BLUE ASH
PORTFOLIO



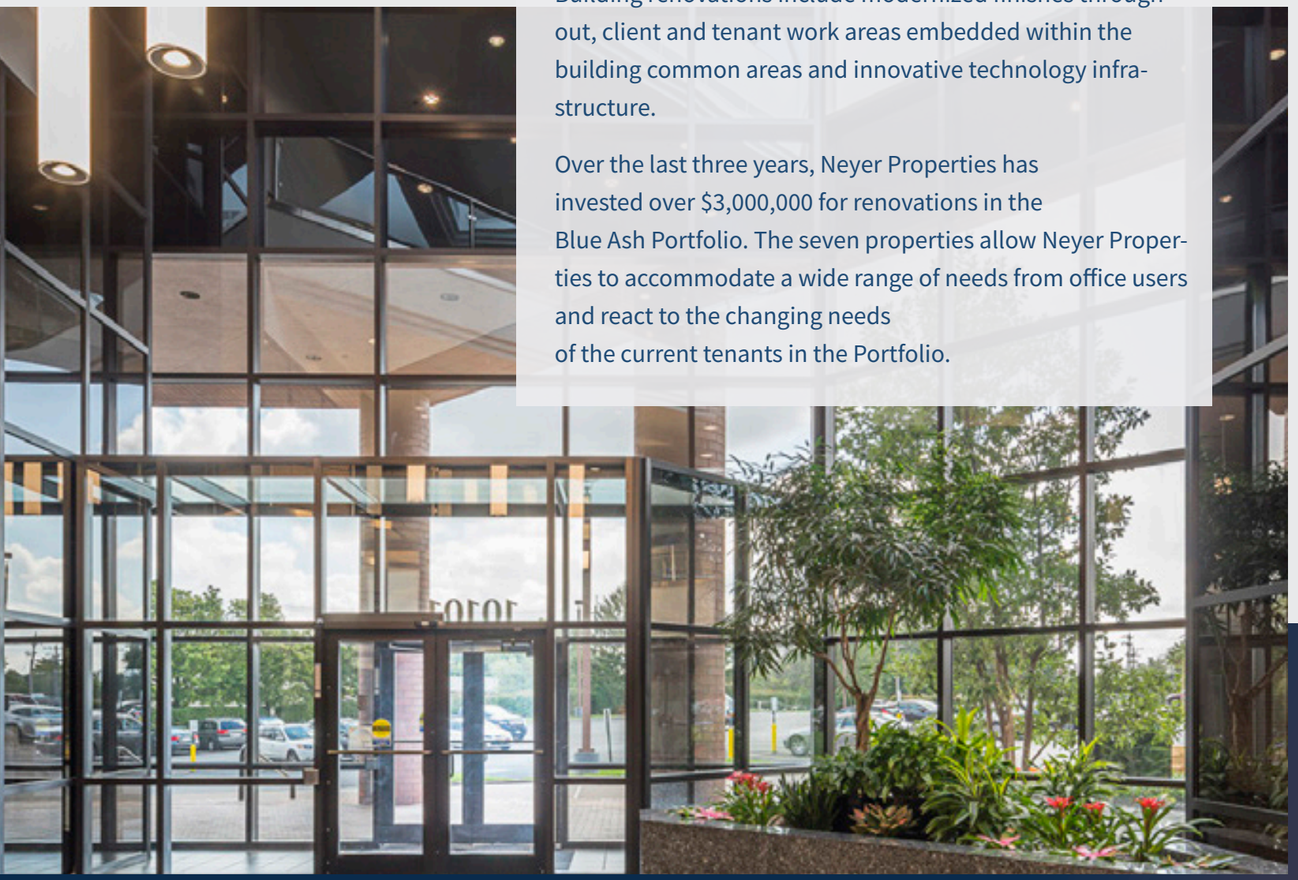
NORTHMARK I

10101 ALLIANCE ROAD BLUE ASH, OHIO

JLL

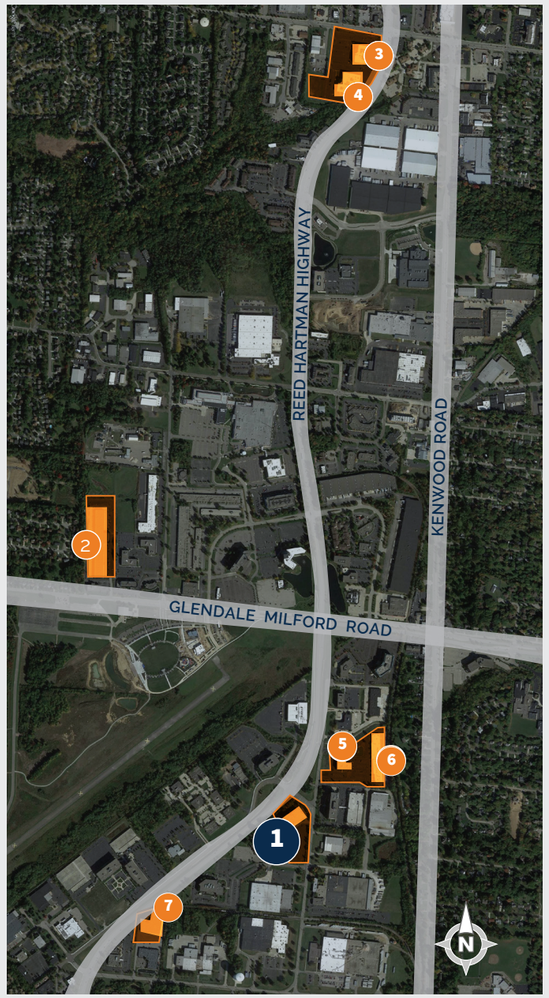
BLUE ASH PORTFOLIO | **NORTHMARK 1**

THE BLUE ASH **PORTFOLIO**



The Blue Ash Portfolio by Neyer Properties represents approximately 650,000 SF of premier office properties in the most prominent office submarket in Cincinnati. The assets within the portfolio have been updated to complement the needs of today's office user. Building renovations include modernized finishes throughout, client and tenant work areas embedded within the building common areas and innovative technology infrastructure.

Over the last three years, Neyer Properties has invested over $3,000,000 for renovations in the Blue Ash Portfolio. The seven properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.




