



VISTA BUSINESS CENTER I

10200 Alliance Road, Blue Ash OH 45242

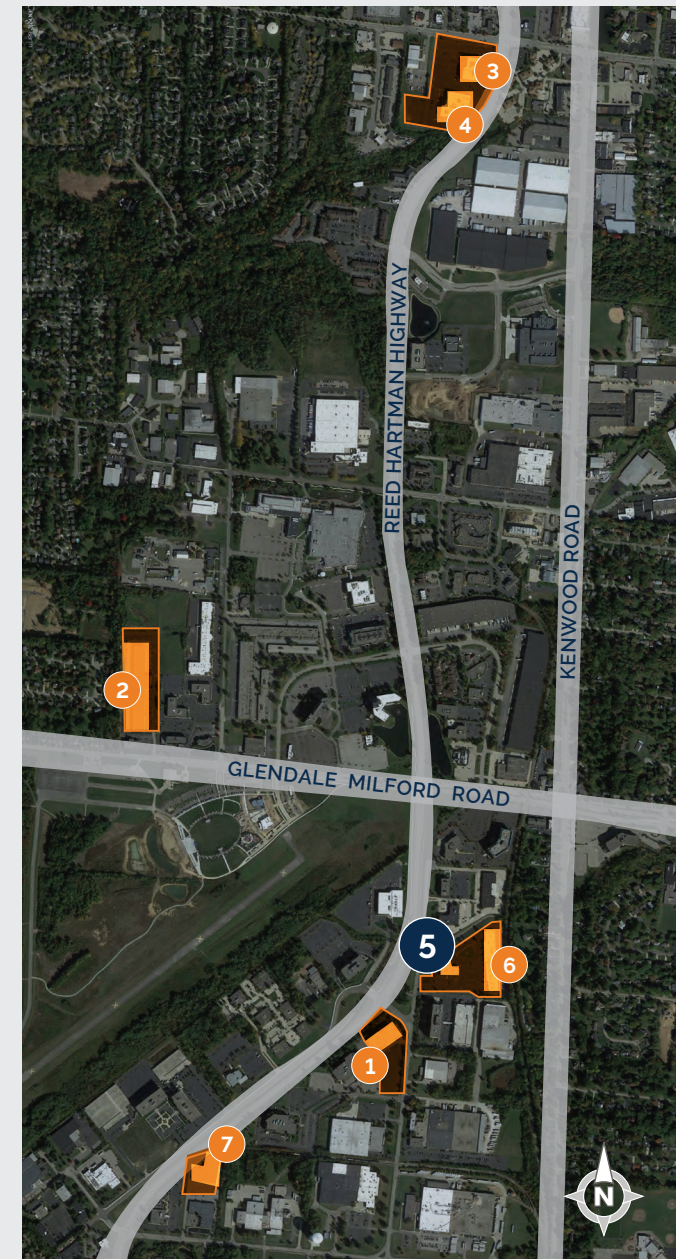
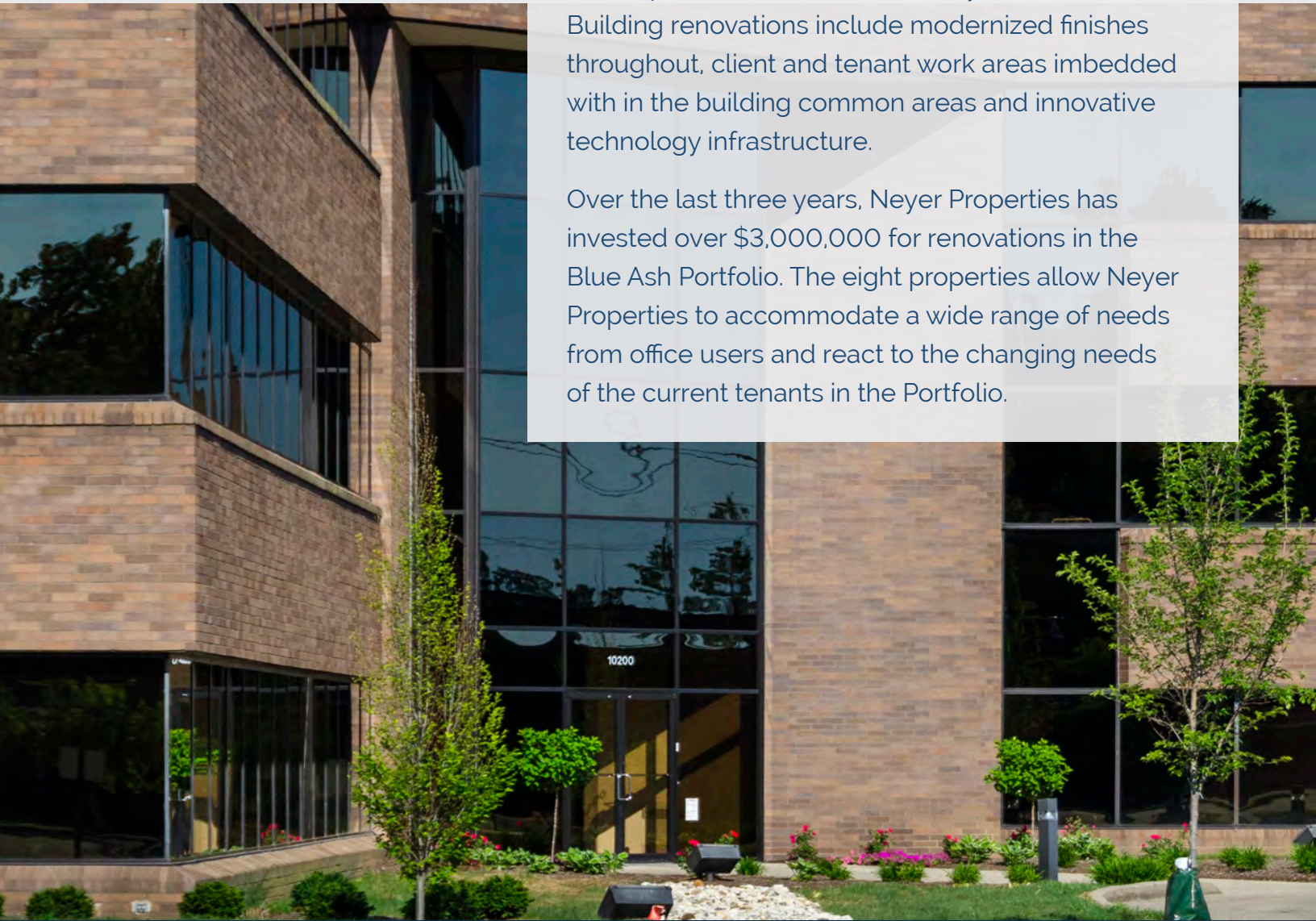


