



VISTA BUSINESS CENTER I & II

10200 + 10220-10248 ALLIANCE ROAD | BLUE ASH, OHIO



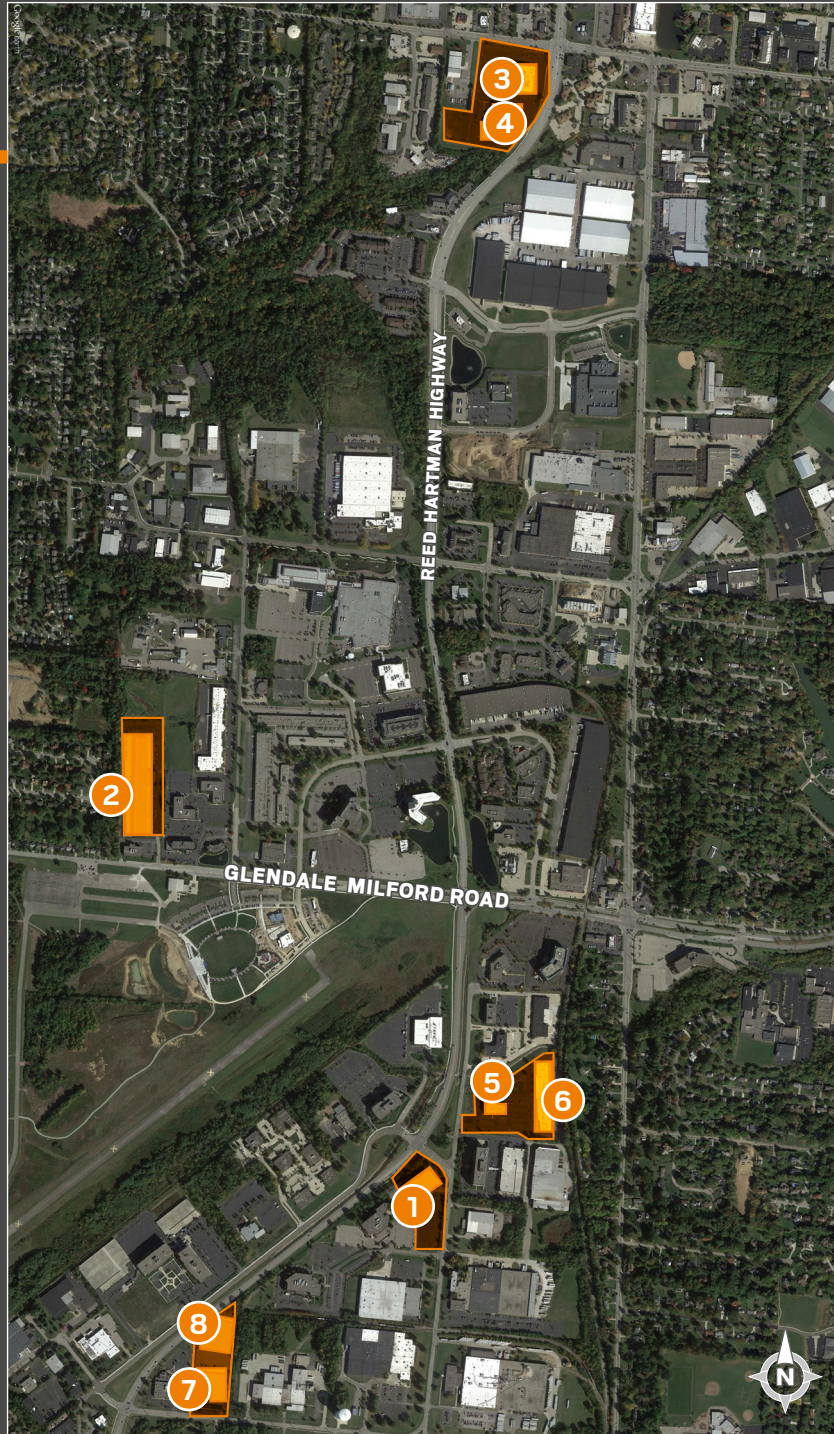
the blue ash PORTFOLIO

BY NEYER PROPERTIES

CBRE

Blue Ash PORTFOLIO

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the blue ash PORTFOLIO

