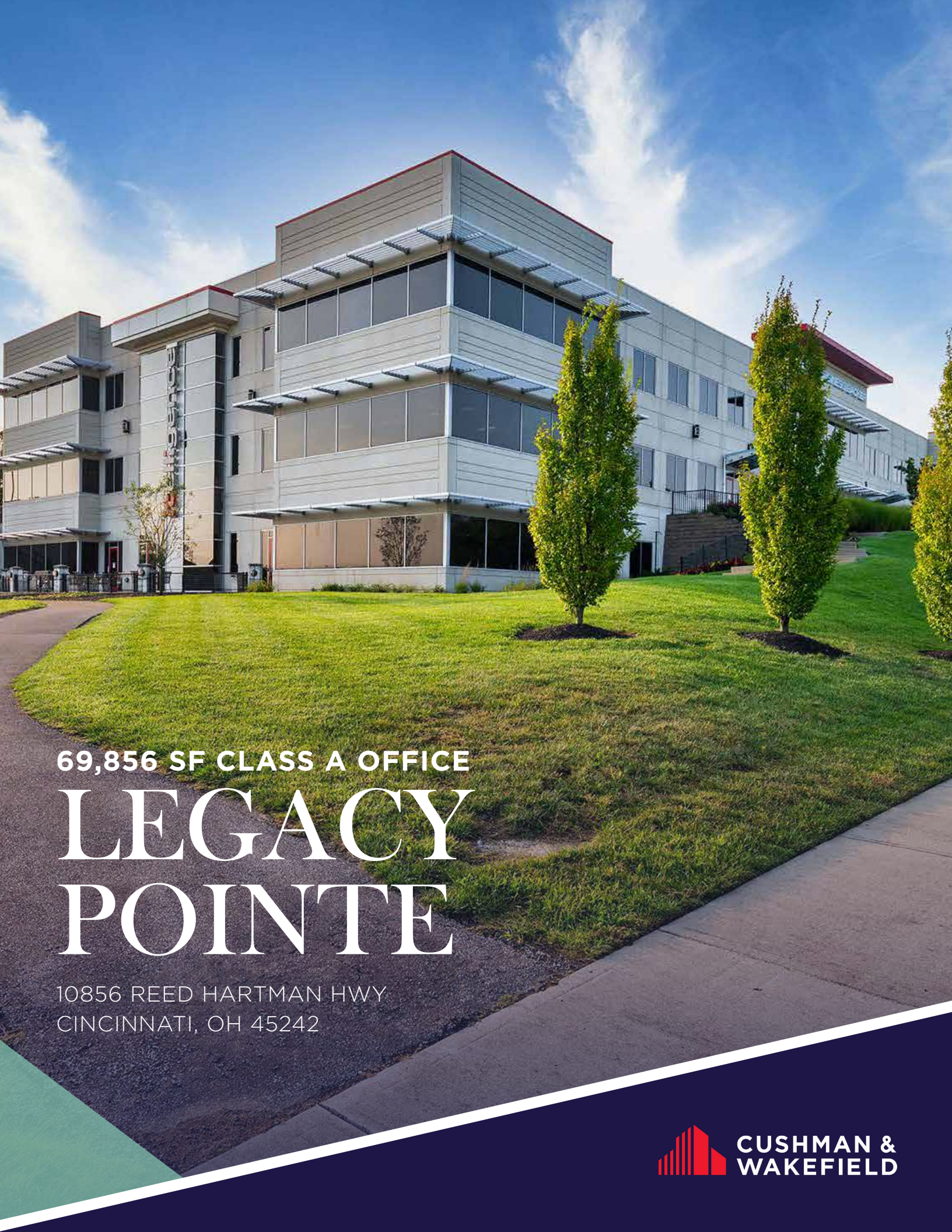




69,856 SF CLASS A OFFICE

LEGACY POINTE

10856 REED HARTMAN HWY
CINCINNATI, OH 45242



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

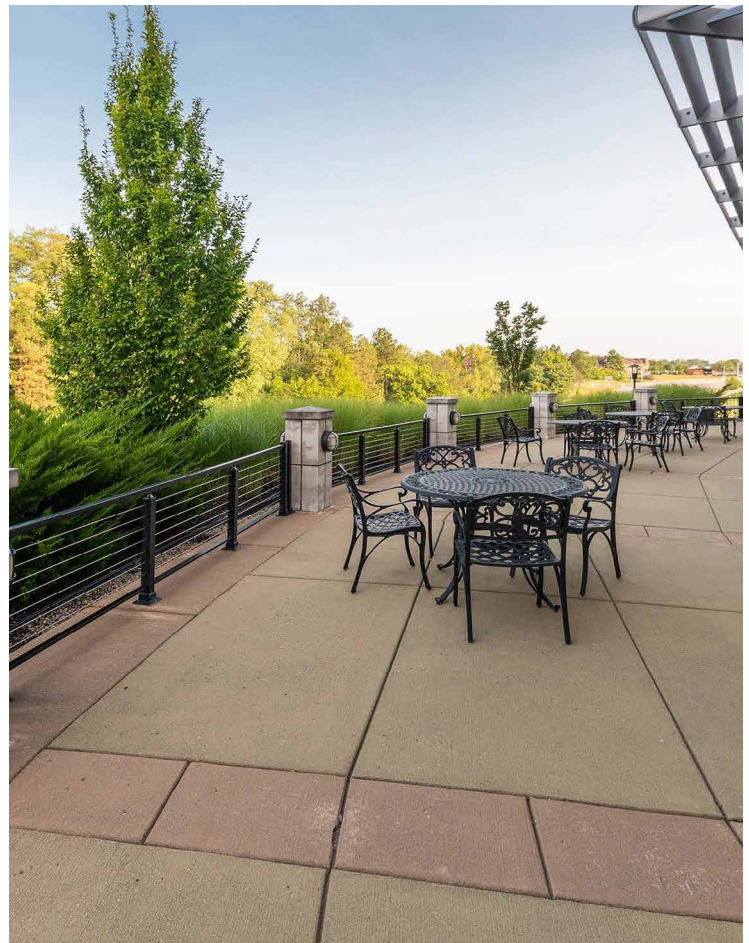
- Move-in condition with high-end finishes
- Furniture available
- Common cafeteria / lounge and conference facilities
- Campus setting with outdoor patio and large terraces on two floors
- Located in Blue Ash, just 1.5 miles from Summit Park
