



QUEEN CITY SQUARE

Fact Sheet

Location

Main Rotunda Entrance	Fourth & Sycamore Streets
Great American Tower	Third & Sycamore Streets
303 Broadway	Third & Broadway Streets

Address

Great American Tower	301 East Fourth Street, Cincinnati, OH 45202
303 Broadway	303 Broadway, Cincinnati, OH 45202

Key Attributes

Tallest and largest office complex in downtown Cincinnati.
“Greenest” downtown office development -- LEED Gold (Tower)
Newest downtown office buildings – 15 to 30 years newer than other primary buildings

Total Office Space:

Over 1 million rentable square feet

Total Floor Size:

24,000 – 26,000 rentable square feet

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

Year Built

Great American Tower	2011
303 Broadway	2006

Number of Floors

Great American Tower	41 stories
303 Broadway	17 stories

Height of Great American Tower

665 feet above Third Street – tallest building in Cincinnati metro area

Parking

Over 2,250 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

Queen City Square features a world-class promenade with wi-fi, seating areas, a fountain with a variety of water scenarios, and elegant materials. The project also includes a high-quality fitness center for building tenants, plus additional locker rooms and showers for bicyclists and mid-day runners; 24-hour staffed lobby desk; car wash services; secured bicycle parking; multiple ATMs; overnight delivery drop boxes and more. Existing and anticipated on-site retail offerings include multiple dining options at various price points (including Simply Grand and Coffee Emporium) plus PNC Bank and The Market at Queen City Square. Numerous retail stores, restaurants, private clubs, shops, hotels and parks are located within close proximity to the building. Drycleaning dropoff/pickup and shoe shine services are anticipated additional amenities.

Rotunda & Promenade

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

The spacious 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.

Office Elevators

23 richly appointed elevators serve the office floors. The Tower also features an advanced "destination dispatch" system plus "smart" elevator technology minimize elevator travel times for occupants and visitors.

Service Elevators

A total of three freight elevators serve the complex.

Access Control

The complex is staffed 24 hours per day and the office elevators are strategically separated from the garage elevators to enhance access control to the office floors. Cameras are installed to observe all perimeter entries to the both the building and the garage, as well as critical locations of the building.

During the workday, all users must pass the staffed lobby desks, discouraging unwanted visitors from entering the office buildings. 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.

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.

Use of space is greatly enhanced by the absence of freestanding columns on the office floors.

Planning Module

5 foot x 5 foot planning module

Windows

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

Core-to-Glass Distance

Typical building core to window glass distance is 40-47 feet.

Stairways

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

Live Load

Structural live load capacity is 50 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 variable air volume HVAC system is comprised state-of-the-art digital controlled equipment, including multiple cooling towers, multiple chillers, an economizer that provides more efficient cooling at outside air temperatures under 40° F, and, on each floor, a variable volume air handler that serves fan powered terminal boxes for individual zones. The systems of the two buildings are interconnected for optimal efficiency, flexibility and redundancy.

Electrical

Primary electrical service is provided by the Duke Energy downtown 480 volt network, which is served by redundant sub-station feeds. Metered 120/208V and 277/480V (Tower only) 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 in the office areas 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 spacious, multi-space, truck loading docks located off of Third Street.

Mail Room & Express Mail

Convenient mail receiving areas and overnight delivery receptacles are available near each building's lobby.

Storage

Various storage spaces are available for lease by office tenants.

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