY MANAGEMENT SYSTEM | Niagra AX Honeywell JACE Tridium                            |

## ELEVATORS

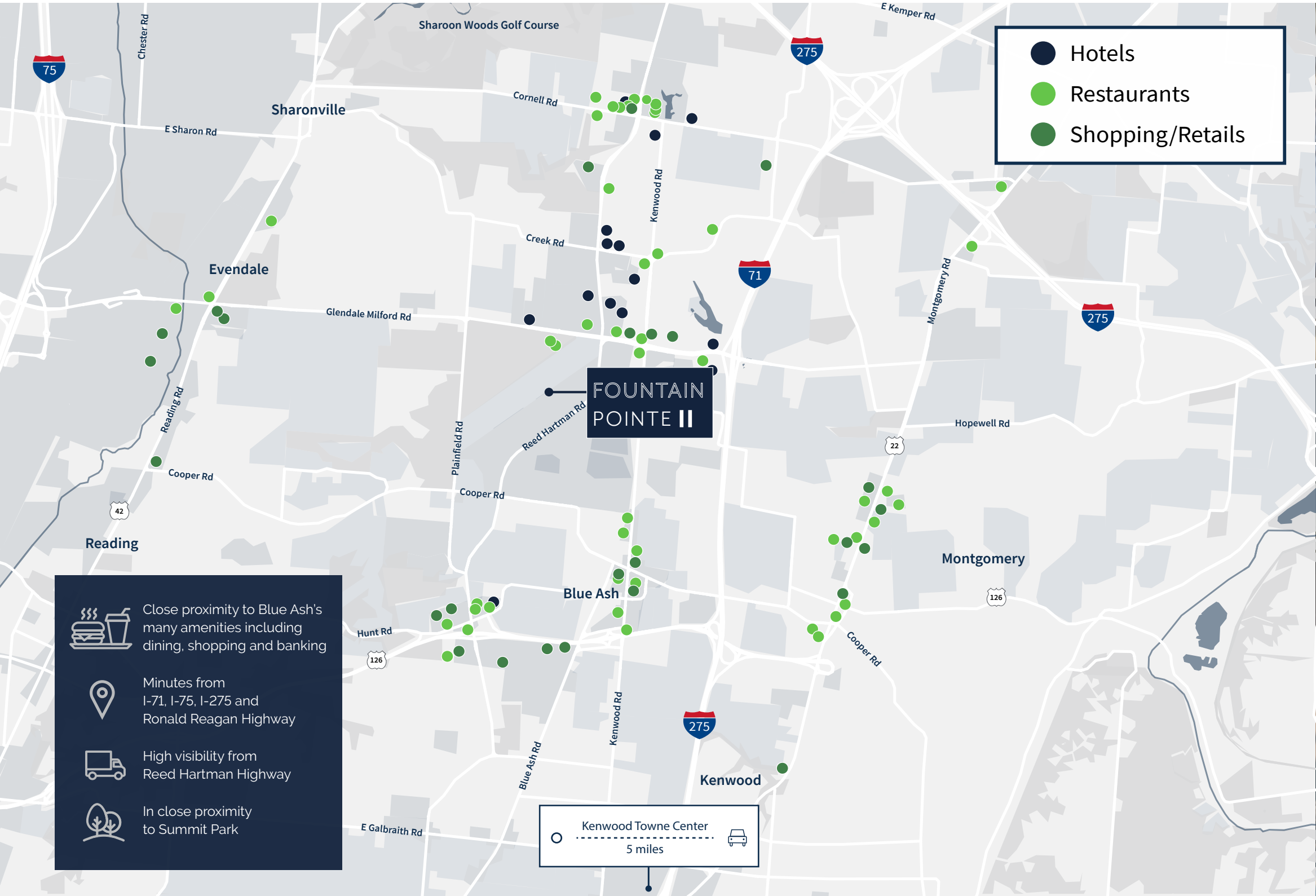
|                           |           |
|---------------------------|-----------|
| MANUFACTURER              | Dover     |
| TYPE                      | Hydraulic |
| NUMBER OF CABS            | Two       |
| LOAD CAPACITY – PASSENGER | 4000 Lbs  |
| LOAD CAPACITY – SERVICE   | N/A       |