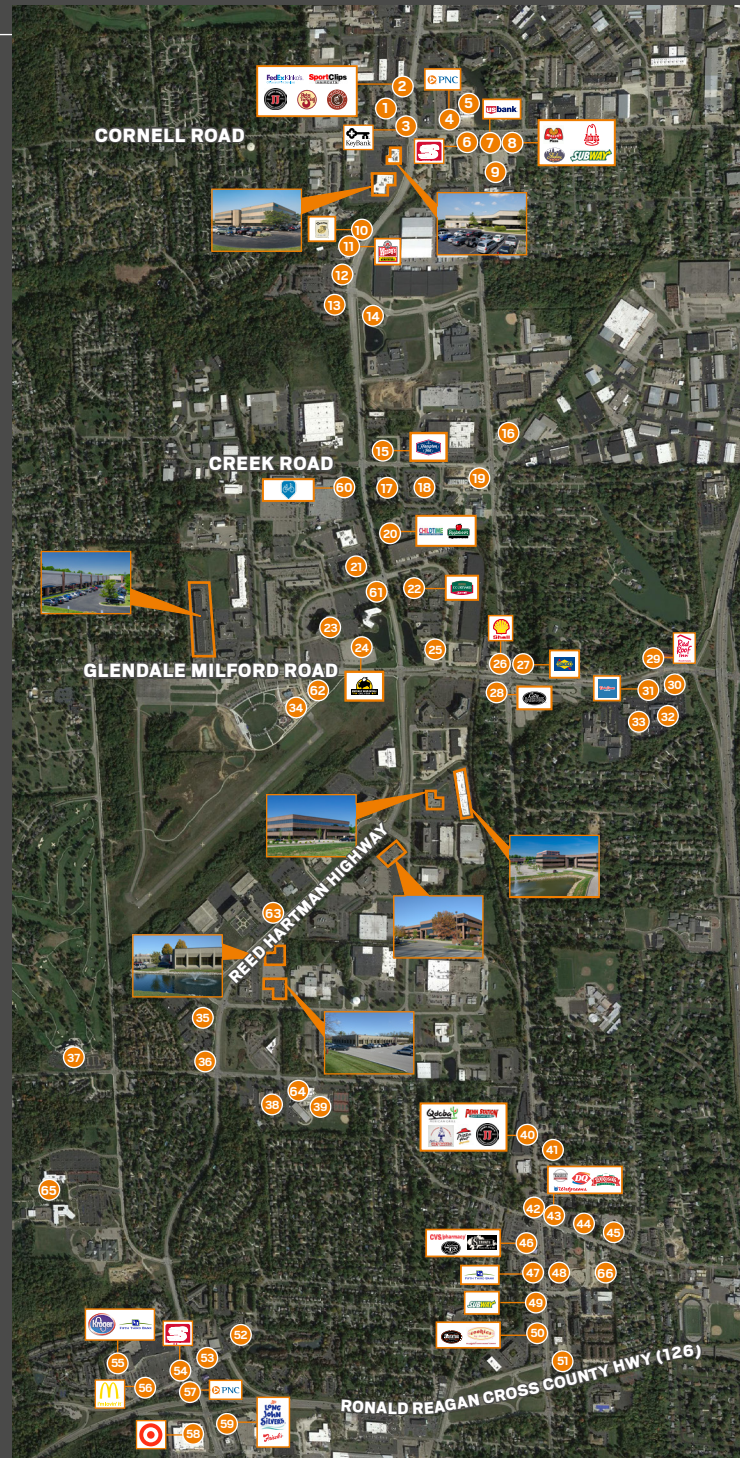
BY NEYER PROPERTIES

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 imbedded with in 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 eight 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.