THE BLUE ASH PORTFOLIO

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 imbedded 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 eight 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



Park-like setting



Surrounded by dining and shopping opportunities



Minutes from Summit Park



Ample on-site parking



9' ceiling height throughout



Card system access 24/7



Monument signage available along Alliance Road



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



Centrally located within the Blue Ash

Asking Rates: \$18.50/s.f. Gross



PROPERTY DESCRIPTION

BUILDING NAME	Vista Business Center I
ADDRESS	10200 Alliance Road, Blue Ash, OH 45242
COUNTY	Hamilton
PARCEL ID	612-0120-0126-00
YEAR BUILT	1985
RBA	63,261 s.f.
FLOORS	Three
ELEVATORS	Two
PARKING SPACES	393 (Vista I & II)
LAND ACRES	10.8 acres
FLOOR PLATE SIZE	22,192 s.f.

STRUCTURAL DATA

STRUCTURE EXTERIOR	Steel bar joist and steel beams built on slab
INTERIOR WALLS	Metal studs, drywall, wall covering
FLOOR HEIGHT (DECK TO DECK)	12'5"
CEILING HEIGHT	9'
WINDOWS	Architectural tinted glass

BUILDING SYSTEMS

COOLING SYSTEMS	Roof top VAV
COOLING TOWERS	None
AIR DISTRIBUTION FLOW	Fully Ducted supply with an open plenum return
HEATING	Hydronic radiant heat on perimeter (1 boiler) with RTU supplemental heat
HEAT DISTRIBUTION	Ducted to space
ELECTRIC	1600 Amp service 480 3 phase
LIGHTING	T-8 28 watts fluorescent
ENERGY MANAGEMENT SYSTEM	Niagra AX Honeywell JACE Tridium

