



LANDINGS PARK



9987 - 9999 CARVER ROAD BLUE ASH, CINCINNATI, OH

AN INSPIRING WORKPLACE

The beautiful Landings Park offers 490,000 SF of Class A office space, across three buildings that each feature contemporary design, first-class amenities and an inspiring workplace environment characterized by abundant daylight, sweeping 360-degree views and amazing access to Summit Park.

Landings Park had a complete transformation that now features even more amenities to benefit tenants of each building, including a new fitness center, 50-person common conference center, tenant lounge, and beautiful outdoor amenity area.



CONFERENCE ROOM



TENANT LOUNGE

RENOVATIONS & HIGHLIGHTS

With a fresh set of renovations completed in August 2023, Landings Park features a contemporary, new lobby entrance, modern fitness center and tenant lounge, all designed to provide tenants with a first-class experience that exceeds today's evolving business demands.



LOBBY ENTRANCE



NEW, STATE-OF-THE-ART
FITNESS CENTER



LANDINGS 1 COMPLETING A LARGER
SHARED CONFERENCE ROOM THAT
WILL HOLD UP TO 50 PEOPLE



ADDITIONALLY, LANDINGS 2 HAS A
NEW SHARED CONFERENCE ROOM
THAT HOLDS 32 PEOPLE



SPACIOUS, NEW TENANT LOUNGE



GRAB-AND-GO SELF-SERVICE
MARKETPLACE SERVING BREAKFAST
AND LUNCH



ABUNDANT ON-SITE PARKING WITH
COVERED GARAGE (5.2/1000 SF)



EASY ACCESS TO THE 150-ACRE SUMMIT
PARK, WITH EXTENSIVE WALKING
TRAILS, EVENTS, DINING AND MORE



INSTANT ACCESS TO/FROM REED
HARTMAN HIGHWAY, I-71, I-275 & RONALD
REAGAN CROSS COUNTY HIGHWAY

FITNESS CENTER



RENOVATED AMENITIES



BLUE ASH AREA AMENITIES

Restaurants

- 1 Higher Gravity
- 2 Chick'nCone
- 3 Golden Spoon Creamery
- 4 Sugar N' Spice Diner
- 5 The Brown Dog Café
- 6 Senate Blue Ash
- 7 Nanny Belle's
- 8 Buffalo Wild Wings
- 9 Firehouse Grill & Brewery
- 10 Apple Spice Junction
- 11 Sammy's Craft Burgers & Beers
- 12 Through The Garden
- 13 DiBella's Subs
- 14 Wendy's
- 15 Milya Café
- 16 Panera Bread
- 17 Arby's
- 18 Skyline Chili
- 19 Fretboard Brewing Company
- 20 City Barbeque
- 21 Bob Evans
- 22 Qdoba
- 23 Jimmy John's
- 24 Pizza Hut
- 25 Penn Station East Coast Subs
- 26 Marx Bagels
- 27 Starbucks
- 28 Bruegger's Bagels
- 29 Dairy Queen
- 30 LaRosa's Pizza
- 31 Slatt's
- 32 Blue Ash Chili
- 33 Jersey Mike's Subs
- 34 Currito
- 35 The Park Pour
- 36 Green Farm Juicery
- 37 Sleep Bee Café
- 38 Mac's Pizza Pub
- 39 Catch-a-Fire Pizza

- 40 Rokaru Ramen
- 41 Donato's Pizza
- 42 Fisch's Big Boy
- 43 Skyline Chili
- 44 Taco Bell
- 45 McDonald's

Retail

- 1 Huntington Bank
- 2 US Bank
- 3 Our Flowers & Baskets
- 4 Pimpkin's Market
- 5 Leslie's
- 6 Taylor Healey Jewelry
- 7 Pet Wants Blue Ash
- 8 Trek Bicycle
- 9 FedEx Office Print & Ship Center
- 10 Tide Cleaners
- 11 Walgreens
- 12 Great Clips
- 13 The UPS Store
- 14 US Bank
- 15 The Benchmark Outdoor Outfitters
- 16 Cappel's
- 17 Fleet Feet
- 18 Truist
- 19 Wesbanco Bank
- 20 United Dairy Farmers
- 21 AAA
- 22 Northside Bank
- 23 Tesla
- 24 Land Rover/Jaguar
- 25 Chase Bank
- 26 Target
- 27 Big Lots

