



# WARDS CORNER

— BUSINESS CENTER —



TIPTON INTERESTS, INC.

Loveland, OH



**FOUNTAIN  
POINTE**  
50,957 RSF

**WOODSIDE  
CENTER**  
87,491 RSF Office  
10,687 RSF Data Center & Support

**LAKE  
SIDE  
CENTER**  
63,330 RSF

# Where balance meets business

Wards Corner Business Park offers a beautiful professional setting where over 212,000 square feet of thoughtfully designed office and data center space provide the perfect backdrop for focused work and balanced living. Conveniently located with immediate accessibility, this beautifully maintained campus creates the perfect environment for productivity and the attraction and attention of talent.



# Amenities that elevate your everyday

Wards Corner Business Park thoughtfully blends workplace wellness with operational excellence. Beautifully renovated lobbies welcome you into a campus featuring an on-site fitness center and pickleball court for midday renewal, a professional conference center for collaborative success, and attentive on-site management that ensures everything runs smoothly. Practical amenities including loading dock access and storage solutions handle your business needs efficiently, creating a balanced environment where both your team and your operations can thrive.



0% earnings tax



Fitness Center



Pickleball Court



Personal training



On-site property management



Conference Center



Loading dock



Ample storage available



Recent lobby renovations



Close proximity to Miamisville Trailyard, Little Miami Scenic Trail and various recreational activities



