



LAKE FOREST POINTE II

OFFICE SPACE
FOR LEASE & SALE

4755 LAKE FOREST DR

CINCINNATI, OHIO 45242



KEY FEATURES & INFORMATION

- ➔ Ownership has invested significantly into the building since acquiring and relocating its businesses to the property
- ➔ Abundant on site surface and garage parking available
- ➔ Seller is willing to lease back all or a portion of one floor (depending on buyer's preferences) of the property from buyer following closing
- ➔ Easy access to I-71 and I-75
- ➔ Monument signage available
- ➔ Existing furniture potentially available
- ➔ Located in the City of Blue Ash with a multitude of nearby amenities
- ➔ Building signage opportunity
- ➔ Full height windows

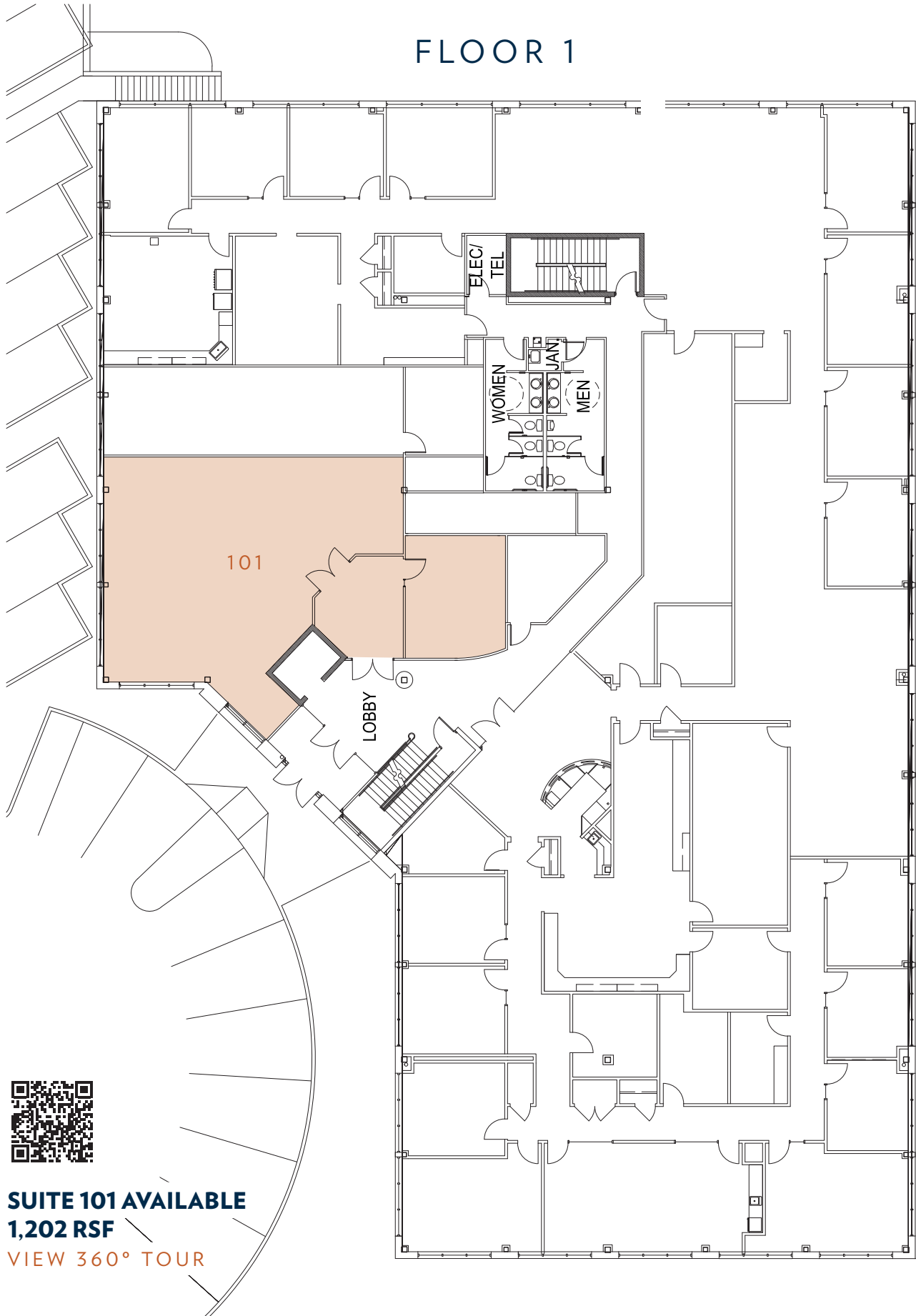




SCAN TO VIEW DRONE VIDEO

AVAILABILITY

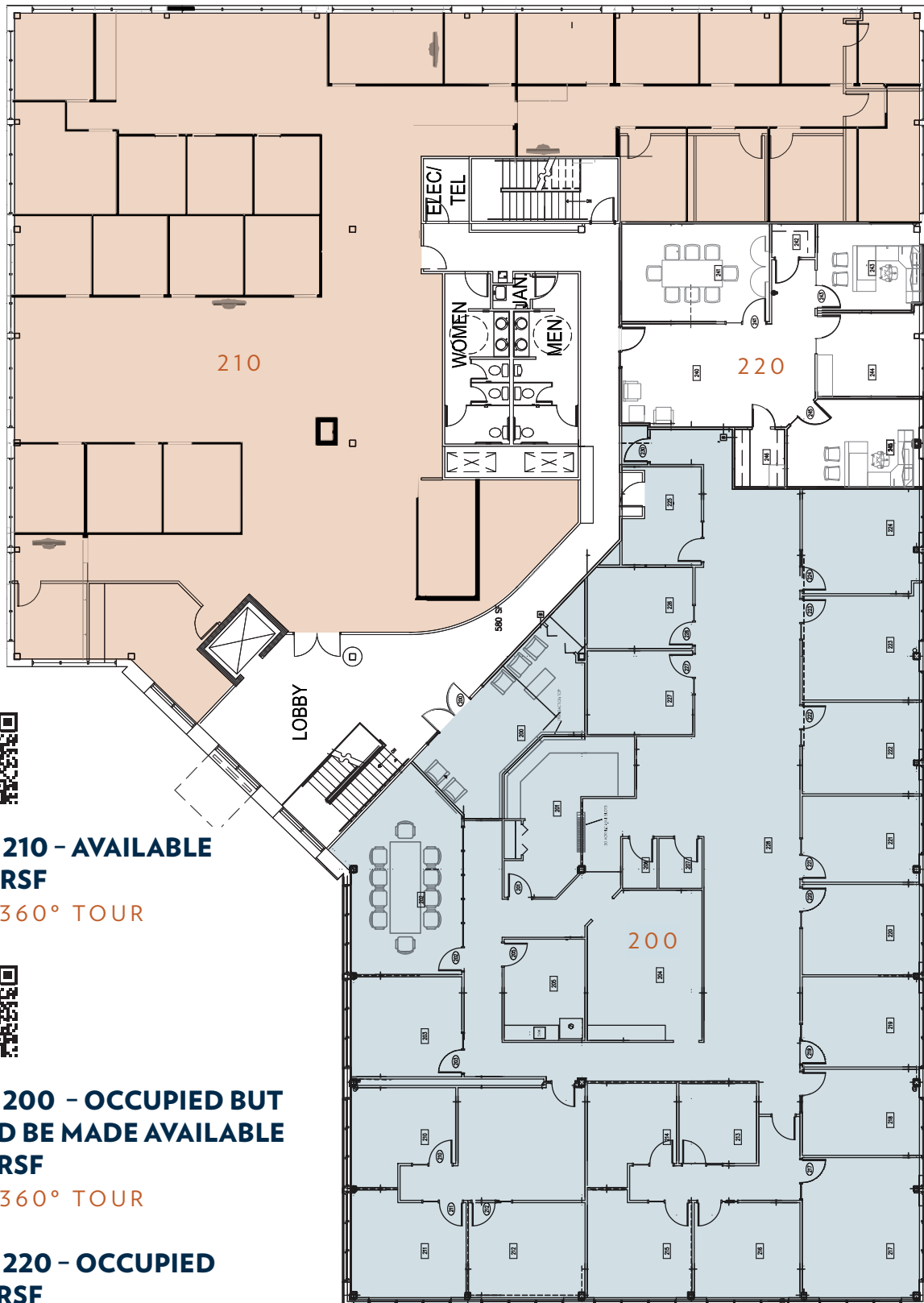
FLOOR 1



SUITE 101 AVAILABLE
1,202 RSF
VIEW 360° TOUR

AVAILABILITY

FLOOR 2



SUITE 210 - AVAILABLE
7,600 RSF

[VIEW 360° TOUR](#)



**SUITE 200 - OCCUPIED BUT
COULD BE MADE AVAILABLE**
8,323 RSF

[VIEW 360° TOUR](#)

SUITE 220 - OCCUPIED
1,448 RSF

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