

FOR SUBLEASE 4,571 SF

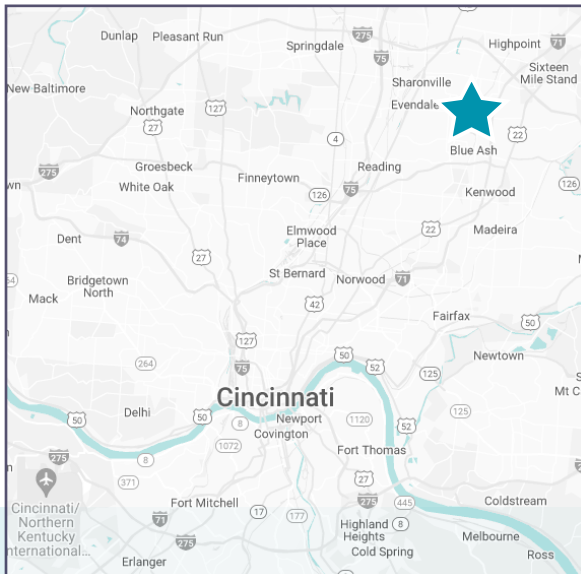


WESTLAKE  
CENTER

4555 LAKE FOREST DRIVE,  
BLUE ASH, OH 45242

# BUILDING HIGHLIGHTS

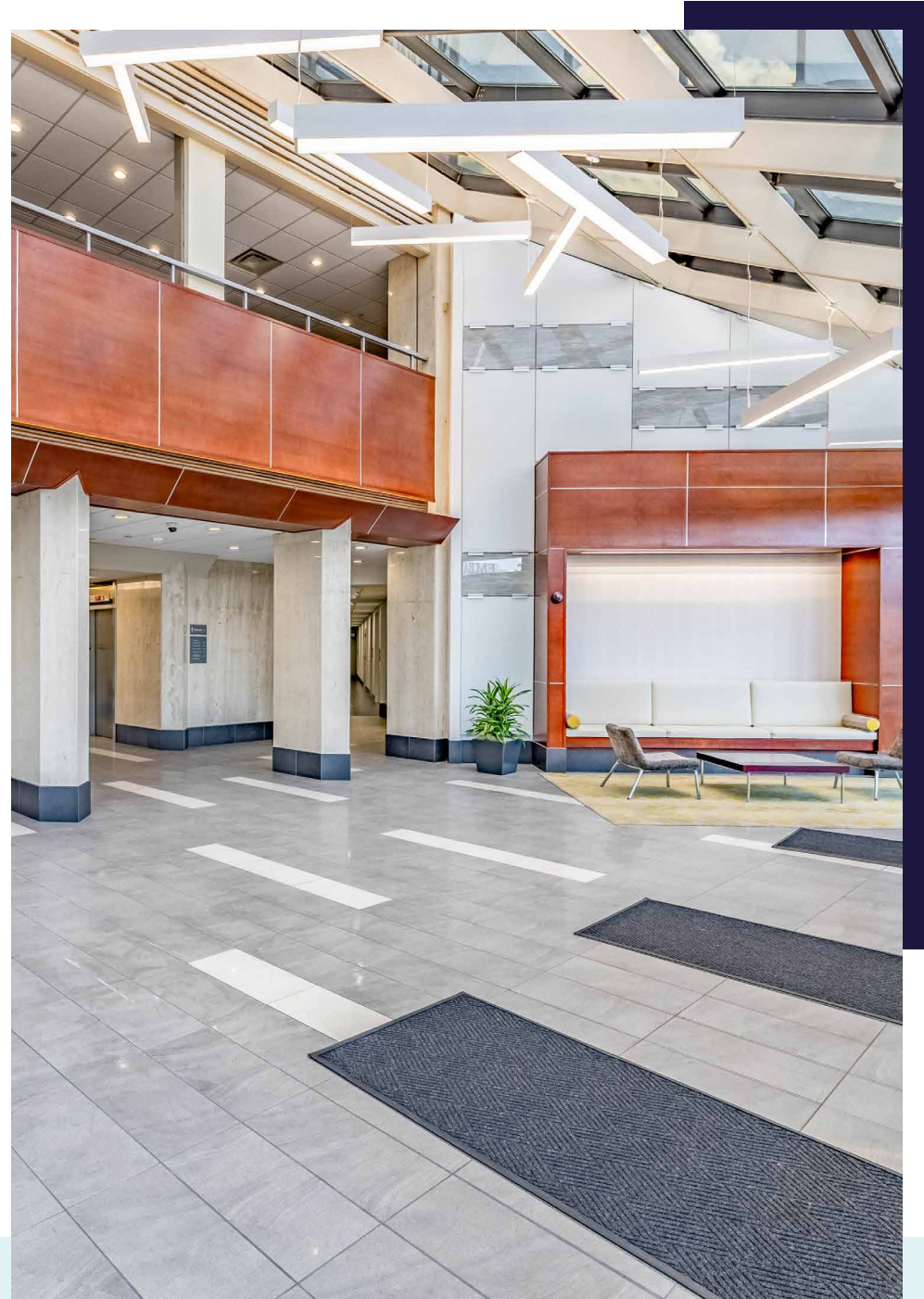
- 4,571 SF available on the 2nd floor
- Master lease expires January 31, 2029
- Asking \$20.00 /SF FSG
- Furniture can be made available
- 50-person common conference room on campus
- Tenant lounge with pop-up lunch service
- On-site fitness center open 24/7
- Outdoor patio area by the lake
- Located across from Summit Park, restaurants, hotels & more



