

CUSHMAN &
WAKEFIELD



FOR SUBLEASE

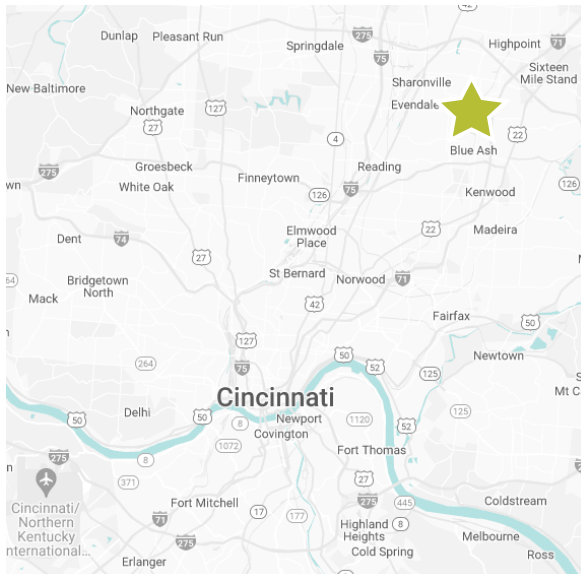
LAKE FOREST PLACE

4445 LAKE FOREST DRIVE
BLUE ASH, OHIO 45242

LAKE FOREST PLACE

HIGHLIGHTS

- Approximately 8,550 RSF available on the 7th floor
- Master lease expires May 31, 2029
- \$24.00/RSF full service gross
- Furniture and equipment can remain in place
- Building has a 50-person common conference room, free of charge
- Tenant lounge with pop-up lunch service
- On-site fitness center open 24/7
- Outdoor patio area by the lake
- Located across from Summit Park, restaurants, hotels & more



1 MILE
TO INTERSTATE 71



3 MILES
TO INTERSTATE 275



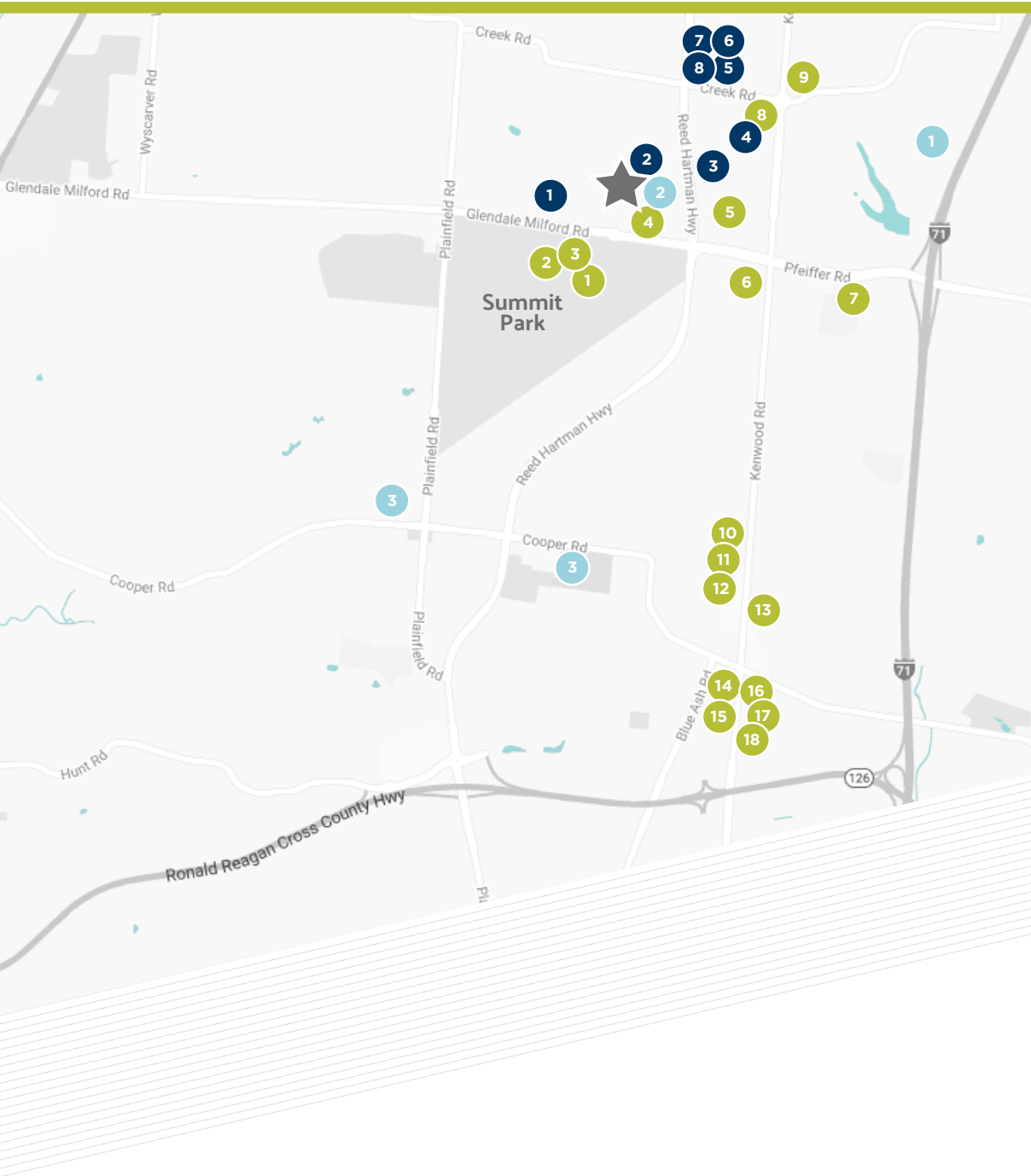
3.5 MILES
TO INTERSTATE 75



7TH FLOOR 8,550 RSF (APPROX.)



LOCATED ACROSS FROM SUMMIT PARK



Restaurants

1. TAHONA Kitchen + Bar
2. Brown Dog Cafe
3. Senate
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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