



## 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 image, prominence and views, Queen City Square has transformed the definition of a Class A office building.

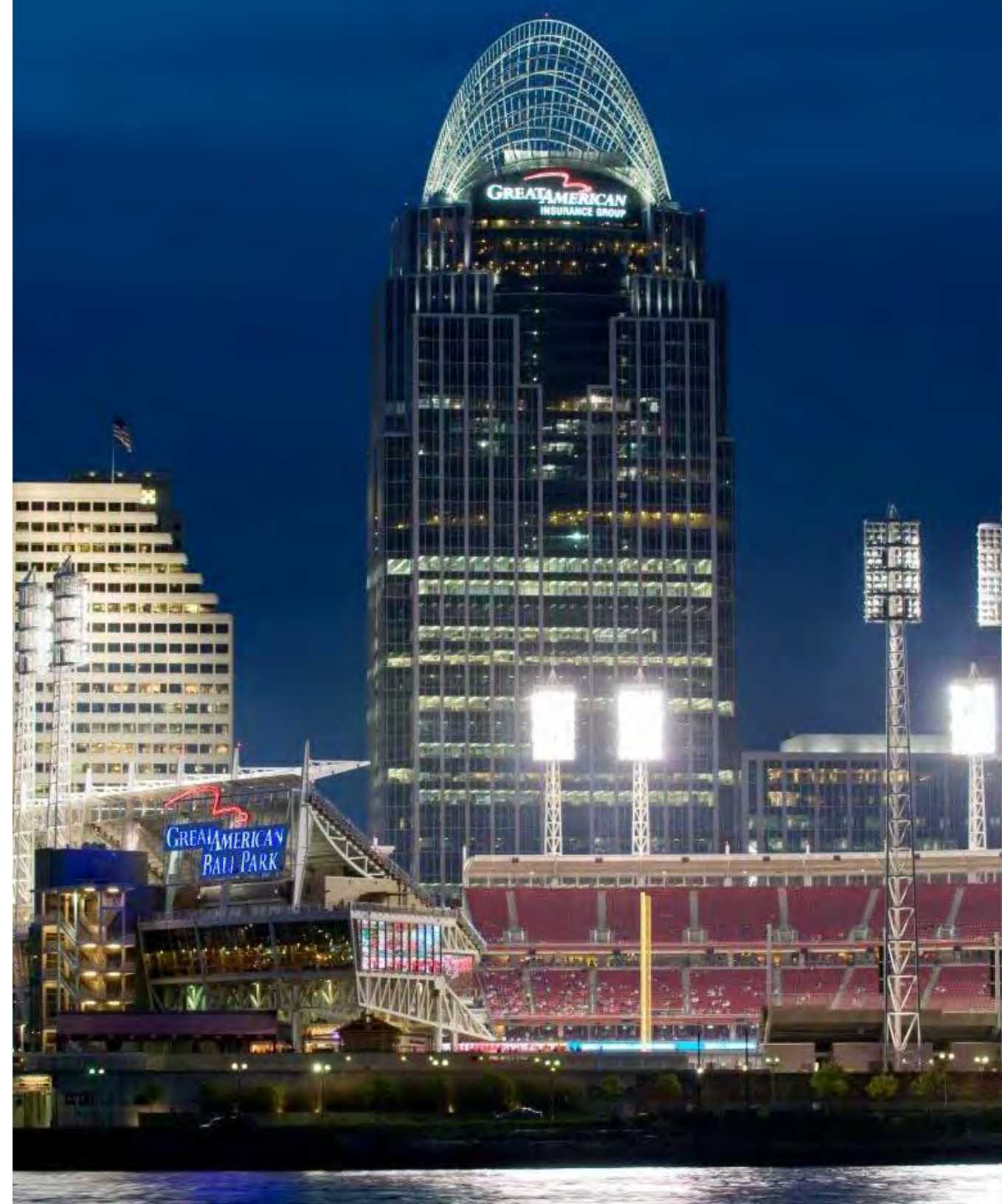
