

OFFICE FOR SUBLEASE WESTLAKE CENTER

4555 Lake Forest Drive, Blue Ash, OH 45242



OFFERING SUMMARY

AVAILABLE SF:	4,048 SF
LEASE RATE:	\$19.75 SF/yr (FSG)
LEASE EXP	11/30/2025
YEAR BUILT:	1985

PROPERTY HIGHLIGHTS

- 4,048 SF available for sublease, expiring 11/30/2025
- Prominent six-story Class A office building with 180,578 total square feet
- The building offers a lounge/cafe with WiFi, flat screen TVs with premium channels and Fooda lunch service, fitness center, an outdoor patio, a 30-person meeting room, as well as access to a first-class 50-person conference center at Lake Forest Place
- Major upscale lobby renovations completed in September 2017
- Plentiful and convenient employee and visitor parking
- Located in the prime Blue Ash submarket at the intersection of Pfeiffer Road and Reed Hartman Highway, considered Blue Ash's "Main & Main"
- Summit Park and numerous hotels and restaurants within walking distance as well as a variety of other amenities

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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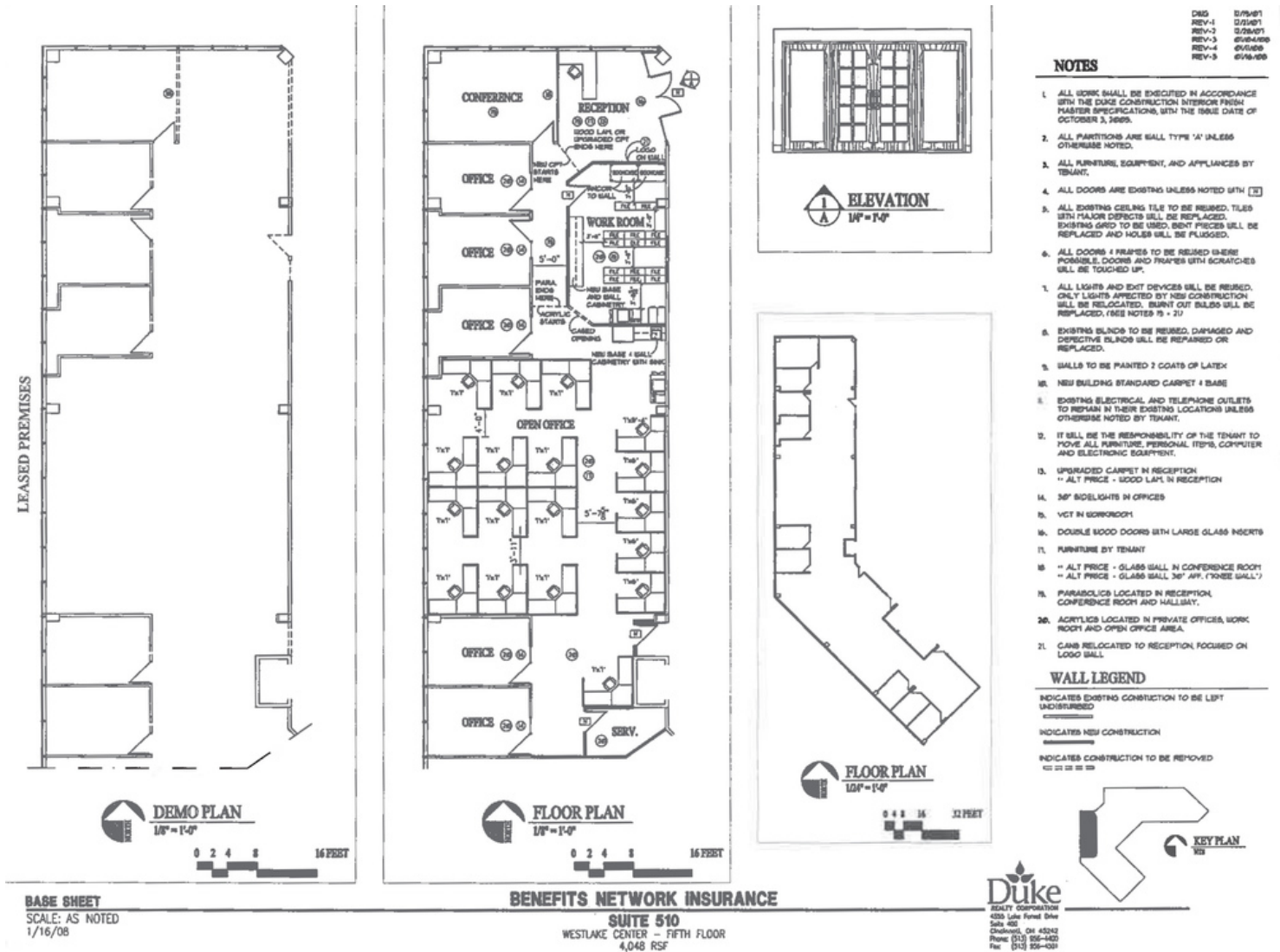
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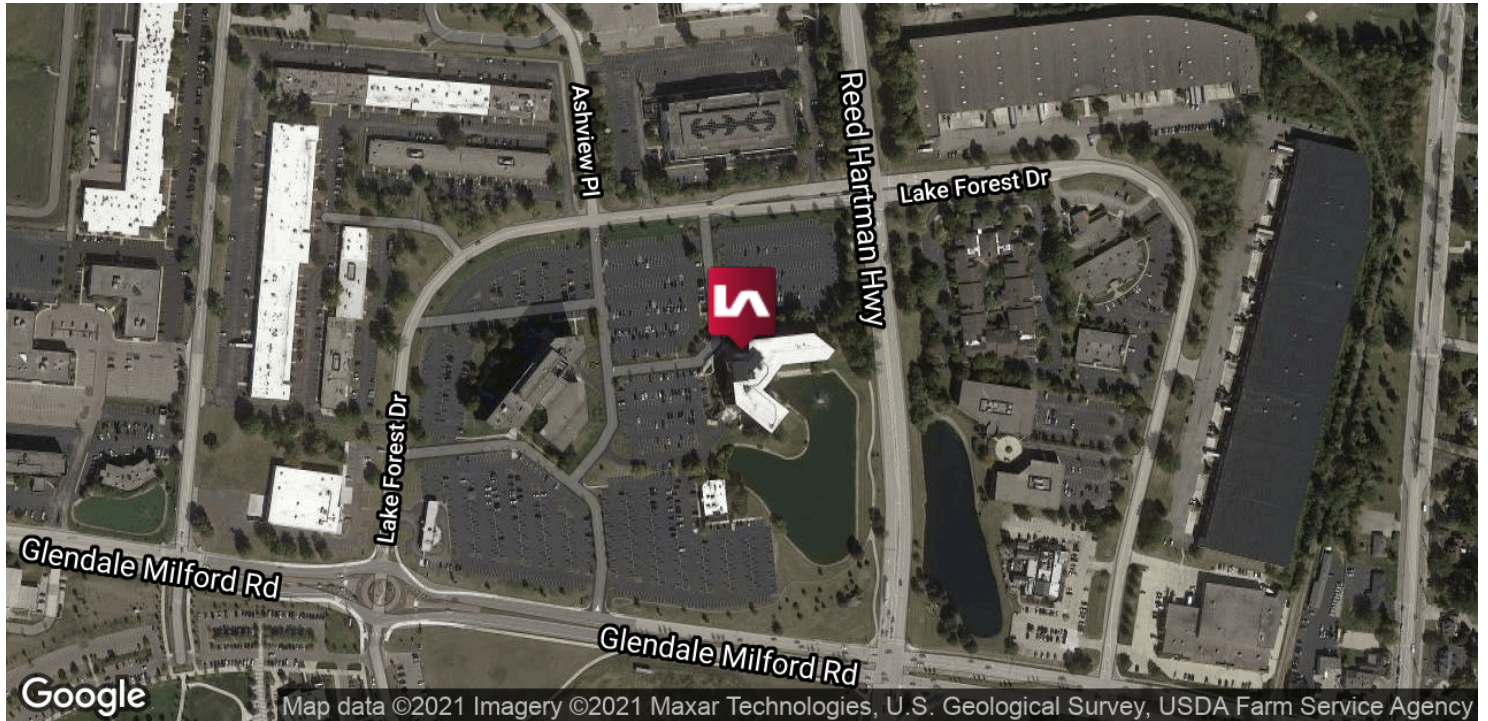
