

FOUNTAIN POINTE II



FOUNTAIN POINTE II

4675 Cornell Road, Blue Ash OH 45241



PROPERTY FEATURES



Walk to a number of retail and banking amenities



Surrounded by dining and shopping opportunities



Recently renovated two story atrium serves as extension of tenant's leased space



Common areas renovated in 2016



Ample on-site parking



10' ceiling height throughout



24/7 card system access



On-site conference facility



Monument signage available along Reed Hartman Highway

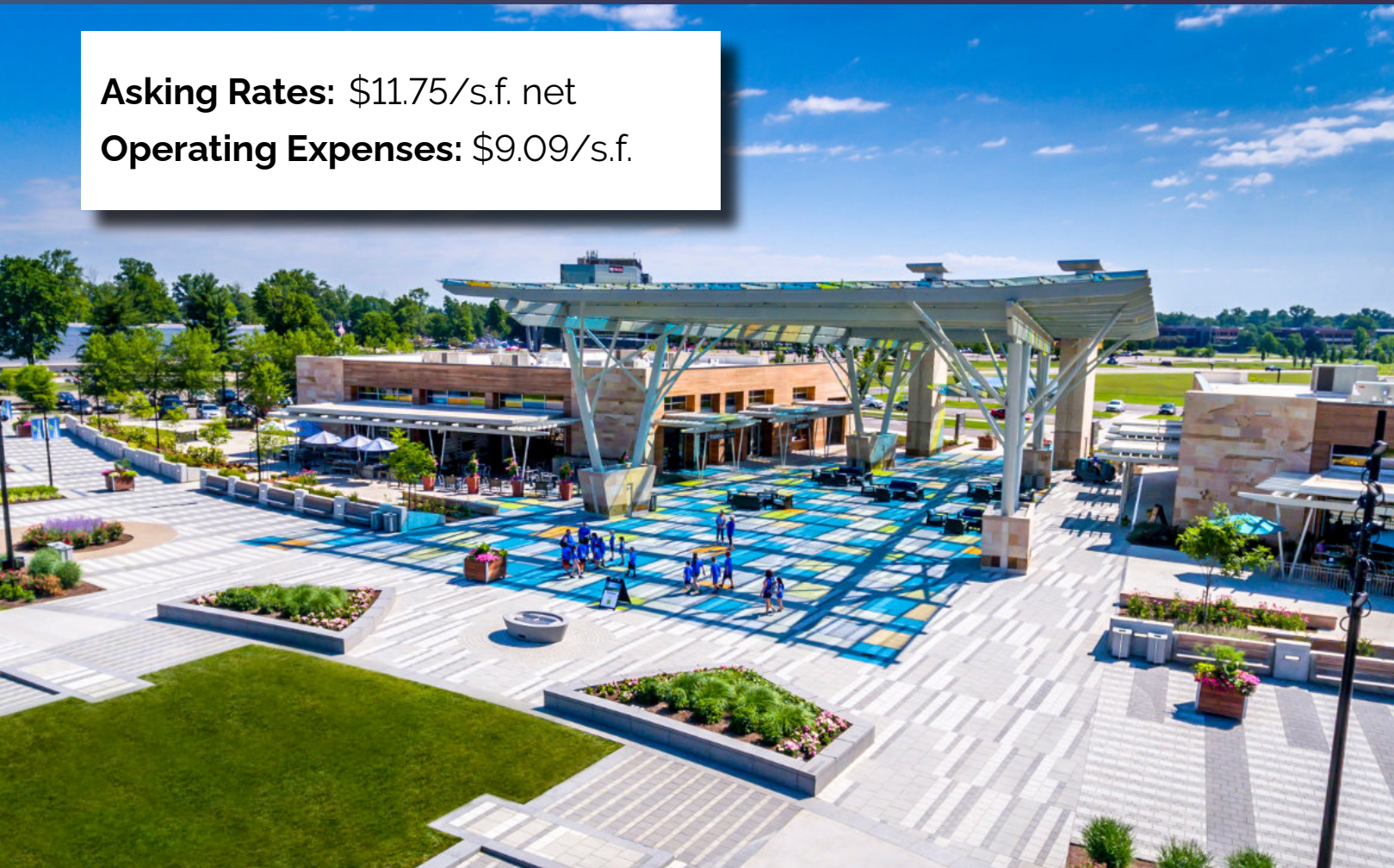


Minutes from I-71, I-75, I-275 and Ronald Reagan Highway



Centrally located within the Blue Ash area

Asking Rates: \$11.75/s.f. net
Operating Expenses: \$9.09/s.f.