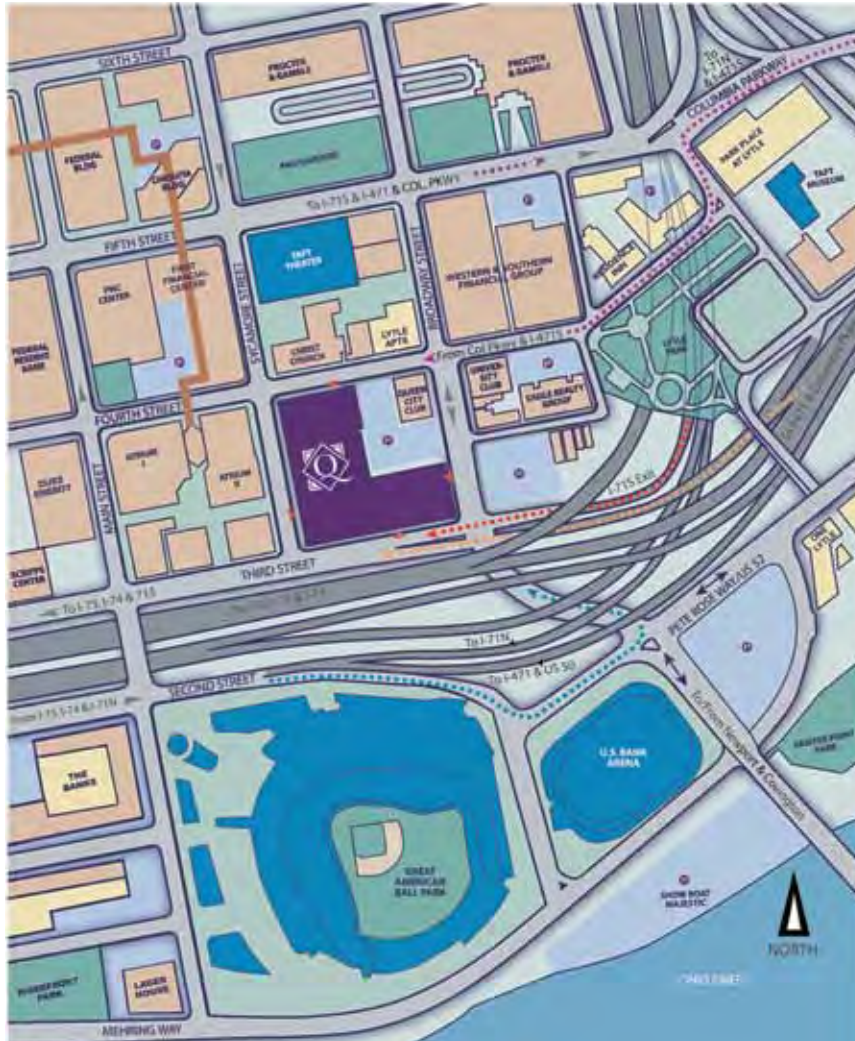
Topped by its signature tiara, Queen City Square offers a unique stellar design that is widely recognized through the world.





