



FOR SUBLEASE

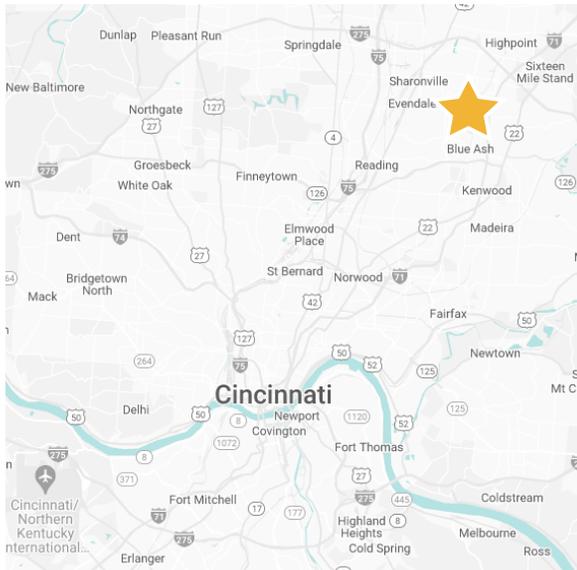
4705 LAKE FOREST DRIVE

BLUE ASH, OHIO 45242

4705 LAKE FOREST

HIGHLIGHTS

- 10,200 RSF office building available for sublease
- Move-in ready with furniture available
- Mix of private offices and open office with a conference room and break area
- Pylon sign located at the parking entrance
- Abundant parking with direct building access
- Master lease expires January 31, 2028
- \$18.95/RSF Modified Gross
- Tenant responsible for janitorial & utilities
- Located across from Summit Park, restaurants, hotels & more



