



VISTA BUSINESS CENTER II

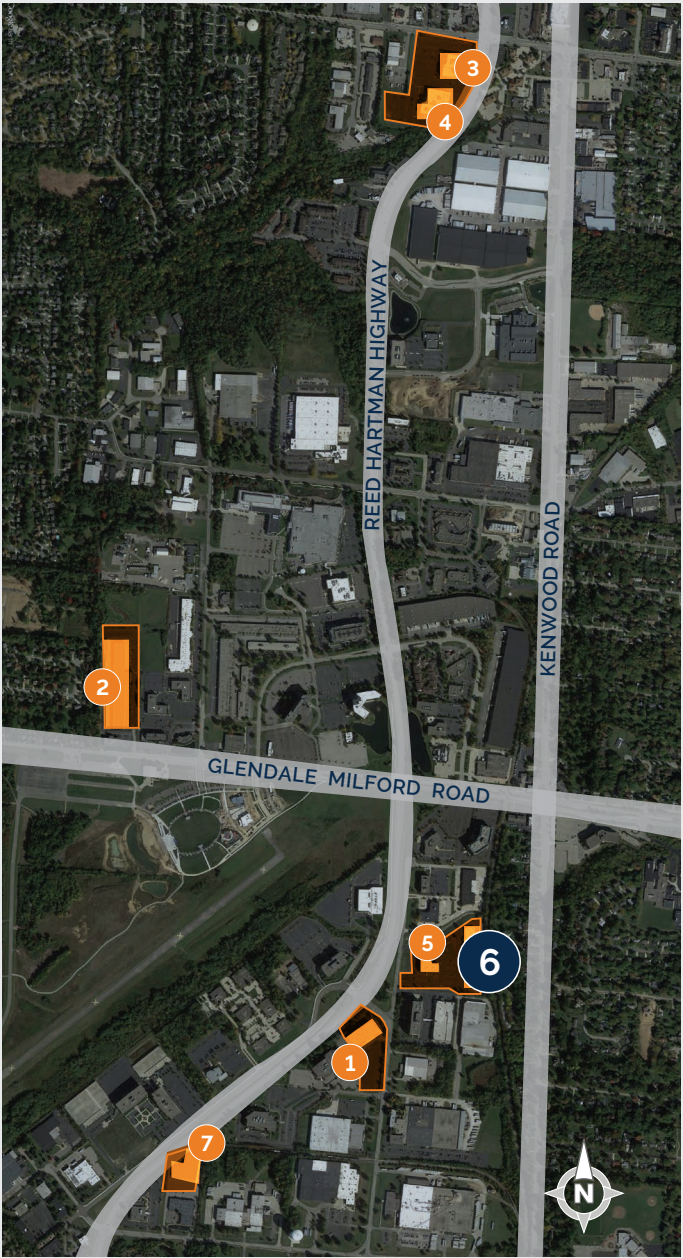
10220-10248 Alliance Road, Blue Ash OH 45242



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.



