

GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

Fact Sheet

Location

Main Entrance – Fourth & Sycamore Streets

Office Tower – Third & Sycamore Streets

Address

301 East Fourth Street, Cincinnati, Ohio 45202

Developer and Property Manager

Eagle Realty Group, a member of Western & Southern Financial Group
(a Fortune 500 company)

Architect

Hellmuth, Obata + Kassabaum (HOK)

(Principal Designer: Mr. Gyo Obata, founding partner of HOK)

Construction Manager

Turner Construction Company

Financing Partners

Western & Southern Financial Group

Port of Greater Cincinnati Development Authority

City of Cincinnati

Phase

Great American Tower is the second phase of the Queen City Square master development. The building and garage combine with the first phase building, 303 Broadway at Queen City Square, completed in 2006.

Schedule

Construction commenced in July 2008.

Completion and opening is scheduled for First Quarter 2011.

Key Attributes

Tallest and largest office building in downtown Cincinnati.

“Greenest” downtown office tower – first to seek LEED rating.

Newest downtown office building – 18 to 30 years newer than other primary buildings.

Number of Floors

41

Building Height

665 feet above Third Street

Total Office Space

800,000+ rentable square feet

Typical Floor Size

26,000+/- rentable square feet

Parking

Over 2,200 spaces are provided in the 11-level Queen City Square Garage that serves both Great American Tower and 303 Broadway. 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 entrances and exits on all four streets bordering the Queen City Square block, and these entrances directly serve three different levels of the garage (due to the slope of the site). This design provides for optimum convenience for parkers and minimizes backups when entering or exiting.

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

Amenities/Retail

Anticipated on-site retail offerings include multiple dining options at various price points, upscale coffee, sundry store and a bank. Anticipated amenities include spacious promenade with seating areas, in-building fitness center, additional locker room and showers for bicyclists and mid-day runners, 24-hour staffed lobby desk, drycleaning dropoff/pickup, car wash service, shoe shine, multiple ATMs, overnight delivery drop boxes and more. Numerous retail stores, restaurants, private clubs, shops, hotels and parks are located within close proximity to the building.

Exterior Finishes

The signature tiara rests atop Cincinnati's newest architectural masterpiece. Stepping down from the tiara, multiple setbacks and reentrant corners provide a distinctive, highly attractive façade, while yielding more corner office and window areas than with a standard design. The shimmering silver-color metal finish gently contrasts with the light-blue glass tint. The granite base of the building anchors the building architecturally to the tree-lined streets of Cincinnati.

Rotunda, Promenade & Lobbies

A grand rotunda produces a prestigious presence at the building's Fourth Street entrance. Its high glass walls and unique indoor-outdoor ambiance creates an inviting transitional space into the equally impressive promenade.

The world-class promenade features a central fountain, rich woods, sparkling white marble, inspiring artwork, and plentiful natural light from the west-facing floor-to-ceiling windows. The promenade connects to the office building lobby and also to Third Street via escalators and the Third Street lobby.

The office building lobby features luxurious green marble, a dynamic ceiling feature and a welcoming lobby desk, and provides access to the three banks of office tower elevators.

Office Elevators

19 high-speed richly appointed elevators provide vertical transportation in the office building. An advanced “destination dispatch” system plus “smart” elevator technology minimize elevator travel times for occupants and visitors.

Service Elevators

Two freight elevators with 6,000 pound capacity service all retail and office floors.

Access Control

The main lobby desk is staffed 24 hours per day to greet and view all persons entering the lobby. With office elevators strategically segregated from the garage elevators, escalators and common areas, all users must pass the staffed main lobby desk, discouraging unwanted visitors from entering the office tower. After normal building hours, an access control system regulates entry to the building and use of the elevators. Full floor tenants have the option to have the elevators programmed to require access cards at all or certain hours.

Office Level Views

Outstanding views, unobstructed in all four directions. Such views are anticipated to remain unobstructed long into the future due to the specific uses of nearby properties.

Restrooms

The elegant office floor restrooms are accessed from alcoves to provide desired separation from the office space. Stylish lighting, shelves and wall niches, plus high quality finishes and fixtures, create an exemplary restroom environment.

Ceiling Height

Office floors feature extra-high 9'-6" clear height from floor to finished ceiling.

Space Efficiency

Architects have found that the building's highly efficient floorplates can accommodate more occupants per square foot than most other downtown office buildings.

Planning Module

5 foot x 5 foot planning module

Core-to-Glass Distance

Typical building core to window glass distance is 46.5 feet.

Column Spacing

Perimeter column spacing is 30 feet. Typical office space areas are uninterrupted by freestanding columns.

Windows

Floor-to-ceiling windows with a 5-foot mullion spacing. The windows feature high performance, low-e, insulated glass with a light tint.

Stairways

Two stairways service all office floors, one near each end of the core.

Tower Structure

The building foundations consist of a mat footing with auger cast concrete piles and reinforced concrete perimeter foundation walls. The superstructure is comprised of fireproofed structural steel with reinforced concrete interior core and shear walls, and concrete-on-metal-deck composite floors.

Live Load

Structural live load capacity is 50 pounds per square foot, plus a partition load of 15 pounds per square foot. Select areas within and near the building core can accommodate live loads of up to 75 pounds per square foot.

Heating, Ventilation, and Air Conditioning

The HVAC system is comprised of:

- A 1,300 ton cooling tower providing condenser water.
- Two 1,200 ton main chillers providing 38° F chilled water to the building air handlers.
- Each floor has a variable volume air handler serving constant volume, fan powered mixing boxes for individual zone control.
- An economizer that provides more efficient cooling at outside air temperatures below 40° F.

Electrical

Primary electrical service is provided by downtown Cincinnati's 480 volt network, which is served by redundant sub-station feeds. Metered 120/208V and 277/480V electrical service are provided on each floor.

Telephone/Data

Redundant primary feeder and demarcation capabilities are used to accommodate alternate telecom providers. Multiple redundant telephone and data risers are available.

Life Safety

Fire suppression is provided by the building's "wet system" of automatic sprinklers. The life safety system features a modern zoned, non-coded, voice annunciator fire detection and alarm system.

Loading Dock

Secured loading/unloading is available via a spacious, multi-space, truck loading dock located off of Third Street.

Mail Room

A convenient, secured mail receiving area is available at the main lobby level and easily accessible by both the passenger elevators and the service elevators.

Storage

Various storage spaces are available for lease by office tenants.

Note: Most above numbers, while reasonably accurate, are approximate.