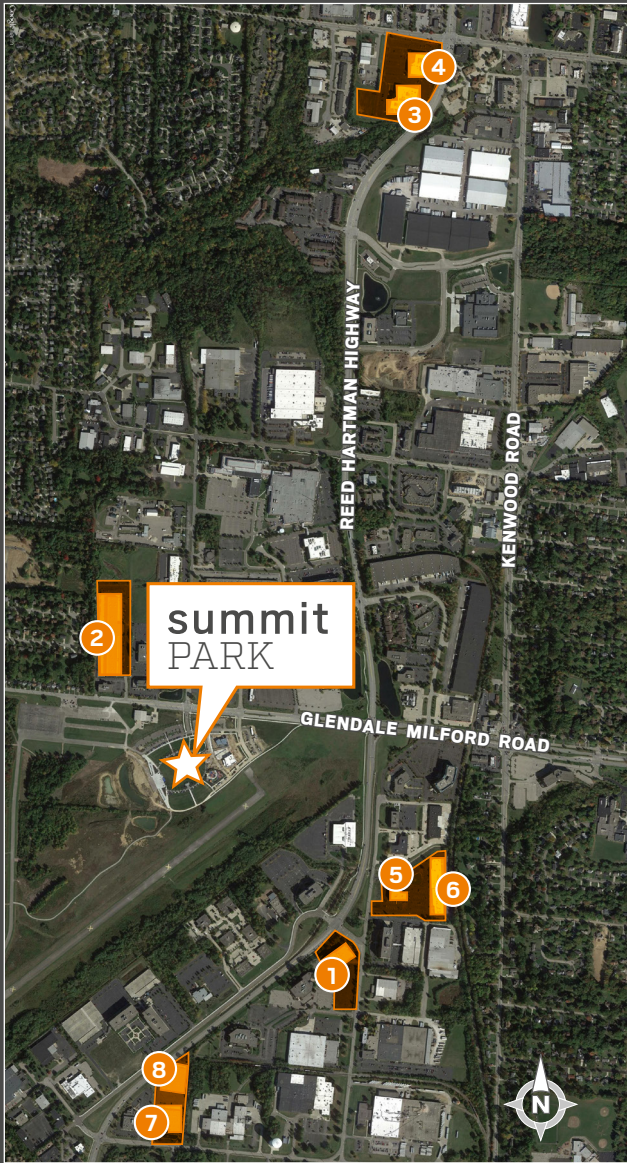
Blue Ash Amenities

- | | | | |
|----|-----------------------------|----|-----------------------------|
| 1 | McAlister's Deli | 34 | Brown Dog Cafe |
| | Cazadores | | Senate |
| | McDonald's | 35 | Nanny Belle's Ice Cream |
| | FedEx | | Gardner School of Blue Ash |
| | Jimmy John's | 36 | Parker's Blue Ash Tavern |
| 2 | Kanpai Japanese | | Blue Ash Golf Course |
| | Ruby Tuesday | 37 | Blue Ash Police Department |
| | Sport Clips | | Blue Ash Recreation Center |
| | Chipotle | 38 | Qdoba |
| | Starbucks | 39 | Penn Station |
| 3 | KeyBank | | Jimmy John's |
| 4 | PNC Bank | 40 | Marx Hot Bagels |
| | Azad India | | Pizza Hut Express |
| 5 | Jersey Mike's | 41 | Starbucks |
| | Smashburger | 42 | Blue Ash Chili |
| 6 | Speedway | | Bruegger's Bagel Bakery |
| 7 | US Bank | | Dairy Queen |
| | Arby's | 43 | LaRosas's |
| | Marco's Pizza | | Walgreen's |
| 8 | Subway | 44 | Slatt's Pub |
| | Skyline | | Blue Ash Public Library |
| 9 | Decent Deli | 45 | US Post Office |
| | Jade Kitchen | | CVS |
| 10 | Panera Bread | | Jersey Mike's |
| | Puffins | 46 | Cafe Mediterranean |
| 11 | Wendy's | | Rascal's Deli |
| 12 | New Orleans To Go | 47 | Servatii Pastry Shop |
| 13 | DiBella's Subs | | Fifth Third Bank |
| 14 | Kinder Garden School | 48 | Mio's Pizzeria |
| 15 | Hampton Inn | | Silver Wok |
| 16 | Through the Garden | 49 | Subway |
| 17 | Holiday Inn Express | 50 | Donato's Pizza |
| 18 | Apple Spice Junction | | Cookies by Design |
| 19 | Sammy's Gourmet Burgers | 51 | Mullaney's Pharmacy |
| 20 | Childtime Learning Centers | 52 | El Pueblo |
| | Applebee's | | Youthland Academy |
| | Embassy Suites | 53 | Taco Bell |
| | Cascades Restaurant | | Skyline |
| 21 | Marriott Courtyard | 54 | Speedway |
| | Foster's at the Lake Forest | 55 | Kroger |
| 22 | Buffalo Wild Wing's | | Fifth Third |
| 23 | Firehouse Grill | 56 | McDonald's |
| 24 | Shell | 57 | PNC Bank |
| 25 | Sunoco | 58 | Target |
| 26 | City Barbeque | 59 | Frisch's |
| 27 | Red Roof Inn | | Long John Silver's |
| 28 | BP | 60 | Zagster- Commercial Station |
| 29 | Bob Evans | 61 | Zagster- Central Station |
| 30 | Crowne Plaza | 62 | Zagster- Summit Station |
| 31 | Subway | 63 | Zagster- Landings Station |
| 32 | Dolsot Bistro | 64 | Zagster- Recreation Station |
| 33 | | 65 | Zagster- College Station |
| | | 66 | Zagster- Downtown Station |



