

CENTRAL POINTE ON THE LATERAL

Norwood Lateral & Ross Avenue, Norwood, OH



Land Development | Investment | Redevelopment | Construction Management

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Central Pointe on the Lateral



Situated directly between I-71 and I-75 in the center of Greater Cincinnati, Central Pointe on the Lateral is a Class A office / flex development offering **highway visibility** and **signage** opportunities with exposure to over 50,000 cars per day along Norwood Lateral (562).

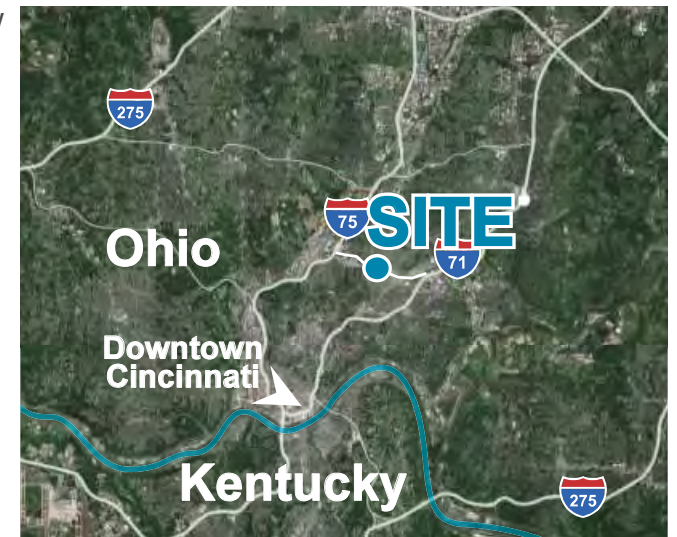
Easily accessible from two exits off of the Norwood Lateral, Central Pointe is the perfect location for office and medical users that want to be central to the Cincinnati region. The development also provides these users with **open, flexible layouts** for their space needs.

Not only is Central Pointe **centrally located** to the region, but it is also in the heart of an important redevelopment corridor and minutes away from numerous shopping, restaurants and fitness options.

In addition to the nearby **amenities**, redevelopments surrounding the site include the new Mercy Health (formerly Catholic Health Partners) headquarters, Encompass Health Hospital, The Urology Group headquarters, Paycor, American Laundry Building, Linden Pointe, and Surrey Square Shopping Center.

Mercy Health opened it's new 350,000 square foot headquarters in April 2016. The 150,000 square foot Paycor headquarters opened in 2014 and the 55,000 square foot Urology Group headquarters and medical office building, located just across the street from Central Pointe, opened in 2012.

In addition to these amenities and the premier location, the City of Norwood offers a **50 percent real estate tax abatement** for any commercial user at the site.