1 NORTHMARK I


2 BLUE ASH CORPORATE CENTER


3 FOUNTAIN POINTE I


4 FOUNTAIN POINTE II


5 VISTA BUSINESS CENTER I



6 VISTA BUSINESS CENTER II



7 REMINGTON PARK II

PROPERTY **FEATURES**

Access to all Neyer Properties conference facilities

Three-story office building with lower level on 5.4 acres

Renovations to lobby and common areas

On-site building lounge with WiFi and flat screen

Recently renovated common areas

Ample surface and garage parking

Stately brick and glass façade

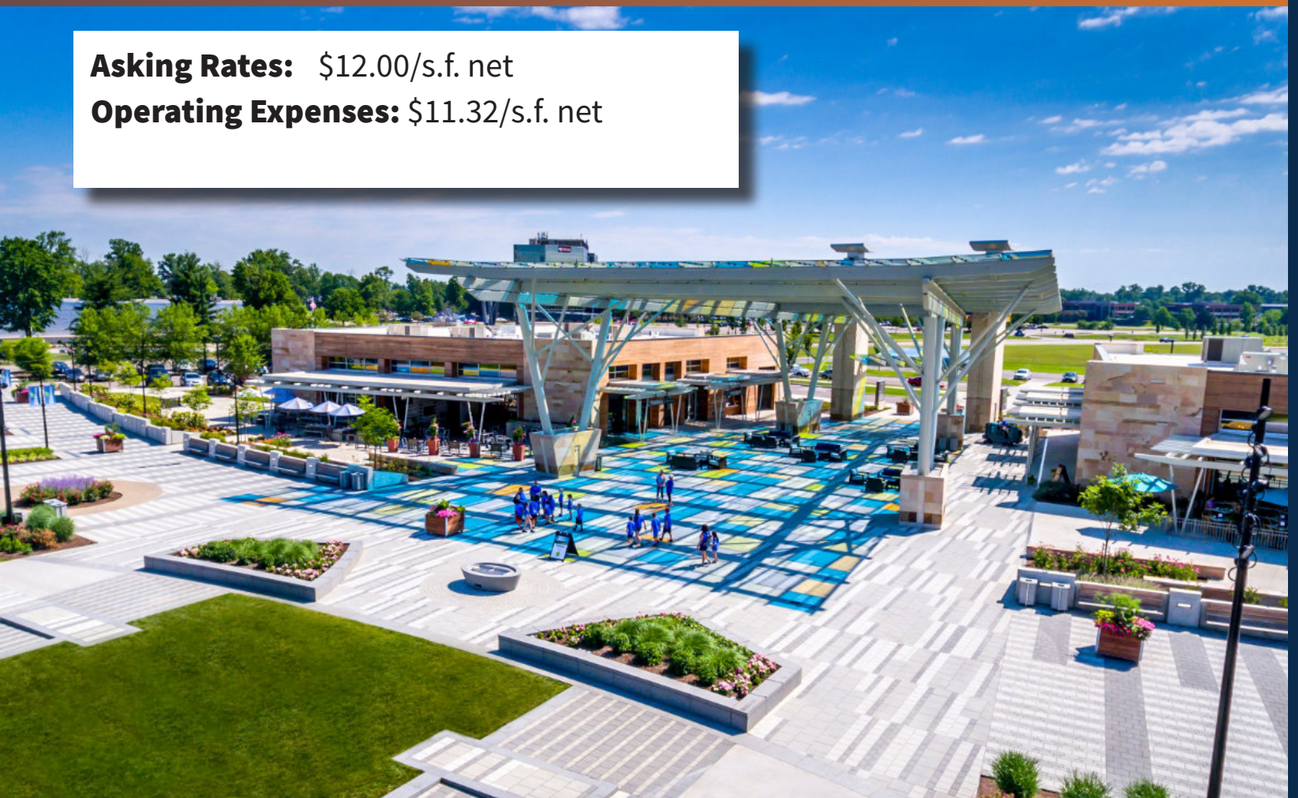
Card system access 24/7

On-site conference center with seating for 45 as well as access to all Neyer portfolio conference facilities

Building and monument signage opportunities (average daily traffic volume of 35,000 vehicles)