blue ash OVERVIEW

The Blue Ash office submarket is Cincinnati's second-largest and serves as a regional office location. Centrally located in the Greater Cincinnati area and just 12 miles from downtown, Blue Ash is an economic powerhouse. Each weekday, Blue Ash's population grows from 12,000 to over 50,000 as a highly skilled and educated workforce comes to work for Fortune 500 companies and entrepreneurial small businesses. The Blue Ash office Submarket has historically been one of Cincinnati's strongest markets. Its central location and ease of access are fundamental in making Blue Ash a prime location and attractive to both residents and businesses alike. With the addition of local amenities, such as Summit Park, Blue Ash continues to grow, transform and be a desirable location.



summit PARK

Summit Park, located at the corner of Glendale-Milford and Plainfield Roads, is a 130-acre regional park currently under development in the heart of Blue Ash where visitors will be able to enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region's most beautiful settings. This first-class park and its dramatic yet functional facilities will provide outstanding amenities for residents and businesses in and around the City of Blue Ash.

PARK FEATURES INCLUDE:

- Great Lawn
- Community Center
- Seasonal Skating Rink
- Unique 1-Acre Children's Playground
- Picnic Grove
- Glass Canopy
- Over 3 Miles of Multi-Purpose Trails

Phase 2 of Summit Park is underway, this will include a 7,000 sq. ft. community building, cafe and a performance stage.

RESTAURANTS AT SUMMIT PARK



VISTA BUSINESS CENTER I

The Park



property features

- Monument signage available along Alliance Road
- Park-like setting
- Minutes from I-71, I-75, I-275 and Ronald Reagan Highway
- Minutes from Summit Park
- Common areas renovated in 2015
- Ample on-site parking: 5:1,000 parking ratio
- 9' ceiling height throughout
- Centrally located within the Blue Ash area
- Card system access 24/7
- Surrounded by dining and shopping opportunities
- Access to all Neyer Properties conference facilities

financial

- | | |
|---------------|---------------|
| • ASKING RATE | \$17.95 Gross |
| • LOAD FACTOR | 16% |

VISTA BUSINESS CENTER II

The Park



property features

- Monument signage available along Alliance Road
- Park-like setting
- Over 28,000 SF contiguous available
- Minutes from I-71, I-75, I-275 and Ronald Reagan Highway
- Minutes from Summit Park
- Common areas renovated in 2015
- Ample on-site parking: 5:1,000 parking ratio
- Drive-in and Dock doors available
- Centrally located within the Blue Ash area
- 15' clear height
- Surrounded by dining and shopping opportunities
- Access to all Neyer Properties conference facilities

financial

• ASKING RATE	\$10.00 Net
• OPERATING EXPENSES	\$3.95 plus utilities and cleaning
• LOAD FACTOR	0%



VISTA BUSINESS CENTER I & II

The Park

PROPERTY DESCRIPTION

• BUILDING NAME	Vista Business Center I and II
• ADDRESS	10200 and 10220-10248 Alliance Rd. Blue Ash, Ohio 45242
• COUNTY	Hamilton
• PARCEL ID #	612-0120-0126-00 and 612-0120-0126-00
• YEAR BUILT	1985
• RENTABLE OFFICE AREA	63,641/56,264
• FLOORS	Vista I - 3/ Vista II - 1
• ELEVATORS	Vista I - 2/Vista II - 0
• PARKING SPACES	324
• LAND AREA	21.638 Acres
• FLOOR PLATE SIZE	Vista Business Center I: 22,192 SF Vista Business Center II: 56,264 SF