PROPERTY DESCRIPTION

BUILDING NAME	Fountain Pointe II
ADDRESS	4675 Cornell Road, Blue Ash, OH
COUNTY	Hamilton
PARCEL ID	612-0170-0199-00 & 612-0170-0302-00
YEAR BUILT	1986
RBA	92,786 s.f.
FLOORS	Two
ELEVATORS	Two per building
PARKING SPACES	796 total (FP I & II)
LAND ACRES	14.521 acres
FLOOR PLATE SIZE	32,814 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 boiler supplied heat to perimeter VAVs (2 boilers)
HEAT DISTRIBUTION	Ducted to space
ELECTRIC	3200 Amp service 480 3 phase
LIGHTING	T-8 28 watts fluorescent
ENERGY MANAGEMENT SYSTEM	Niagra AX Honeywell JACE Tridium

ELEVATORS

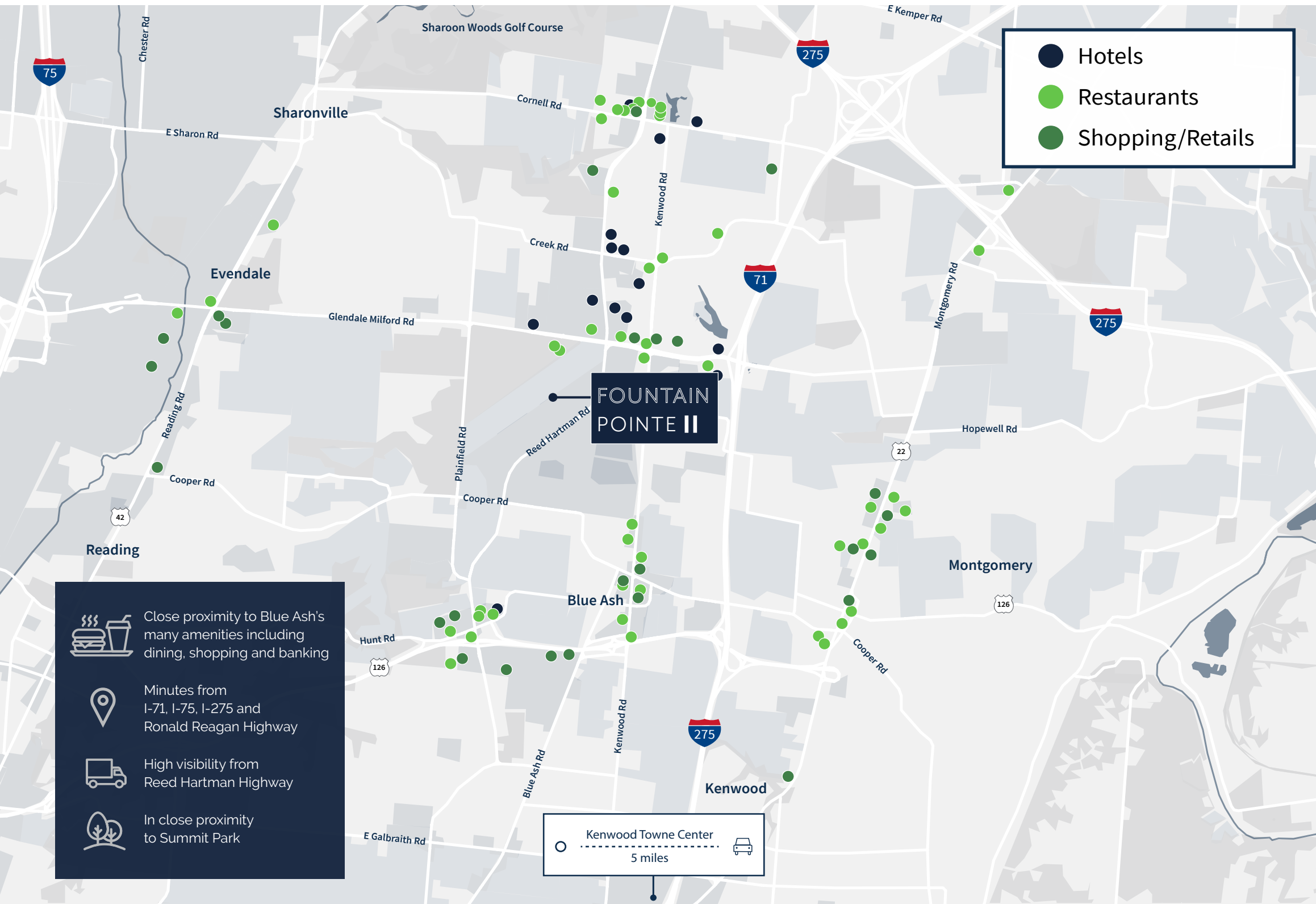
MANUFACTURER	Dover
TYPE	Hydraulic
NUMBER OF CABS	Two
LOAD CAPACITY - PASSENGER	4000 Lbs
LOAD CAPACITY - SERVICE	N/A

