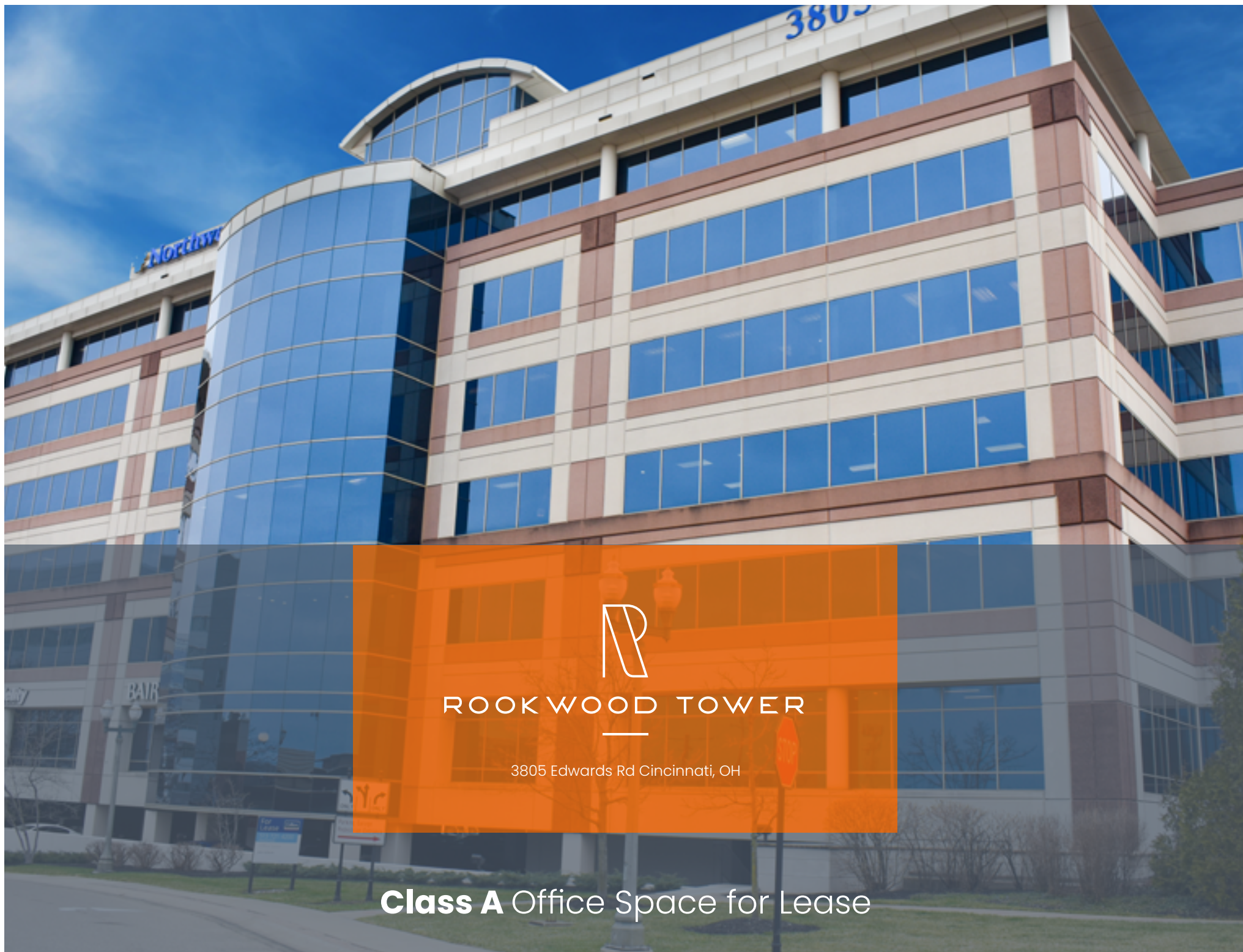




ROOKWOOD TOWER

3805 Edwards Rd Cincinnati, OH

Class A Office Space for Lease



Welcome to Rookwood Tower. Located seconds from I-71, 3805 Edwards Road sits in the heart of walkable, amenity-rich Rookwood. From retail to dining to nail salons, Rookwood has something for everyone. Ample parking, walkability, and a beautifully constructed office make Rookwood Tower the ideal work environment for the modern tenant.