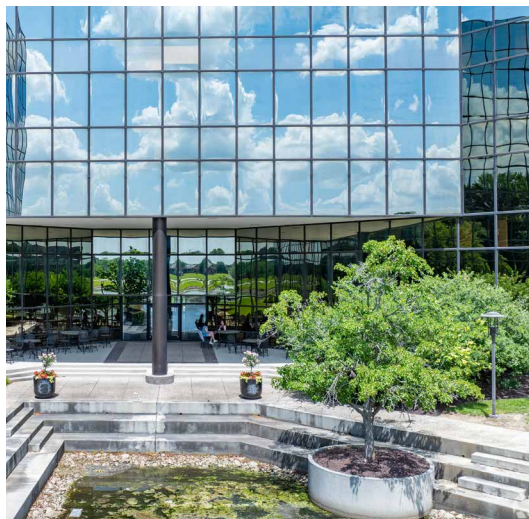
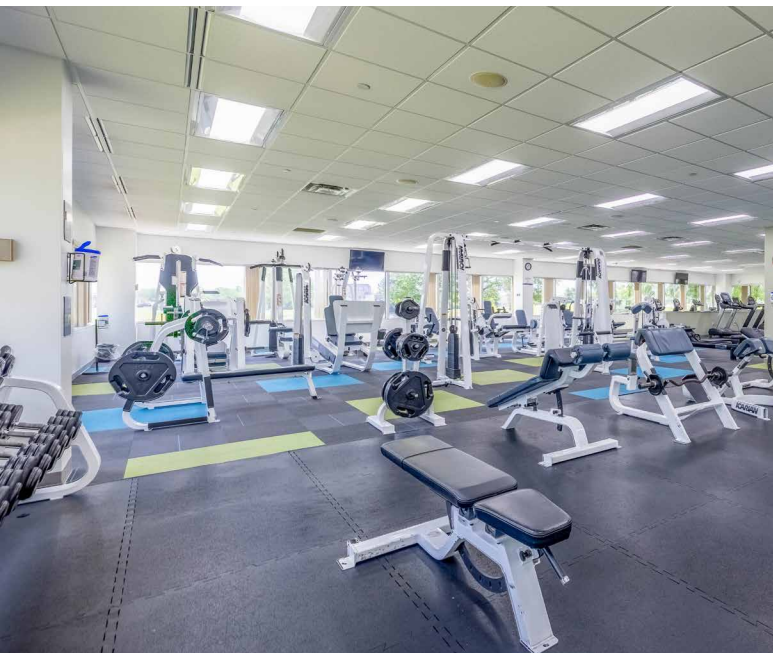
 71 1 MILE