STRUCTURAL DATA

• STRUCTURE EXTERIOR	Steel bar joist and steel beams built on slab
• INTERIOR WALLS	Metal studs, drywall, wall covering
• FLOORS	Vista I - 3/Vista II - 1
HEIGHT (DECK TO DECK)	Vista I - 12'5" / Vista II - 14'
CEILING HEIGHT	9'
• WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

• COOLING	Roof top VAV
• COOLING TOWERS	None

• AIR DISTRIBUTION FLOW	Fully ducted supply and returns
• HEATING	RTU with heat pack
• 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	
• ON BUILDING	
• MONUMENT: ALLIANCE ROAD	

VISTA BUSINESS CENTER I

availability

Suite	SF
129	2,604
190	2,488
300	6,921
310	8,746
Largest Contiguous	15,667

VISTA BUSINESS CENTER II

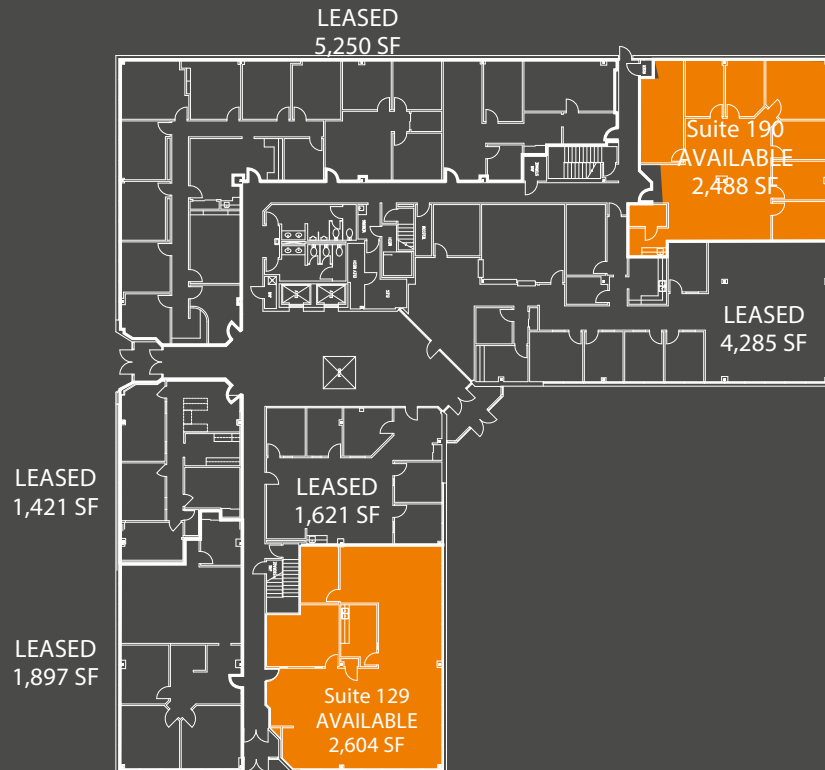
availability

Suite	SF
10240	5,891
10234	9,202
10230	6,205
Largest Contiguous	21,298

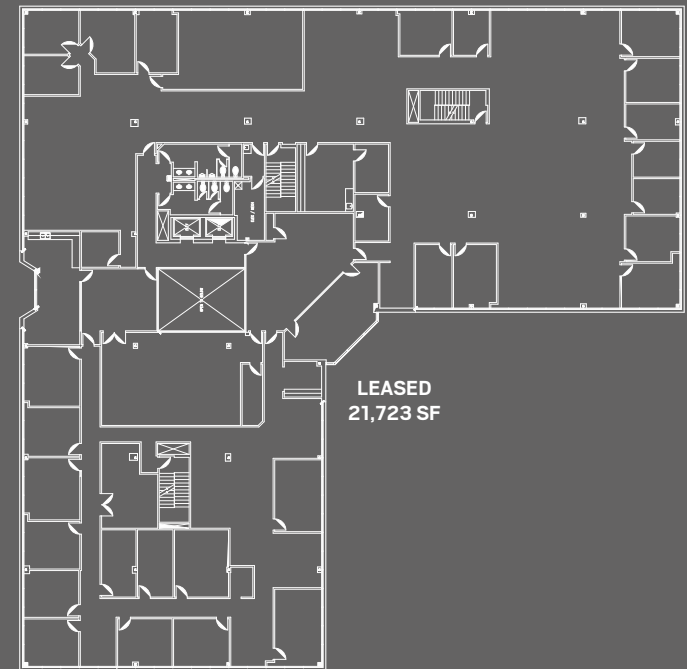
VISTA BUSINESS CENTER I