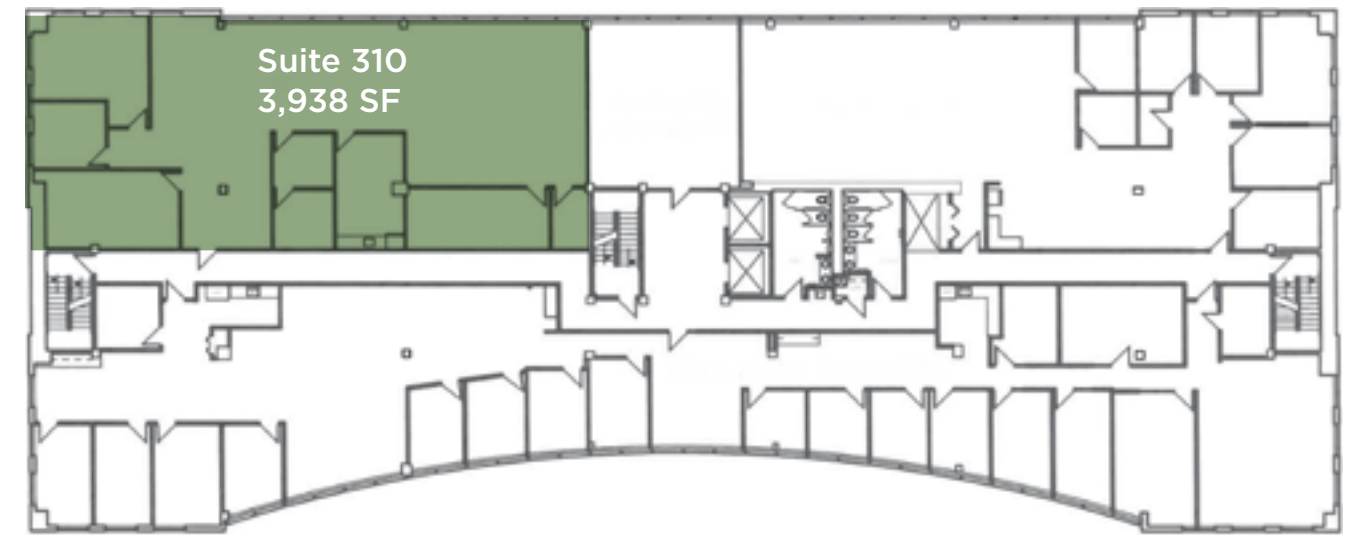
# Lakeside availabilities



FIRST FLOOR



THIRD FLOOR



# Woodside availabilities



LOWER LEVEL



