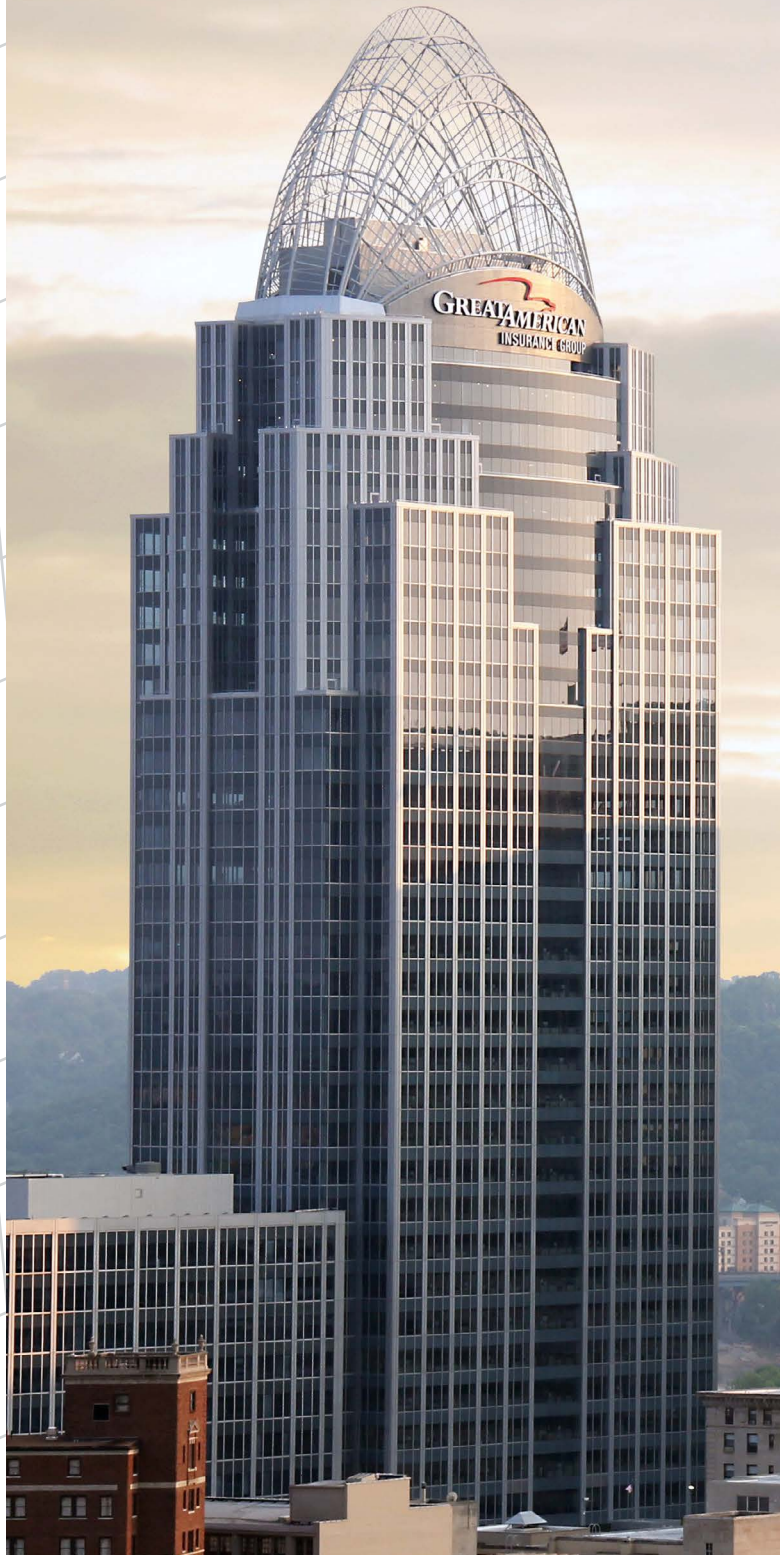




QUEEN CITY SQUARE

*Space for Lease at Cincinnati's
Most Prestigious Office Center*



THERE IS A PLACE

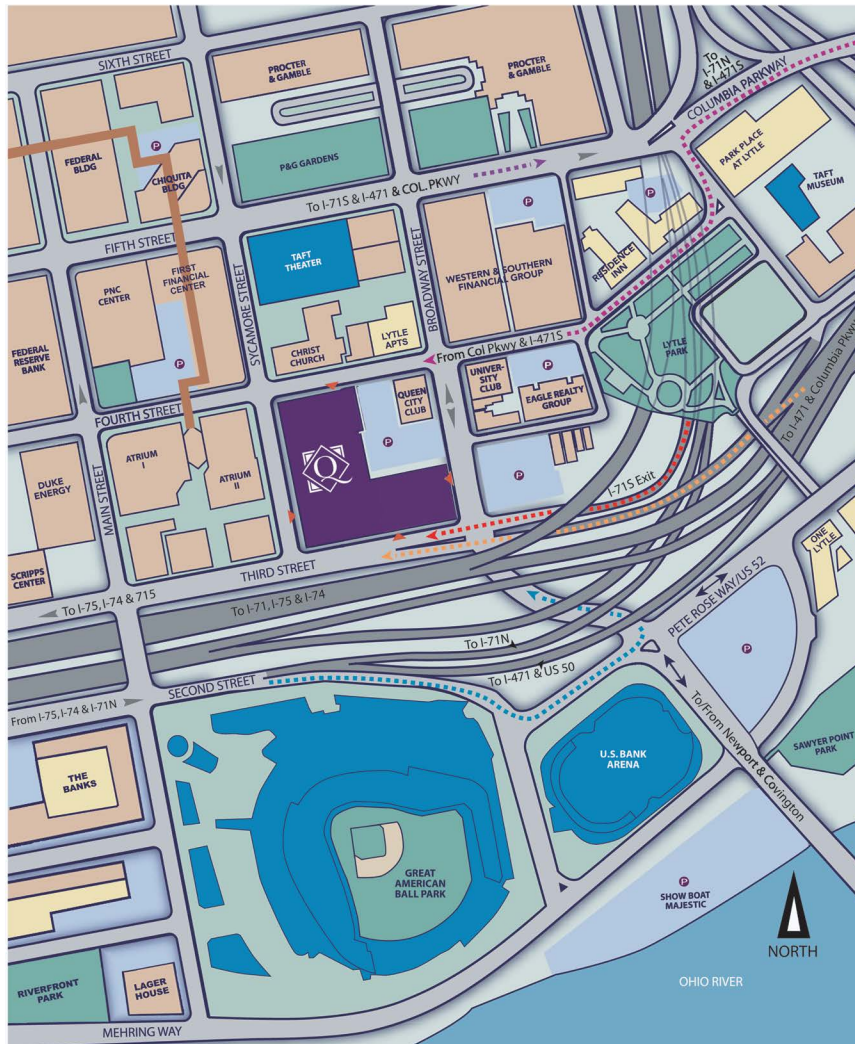
With its world-class design, environmental sensitivity, modern technologies and systems, and outstanding views, Queen City Square has transformed the definition of a Class A office building.

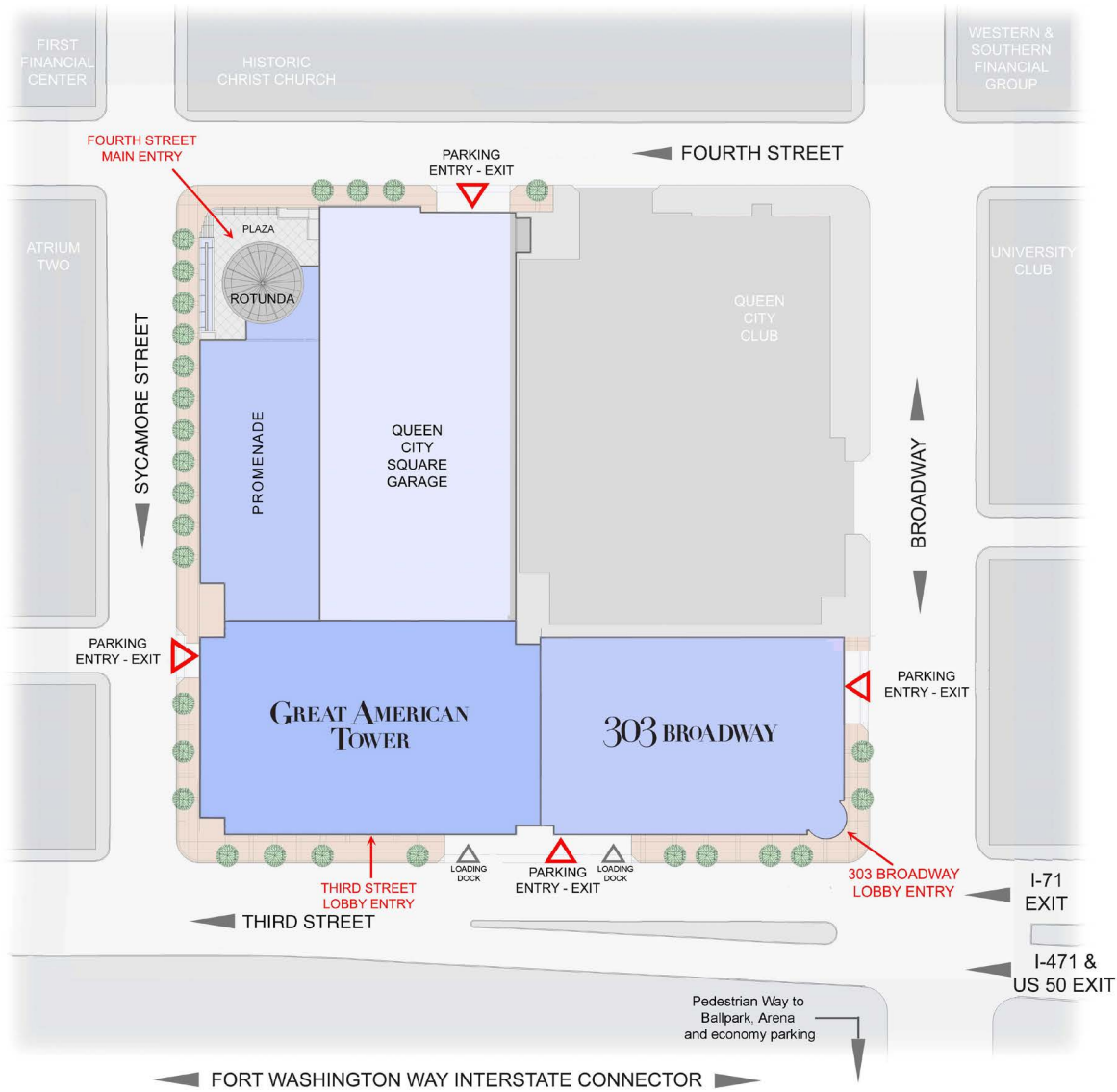
Topped by its signature tiara, Queen City Square offers a unique stellar design that is widely recognized throughout the world.



THE ART OF LOCATION

Queen City Square is a state-of-the-art office center located in the heart of downtown Cincinnati's business district. Surrounded primarily by Cincinnati landmarks, its location virtually assures unobstructed views far into the future. Few, if any, downtown buildings provide such spectacular views in all directions – even from lower levels.



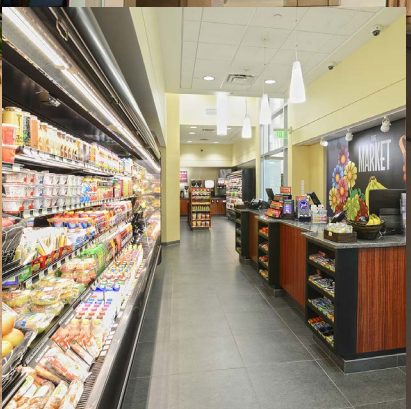
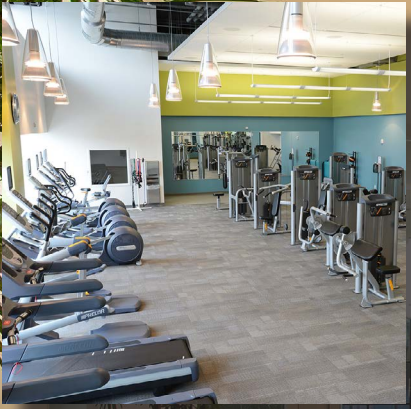


EXCEPTIONAL PARKING

Over 2,250 spaces are provided in the 11-level Queen City Square Garage. The garage is located below the office buildings and extends north to Fourth Street. A total of 9 elevators in three separate elevator banks serve the parking garage.

The garage features an entrance and exit on all four streets bordering the Queen City Square block and serve three different levels of the garage (due to the slope of the site). This design provides for optimum convenience and minimizes backups when entering or exiting.

In addition to the on-site garage, numerous parking options exist in close proximity to the building.



AMENITIES TO INSPIRE YOUR BEST WORK

Queen City Square features a world-class promenade with complimentary Wi-Fi-equipped lobbies, lounge areas, a fountain with a variety of water scenarios, and elegant materials.

Additional Property Amenities Include:

- High-quality fitness center for building tenants*
- Additional locker rooms and showers for bicyclists & mid-day runners*
- 24-hour on-site security*
- Car wash services*
- Secured bicycle parking*
- ATM*
- Overnight delivery drop boxes and more*

Dining Amenities at Various Price Points:

- Kidd Coffee** - Socialize with old and new friends in a relaxed atmosphere while enjoying high quality coffees
- Wild Eggs** - Specializes in innovative dishes that offer a fresh approach to traditional breakfast, brunch, and lunch
- Bake's Place *Now Open!*** - New fast-casual restaurant serving breakfast and lunch

Banking and Misc:

- KeyBank Retail Branch**
- The Market at Queen City Square**
- Roosters Men's Grooming Center**

Every amenity is designed for employee convenience and workplace productivity.

WORKING BETTER

Environmentally sensitive “green” design and LEED certification provide a wide range of advantages to building occupants as well as to the general community. Queen City Square is proud to lead downtown Cincinnati on this important and highly beneficial trend in building design and construction.

Environmental Responsibility Increases Employee Health, Happiness, and Productivity

Healthier indoor air quality is obtained through MERV 13 filtration

Low volatile-organic-compound emitting building materials reduce occupant exposure to airborne toxins

The building’s energy management system constantly regulates fresh air provisions

High ceilings and floor-to-ceiling windows maximize daylight and occupant satisfaction, while providing outstanding views in all directions

Reduced air contamination from maintenance chemical fumes is achieved via negative pressurization, exhaust ducts, and physical separation

Walk-off mats are used to reduce building contamination at occupant entrances

Janitorial staff are trained in utilizing green housekeeping products and techniques to create a more healthy workplace



CINCINNATI'S FINEST VENUES ARE YOUR NEIGHBORS

For business or pleasure, you couldn't be better situated.

Numerous retail stores, restaurants, private clubs, shops, hotels and parks are located within close proximity to the building. The Queen City Club, University Club and the award-winning Residence Inn Cincinnati Downtown/The Phelps and Lytle Park Hotel/Autograph Collection all call Queen City Square neighbors!



BUILDING SPECIFICATIONS & AVAILABILITY

Building Size

1,033,000 rentable square foot complex
Tallest Building in Cincinnati - 41 Stories
20,000 - 26,000 RSF floor plates

LEED Status

Certified LEED Gold (CS)
Downtown's first "green" office tower

Office Interiors

9'6" finished ceiling heights
Column-free interiors
Floor-to-ceiling windows

Availability

Spaces located on the high-rise floors
feature spectacular 360° views

Twenty Nine Floor	4,776 RSF	\$TBD/SF Net
Thirty Fourth Floor	5,400 RSF	\$TBD/SF Net

