



BLUE ASH CORPORATE CENTER

4300 Glendale Milford Rd, Blue Ash, OH 45242



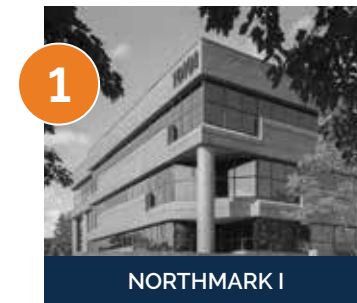
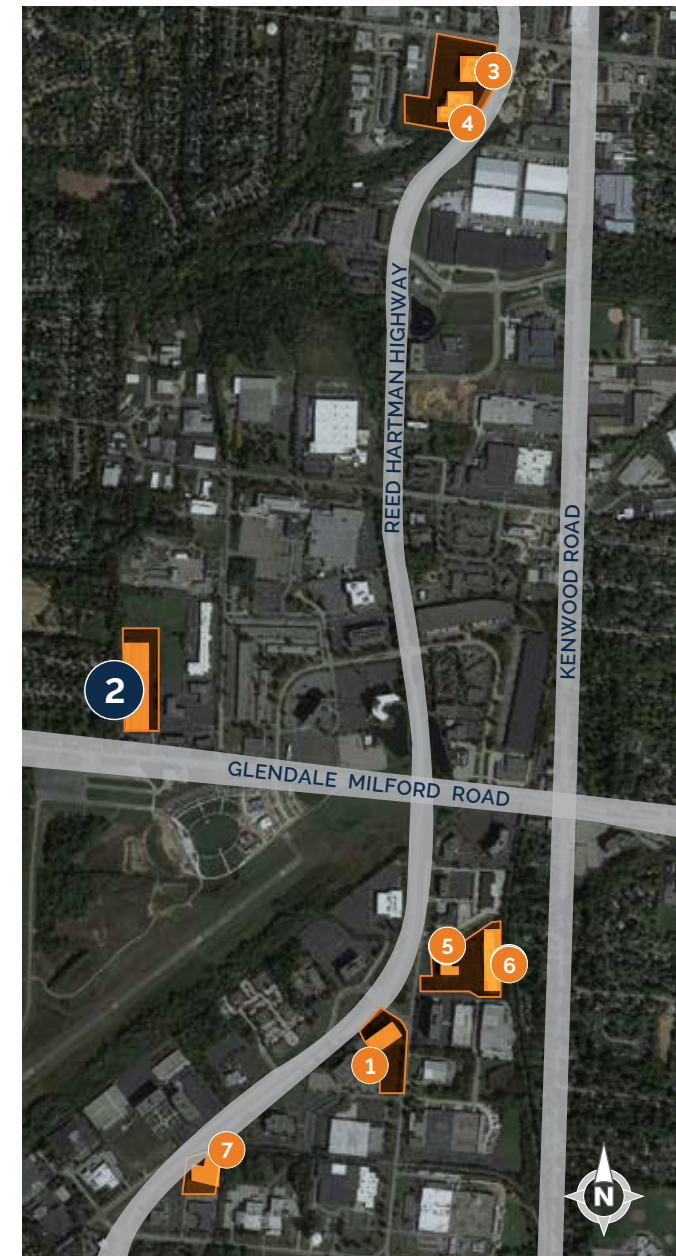
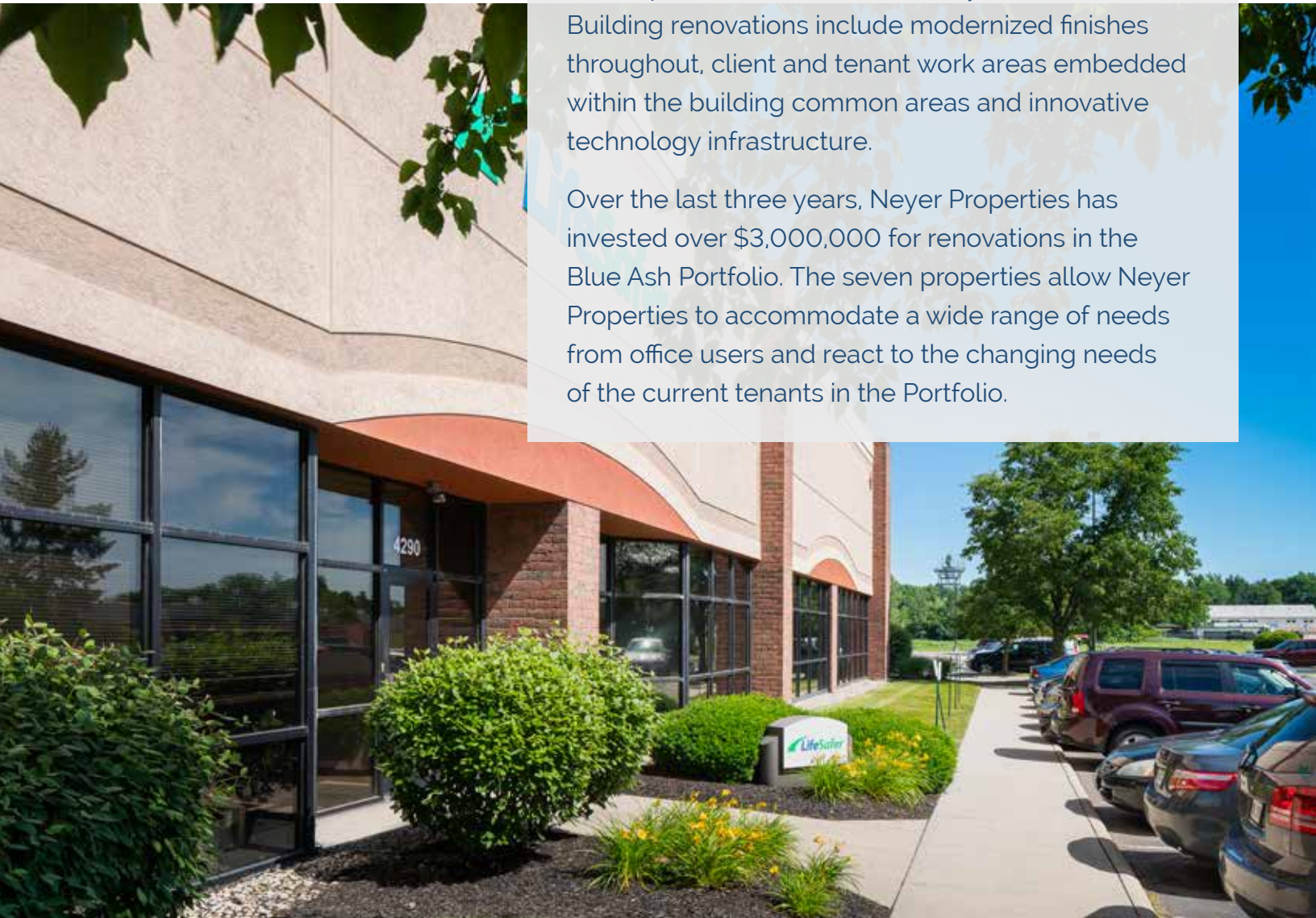
THE BLUE ASH PORTFOLIO