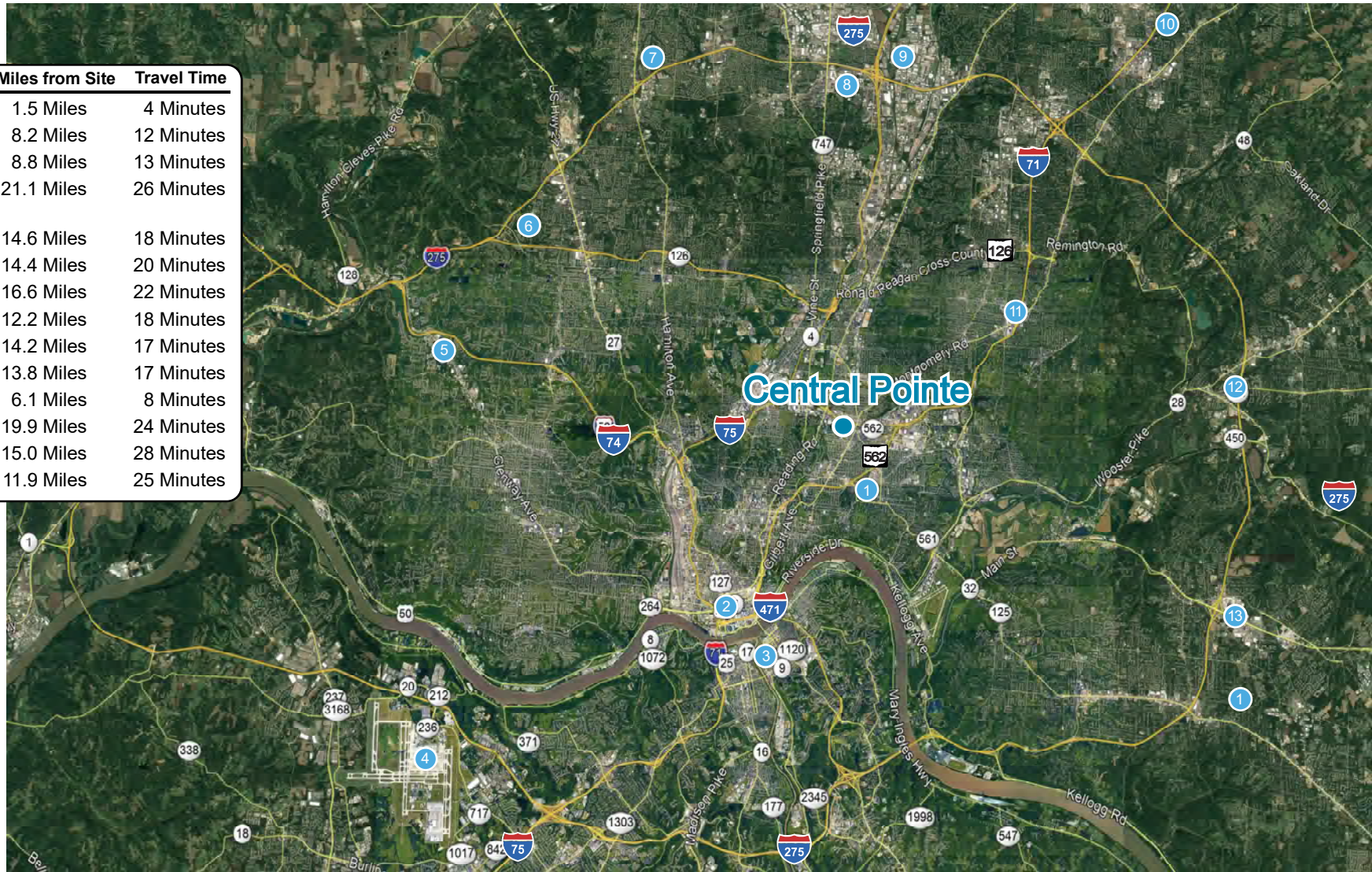
For leasing information:

Jeff Chamot
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The CENTER

Area of Town	Miles from Site	Travel Time
1 Hyde Park / Rookwood	1.5 Miles	4 Minutes
2 CBD	8.2 Miles	12 Minutes
3 Newport, KY	8.8 Miles	13 Minutes
4 Cincinnati / NKY International Airport	21.1 Miles	26 Minutes
5 Harrison Avenue	14.6 Miles	18 Minutes
6 Northgate	14.4 Miles	20 Minutes
7 Forest Park	16.6 Miles	22 Minutes
8 Tri-County	12.2 Miles	18 Minutes
9 Union Center Blvd	14.2 Miles	17 Minutes
10 Deerfield / Mason	13.8 Miles	17 Minutes
11 Kenwood	6.1 Miles	8 Minutes
12 Milford	19.9 Miles	24 Minutes
13 Eastgate	15.0 Miles	28 Minutes
1 Anderson	11.9 Miles	25 Minutes

