



QUEEN CITY SQUARE

CINCINNATI'S PREMIER
BUSINESS CENTER

KEY PROJECT INFO

Building Name:	Great American Tower at Queen City Square
Address:	301 East Fourth Street, Cincinnati, Ohio
Developer:	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
Phase:	Great American Tower is the second phase of the Queen City Square master development. The building and garage will combine with the existing 303 Broadway at Queen City Square property, completed in 2006.
Schedule:	Currently under construction, the building is scheduled for completion and opening in First Quarter 2011
Complex Size:	Office: 1 million S.F. (800,000 S.F. in Phase 2) Retail: 20,000 S.F. Garage: 2,350 parking spaces
Attributes:	Tallest and largest office building in downtown Cincinnati. Newest building, 20+ years newer than other buildings.
Available Office Space:	Floors 28-38, the 11 floors of the high-rise elevator bank, remain available to lease. These floors total 276,000 RSF.
Views:	Outstanding views, unobstructed in all four directions, including of Great American Ballpark, the Ohio River and the rest of the Cincinnati skyline.

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- Environmental Sensitivity:** Queen City Square will be the “greenest” and most environmentally sensitive office building in the CBD. Further, it has been designed to achieve LEED certification.
- Office Interior Features:** 9’6” finished ceiling height; floor-to-ceiling windows; very efficient floors; nearly column free space
- Typical Floor Size:** 26,000 RSF
- Common Area Features:** Prominent main entry rotunda at Fourth & Sycamore in the heart of Cincinnati’s prime office district. Spacious retail arcade leads to the main office lobby.
- Fitness Center:** The developer anticipates providing a common amenity fitness center serving the tenants of the Building.
- Nearby Clubs:** Within one block of Queen City Square are the Queen City Club and the University Club, ideal locations for executive meetings and dining.
- Parking Garage Details:** The garage will have entrances and exits on all four streets bordering the Queen City Square block, and these entrances will directly serve three different levels of the garage (due to the slope of the site). This design will provide for optimum convenience for parkers and minimize backups when entering or exiting.
- Lower Cost Parking:** In addition to the on-site garage, numerous less expensive parking options exist in close proximity to the Building.