 275 3 MILES

 75 3.5 MILES

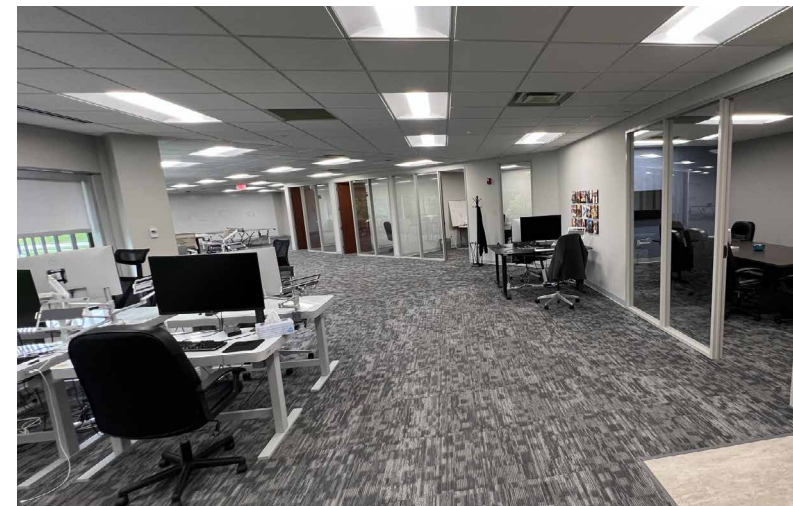


# BUILDING AMENITIES



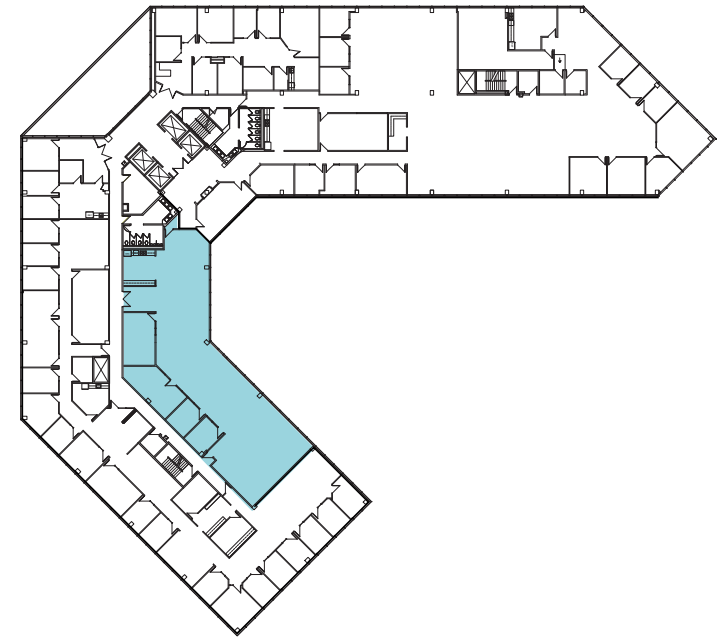
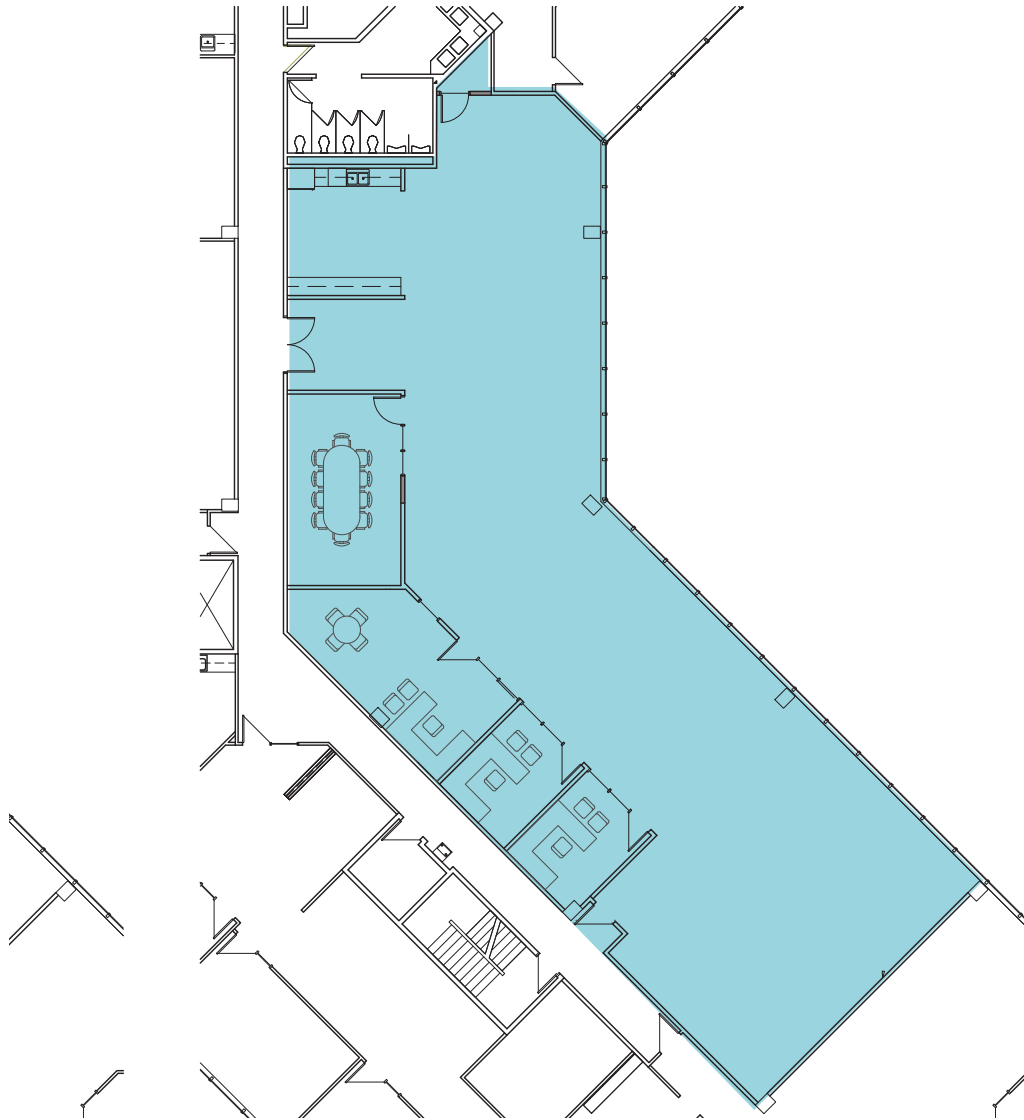
# SUITE 220