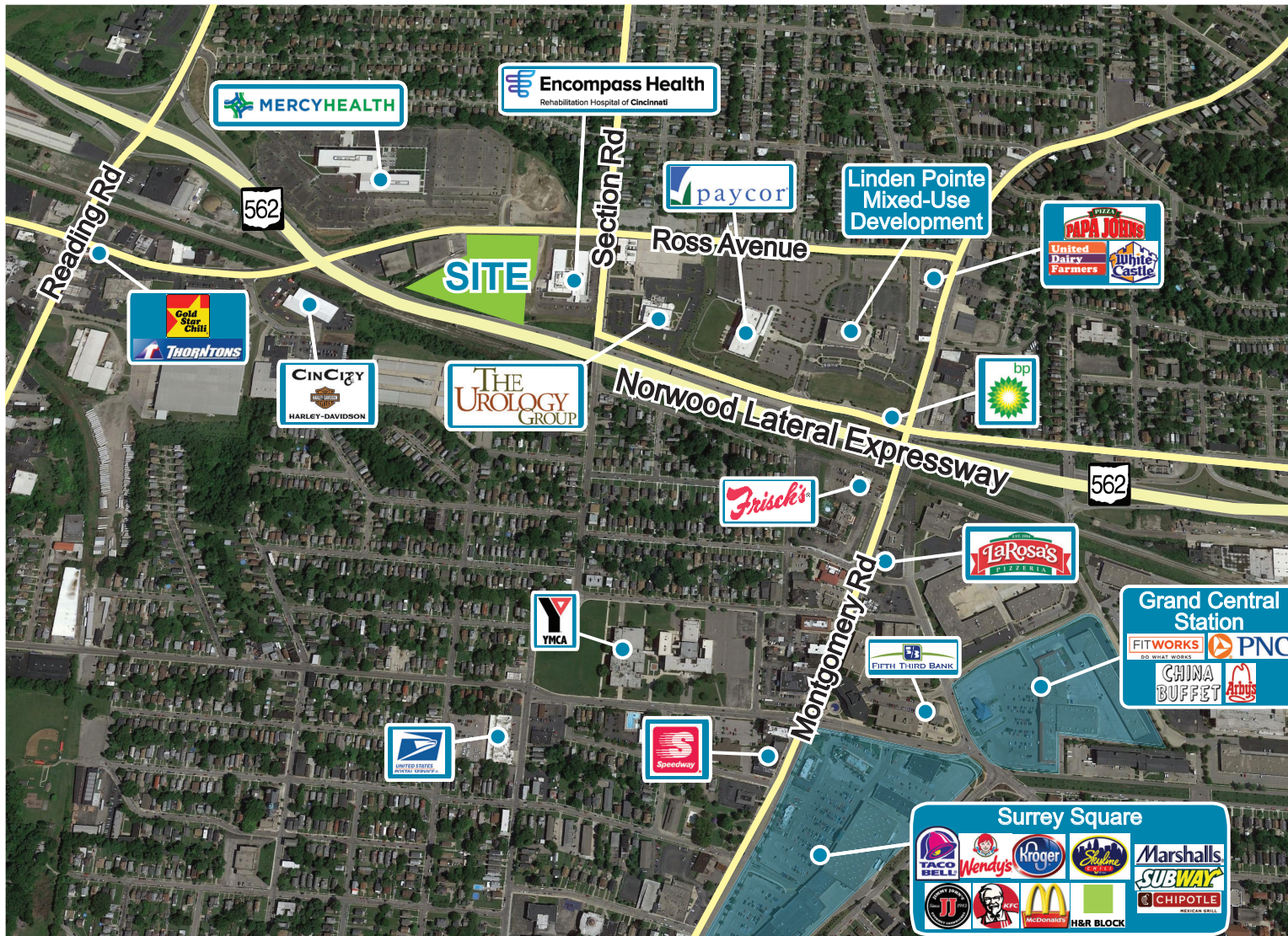


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The SURROUNDINGS



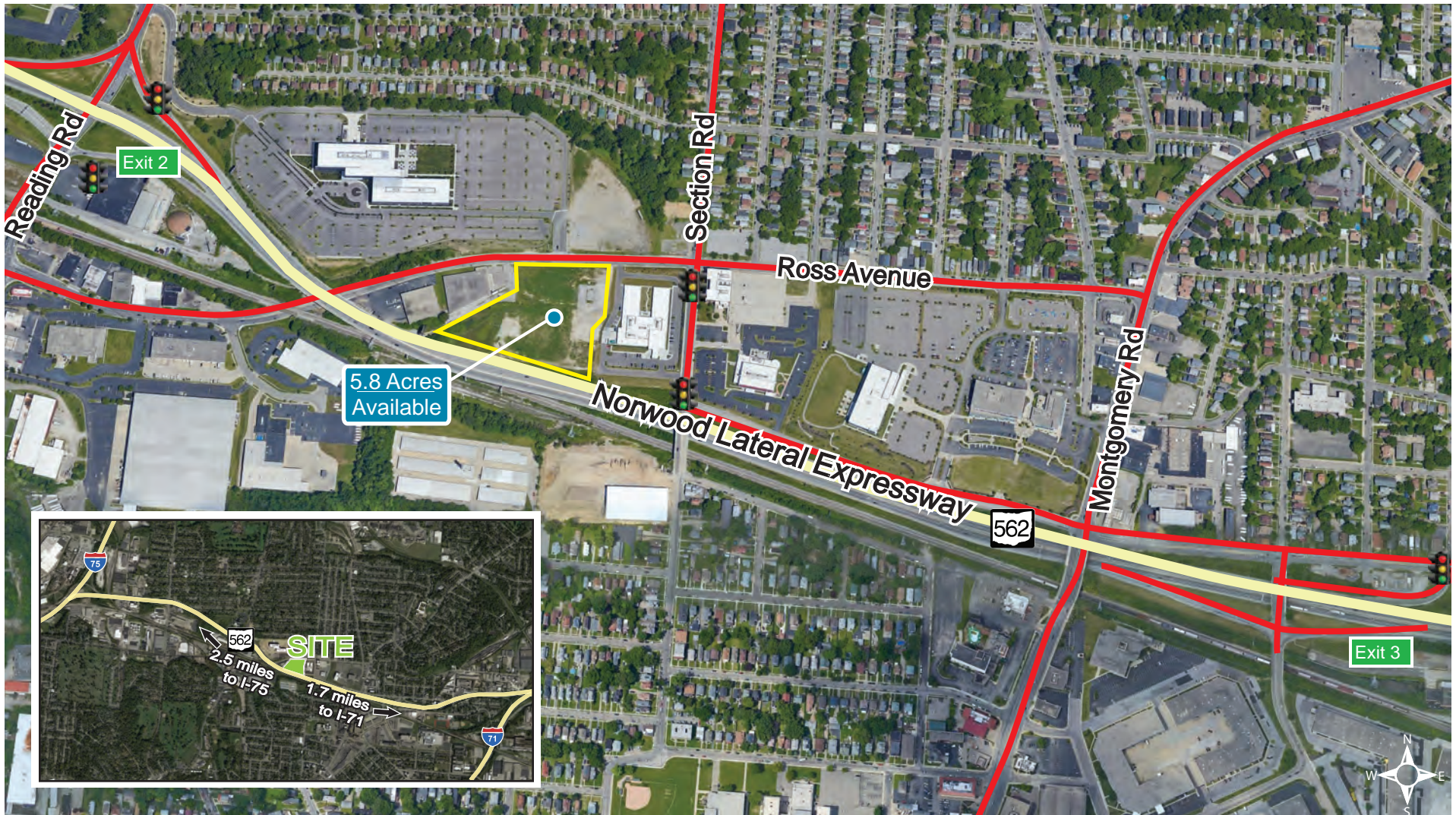
- Adjacent to Linden Point office & retail center, Urology Group medical center, American Laundry building Class A office, Paycor, and the new Mercy Health (formerly Catholic Health Partners) headquarters
- Easy access off of the Norwood Lateral from Montgomery or Reading Road exits
- 40 restaurants within 1 mile
- 7 fitness facilities located within 3 miles
- Less than 2 miles from Rookwood Commons, Rookwood Pavilion, and Rookwood Exchange; a mixed-use developments featuring over 70 restaurants and stores
- Over 30 hotels within 5 miles