SECURITY & LIFE SAFETY SYSTEMS

SECURITY TYPE	DSX 26-bit card access
FIRE PROTECTION	Wet sprinkler
EMERGENCY POWER	Battery backup emergency lights
SIGNAGE	Lobby, Suite Entrance, Building
BACK UP GENERATOR	On site

AVAILABILITY

SUITE 195	1,963 s.f.
SUITE 255	1,941 s.f.
SUITE 250	4,000 s.f.
FIRST FLOOR	4,651 s.f. leased but available
FIRST FLOOR	1,987 s.f. leased but available
FIRST FLOOR	+/-19,000 s.f. leased but available
SECOND FLOOR	+/-19,000 s.f. leased but available

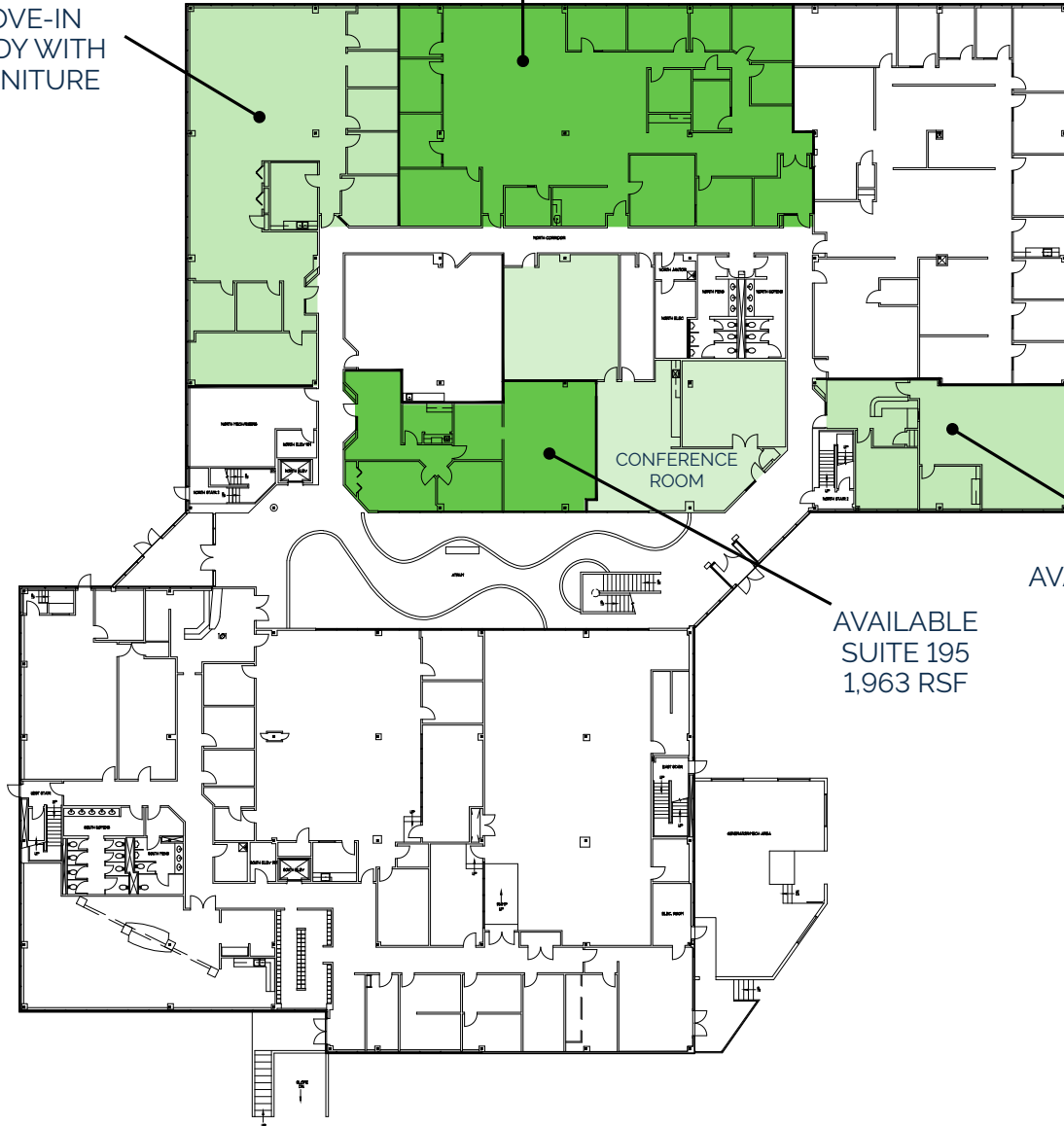