- Easily accessible to I-71, I-75 & I-275
- High exposure to 25,000+ cars daily

PROPERTY FEATURES

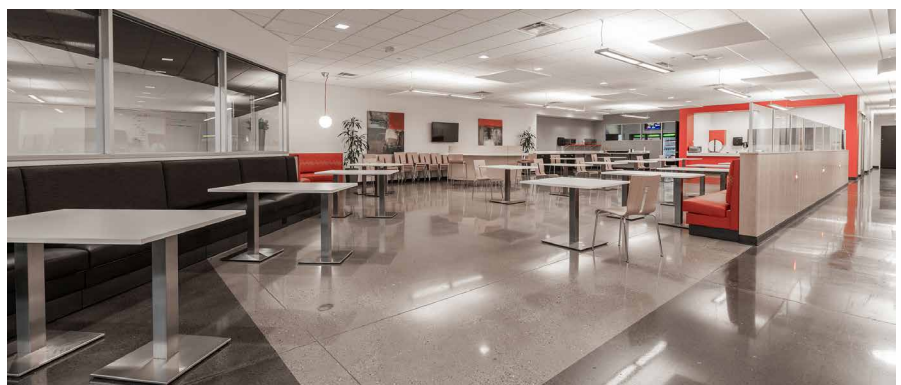
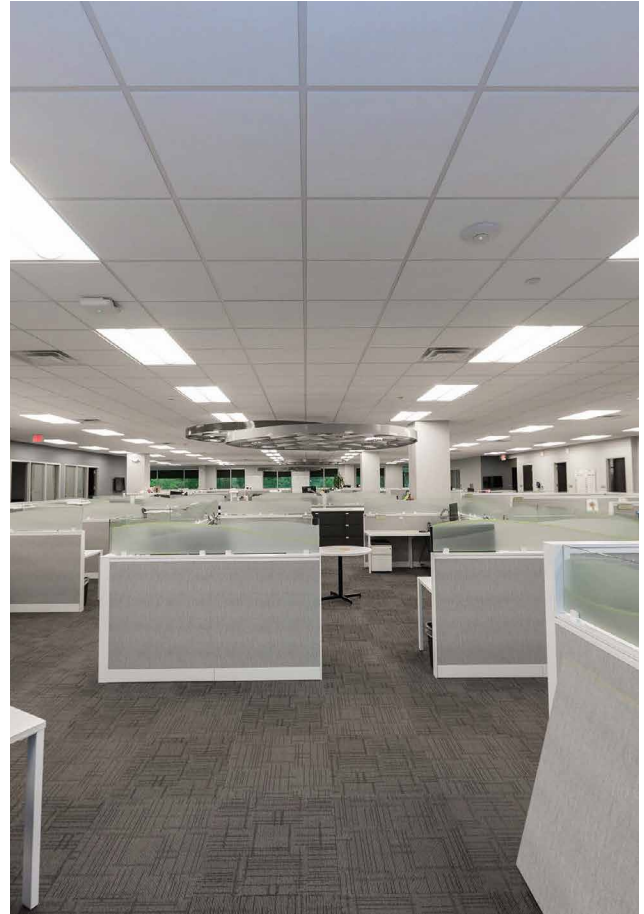
Building Size:	69,856 SF	Year Built:	2012
Space Available:	42,230 SF	Signage:	Building & monument
Typical Floor:	27,491 SF	Class:	A
Site Area:	8.08	Floors:	3
Finished Height:	10'	Elevators:	2
Parking Spaces:	262	Lease Rate:	\$14.95 /SF Net
City:	Blue Ash	OpEx:	\$10.50 /SF