Highlights



163,554 SF Class a building



Unparalleled amenities
Walkable Rookwood dining, retail, and entertainment options. Tenants receive discounted Crunch Fitness membership.



Prime visibility and accessibility
Conveniently located next to I-71



Abundant parking
On-site garage and surface parking



60-person conference facility with kitchen



Electronic vehicle charging stations



On-site management



Beautiful glass exterior with impeccable landscaping



Walkable Amenities



Dining

1. BJ's Restaurant & Brewhouse
2. J. Alexander's Restaurant
3. Buca di Beppo Italian Restaurant
4. Maverick Chocolate Company
5. P.F. Chang's
6. Five Guys
7. Yagööt
8. QDOBA Mexican Eats
9. Ford's Garage Norwood
10. The Pub - Rookwood
11. Starbucks
12. LongHorn Steakhouse
13. First Watch
14. Buffalo Wild Wings
15. Taqueria Los Cunados
16. Popeyes Louisiana Kitchen
17. The Capital Grille
18. Seasons 52
19. Taste of Belgium - Rookwood
20. Agave & Rye
21. Jason's Deli

22. Edge Inn Tavern

23. Pilot Inn
24. Asiana Thai and Sushi of Hyde Park
25. Marco's Pizza
26. Potbelly
27. Bonefish Grill
28. Lemon Grass Thai Cuisine
29. Busken Bakery
30. LaRosa's Pizza Hyde Park
31. Wild Ginger Asian Bistro
32. Penn Station East Coast Subs
33. Aladdin's Eatery Hyde Park
34. Currito
35. Hyde Perk
36. Dunkin'

Retail

37. Bed Bath & Beyond
38. Lands' End
39. Jos A. Bank
40. DSW Designer Shoe Warehouse

41. Ulta Beauty
42. Whole Foods Market
43. Altar'd State
44. Amazon Hub Locker - Cincinatti
45. Carhartt
46. EVEREVE - Rookwood Commons
47. Sur La Table
48. Athleta
49. Banana Republic
50. REI
51. T.J. Maxx
52. Shoe Carnival
53. Rally House Rookwood
54. Sierra
55. Nordstrom Rack
56. Joseph-Beth Booksellers
57. AT&T Store
58. Wm. Effler Jewelers

Fitness and Lifestyle

59. CYCLEBAR
60. European Wax Center

61. Mitchell's Salon & Day Spa
62. Club Pilates
63. Ambiance Nail Spa
64. Ambiance Nail Spa
65. Salons by JC of Cincinatti
66. Spavia Day Spa - Rookwood
67. Dream Salon and Spa
68. Escape nails spa

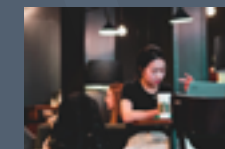
Residential and Lodging

69. Edroy Court Apartments
70. The Mason Apartments
71. The Rookwood Flats
72. One Rookwood
73. Residence Inn by Marriott Cincinnati Midtown/Rookwood
74. Courtyard by Marriott Cincinnati Midtown/Rookwood



A day at Rookwood Tower

MORNING:



CAFFEINATE at Starbucks or Dunkin'

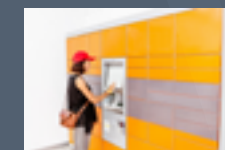


SWEAT at Cyclebar



DEVOUR breakfast to-go from Taste of Belgium

AFTERNOON:



RETURN your packages at the Amazon Locker



REFUEL with a quick lunch from Potbelly



READ a chapter of your new book from Joseph Beth

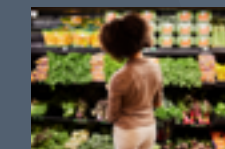
EVENING:



SHOP until you drop at Rookwood Commons Pavilion



TREAT yourself to a manicure at Ambiance Nail Spa

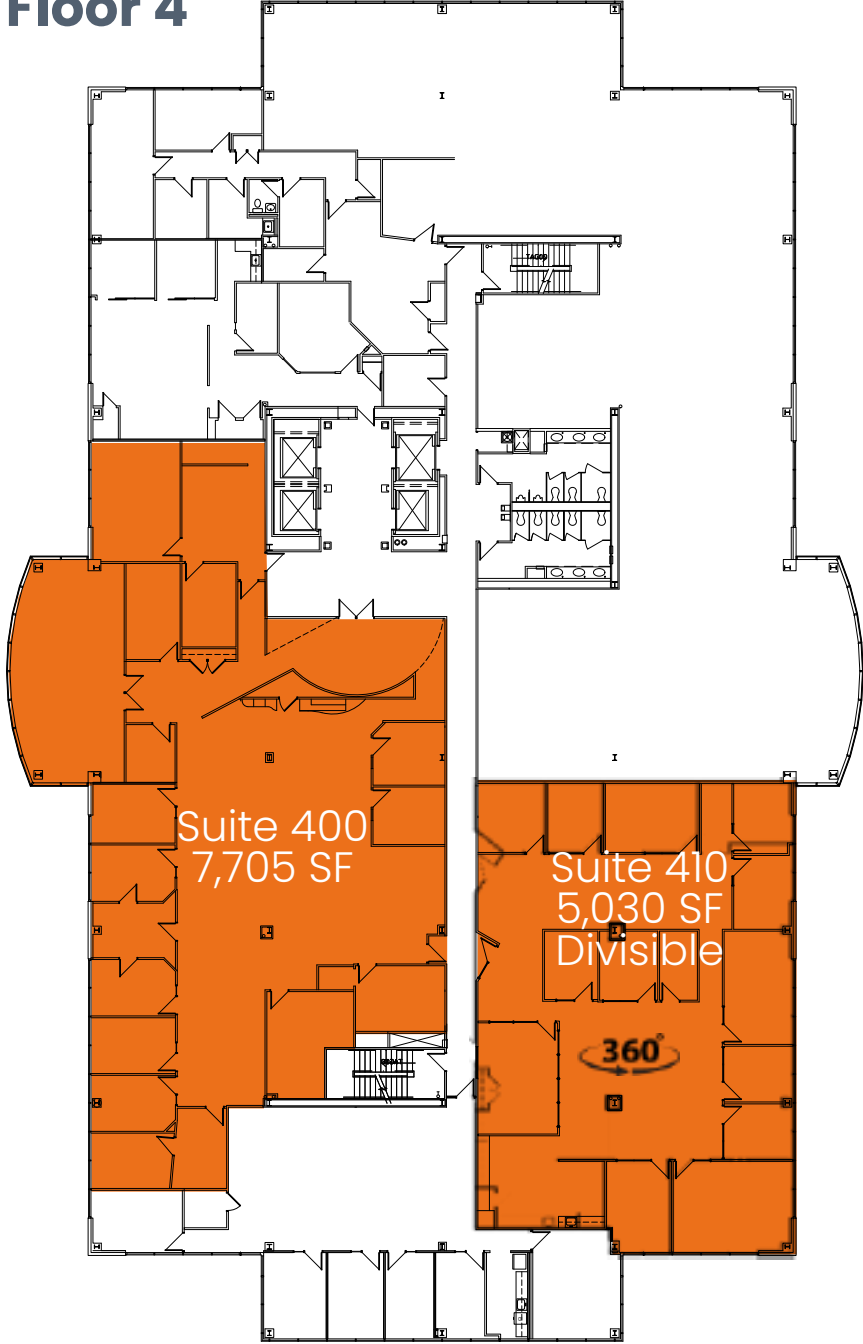


RESTOCK your groceries at Whole Foods