floor plans

first floor



second floor

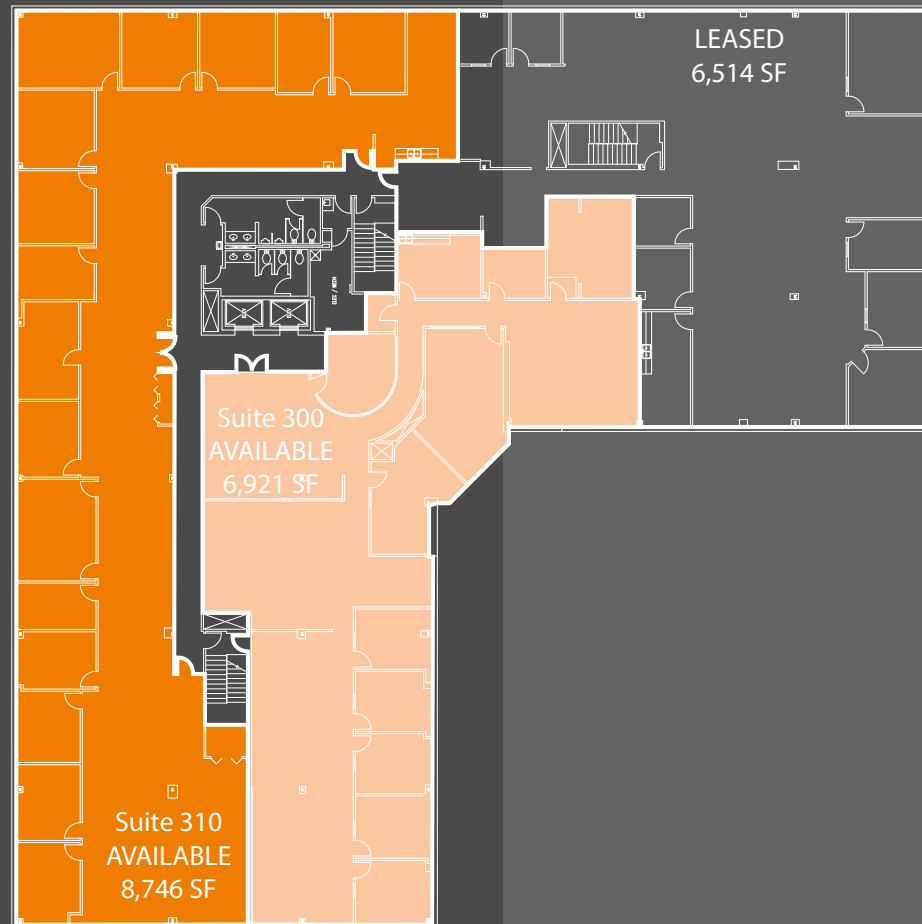


VISTA BUSINESS CENTER I

floor plans

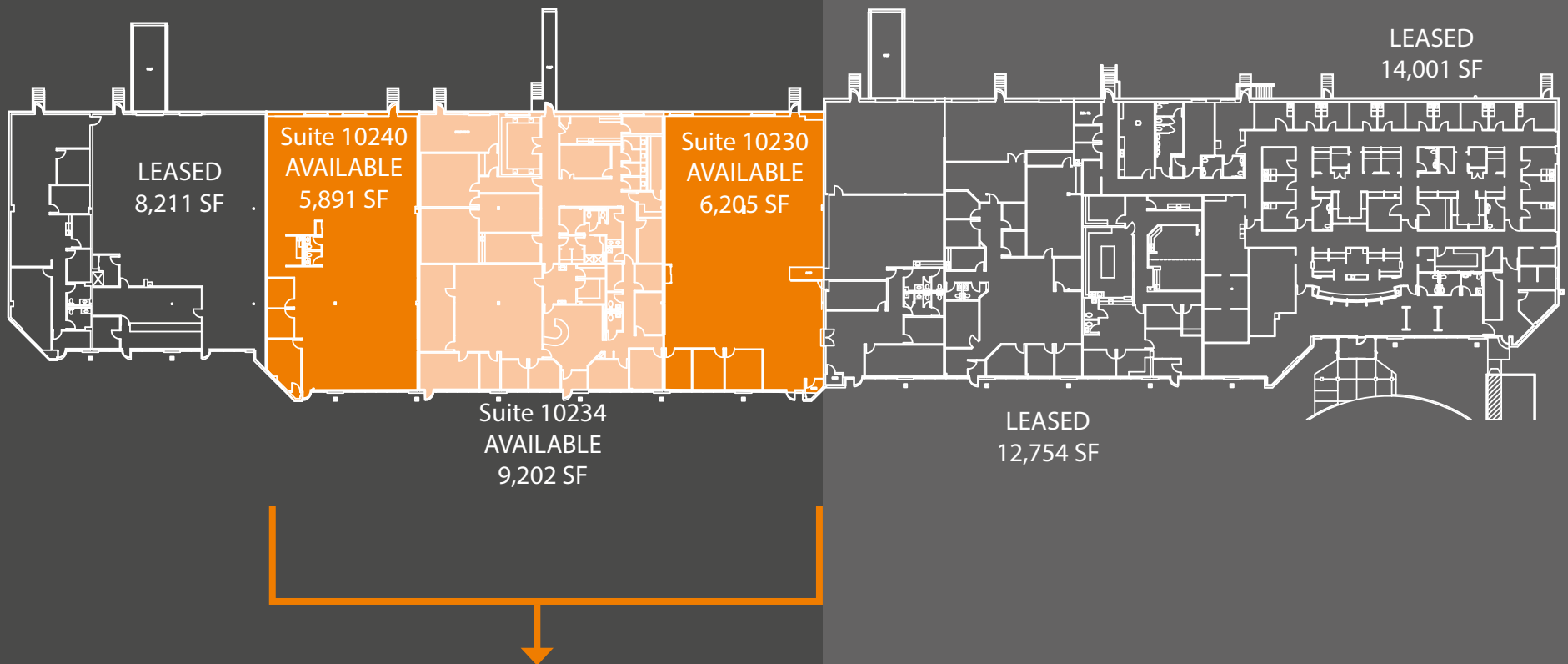
third floor

Up to 15,667 SF
Contiguous



VISTA BUSINESS CENTER II

floor plan



Total Contiguous: 21,298 SF

VISTA BUSINESS CENTER I & II

aerial





OLYMPIC CORPORATE CENTER I

- 3940 Olympic Boulevard, Erlanger, KY
- Seating capacity: 15-34
- Projector provided
- White board for use or as a projection screen
- WiFi enabled



FOUNTAIN POINTE I

- 4665 Cornell Road, Blue Ash, OH
- Seating capacity: 50
- White Board for use
- Counter for food



NORTHMARK I

- 10101 Alliance Road
- Seating capacity: 45
- Kitchenette
- WiFi Enabled
- Screen for projector



GATEWAY WEST OFFICE PARK

- 644 Linn Street, Cincinnati, OH
- Seating capacity: 30
- White board for use or as a projection screen
- Kitchenette
- WiFi enabled



FOUNTAIN POINTE II

- 4675 Cornell Road, Blue Ash, OH
- Seating capacity: 50-60
- Screen and projector provided
- Sink and counter for food
- WiFi enabled



36 E 7TH

- 36 E Seventh Street, Cincinnati, OH
- Seating capacity: 30
- Screen and projector provided
- WiFi enabled
- Views from 15th floor



CENTENNIAL III

- 895 Central Avenue, Cincinnati, OH
- Seating capacity: 64
- Screen and projector provided
- Kitchenette
- WiFi enabled



TWO CROWNE POINT

- 2 Crowne Point Court, Sharonville, OH
- Seating capacity: 8-15
- White board for use
- WiFi enabled

common CONFERENCE ROOMS

As a Neyer Properties tenant, you have access to several of our building conference facilities around the city at no cost to you.



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.

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE