



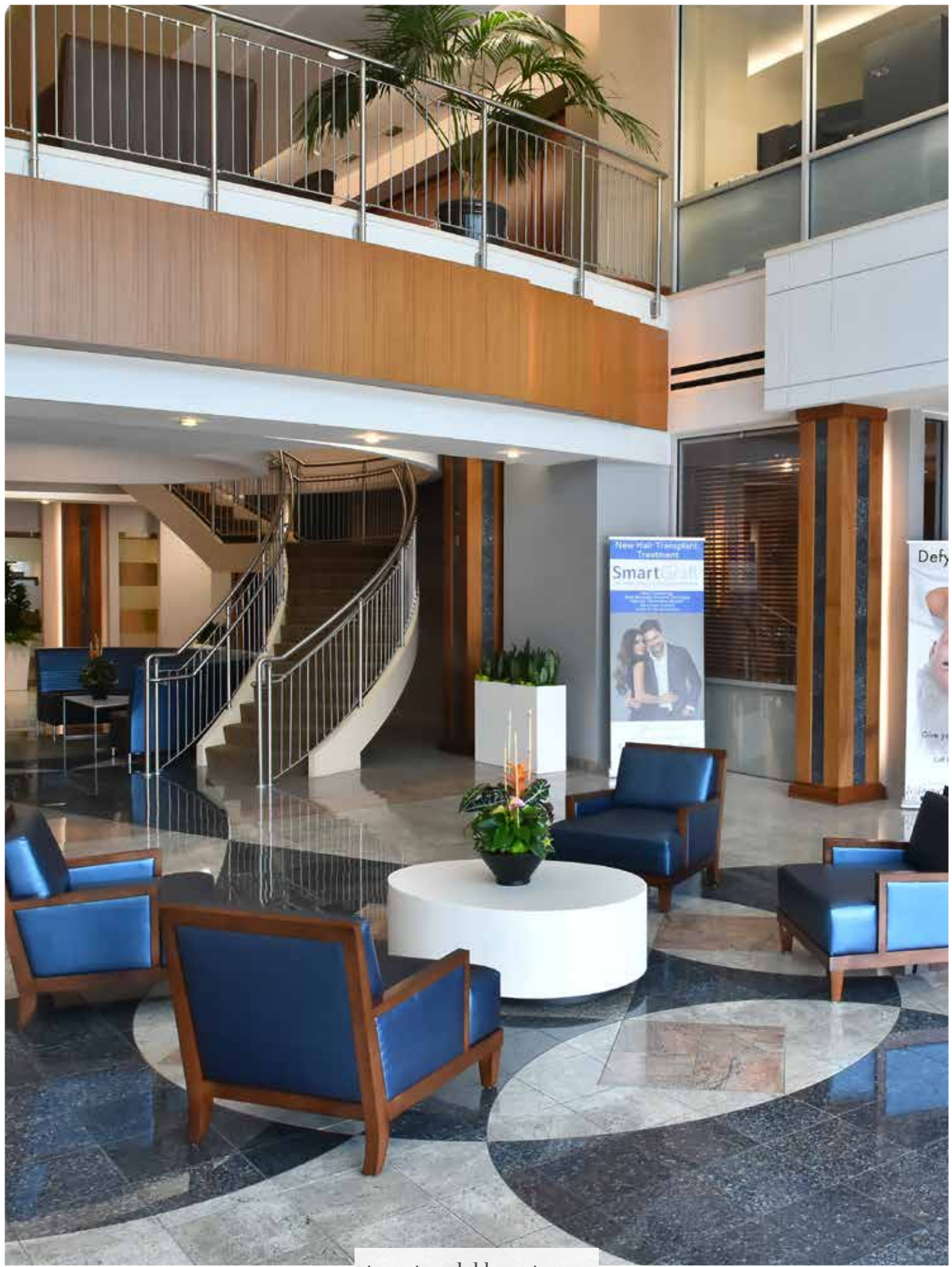
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425 Walnut Street | Suite 1200
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class a office for lease
**ROOKWOOD
TOWER**

