










PFEIFFER WOODS

5151 Pfeiffer Road
Blue Ash, Ohio 45242

BlueAshMasonOfficeSpace.com

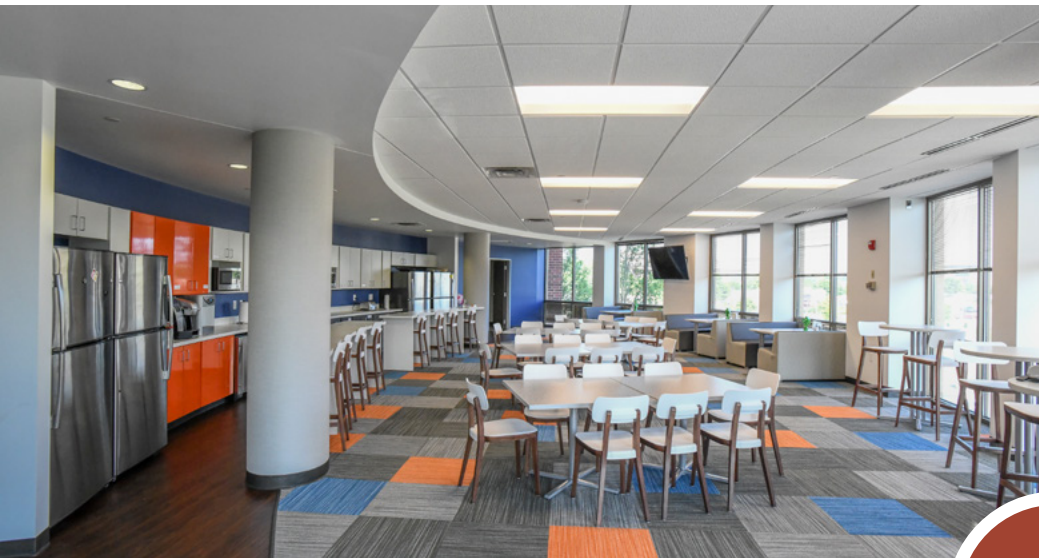


BUILDING HIGHLIGHTS

-  4 stories
-  Free access to Westlake Center's fitness facility
-  115,730 SF
-  Access to Lake Forest Place's 50-person conference center
-  Ample parking, partially covered
-  Located in Blue Ash near countless amenities
-  On-site multi-purpose room with café, lounge, conference room, and training facility



TENANT SPACES



TENANT AMENITIES



The tenants of Pfeiffer Woods share unique amenities with the Lake Forest Campus including a free 24/7 fitness center, a conference room that comfortably seats 50 people, and a multi-purpose room that easily converts from a cafe and lounge to a conference and training facility. Finished tenant spaces allow prospective tenants to visualize their office with high-end finishes and modern designs.