ELEVATORS

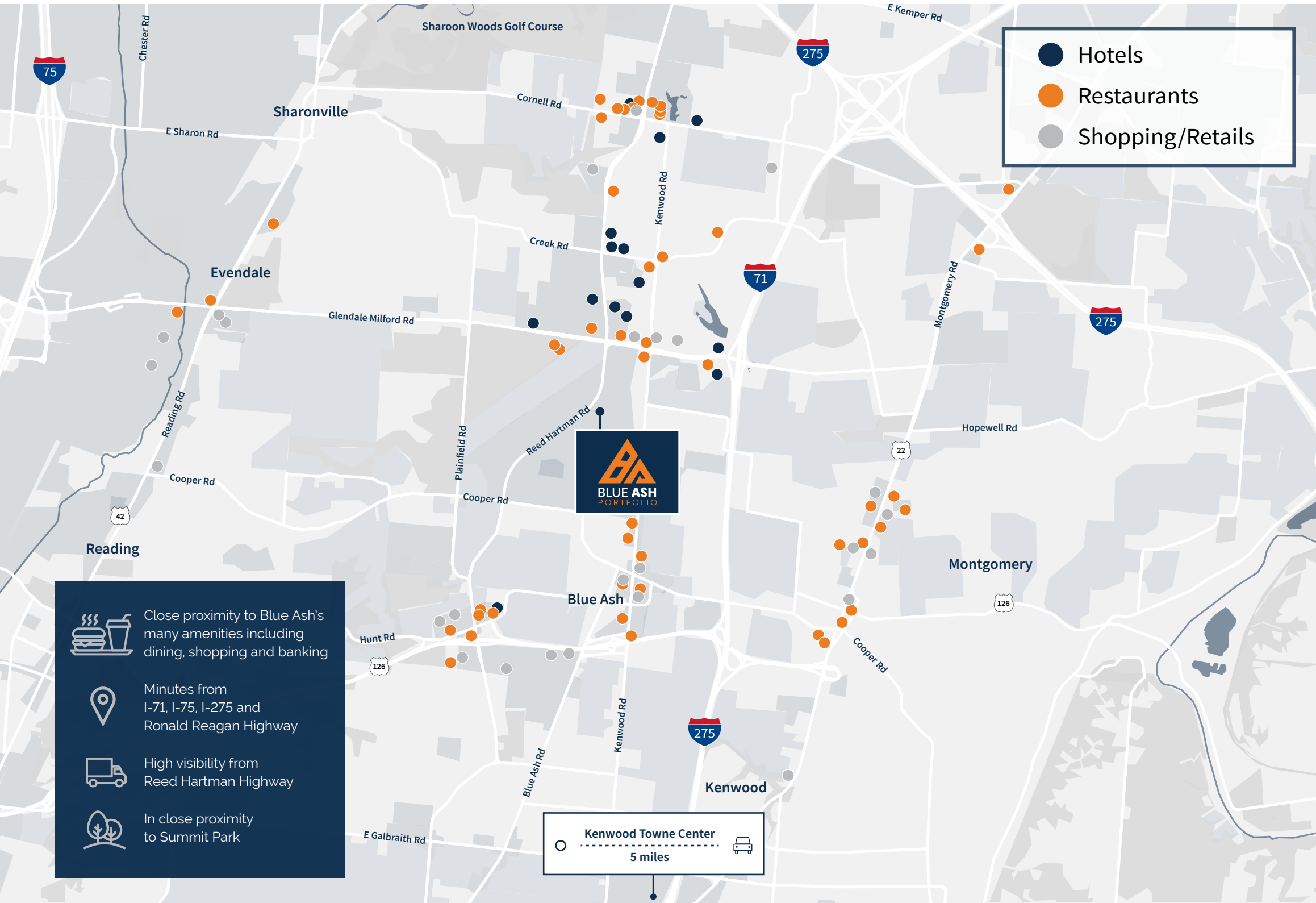
MANUFACTURER	Dover
TYPE	Hydraulic
NUMBER OF CABS	Two
LOAD CAPACITY - PASSENGER	4000 Lbs
LOAD CAPACITY - SERVICE	N/A