1 MILE
TO INTERSTATE 71

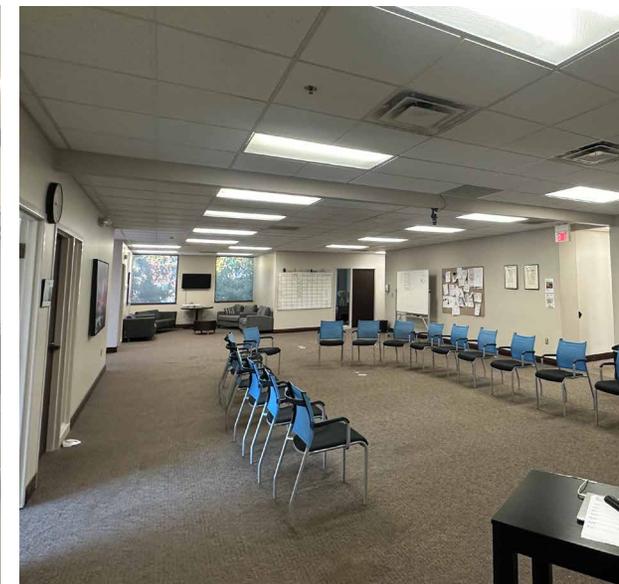


3 MILES
TO INTERSTATE 275

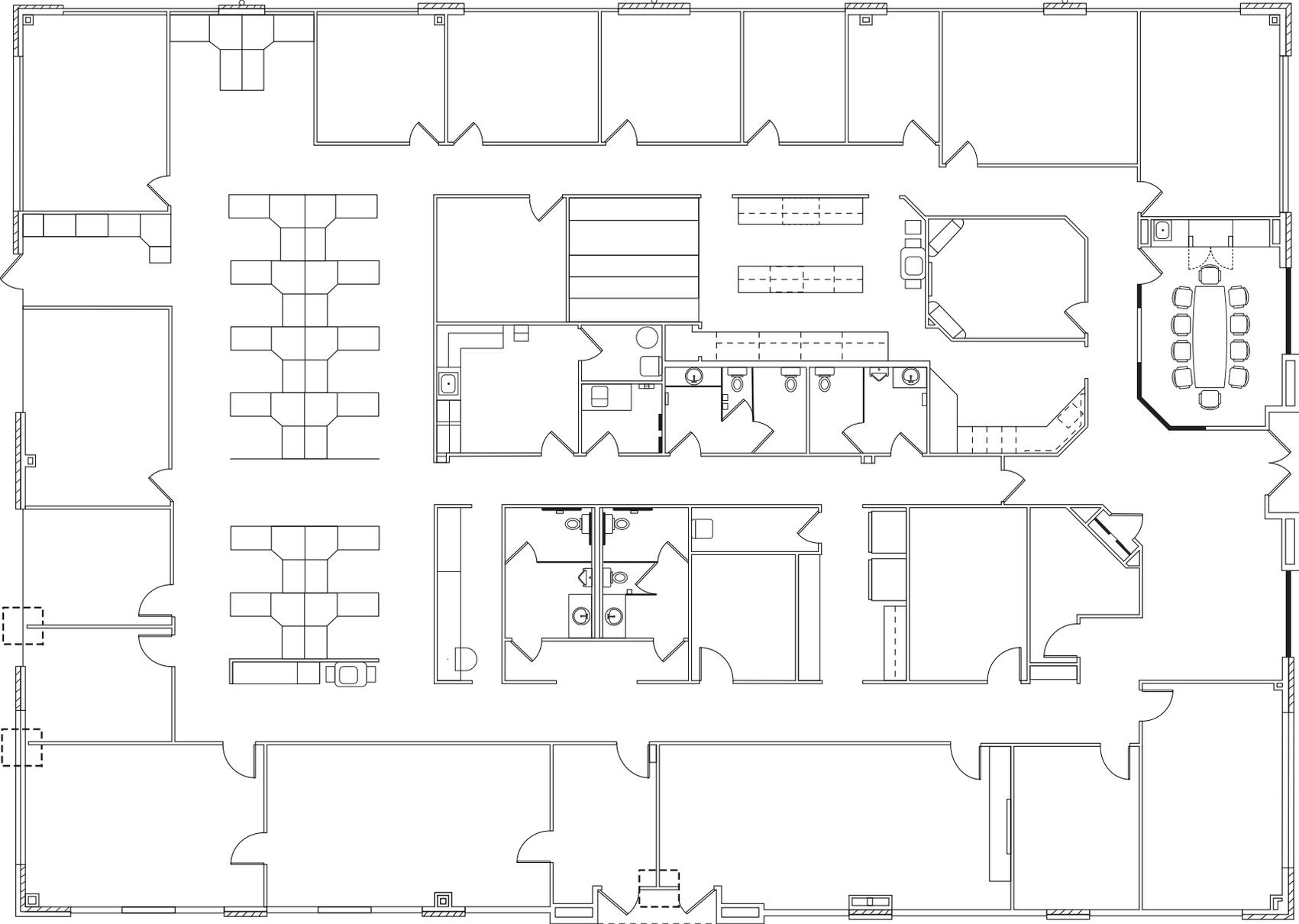


3.5 MILES
TO INTERSTATE 75

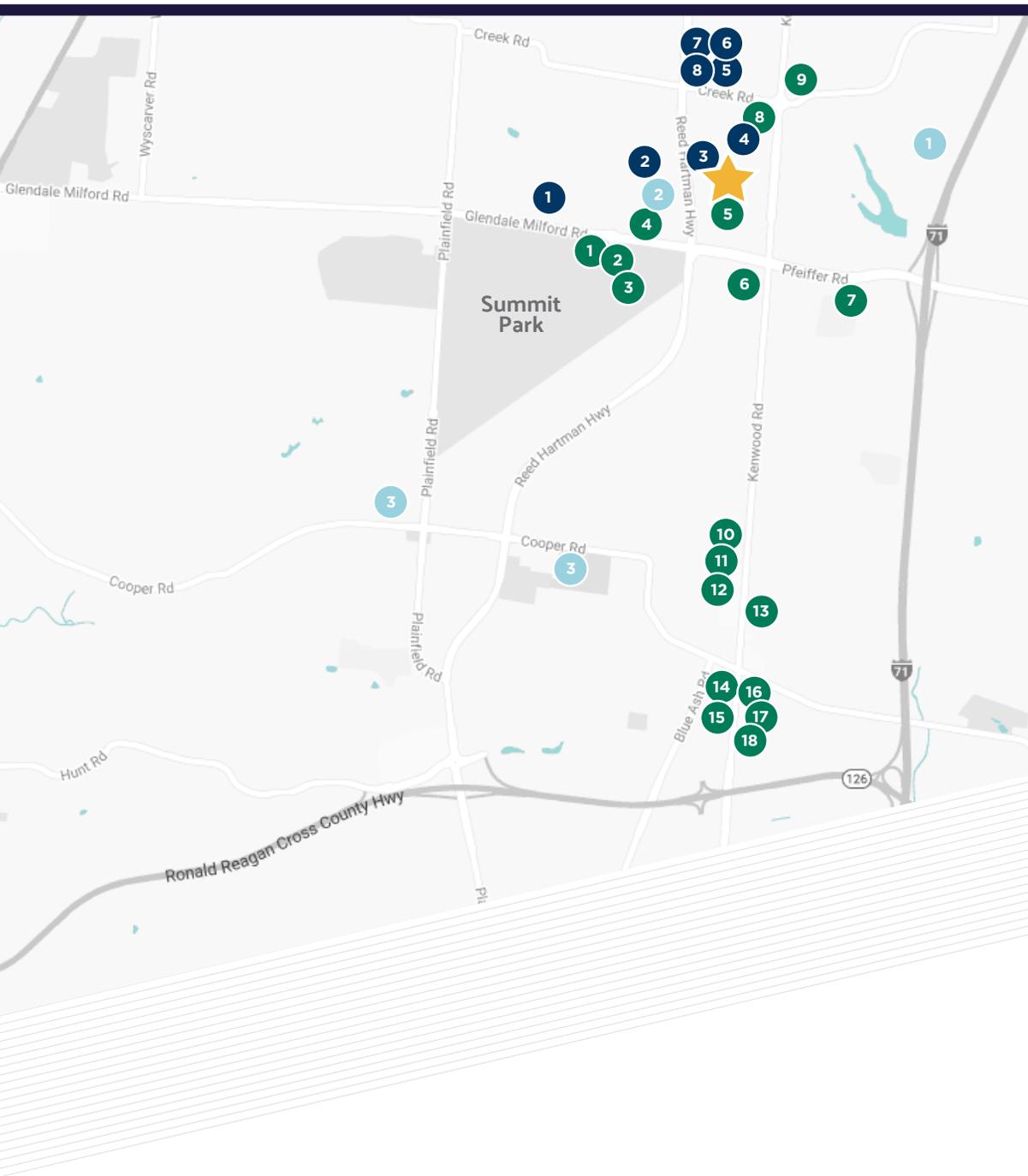




10,200 SF



LOCATED ACROSS FROM SUMMIT PARK



Restaurants

1. TAHONA Kitchen + Bar
2. Sugar n' Spice Diner
3. Higher Gravity Bar & Bottle
4. Buffalo Wild Wings
5. Firehouse Grill & Brewery
6. City Barbeque
7. Bob Evans
8. Sammy's Craft Burgers & Beers
9. Though the Garden
10. Qdoba
11. Penn Station
12. Marx Bagels
13. Starbucks
14. Jersey Mike's Subs
15. Currito
16. Green Farm Juicery
17. Sleepy Bee Cafe
18. Mac's Pizza Pub

Hotels

1. Wingate by Wyndham
2. Embassy Suites
3. Courtyard by Marriott
4. MainStay Suites
5. Holiday Inn Express
6. SpringHill Suites by Marriot
7. Comfort Inn
8. Extended Stay America

Fitness & Recreation

1. Tri-Health Pavilion
2. Westlake Fitness Center
3. Blue Ash Golf Course
4. Blue Ash Recreation Center

ABOUT THE SUMMIT PARK DISTRICT



130-acre park with a pavilion, event space, cafes, walking paths, and more!



Luxury residential apartments and single-family homes



Five district areas to work, eat, shop, live and play



Features nature trails, dog parks, picnic areas & playgrounds



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