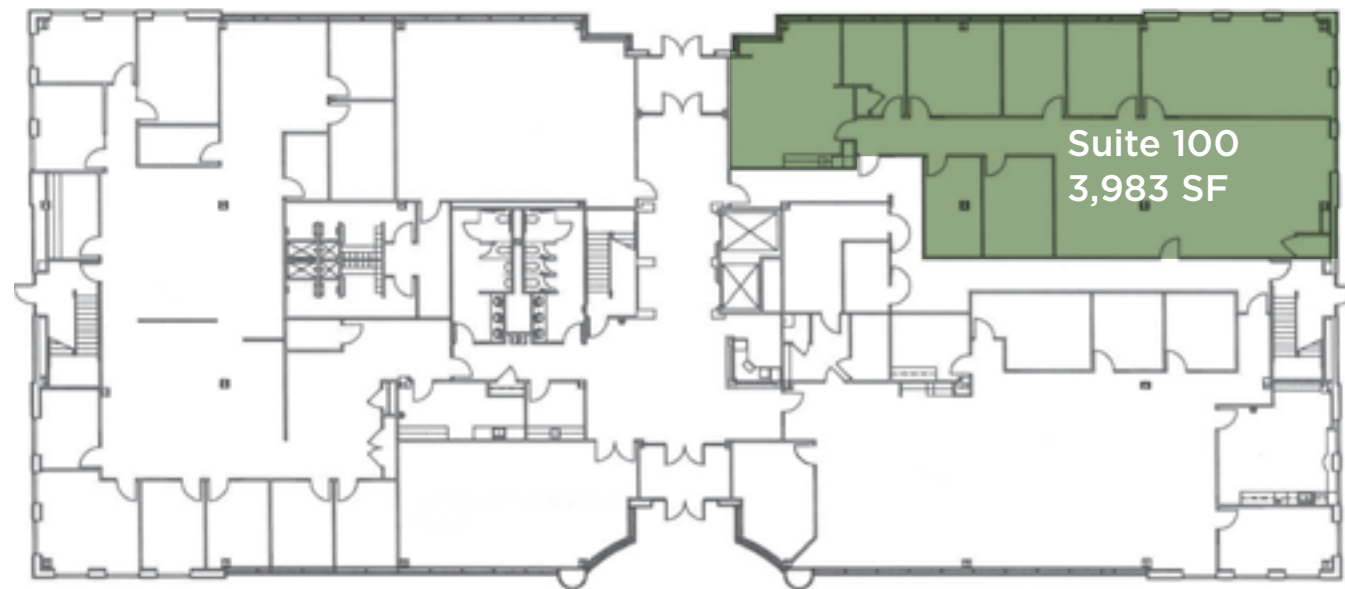
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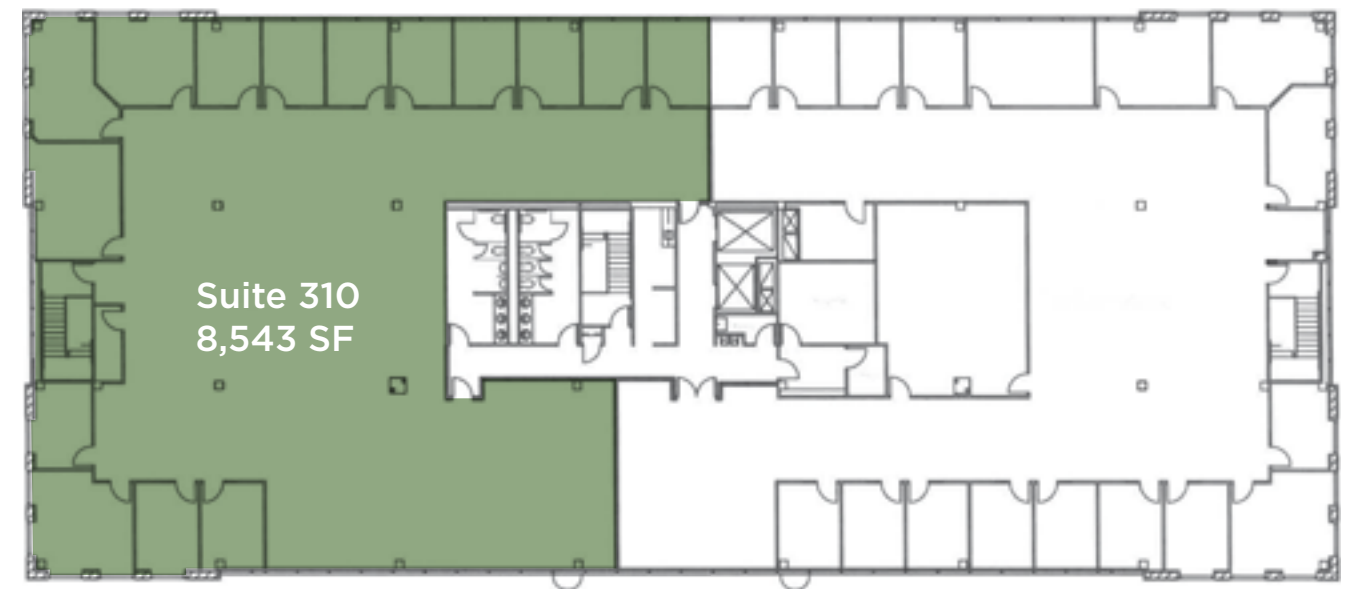
# Fountain Pointe availabilities



FIRST FLOOR

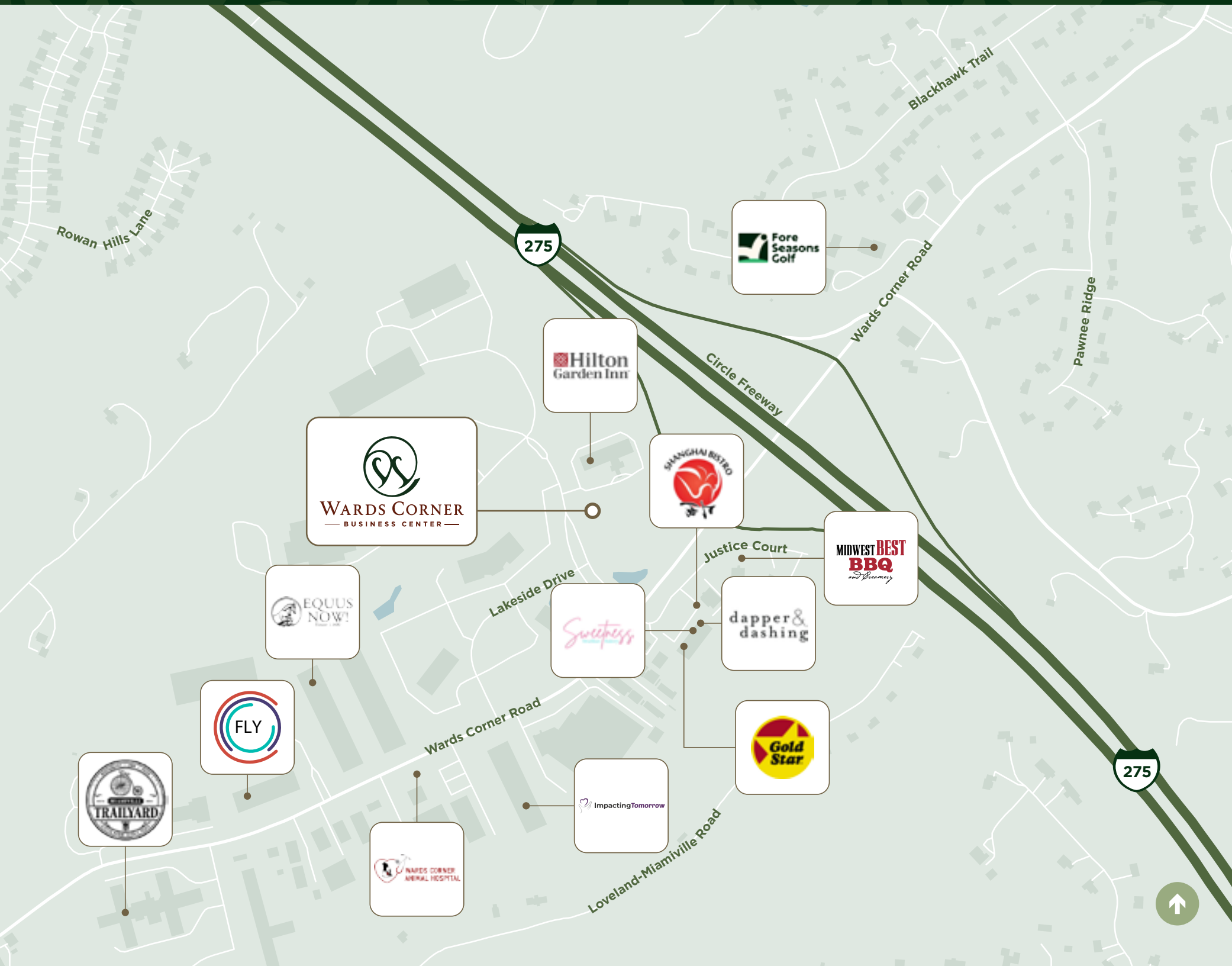


THIRD FLOOR



# A naturally inspired location

Wards Corner Business Park is perfectly positioned between Loveland and Milford, Ohio—two of Cincinnati's most vibrant neighborhood communities blending small-town charm with big-city accessibility. The park's location offers the best of both worlds: a peaceful, nature-rich setting that feels worlds away from urban congestion, yet maintains easy access to Greater Cincinnati's business centers, international airport, and major highways. Your team enjoys shorter commutes with no traffic congestion, arriving at work refreshed rather than stressed. In addition, your employees may enjoy a pay raise with no earnings tax. At Wards Corner, you're not just choosing an office—you're choosing a lifestyle that attracts and retains the talent driving your success.



# Step outside your ordinary workday

Just minutes to two of Cincinnati's most vibrant Downtowns

## THE LITTLE MIAMI SCENIC TRAIL

Winding 111 miles through southwestern Ohio as both a state and national scenic river, carving its way through dramatic gorges and forested bluffs that reveal the region's ancient geological beauty. This cherished waterway draws outdoor enthusiasts year-round with world-class recreational opportunities—over 80 fish species thrive in its waters, including prized smallmouth bass, rock bass, and channel catfish that make every cast an adventure. The river's gentle, meandering current creates ideal Class I paddling conditions perfect for peaceful kayaking excursions or leisurely canoe trips suitable for all skill levels. Natural wonders abound along its course, from the breathtaking rock formations at Clifton Gorge State Nature Preserve to the expansive Little Miami State Park, where miles of paved multi-use trails invite hiking, biking, and wildlife discovery. Whether you seek the thrill of reeling in your next catch or simply crave a quiet afternoon drifting beneath the canopy, the Little Miami River offers an accessible escape into nature's rhythm.

## MIAMISVILLE TRAILYARD

Where the Little Miami Scenic Trail meets exceptional food and genuine hospitality. This beloved trailside destination welcomes cyclists, hikers, and trail watchers alike with expansive dog-friendly outdoor seating, a diverse menu featuring gourmet burgers, fresh salads, creative appetizers, and vegetarian options, and a relaxed atmosphere that invites you to linger. Open daily for lunch and dinner, it's equally perfect for a quick refuel or an unhurried meal with colleagues and friends. Thoughtful touches elevate the experience—wide sidewalks safely accommodate bikes and pedestrians, a second-floor event loft offers stunning trail views for gatherings, and a hand-painted vintage mural honors Miamiville's local heritage. Whether you're finishing a long ride or simply watching the world roll by, Trailyard delivers the kind of easygoing comfort that turns a trail stop into a destination.



## OLD MILLFORD

- Little Miami Brewing Company
- Cincinnati Distillery
- 20 Brix
- The Governor
- Nation Kitchen and Bar
- Padrino
- Flamingo Drive
- Mainstreet Social
- Forager Coffee and Tea
- Rin Tea House
- Harvest Market

## DOWNTOWN LOVELAND

- Bishop's Quarter
- Tano Bistro
- Paxton's Grill
- Ramsey's Trailside
- E + O Kitchen
- Graeter's Ice Cream
- Bent On
- Hometown Cafe
- Hops & Berry Taproom
- Mile 42 Coffee
- Rodi Italian
- Teak Sushi and Thai



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