Asking Rates: $12.00/s.f. net

Operating Expenses: $11.32/s.f. net



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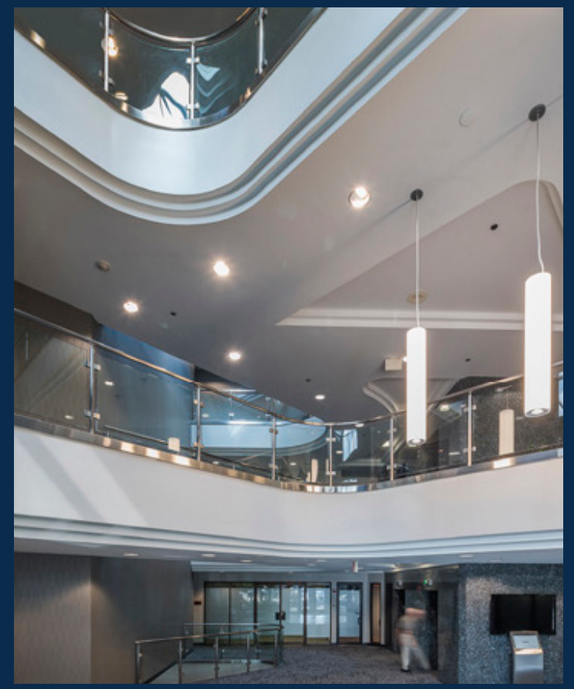

PROPERTY DESCRIPTION

BUILDING NAME	Northmark I
ADDRESS	10101 Alliance Road
COUNTY	Hamilton
PARCEL ID #	612-0120-0117-00
YEAR BUILT/RENOVATED	1987/Renovated in 2016
RENTABLE OFFICE AREA	102,877
FLOORS	Three
ELEVATORS	Two
PARKING	Surface and Garage
LAND AREA	5.316 acres
FLOOR PLATE SIZE	32,000 SF
LOADING DOCKS	One

STRUCTURAL DATA

STRUCTURE EXTERIOR	Steel bar joist and steel beams built on slab
INTERIOR WALLS	Metal studs, drywall, wall covering
FLOORS	Three
HEIGHT (DECK TO DECK)	12'5"
CEILING HEIGHT	8'
WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