3805 Edwards Road, Cincinnati, Ohio 45209



two-story lobby entrance

property features



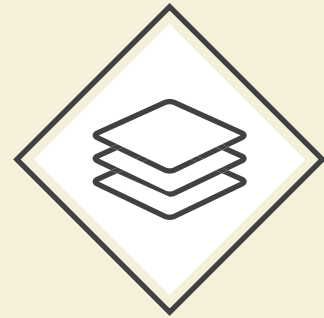
Remarkable Glass and Masonry Exterior Design

This 7-floor Class A office tower is visible from I-71. The site is well landscaped and street level building signage eases way-finding.



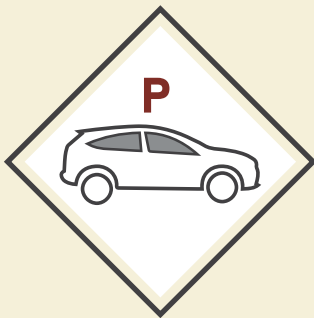
Upscale Two-Story Lobby Entrance

Make an outstanding first impression when clients and recruits step into the beautiful, naturally lit two-story lobby, finished with marble and wood accents.



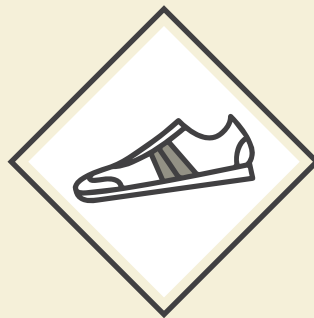
Nine-Foot Ceilings and Panoramic Views

Space configurations are flexible while natural lighting and views of the neighborhood contribute to an appealing and comfortable work environment.



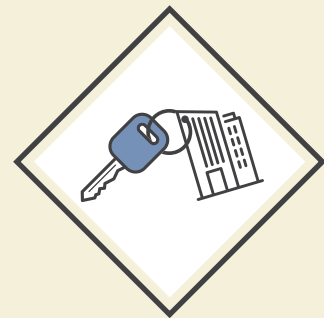
On-Site Garage and Surface Parking

Abundant employee and visitor parking (4:1,000 SF) with multiple access points for improved accessibility.



Walkable Urban Location

Enjoy the endless number of amenities offered by the building's Rookwood location; dining, shopping, fitness and banking all within a few minutes' walk.



Local Ownership and On-Site Management

A capable team of management professionals keep Rookwood Tower impeccably maintained, ensuring your peace of mind.

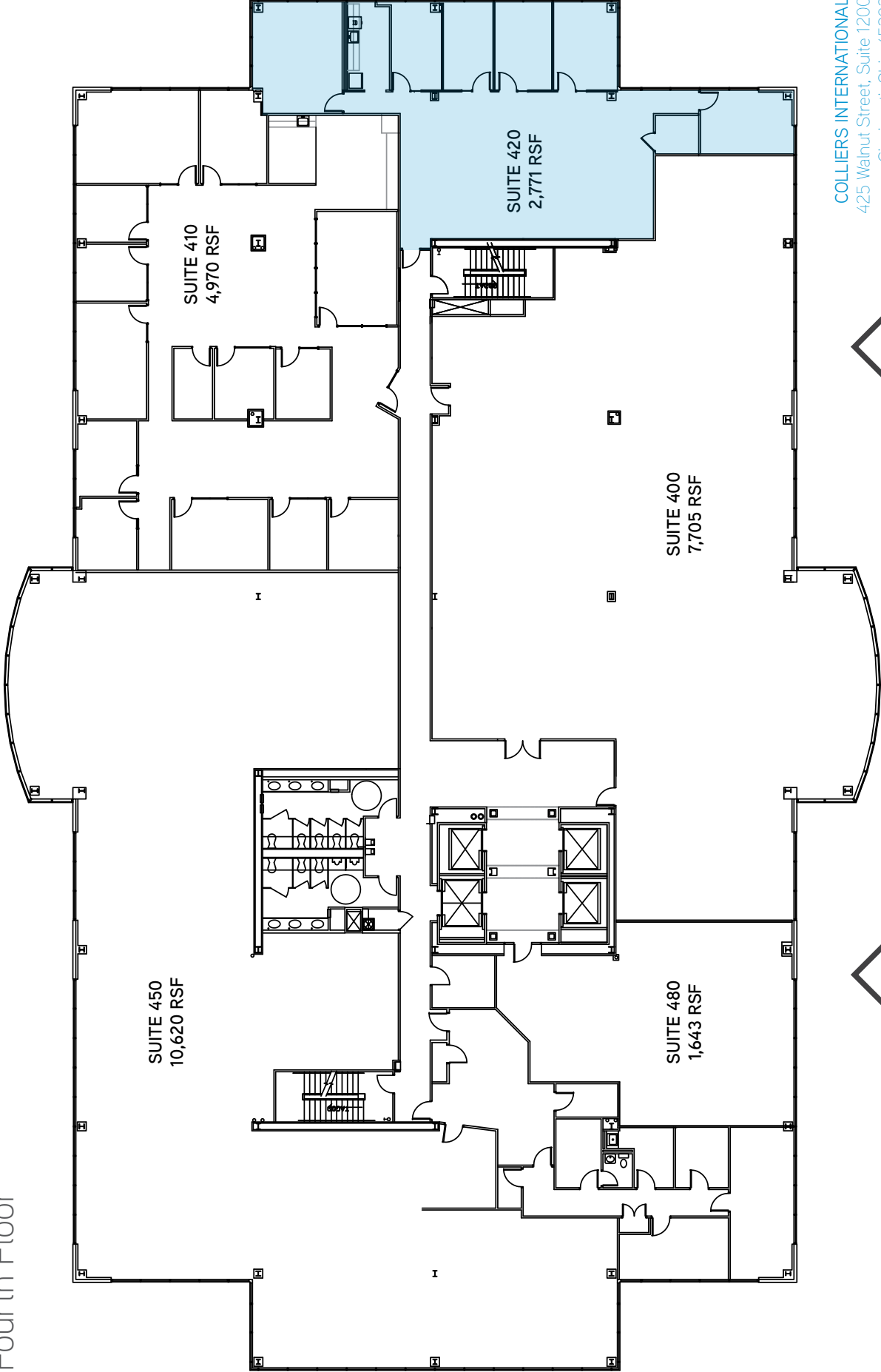


Suites range up to
2,771 SF



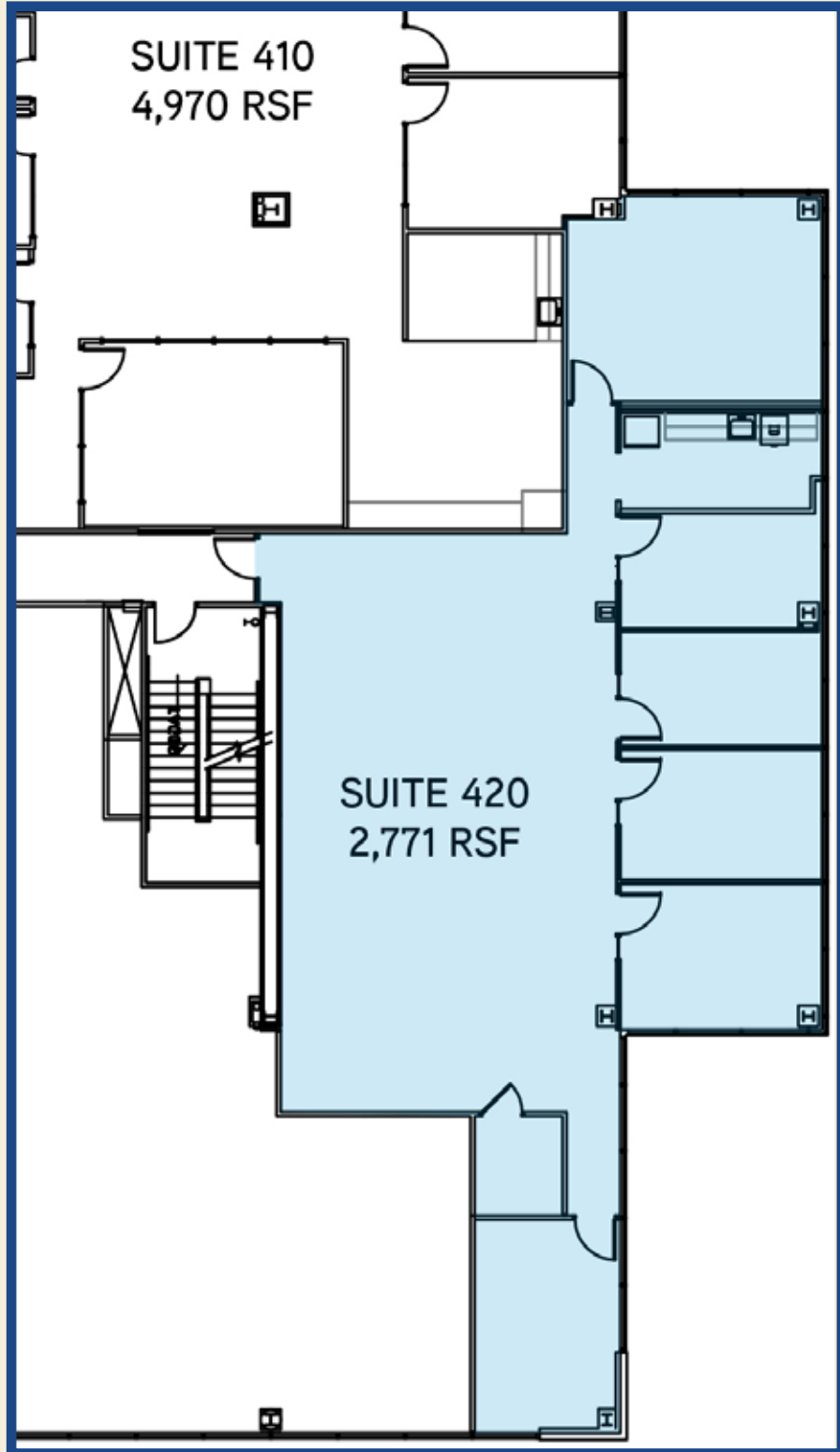
ROOKWOOD TOWER

Fourth Floor



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nearby amenities

Rookwood Tower is perfectly situated among three regional shopping venues:
Rookwood Commons, Rookwood Exchange, and Rookwood Pavilion.

In addition, the building offers rapid access to I-71 and is just minutes away
from Hyde Park, Oakley, and Mt. Lookout.

Rookwood Commons

Whole Foods
J Alexander's
The Pub
Buca di Beppo
REI
Banana Republic
J. Crew
Pier 1 Imports
DSW
Ulta Beauty
Bed Bath & Beyond
Five Guys
Qdoba Mexican Grill
PF Chang's
Old Navy

Rookwood Pavilion

Boston Market
Buffalo Wild Wings
Nike
Nordstrom Rack
Home Goods
TJ Maxx
Don Pablo's
Starbucks
Potbelly
AT&T
Rusty Bucket
GNC

Rookwood Exchange

Ambiance Nail Salon
BRAVO
Courtyard Marriot
Frenchie Fresh
Jason's Deli
One Rookwood apartments
Residence Inn
Seasons 52
Spring Store
Taste of Belgium
The Capital Grille
The Vitamin Shoppe

Hyde Park Station

Aladdin's Eatery
Currito
Kelly Services
Kidd Coffee
Penn Station
Pet People
Breakout Games

Hyde Park Center

Ambiance Nail Salon
Bonefish Grill
Walt's Hitching Post
Nothing Bundt Cakes

Other Nearby Amenities

BP Gas Station
Busken Bakery
Dunkin Donuts
LaRosa's Pizza
Popeye's Chicken
Shell Gas Station
US Bank
Valvoline



Walk Score
77
Most services & amenities
are accessible by foot.

Rookwood Commons

Rookwood Exchange

Rookwood Tower

Rookwood Pavilion

Edwards Road

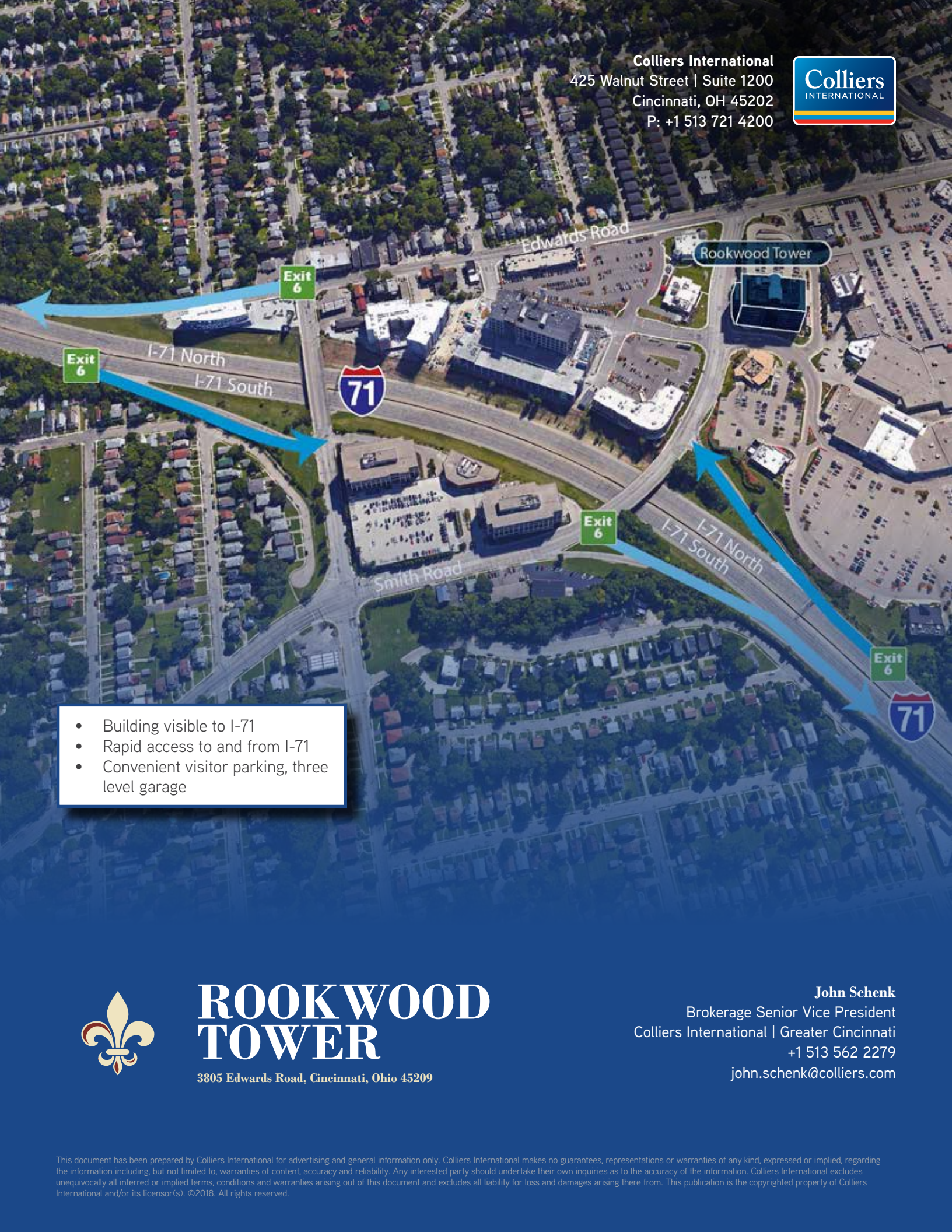
Madison Road

Madison Road

Hyde Park Center

Hyde Park Station

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- Building visible to I-71
- Rapid access to and from I-71
- Convenient visitor parking, three level garage



ROOKWOOD TOWER

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