FIRST FLOOR

SUITE 105 - 4,524 RSF AVAILABLE
SUITE 110 - 1,825 RSF AVAILABLE



SECOND FLOOR

SUITE 200 - 1,950 RSF AVAILABLE
SUITE 215 - 2,342 RSF AVAILABLE
SUITE 250 - 17,849 RSF AVAILABLE

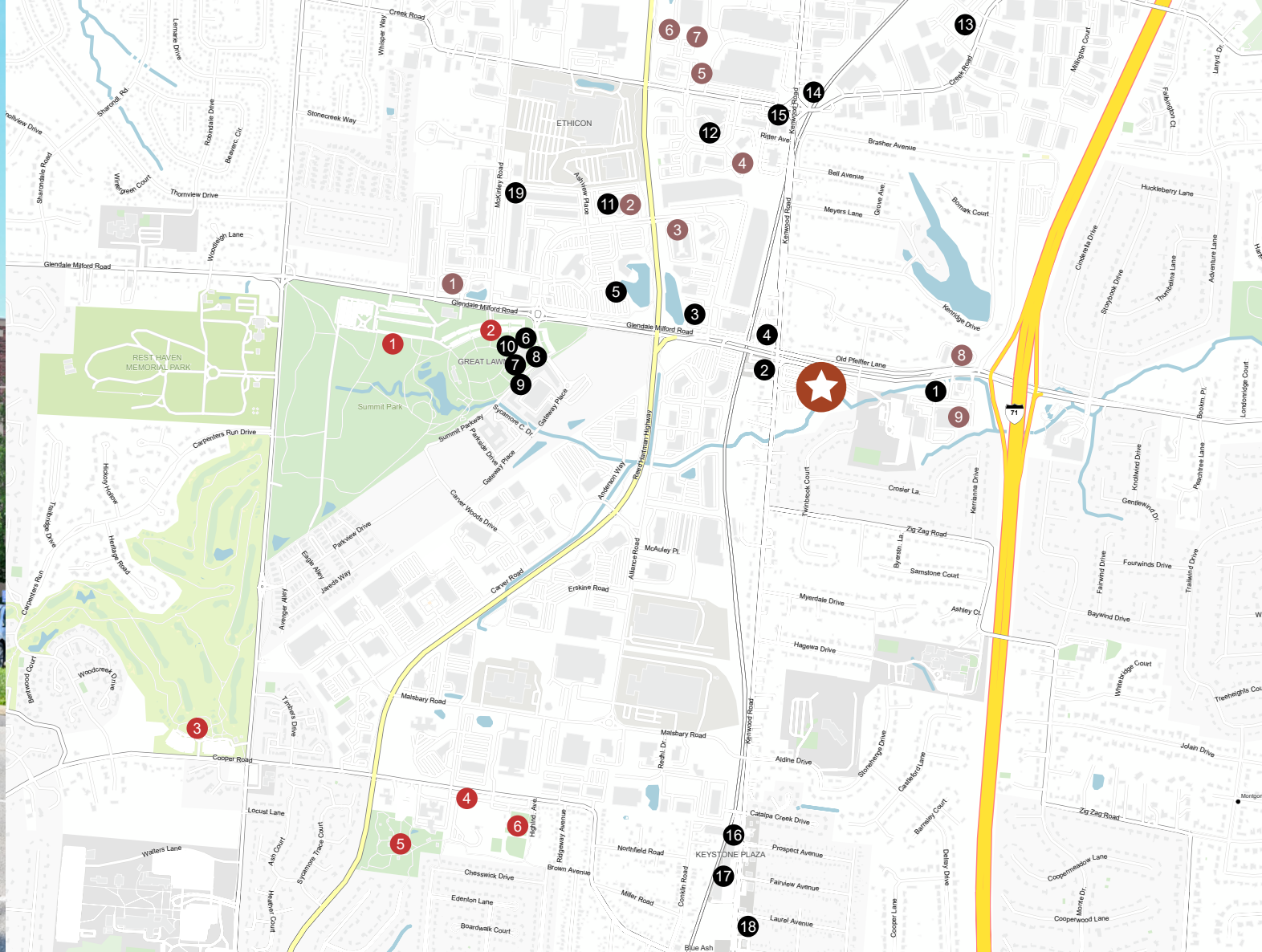


FOURTH FLOOR

SUITE 475 - 6,613 RSF AVAILABLE



AMENITIES



CONVENIENTLY LOCATED



Near Summit Park District

- > A 130-acre first-class park featuring a community pavilion, event space, cafés, bistros, a large performance stage, an observation tower, walking paths and meadows with interactive programming and year-round experiences
- > Comprised of five distinct areas to work, eat, shop, live and play: The District, Carver Woods, Parkside, Daventry and Summit Park
- > The Neighborhoods at Summit Park offer luxury residential apartment living and single family homes designed for urban ambiance and connected to the region's top schools
- > Additional Summit Park assets include Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, playgrounds, nature playscape, skate park, sledding hill, rain harvesting lake and water feature, dog parks, trails and picnic areas

Dining

1. Bob Evans
2. City Barbeque
3. Firehouse Grill & Brewery
4. Rhino's Frozen Yogurt & Soft Serve
5. Buffalo Wild Wings
6. Nanny Belle's
7. The Brown Dog Cafe
8. Sugar N' Spice Diner
9. Gold Spoon Creamery
10. TAHONA Taqueria+Tequila Bar

Hotels

11. Blu Restaurant & Bar
12. Apple Spice Junction
13. Fretboard Brewing Company
14. Through The Garden Restaurant
15. Sammy's Craft Burgers & Beers
16. QDOBA Mexican Eats
17. Marx Bagels
18. Starbucks
19. Molly's Cupcakes Baking Kitchen - Catering Kitchen

Recreation

1. Wingate by Wyndham
2. Embassy Suites by Hilton
3. Courtyard by Marriott
4. MainStay Suites
5. Holiday Inn Express & Suites
6. Comfort Inn
7. SpringHill Suites by Marriott
8. Red Roof Inn
9. Quality Hotel Conference Center

1. Summit Park Dog Park
2. Summit Park
3. Blue Ash Golf Course
4. Blue Ash Recreation Center
5. Blue Ash Nature Park
6. Blue Ash Tennis Courts



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