PROPERTY FEATURES



Access to all
Neyer Properties
conference facilities



Park-like
setting



Surrounded by dining and
shopping opportunities



Minutes from
Summit Park



Ample on-site
parking



Over 21,000 SF
contiguous available



Drive-in and dock
doors available



Monument signage
available along
Alliance Road

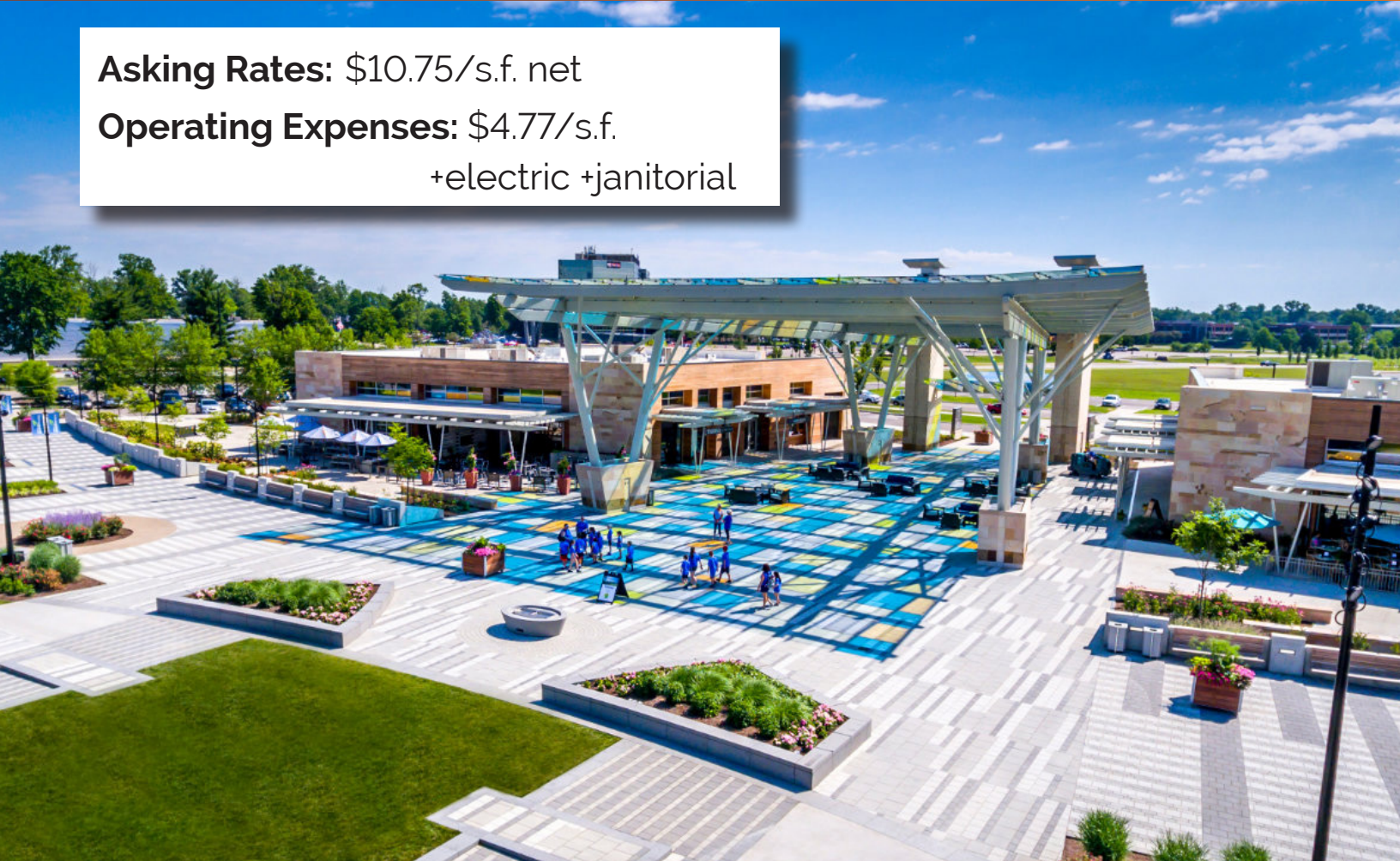


Minutes from I-71,
I-75, I-275 and Ronald
Reagan Highway



Centrally located
within the Blue Ash
area

Asking Rates: \$10.75/s.f. net
Operating Expenses: \$4.77/s.f.
+electric +janitorial



PROPERTY DESCRIPTION

BUILDING NAME	Vista Business Center II
ADDRESS	10220-10248 Alliance Road, Blue Ash, OH 45242
COUNTY	Hamilton
PARCEL ID	612-0120-0126-00
YEAR BUILT	1985
RBA	56,264 s.f.
FLOORS	One
ELEVATORS	None
PARKING SPACES	393 (Vista I & II)
LAND ACRES	10.8 acres
FLOOR PLATE SIZE	56,264 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)	14'
CEILING HEIGHT	TBD
WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