SECURITY & LIFE SAFETY SYSTEMS

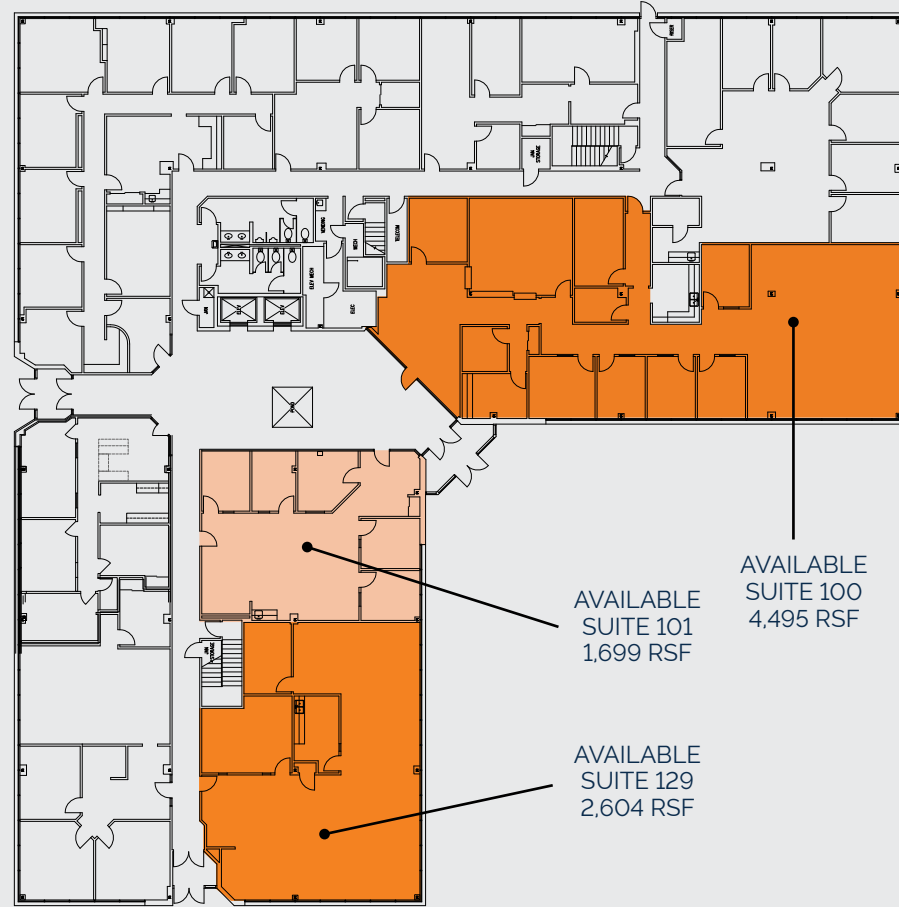
SECURITY TYPE	Keri System 26-bit access cards
FIRE PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights
SIGNAGE	Lobby, Suite Entrance, Building, Monument (Alliance Road)

AVAILABILITY

SUITE 100	4,495 s.f.
SUITE 101	1,699 s.f.
SUITE 129	2,604 s.f.
SUITE 200	22,192 s.f.
SUITE 301	6,514 s.f.
SUITE 310	8,746 s.f.



VISTA BUSINESS CENTER I FLOOR PLANS

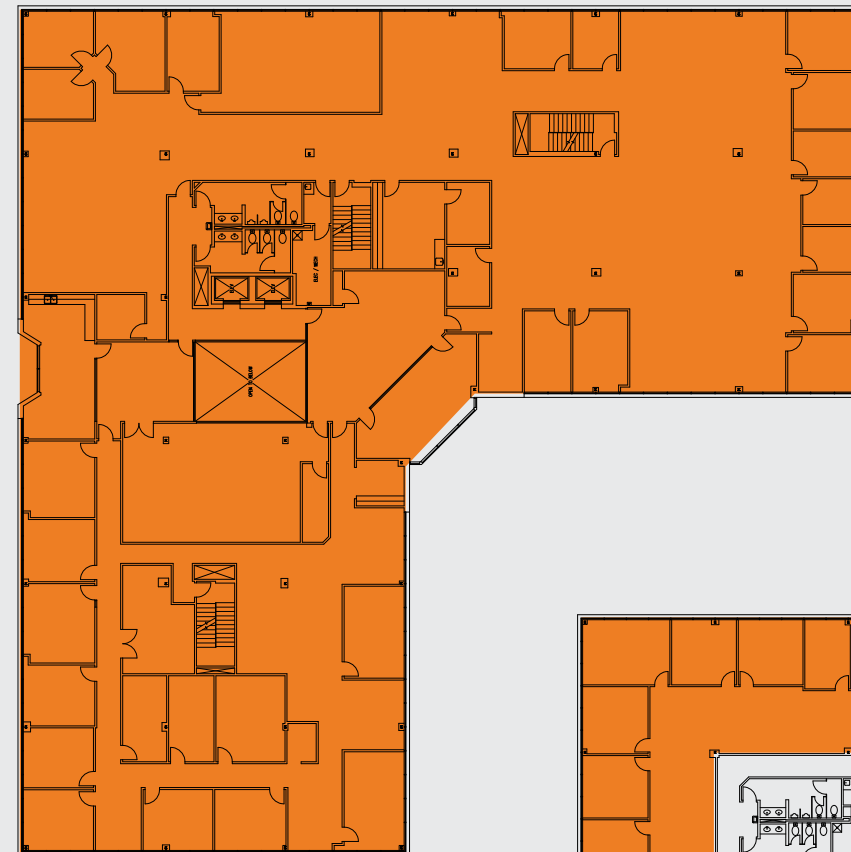


FLOOR 1

AVAILABLE SUITE 101
1,699 RSF

AVAILABLE SUITE 100
4,495 RSF

AVAILABLE SUITE 129
2,604 RSF



FLOOR 2

AVAILABLE SUITE 200
22,192 RSF



FLOOR 3

AVAILABLE SUITE 310
8,746 RSF

AVAILABLE SUITE 301
6,514 RSF



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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