FOUNTAIN POINTE II FLOOR PLANS

FLOOR 1

AVAILABLE 4/1/25
4,651 RSF
MOVE-IN
READY WITH
FURNITURE

AVAILABLE
5,939 RSF

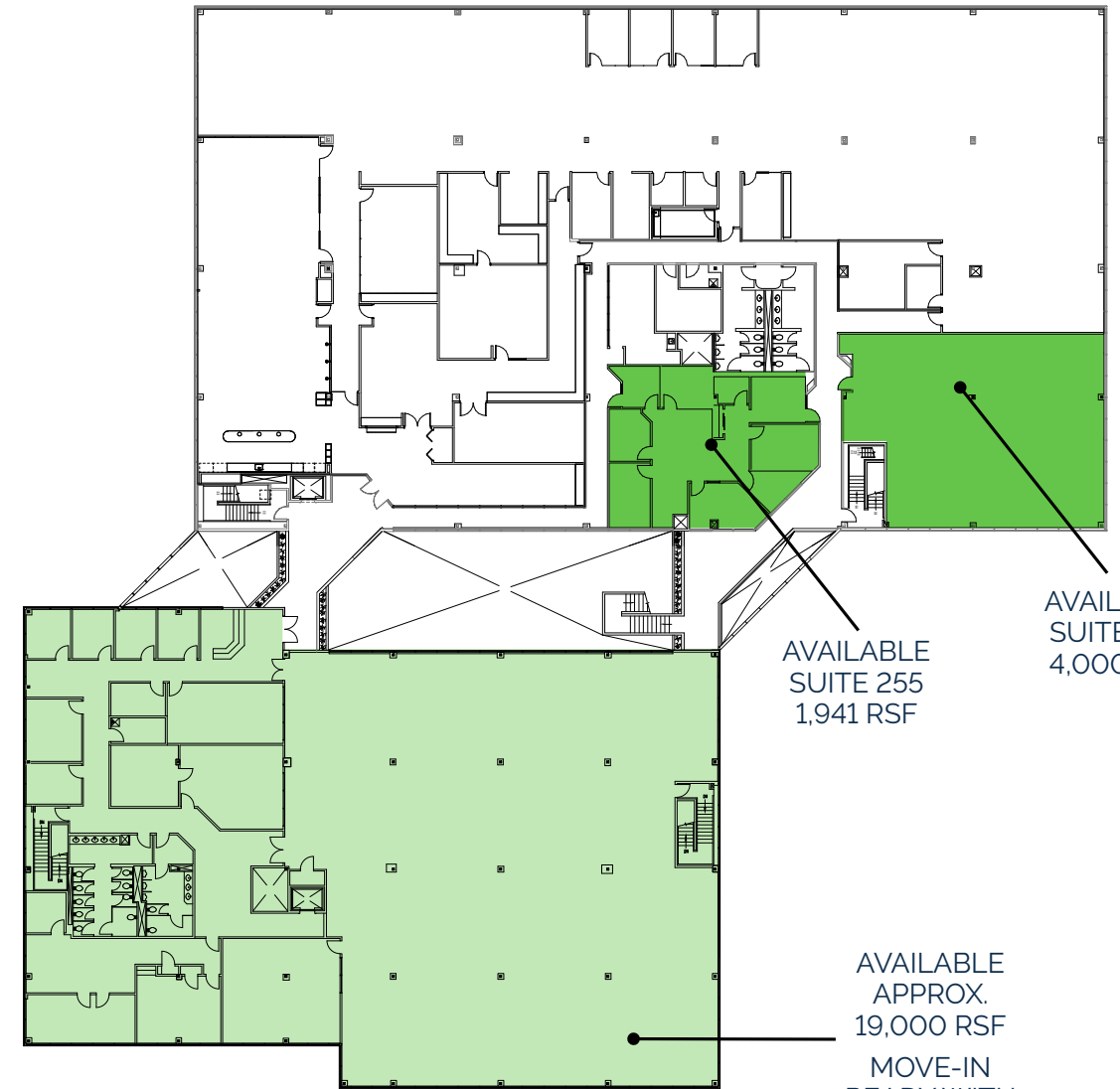


AVAILABLE 4/1/25
1,987 RSF
MOVE-IN
READY WITH
FURNITURE

AVAILABLE
SUITE 195
1,963 RSF

 EXISTING FURNITURE AVAILABLE

FLOOR 2



AVAILABLE SUITE 255
1,941 RSF

AVAILABLE SUITE 250
4,000 RSF

AVAILABLE
APPROX.
19,000 RSF
MOVE-IN
READY WITH
FURNITURE

 EXISTING FURNITURE AVAILABLE

FOUNTAIN POINTE ||

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