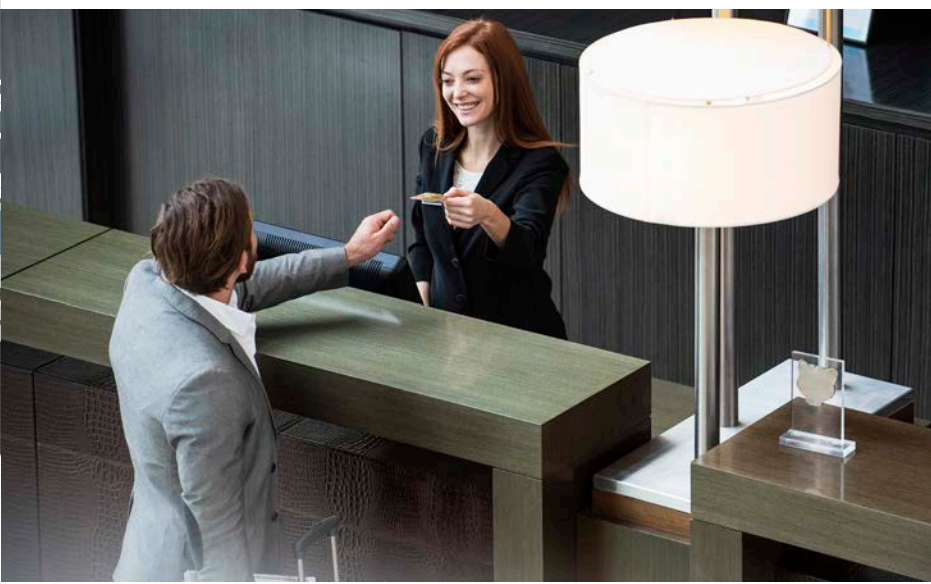
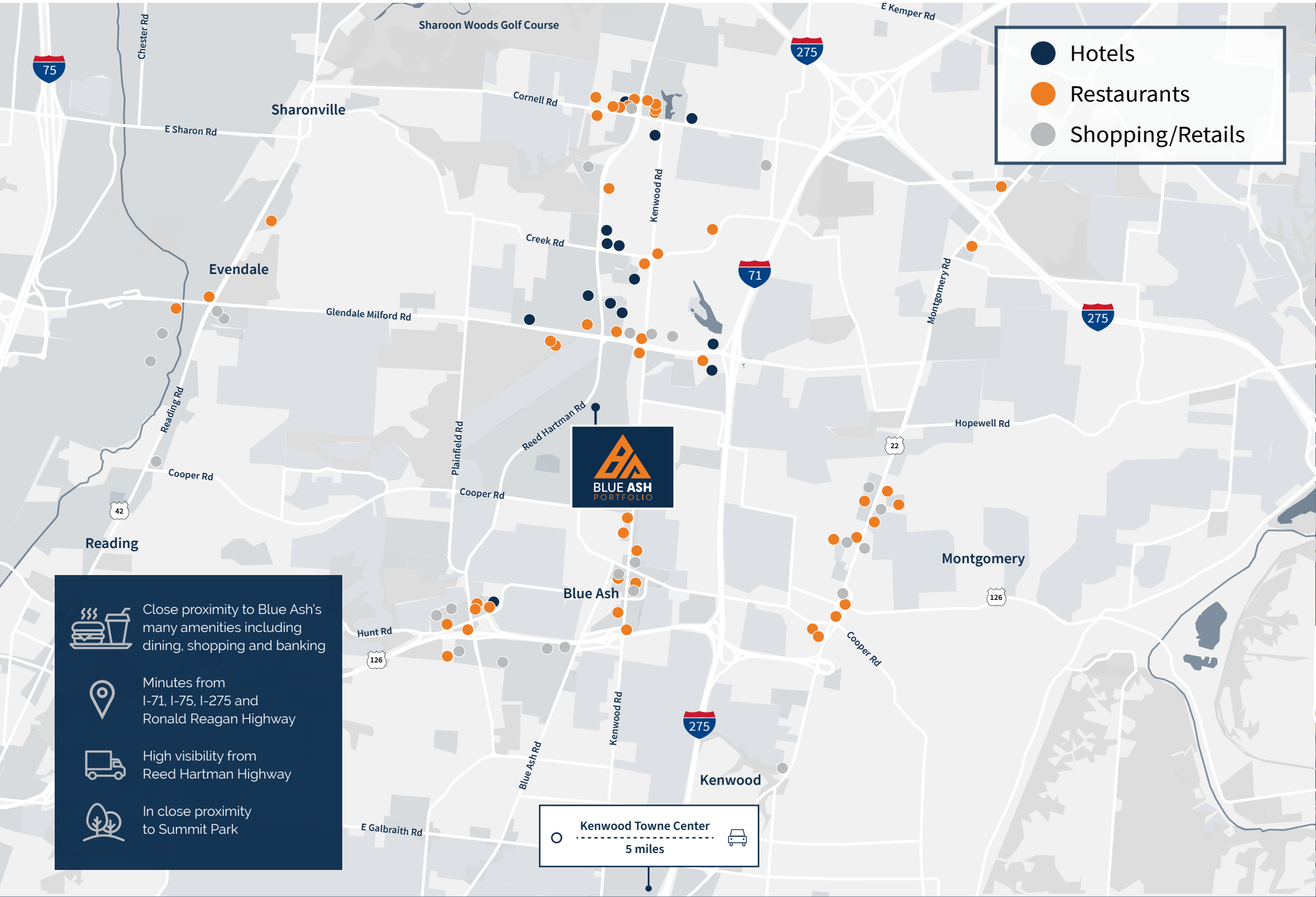
COOLING SYSTEMS	Roof top VAV
COOLING TOWERS	None
AIR DISTRIBUTION FLOW	Fully ducted supply and returns
HEATING	RTU with heat pack
HEAT DISTRIBUTION	Ducted to space
ELECTRIC	3000 Amps, 480 volt, 3 phase
LIGHTING	T-8 28 watts fluorescent

SECURITY & LIFE SAFETY SYSTEMS

SECURITY TYPE	Security Jace Honeywell 26 bit
FIRE PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights
SIGNAGE	Suite Entrance, Building, Monument (Alliance Road)

AVAILABILITY

SUITE 10230	6,205 s.f.
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VISTA BUSINESS CENTER II FLOOR PLAN

FLOOR 1





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.

Michelle Klingenberg
Senior Vice President

+1 859 991 5157
michelle.klingenberg@jll.com

Todd Pease
Senior Vice President

+1 513 297 2506
todd.pease@jll.com

Britney Aviles
Analyst

+1 859 743 7034
britney.aviles@jll.com



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