The Blue Ash Portfolio by Neyer Properties represents approximately 650,000 SF of premier office properties in the most prominent office submarket in Cincinnati.

The assets within the portfolio have been updated to complement the needs of today's office user.

Building renovations include modernized finishes throughout, client and tenant work areas embedded within the building common areas and innovative technology infrastructure.

Over the last three years, Neyer Properties has invested over \$3,000,000 for renovations in the Blue Ash Portfolio. The seven properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.



PROPERTY FEATURES



Access to all Neyer Properties conference facilities



Across the street from the new Summit Park



Surrounded by dining and shopping opportunities



Ability to accommodate large users on one floor



Monument signage available along Glendale Milford Road



Minutes from I-71, I-75, I-275 and Ronald Reagan Highway



Centrally located within the Blue Ash area



Drive-in door available



Generator access



Direct suite access



Ample surface and garage parking

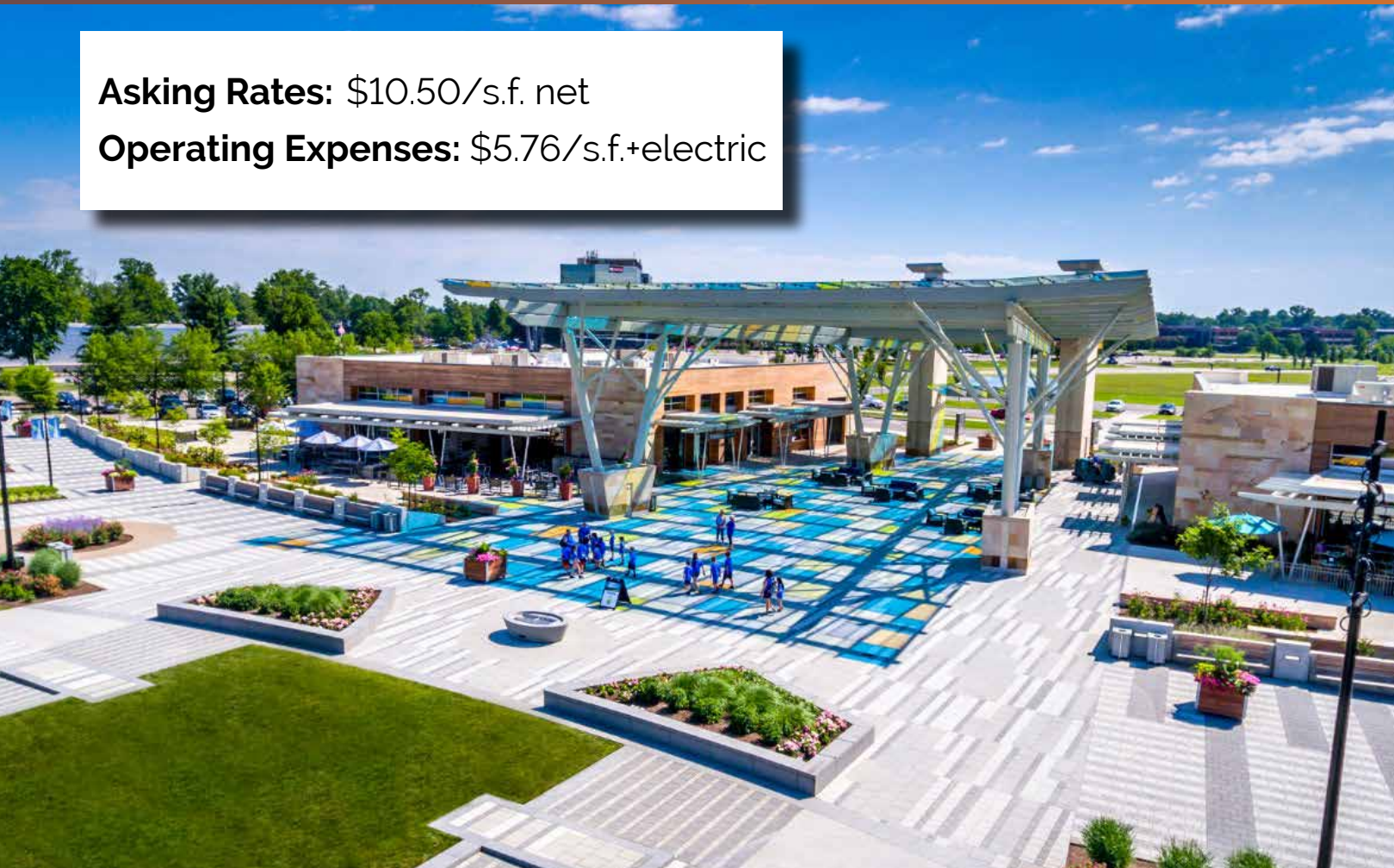


10' ceiling height throughout



Potential for full building user

Asking Rates: \$10.50/s.f. net
Operating Expenses: \$5.76/s.f.+electric



PROPERTY DESCRIPTION

BUILDING NAME	Blue Ash Corporate Center
ADDRESS	4300 Glendale Milford Road
COUNTY	Hamilton
PARCEL ID	612-0150-0570-00
YEAR BUILT	1979/1988
RBA	87,000
FLOORS	One
ELEVATORS	None
PARKING SPACES	435
LAND ACRES	6.386 acres
FLOOR PLATE SIZE	87,000 s.f.

STRUCTURAL DATA

STRUCTURE EXTERIOR	Bar joists with steel decking; precast panels on slab
INTERIOR WALLS	Metal studs, drywall, wall covering
FLOOR HEIGHT (DECK TO DECK)	18'6"
CEILING HEIGHT	10'
WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

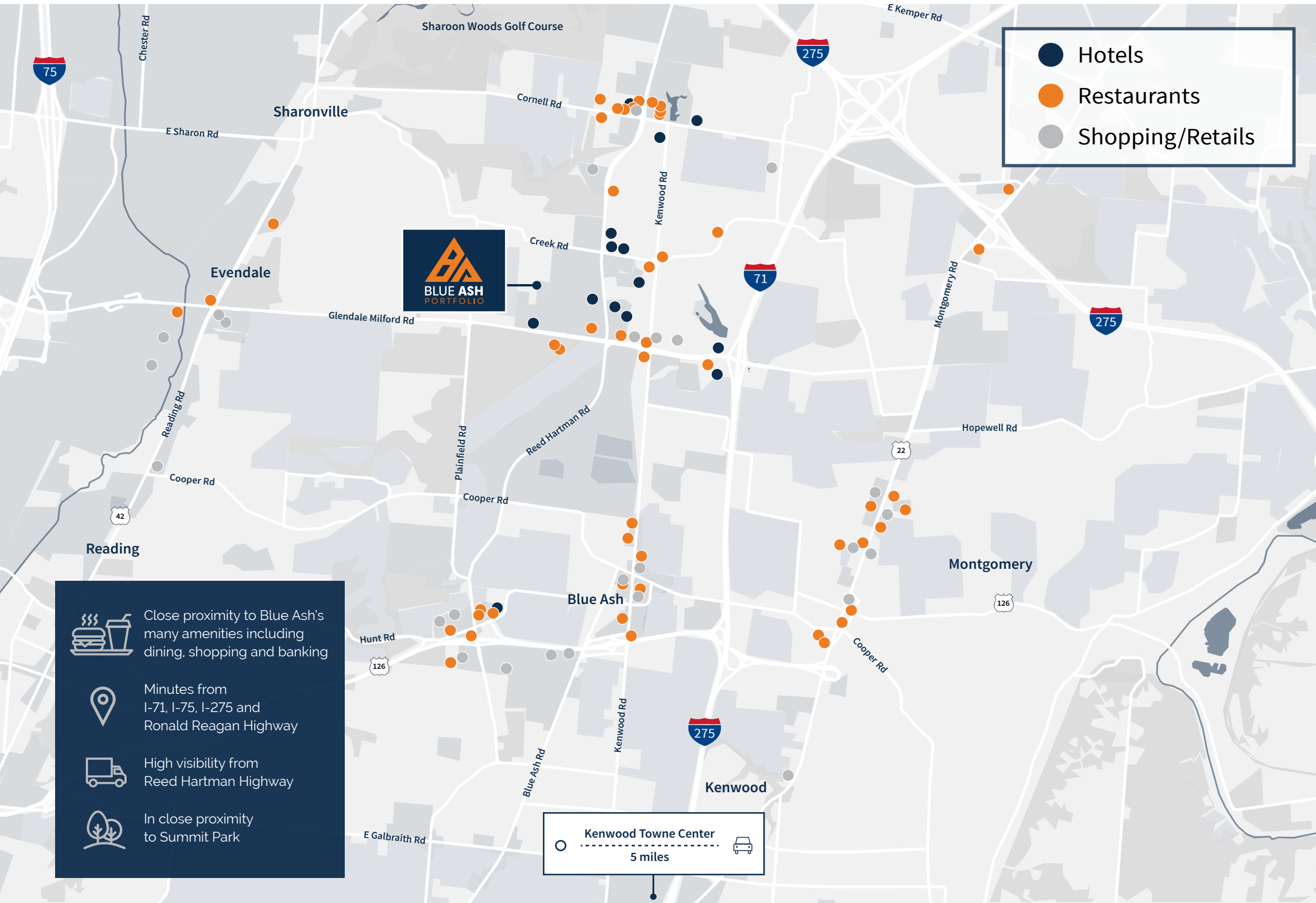
COOLING SYSTEMS	Rooftop
COOLING TOWERS	None
AIR DISTRIBUTION FLOW	Fully ducted return and supply
HEATING	Gas Heat
HEAT DISTRIBUTION	Electric in RTU
ELECTRIC	3000 Amp Service 480 3 phase
LIGHTING	T-12 and T-8 fluorescent
ENERGY MANAGEMENT SYSTEM	Programmable stat's