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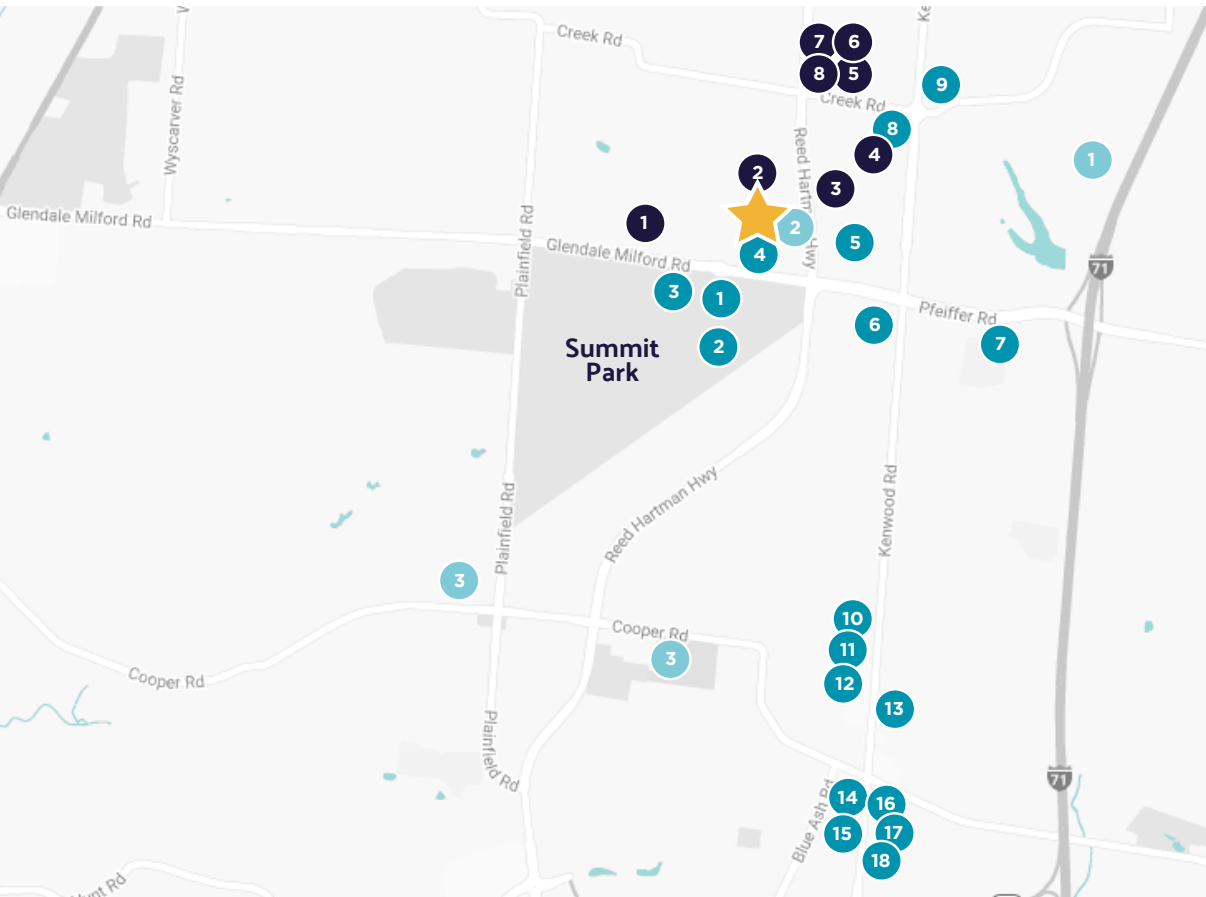