COOLING	Roof top VAV
COOLING TOWERS	None
AIR DISTRIBUTION FLOW	Fully ducted supply and returns
HEATING	Electric heat fan powered boxes on perimeter
BOILERS/HEAT SYSTEMS	None
HEAT DISTRIBUTION	Ducted to space
ELECTRIC	3000 Amps 480 volt 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	Security Jace Honeywell 26 bit card access
FIRE DETECTION & PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights

SIGNAGE

LOBBY	
SUITE ENTRANCE	
BUILDING	
MONUMENT: ALLIANCE	
MONUMENT: REED HARTMAN	

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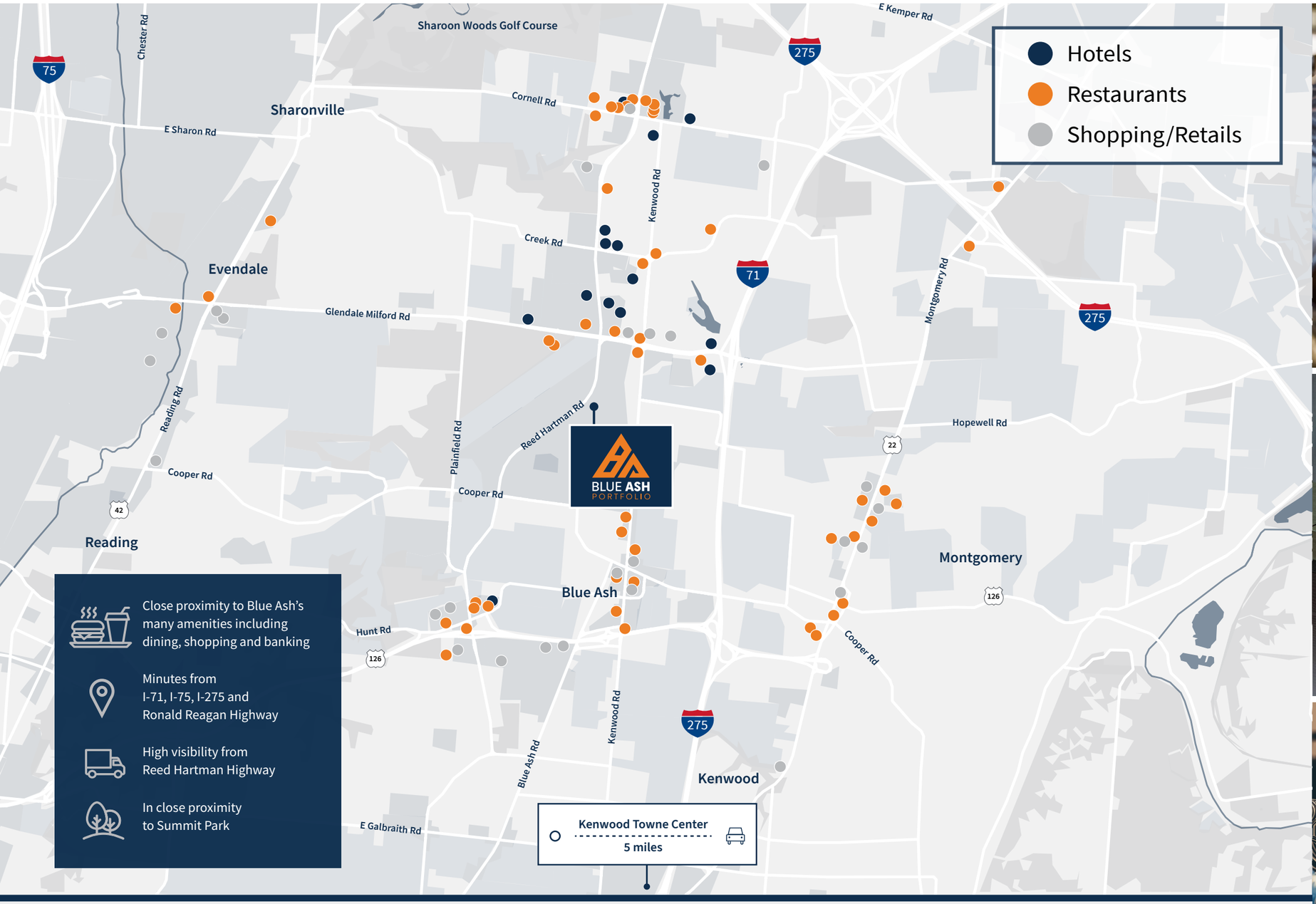