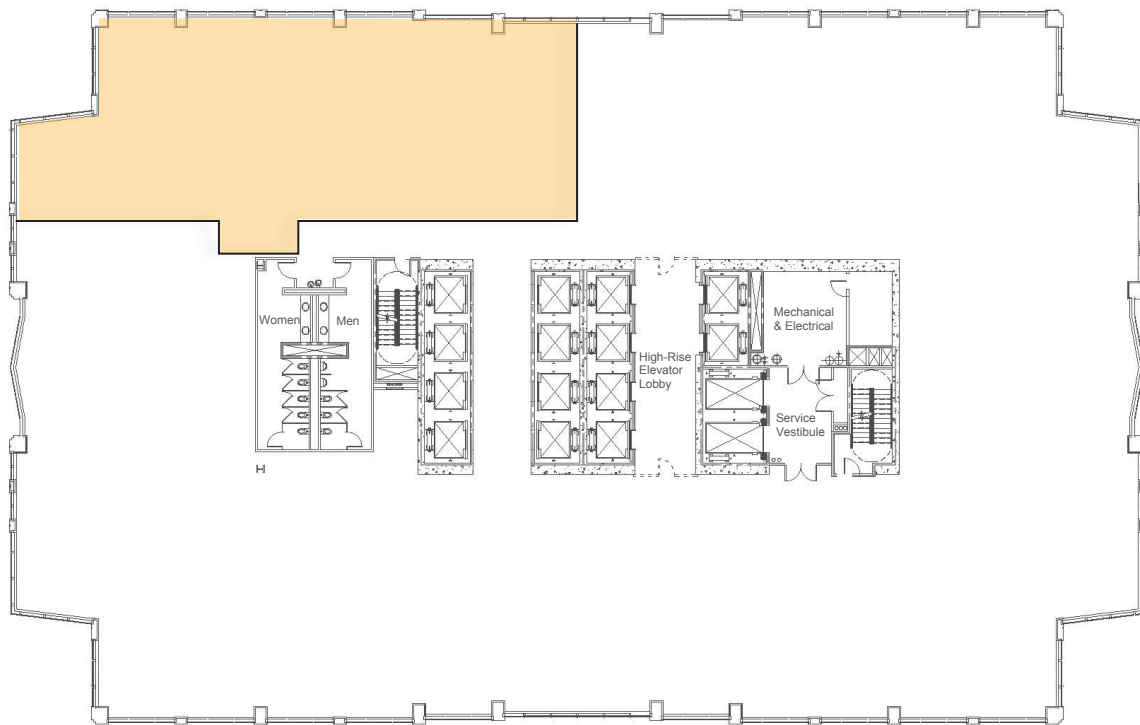


GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

TWENTY NINTH FLOOR

4,776 RSF Available

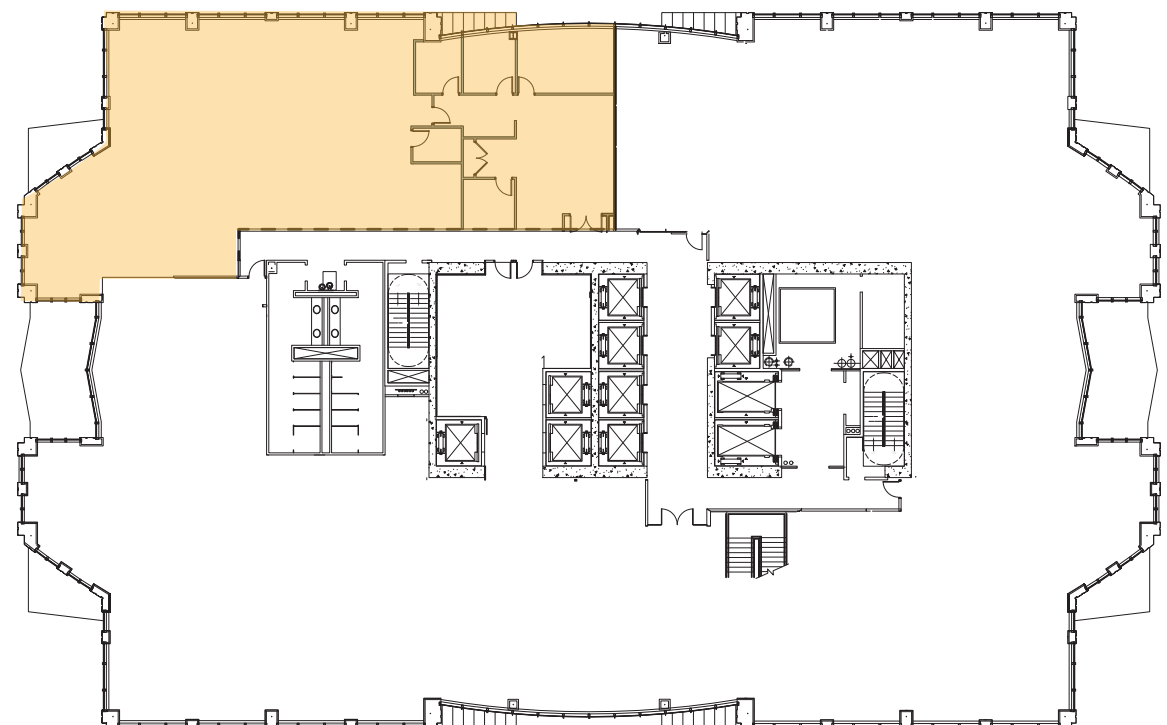


GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

THIRTY FOURTH FLOOR

5,400 RSF Available







QUEEN CITY SQUARE

www.queencitysquare.com

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