# FLOOR PLAN

FOR SUBLEASE 4,571 SF



# LOCAL AMENITIES



## Restaurants

1. TAHONA Kitchen + Bar
2. Higher Gravity
3. MadTree Brewing
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!



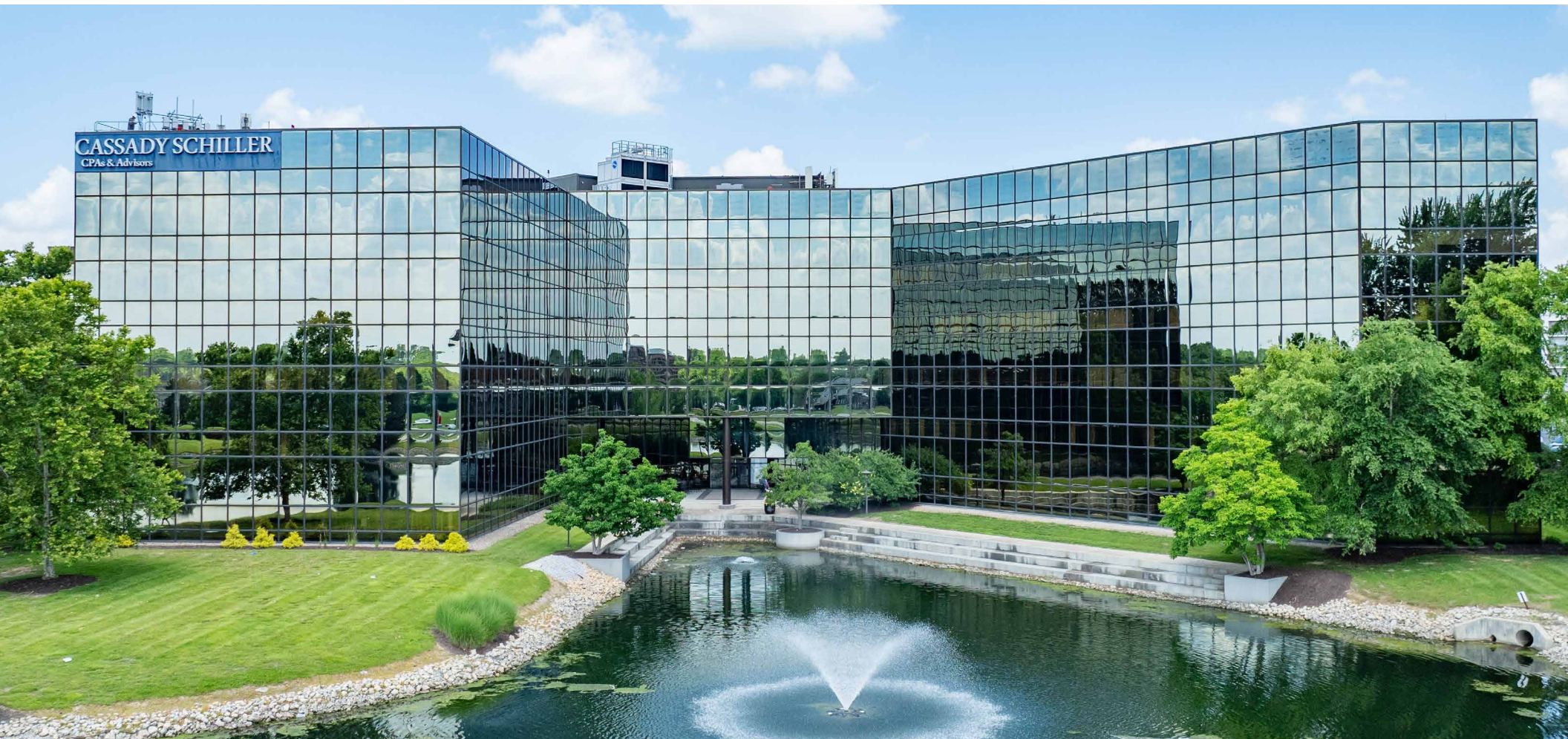
Luxury residential apartments and single-family homes



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



Features nature trails, dog parks, picnic areas & playgrounds



## CONTACT

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