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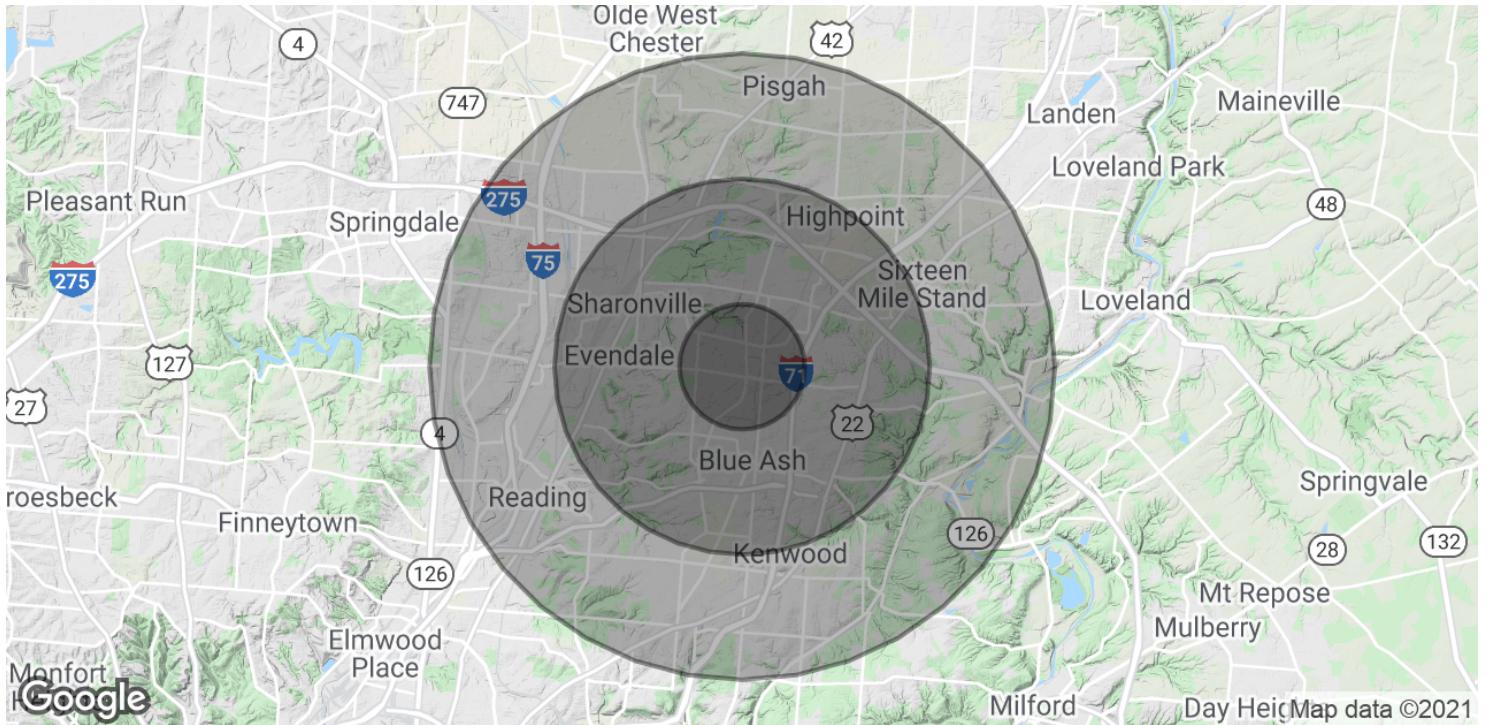
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,421	50,160	143,548
Average age	42.7	43.3	42.1
Average age (Male)	42.1	41.7	40.1
Average age (Female)	43.4	45.0	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,872	20,733	58,311
# of persons per HH	2.4	2.4	2.5
Average HH income	\$98,085	\$93,251	\$92,297
Average house value	\$311,614	\$231,037	\$264,828

* Demographic data derived from 2010 US Census

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