

BUILDING FEATURES

- Class A+ office building constructed in 2006
- Phase 1 of the 1 million s.f. Queen City Square development
- Highly-efficient 23,700 s.f. floorplates, virtually column-free
- 9'6" finished ceiling height and full-height floor-to-ceiling windows
- Unsurpassed parking ratio plus lower-cost nearby parking options
- Generous amenities for building tenants
- Numerous interconnections with other portions of the Queen City Square project
- Spectacular views of the Ohio River, Great American Ballpark and the Cincinnati Skyline
- Attractive marble and cherry wood lobby

SPACE AVAILABILITY

- 5,485 s.f. in the northeast corner of Floor 16



QUEEN CITY SQUARE — CINCINNATI'S PREMIER BUSINESS CENTER

303 BROADWAY
.....
at QUEEN CITY SQUARE

FOR MORE INFORMATION

(513) 361-7111

www.QueenCitySquare.com

BUILDING SPECIFICATIONS

- **Location**
303 Broadway, northwest corner of Third Street and Broadway
- **Developer & Manager**
Eagle Realty Group (member of Western & Southern Financial Group, a Fortune 500 company)
- **Architect**
Hellmuth, Obata + Kassabaum (HOK); building designed by company founder Mr. Gyo Obata
- **Building Size**
17 stories; 8 floors of office space
188,500 +/- RSF; 23,709 RSF Floorplates
- **Parking Garage**
The unified Queen City Square garage of 2,200 spaces serves both 303 Broadway and Great American Tower

Ratios: 2.2/1,000 RSF (1/455 RSF)
- **Elevators**
4 High-Speed passenger elevators; 1 Freight elevator
- **Building Facade**
Metal and glass curtain wall, uniform on both the office and garage portions
- **Office Interiors**
9'6" finished ceiling heights and column-free interiors
- **Windows**
Floor-to-ceiling windows; high performance, low-e insulated glass with 5-foot mullion spacing
- **HVAC**
Variable air volume system with mixing boxes and on-floor air handlers; two 255-ton rooftop rotary-screw chillers and cooling tower controlled by a modern energy management system
- **Electricity**
Separately metered service provided on each floor
- **Storage**
Generous amounts of storage space are available for lease by office tenants
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