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The ACCESS

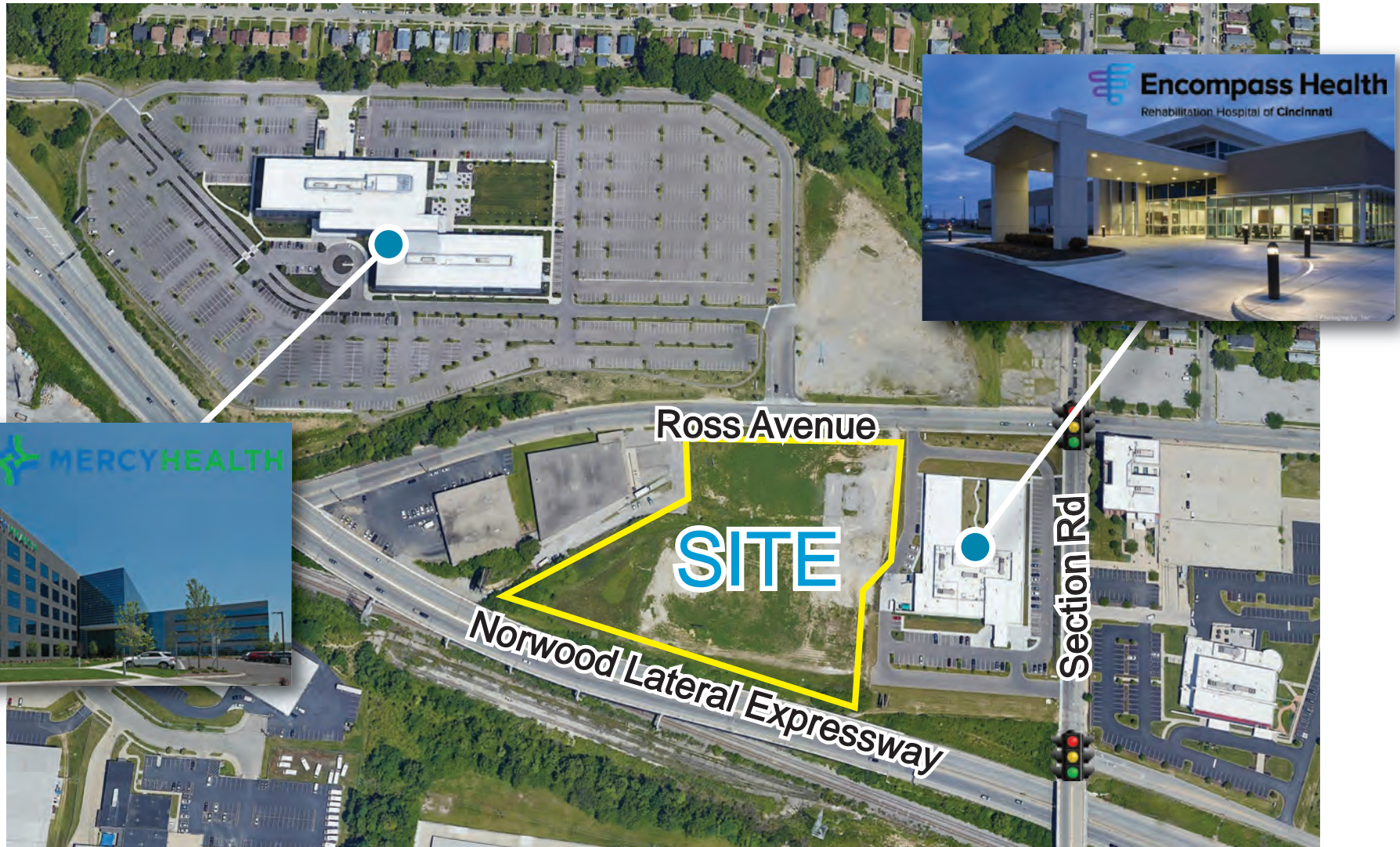


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Nearby New Development



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The SITE



- Last development site in the thriving Norwood Lateral office/medical corridor
- Pad ready site
- Tax abatement still available

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