

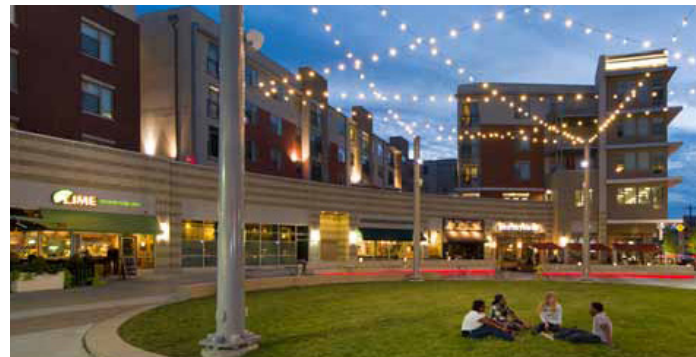
BLUE ASH CLASS A

OFFICE
SPACE
AVAILABLE



HAWTHORNE CENTER

10151 CARVER ROAD, BLUE ASH, OHIO



\$400 Million Mixed-Use Development

A walkable, mixed-use destination in the heart of Blue Ash that will be a regional draw for businesses and investment. It will integrate Class A office space, high quality rental and owner-occupied housing, specialty retail and dining venues, and a variety of entertainment, fitness and leisure options, in a vibrant village environment.

150-Room Hotel

**130,000 SF Restaurant,
Bars and Entertainment**

**1,300 Single-Family, Townhome
and Apartment Units**

**New 115-Acre Commercial/
Residential Development**



\$75 Million Park Project

Summit Park, located in the center of Blue Ash, is a 130-acre world-class park project. Visitors enjoy interactive programming, unique learning opportunities and year-round experiences in one of the region's most beautiful settings. Summit Park provides outstanding amenities for residents and businesses in and around the City of Blue Ash.

