



# OFFICES AT OAKLEY STATION



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LOVE WHERE YOU WORK.



# OFFICES AT OAKLEY STATION



## LOVE WHERE YOU WORK

Oakley Station is Cincinnati's premier live, work, play office campus.



## THE MOST ACCESSIBLE SITE IN THE CITY

Oakley Station offers an unbeatable central location with easy highway access and many neighboring amenities.



## 200,000 SF OF CLASS A OFFICE SPACE

Availability starting at 30,000 SF and up.



## PAD READY SITES

With prime building signage opportunities.



## LEED-CERTIFIED

15 year, 75% real estate tax abatement.



## ABUNDANT ON-SITE SURFACE PARKING

5 parking spaces per 1,000 SF.



## PANORAMIC NEIGHBORHOOD VIEWS

Floor-to-ceiling windows.



# WELCOME TO OAKLEY STATION.

Oakley Station is a 74-acre mixed-use development along the I-71 Corridor at the new Kennedy Connector. The project includes the development of office, retail, restaurant, and residential uses, and is heralded as Cincinnati's premier "live, work, play" campus.

Upon completion, the area will include more than:

- 380,000 Square Feet of Office Space
- 225,000 Square Feet of Retail Space
- 450 Residential Units



Businesses at Oakley Station range from major retailers such as Kroger Marketplace, Meijer, Target, and Sam's Club to lively gathering places such as Mad Tree and Crossroads. Numerous restaurants offer a wide range of cuisine, and construction is nearing completion on the Hilton Homewood Suites. For a full list of what Oakley Station has to offer, proceed to the following page.



# THE MOST ACCESSIBLE SITE IN THE CITY

At Oakley Station, accessibility is key. The completion of the new Kennedy Connector enhances the connectivity to Interstate 71 and Route 562, known locally as the Norwood Lateral. New roadways improve circulation in the mixed-use neighborhood, and promote easy come and go for employees and patrons.

The development maintains abundant day-to-day parking availability, with at least 5 spaces per 1,000 SF of leased office space. In addition, the Southwest Ohio Transit Authority operates several Cincinnati Metro bus stops throughout.

## OFFICE

- 1 Offices at Oakley Station Building A
- 2 Offices at Oakley Station Building B
- 3 Anthem
- 4 Milacron
- 5 Oakley Pointe
- 6 Crossroads Annex

## RETAIL

- 7 Sam's Club
- 8 Meijer
- 9 Target
- 10 Kroger Marketplace
- 11 Sleep Outfitters
- 12 Fresh Thyme
- 13 Dollar Tree
- 14 Petsmart

- 15 The Tile Shop
- 16 Bear Paddle
- 17 Pet Supplies Plus

## FOOD & DRINK

- 18 IHOP
- 19 Steak & Shake
- 20 Starbucks
- 21 Bar Louie
- 22 The Casual Pint
- 23 Ladles
- 24 MOD Pizza
- 25 Wild Eggs
- 26 Olive Garden
- 27 Chick-fil-a
- 28 Raising Canes
- 29 A Forkable Feast
- 30 Stone Bowl
- 31 Mad Tree

## BEAUTY AND WELLNESS

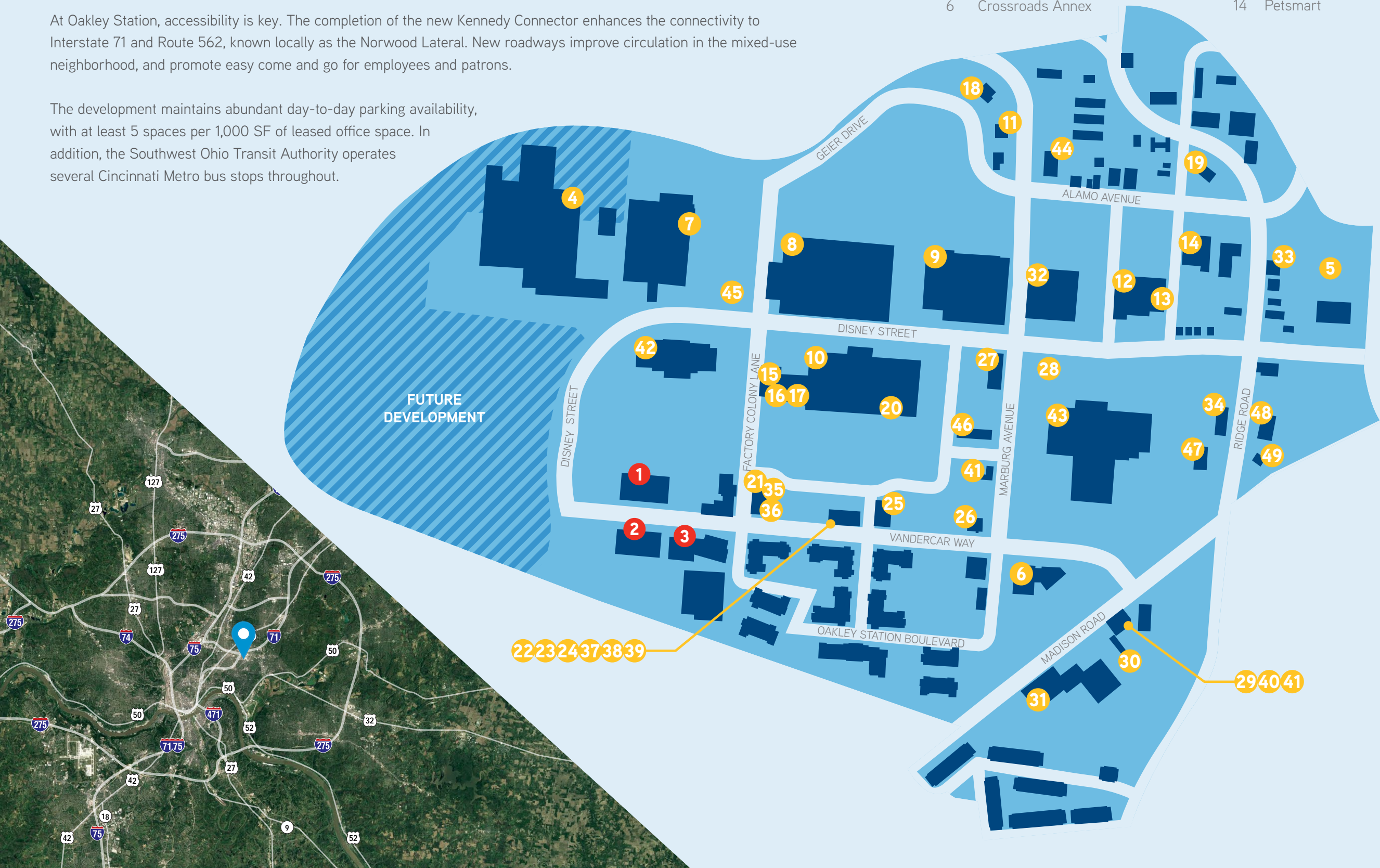
- 32 LA Fitness
- 33 Envy Tan
- 34 Mercy Health - Oakley Station
- 35 Ambiance
- 36 18|8 Fine Men's Salons
- 37 Orange Theory Fitness
- 38 Supercuts
- 39 Hand & Stone
- 40 Luxx Salon
- 41 Oakley Nails

## LIFESTYLE

- 42 Cinemark
- 43 Crossroads

## AUTO

- 44 Tire Discounters
- 45 Sam's Club Gas
- 46 Kroger Fuel
- 47 Autozone
- 48 O'Reilly Auto Parts
- 49 BP







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