Walmart

Kroger

Panera BREAD

Carlo & Johnny

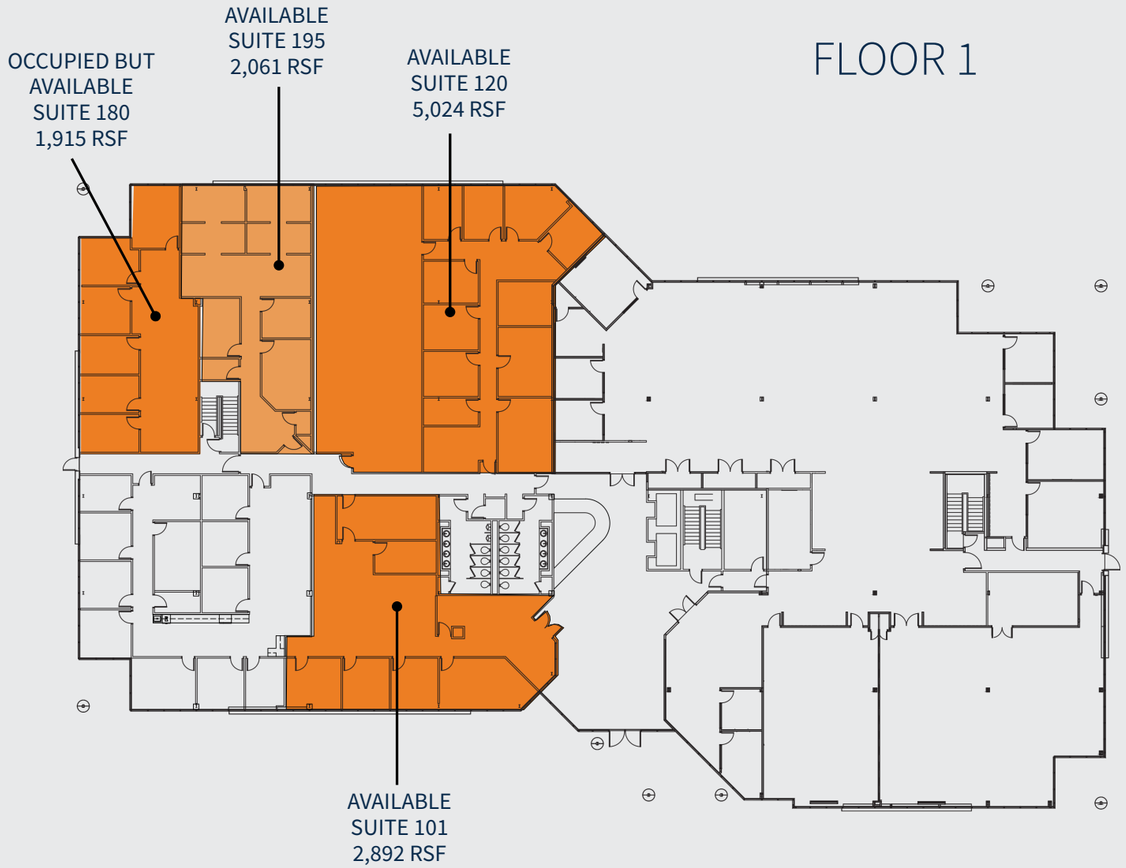
TARGET

Firehouse Grill Brewery

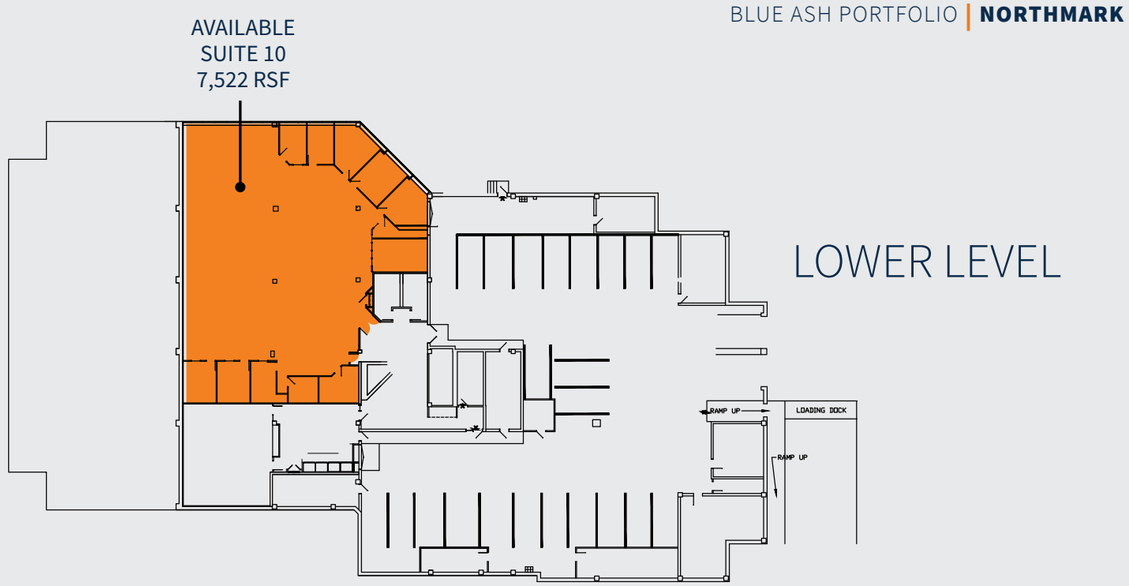
Buffalo Wild Wings — Wings. Beer. Sports.

NORTHMARK I **FLOOR PLANS**

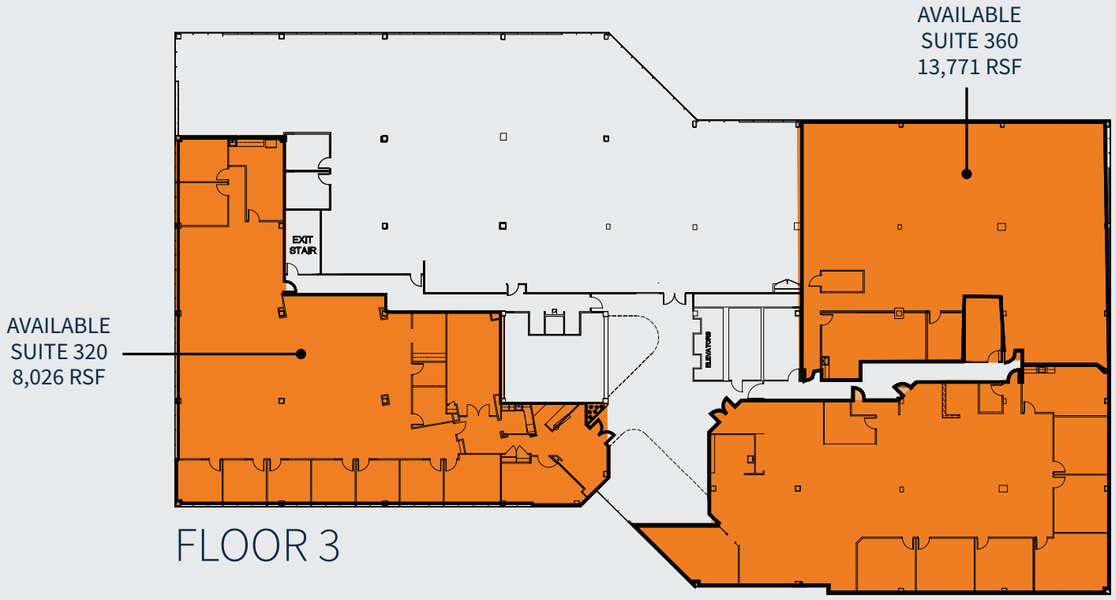
FLOOR 1



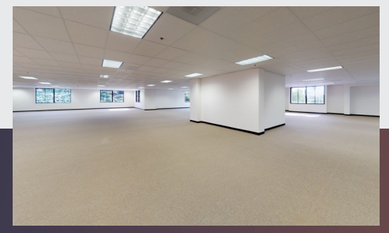
LOWER LEVEL



FLOOR 3











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NEYER PROPERTIES

Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment, and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial, and retail space and has over 200 acres ready for development in the tri-state area.

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