- 28 Kohls
- 29 Great Clips
- 30 Pet Supplies Plus
- 31 Kroger
- 32 PNC Bank

Entertainment

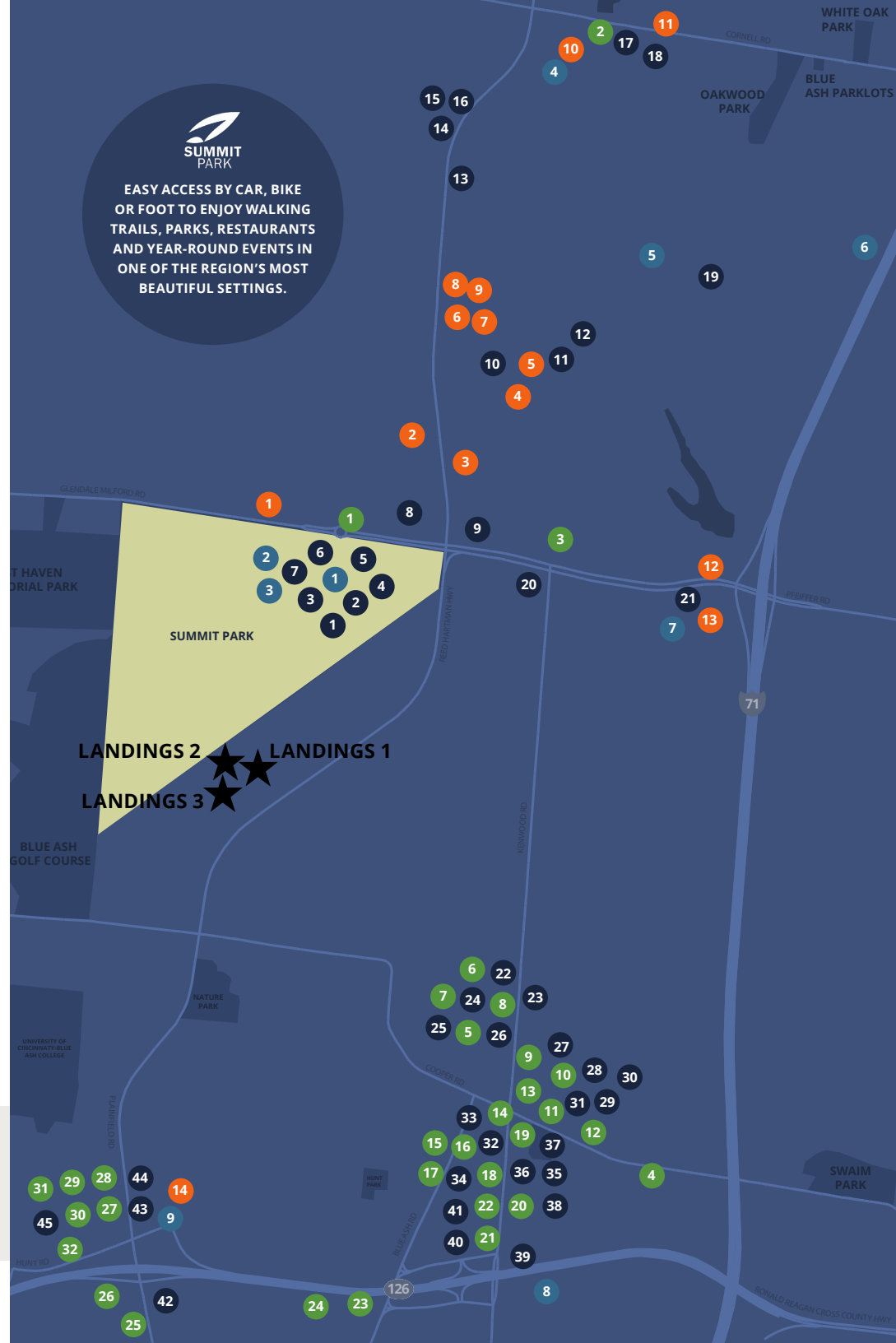
- 1 The Ice Rink at Summit Park
- 2 Summit Park Entertainment Stage
- 3 Observation Tower
- 4 Swing Fit Golf Club
- 5 Climb Time of Blue Ash
- 6 Range USA
- 7 Run Jump-n-Play
- 8 YMCA
- 9 Crossgate Lanes

Hotels

- 1 Wingate
- 2 Embassy Suites
- 3 Courtyard by Marriott
- 4 MainStay Suites
- 5 Hampton Inn
- 6 Extended Stay America
- 7 Holiday Inn Express & Suites
- 8 Comfort Inn
- 9 SpringHill Suites
- 10 Extended Stay America
- 11 Hilton Garden Inn
- 12 Red Roof Inn
- 13 Quality Inn
- 14 Extended Stay America

"The City of Blue Ash continues to build on its tradition as one of the top office markets in the Midwest. Its business-friendly environment, numerous amenities, abundant green space, and easy access to all points in the region, make Blue Ash a popular destination for local, regional and national companies!"

— DAN JOHNSON, Director, Blue Ash Economic Development



MEET OUR NEWEST NEIGHBOR



104
SINGLE-FAMILY
HOMES

SENIOR CARE FACILITY
UNDER CONSTRUCTION

**RESTAURANTS
COMING IN 2024!**
Higher Gravity
Chick'nCone
Golden Spoon Creamery
Sugar N' Spice Diner
The Brown Dog Café
Senate Blue Ash
Nanny Belle's

290 LUXURY
APARTMENTS

165 TOWNHOMES
UNDER CONSTRUCTION

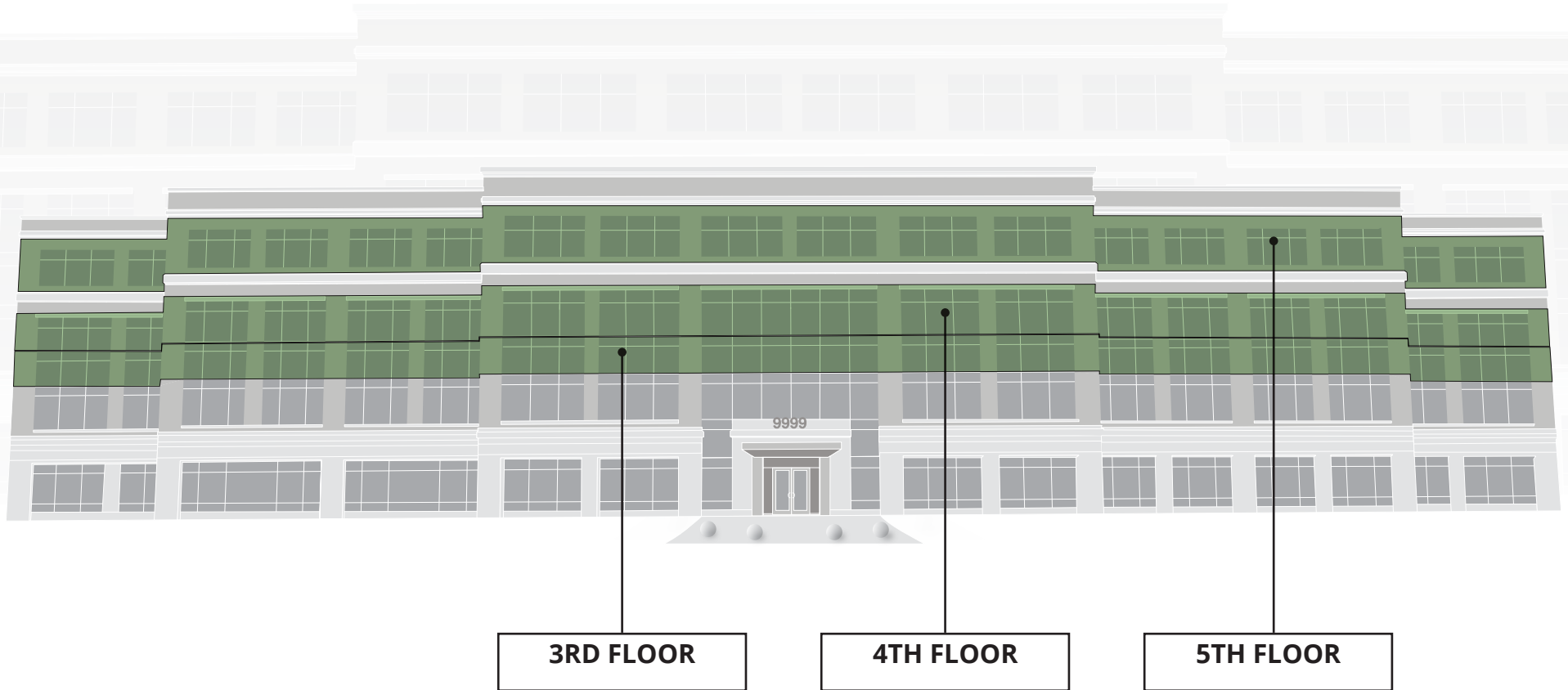
L2
L1
L3

ACCESS
Driving, biking +
walking to Blue Ash's
newest development
featuring restaurants,
parks, multi-family

REED HARTMAN HIGHWAY

LANDINGS PARK



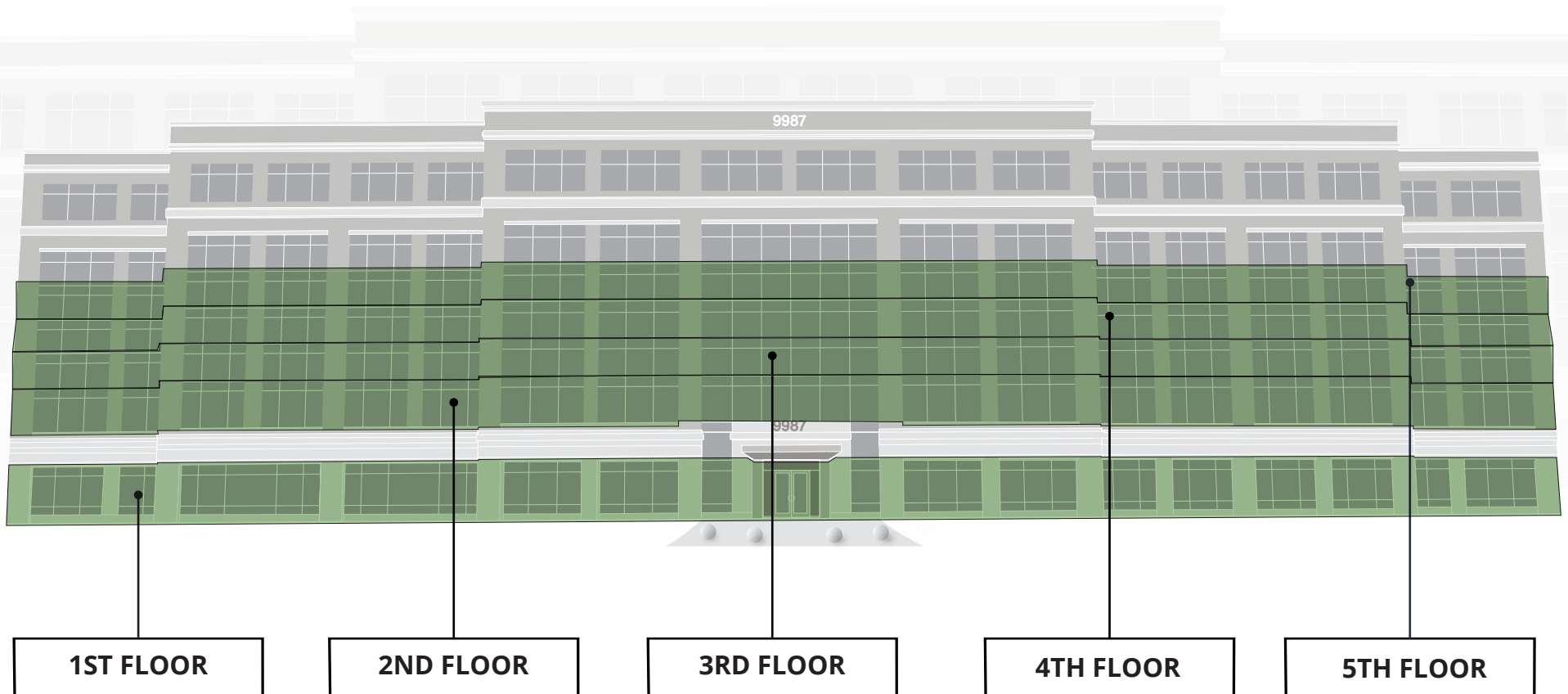


BASE RENT - \$17.75/RSF

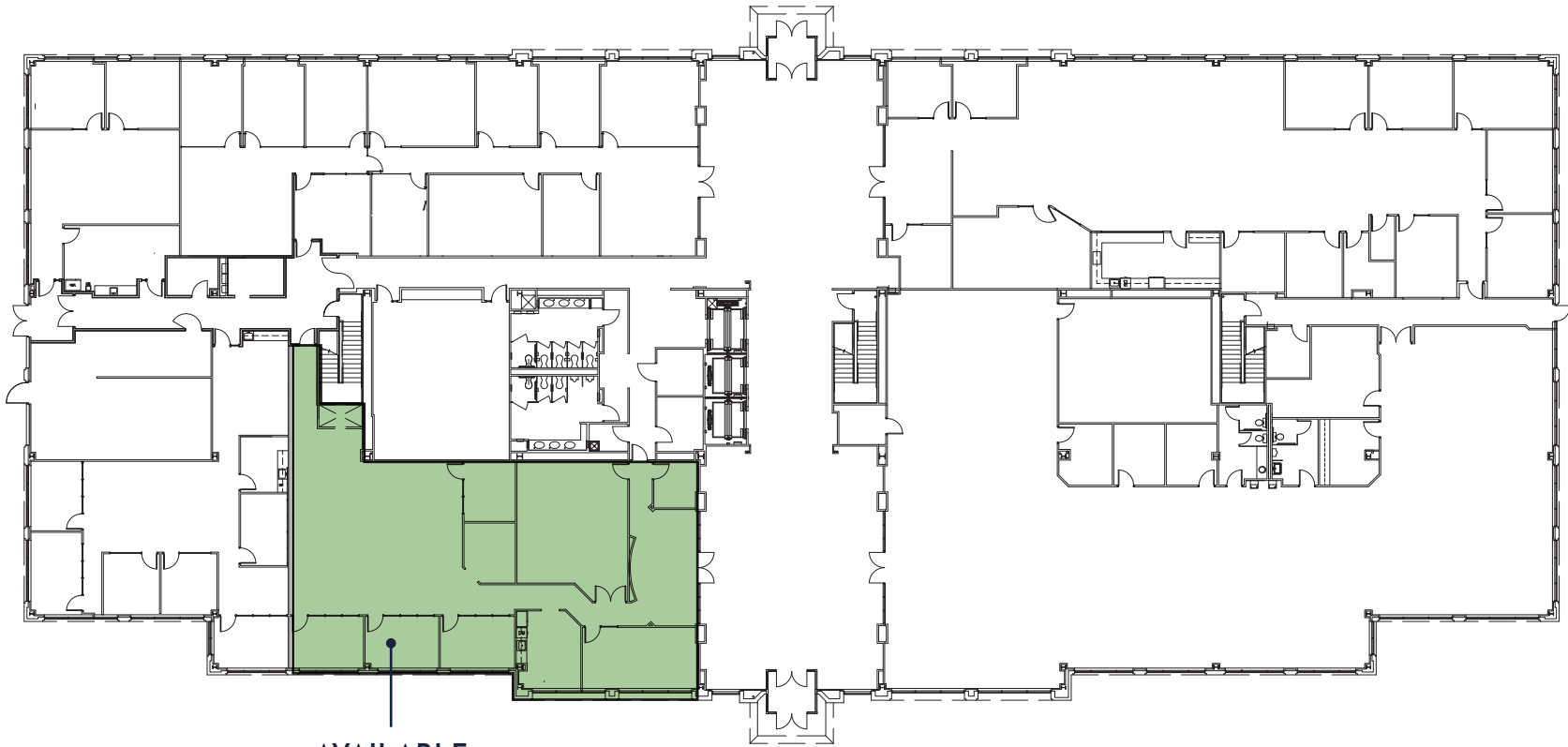








BASE RENT - \$15.75/RSF



AVAILABLE
SUITE 130
4,280 RSF

AVAILABLE DEC 2024

SUITE 220
3,486 RSF

17,162 RSF
CONTIGUOUS

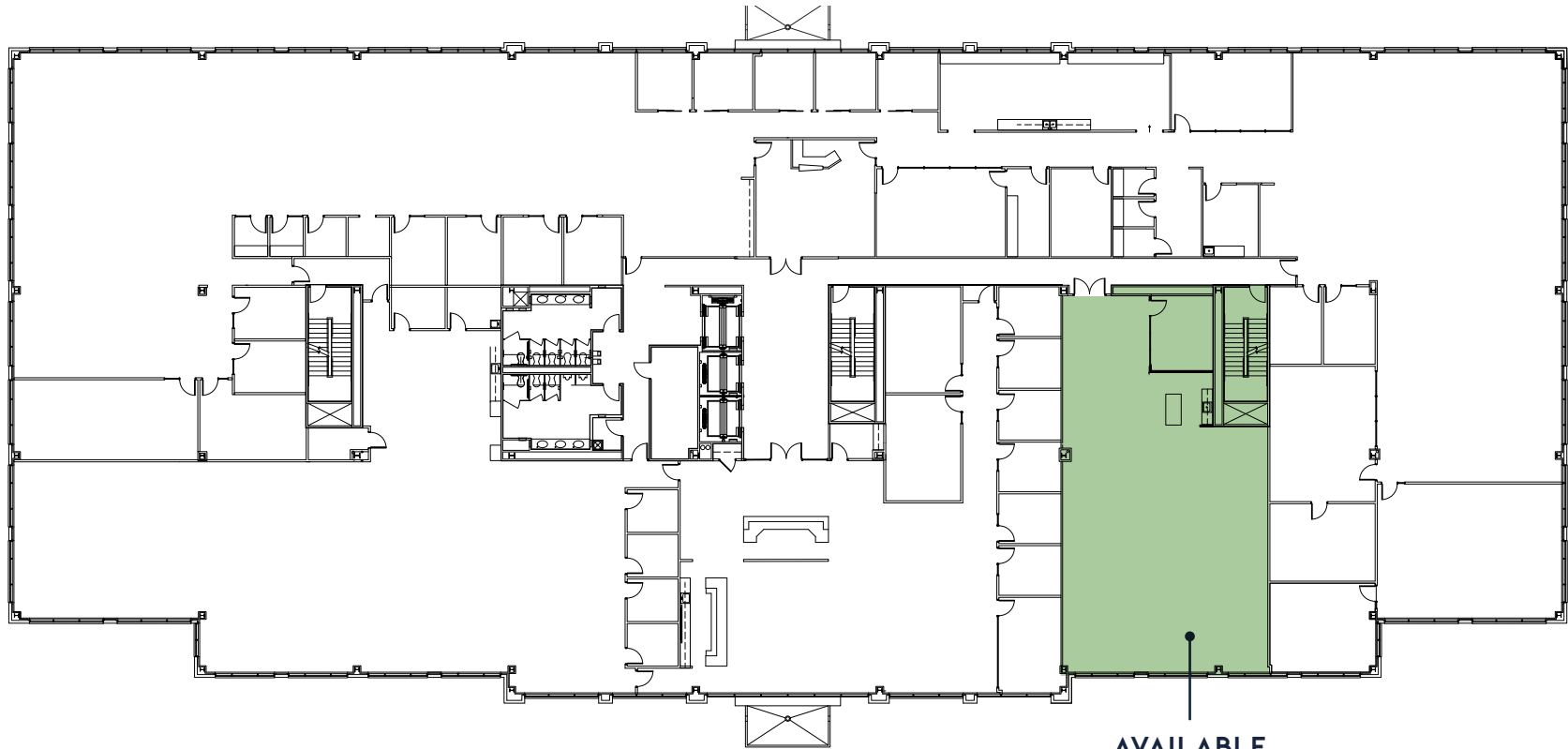
AVAILABLE

SUITE 200
13,676 RSF



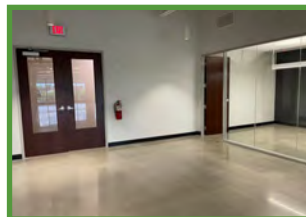
AVAILABLE
SUITE 350
12,656 RSF





AVAILABLE
SUITE 420
3,104 RSF

LANDLORD SPEC SUITE
ALL NEW FINISHES



AVAILABLE
SUITE 540
12,805 RSF





LANDINGS PARK

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