## SECURITY & LIFE SAFETY SYSTEMS

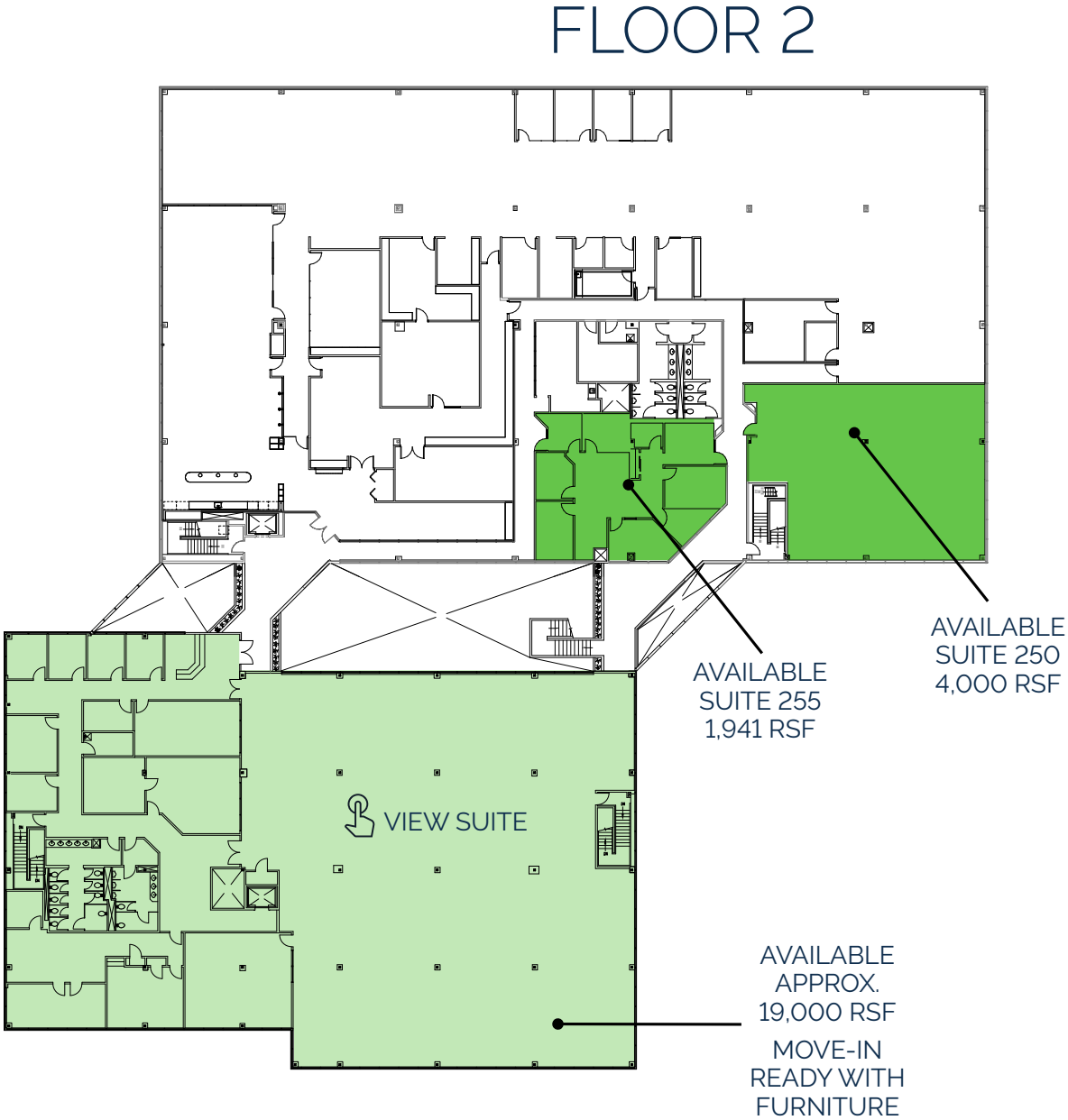
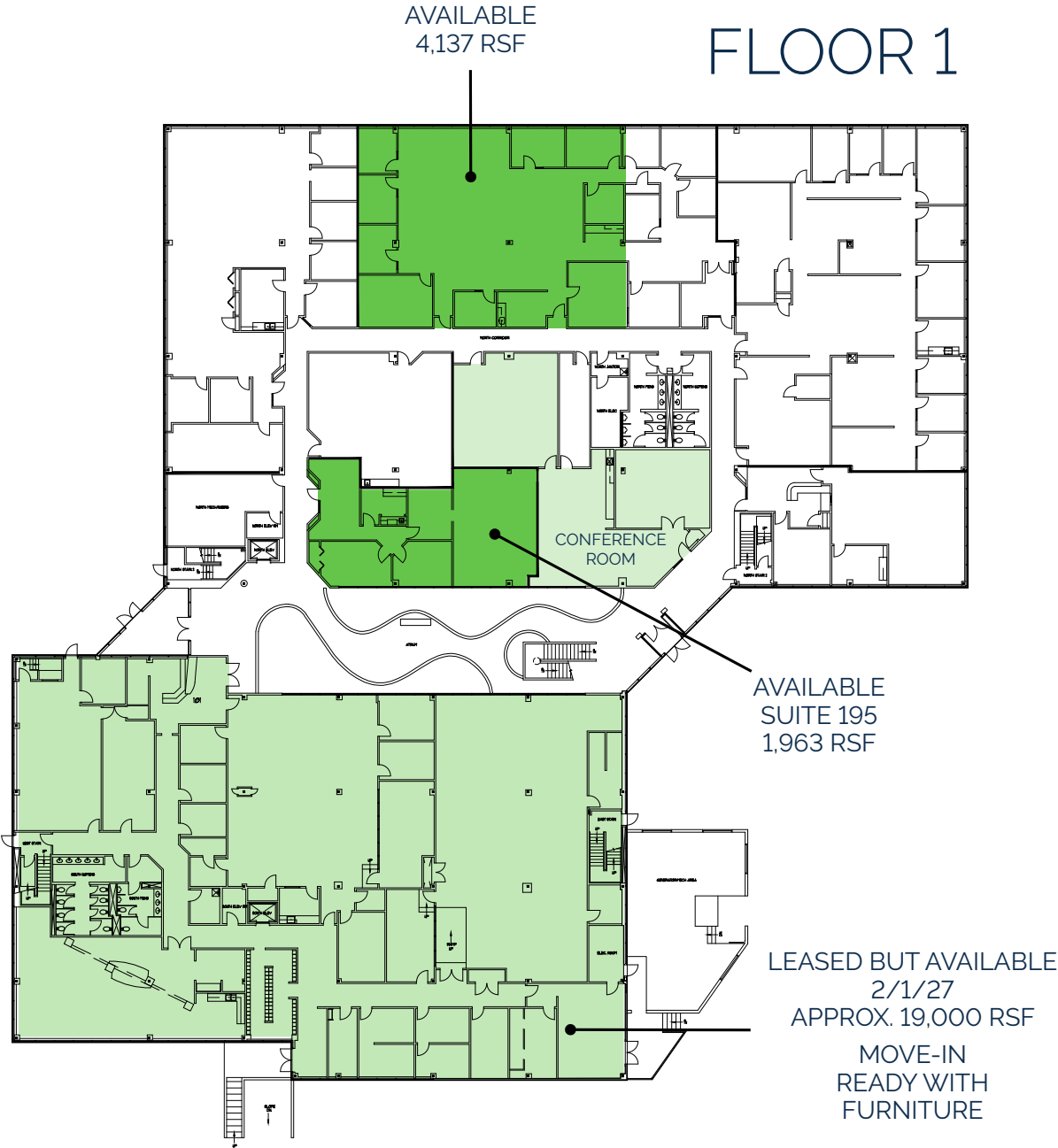
|                   |                                 |
|-------------------|---------------------------------|
| SECURITY TYPE     | DSX 26-bit card access          |
| FIRE PROTECTION   | Wet sprinkler                   |
| EMERGENCY POWER   | Battery backup emergency lights |
| SIGNAGE           | Lobby, Suite Entrance, Building |
| BACK UP GENERATOR | On site                         |

## AVAILABILITY

|              |                                            |
|--------------|--------------------------------------------|
| SUITE 195    | 1,963 s.f.                                 |
| SUITE 255    | 1,941 s.f.                                 |
| SUITE 250    | 4,000 s.f.                                 |
| FIRST FLOOR  | 4,137 S.F.                                 |
| FIRST FLOOR  | +/-19,000 s.f. leased but available 2/1/27 |
| SECOND FLOOR | +/-19,000 s.f.                             |



# FOUNTAIN POINTE II FLOOR PLANS



# FOUNTAIN POINTE II

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