LEGACY POINTE



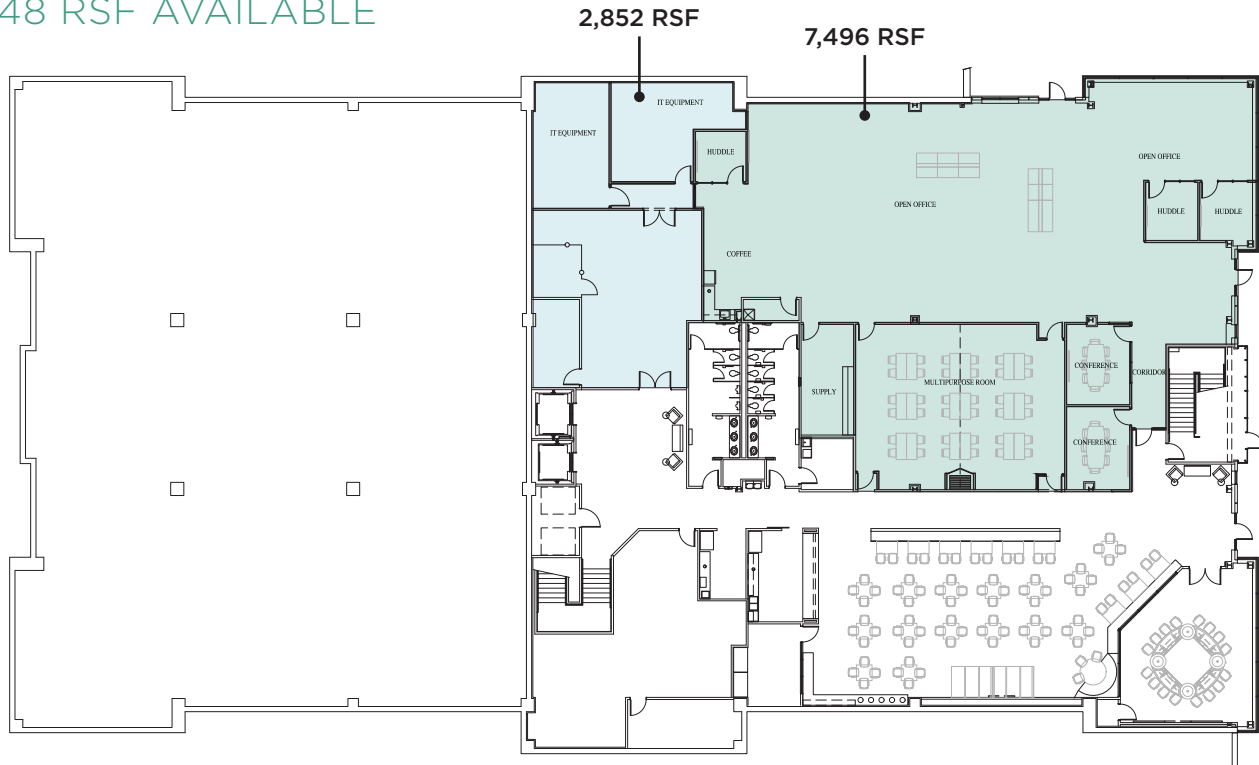
LEGACY POINTE



LEGACY POINTE

LOWER LEVEL

10,348 RSF AVAILABLE



FLOOR 1

12,280 RSF AVAILABLE



LEGACY POINTE

FLOOR 2

19,602 RSF AVAILABLE



LEGACY POINTE

AREA AMENITIES

9

ENTERTAINMENT

14

HOTELS

45

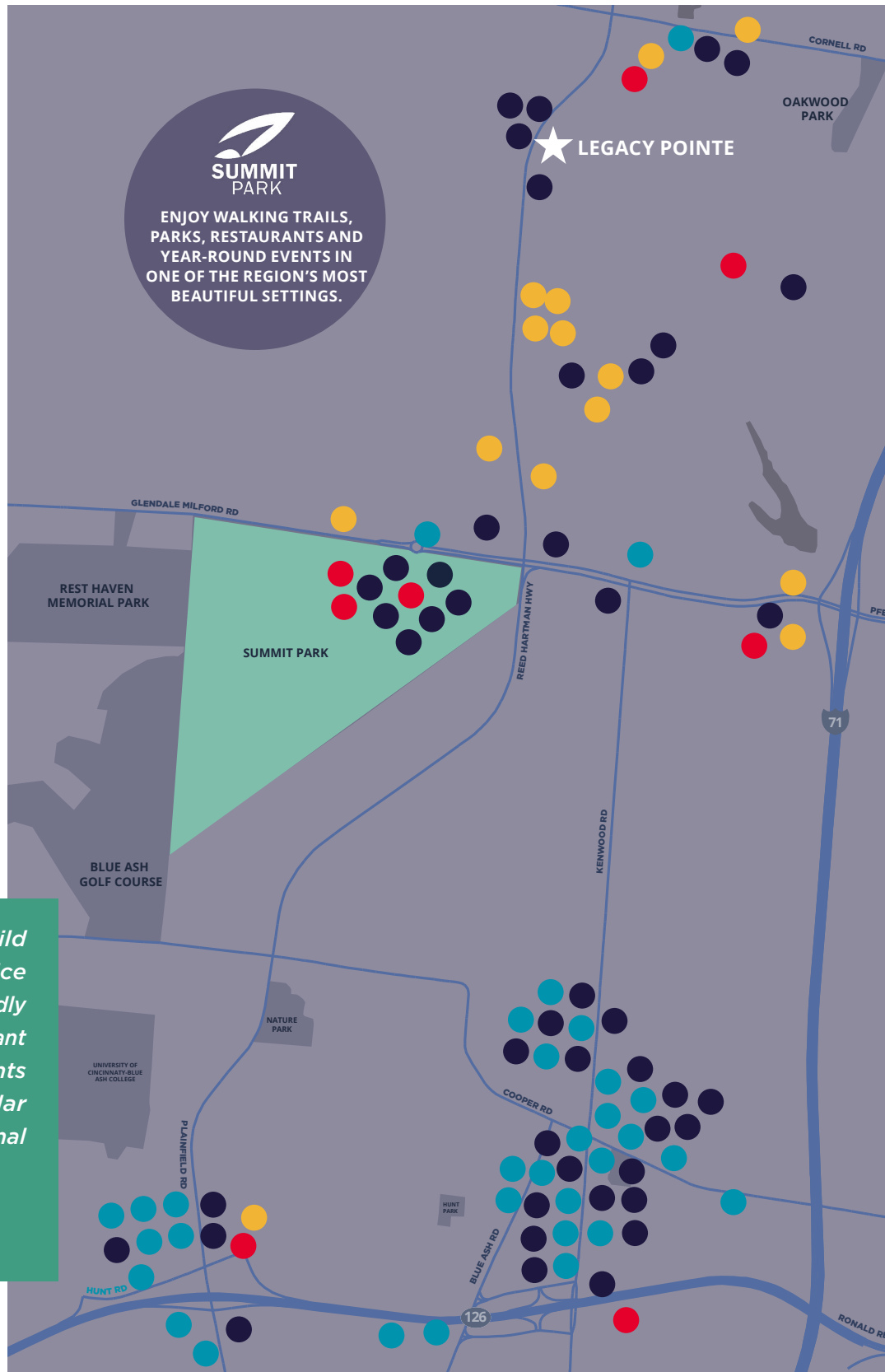
RESTAURANTS

32

RETAIL



ENJOY WALKING TRAILS,
PARKS, RESTAURANTS AND
YEAR-ROUND EVENTS IN
ONE OF THE REGION'S MOST
BEAUTIFUL SETTINGS.



"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



LEGACY POINTE

FOR MORE INFORMATION, CONTACT:

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