SECURITY & LIFE SAFETY SYSTEMS

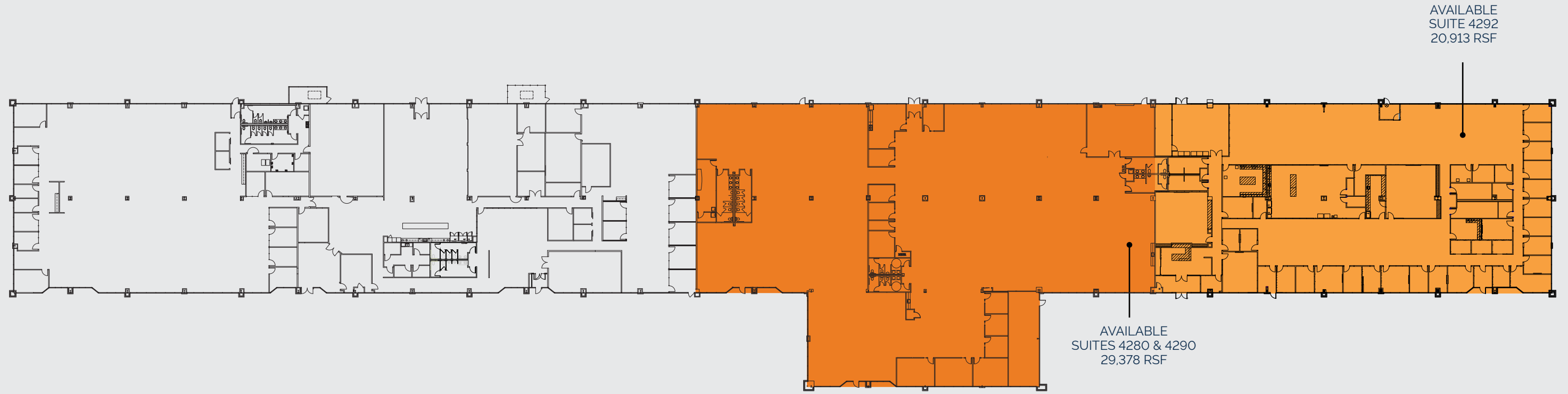
SECURITY TYPE	None
FIRE PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights
SIGNAGE	Suite entry, on building, monument - Glendale Milford Rd

AVAILABILITY

SUITE 4280 & 4290	29,378 s.f.
SUITE 4292	20,913 s.f.



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BLUE ASH PORTFOLIO



Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment, and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial, and retail space and has over 200 acres ready for development in the tri-state area.

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