**Beautiful
Walking Trails**

**Great lawn with
year-round festivals
and concerts**

**Observation tower
with amazing views**

**Numerous
Restaurants**

**Live
Entertainment**

**Open Green
Space**



BUILDING FEATURES



HEART OF BLUE ASH



IMMEDIATE
AVAILABILITY



CENTER-CORE WITH
EFFICIENT FLOOR PLATE



STORAGE SPACE
AVAILABLE



BUILDING AND
MONUMENT SIGNAGE



COVERED EXECUTIVE
PARKING



PRIVATE PATIO FOR
FIRST FLOOR SUITE



PROFESSIONAL
PROPERTY
MANAGEMENT

**CITY OF BLUE ASH ECONOMIC
INCENTIVES AVAILABLE**

BLUEASH
SUMMIT PARK

**\$500 Million
Development**

REED HARTMAN HWY

PFEIFFER ROAD



BUILDING INFORMATION

Former
Sara Lee
Headquarters

BUILT IN
2000



5 FLOORS, PLUS
LOWER LEVEL

133,000
SQUARE FEET



9' CEILINGS

28,000^{SF}
FLOOR PLATE



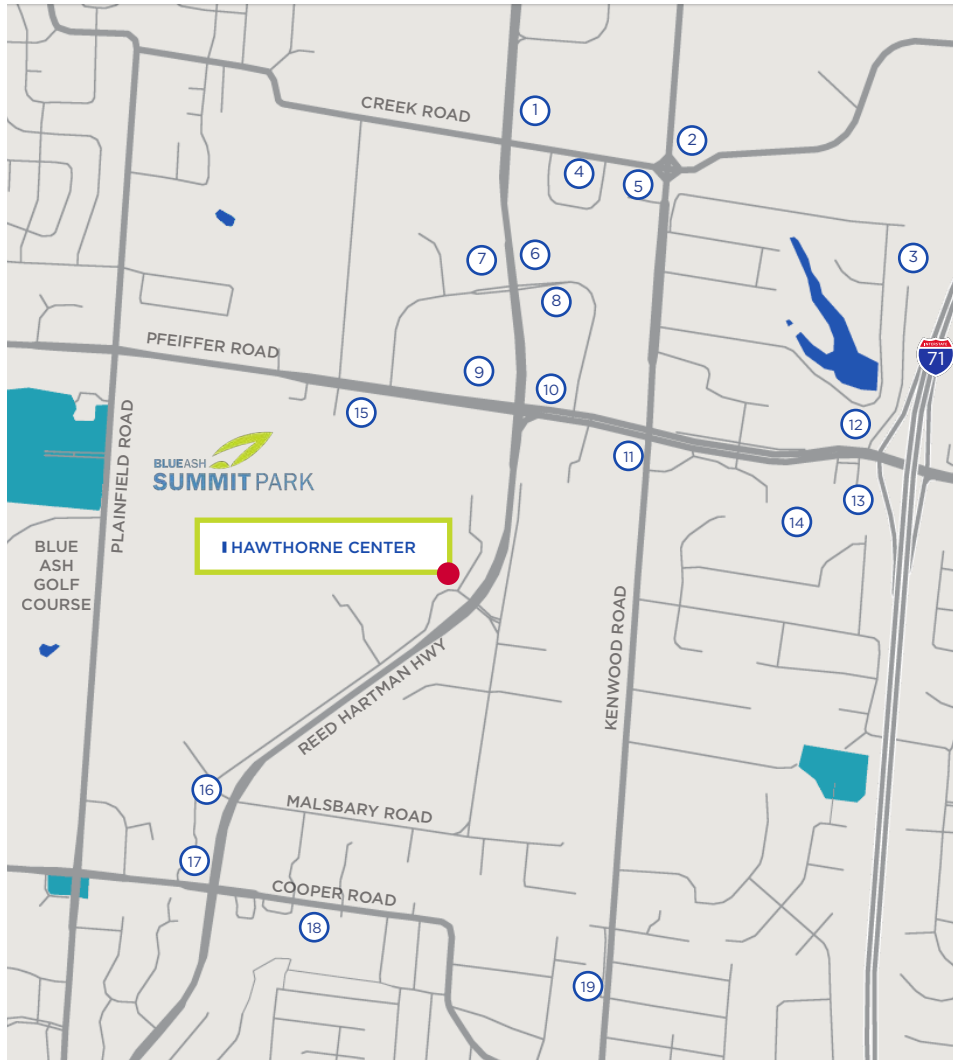
HAWTHORNE CENTER

10151 CARVER ROAD, BLUE ASH, OHIO

BLUE ASH AMENITIES

10151 CARVER ROAD, BLUE ASH, OHIO

live, work, play & stay
in the heart of Blue Ash!



- 1 EXTENDED STAY AMERICA
HOLIDAY INN EXPRESS
COMFORT INN
- 2 THROUGH THE GARDEN
- 3 TRIHEALTH PAVILION
- 4 APPLE SPICE JUNCTION
- 5 SAMMY'S GOURMET BURGERS
HAMPTON INN
WYNDHAM SUITES
- 6 CHILDTIME LEARNING CENTERS
APPLEBEE'S
- 7 EMBASSY SUITES
CASCADES RESTAURANT
- 8 MARIOTT COURTYARD
- 9 BUFFALO WILD WING'S
- 10 FIREHOUSE GRILL
- 11 CITY BARBEQUE
- 12 RED ROOF INN
- 13 CROWNE PLAZA
SUBWAY
DOLSOT BISTRO
BOB EVANS
ANDO JAPANESE
- 14 BROWNDOG CAFE
SENATE
- 15 NANNY BELLE'S ICE CREAM
TAHONA KITCHEN + BAR
- 16 GARDNER SCHOOL OF BLUE ASH
- 17 PARKER'S BLUE ASH TAVERN
- 18 BLUE ASH RECREATION CENTER
QDOBA
PENN STATION
JIMMY JOHN'S
MARX HOT BAGELS
PIZZA HUT EXPRESS
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For further information, please contact our exclusive agents:

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**Newmark
Knight Frank**