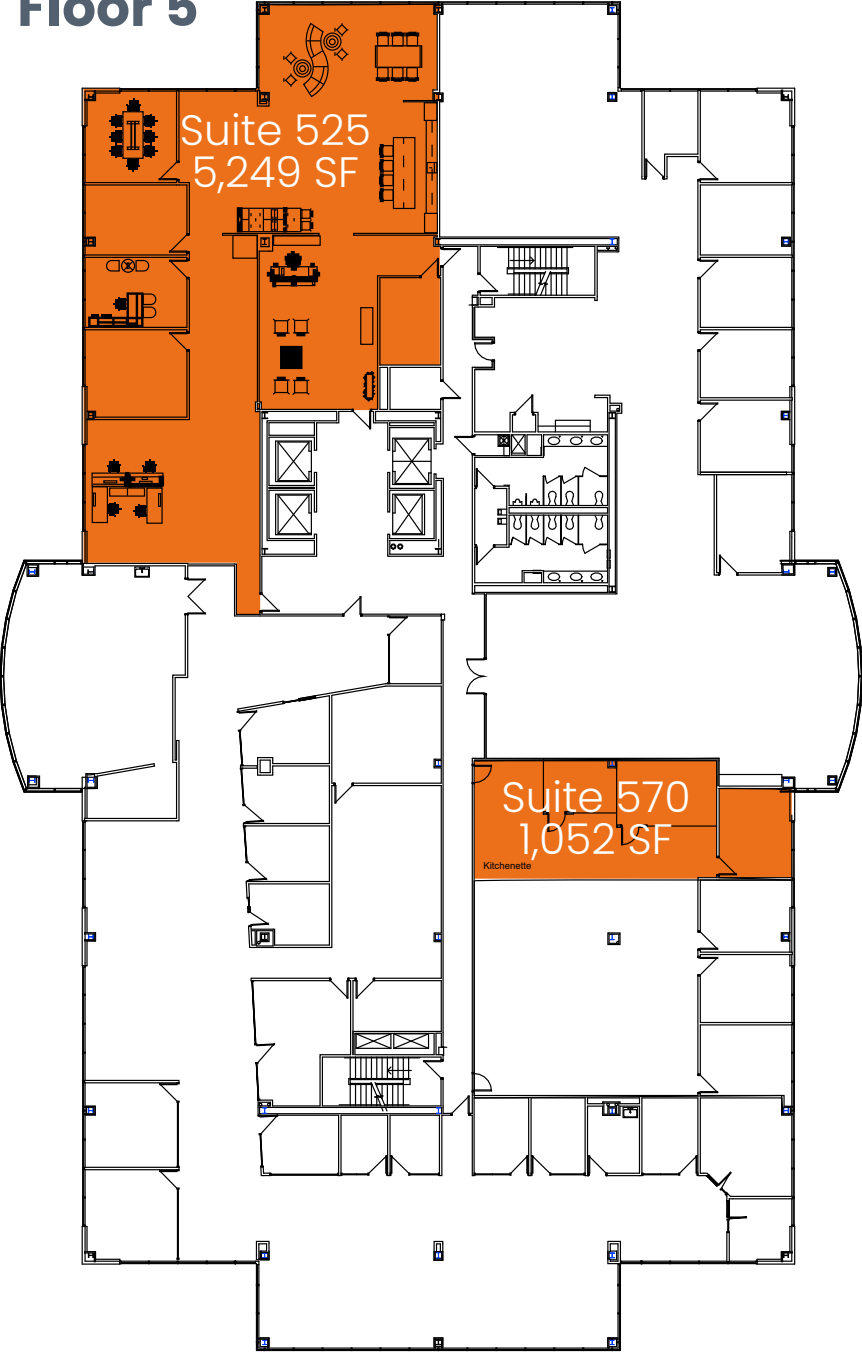
Floor 4

Suite 400
Leased but Available



Suite 525
Spec Suite

Floor 5



Suite 570
Spec Suite



ROOKWOOD TOWER

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