## 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.



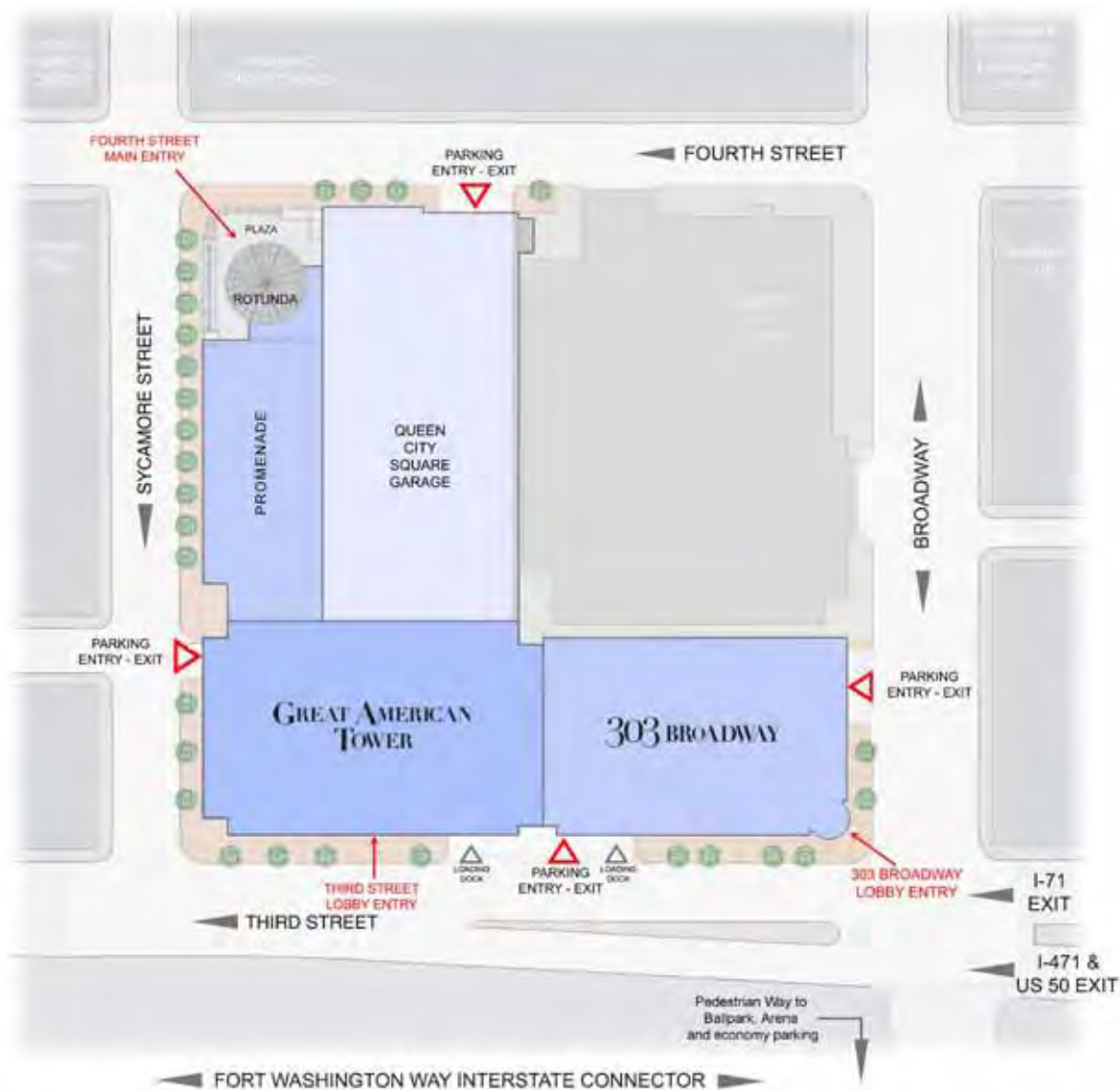


## EXCEPTIONAL PARKING

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 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 TO INSPIRE YOUR BEST WORK

Queen City Square features a world-class promenade with wi-fi, seating areas, a fountain with a variety of water scenarios, and elegant materials.

### Additional Property Amenities Include:

*A high-quality fitness center for building tenants*

*Additional locker rooms and showers for bicyclists & mid-day runners*

*24-hour staffed lobby desk*

*Car wash services*

*Secured bicycle parking*

*Multiple ATMs*

*Overnight delivery drop boxes and more*

Dining and service amenities include multiple restaurants at various price points, an upscale coffee café, PNC Bank, The Market at Queen City Square, Roosters Men's Grooming Center and car wash services.

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*

*Maintenance staff are trained in 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 is situated next door, the University Club across the street on Broadway and the award-winning Residence Inn by Marriott is two blocks east on Fourth Street.





# 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**

Thirty Eighth Floor (Full Floor)	20,790 RSF	\$25.00/SF
Thirty Seventh Floor (Full Floor)	22,088 RSF	\$25.00/SF
Twenty Ninth Floor (Full Floor)	26,649 RSF	\$23.50/SF
Twenty Eighth Floor	8,733 RSF	\$23.50/SF
Sixteenth Floor	5,827 RSF	\$21.50/SF



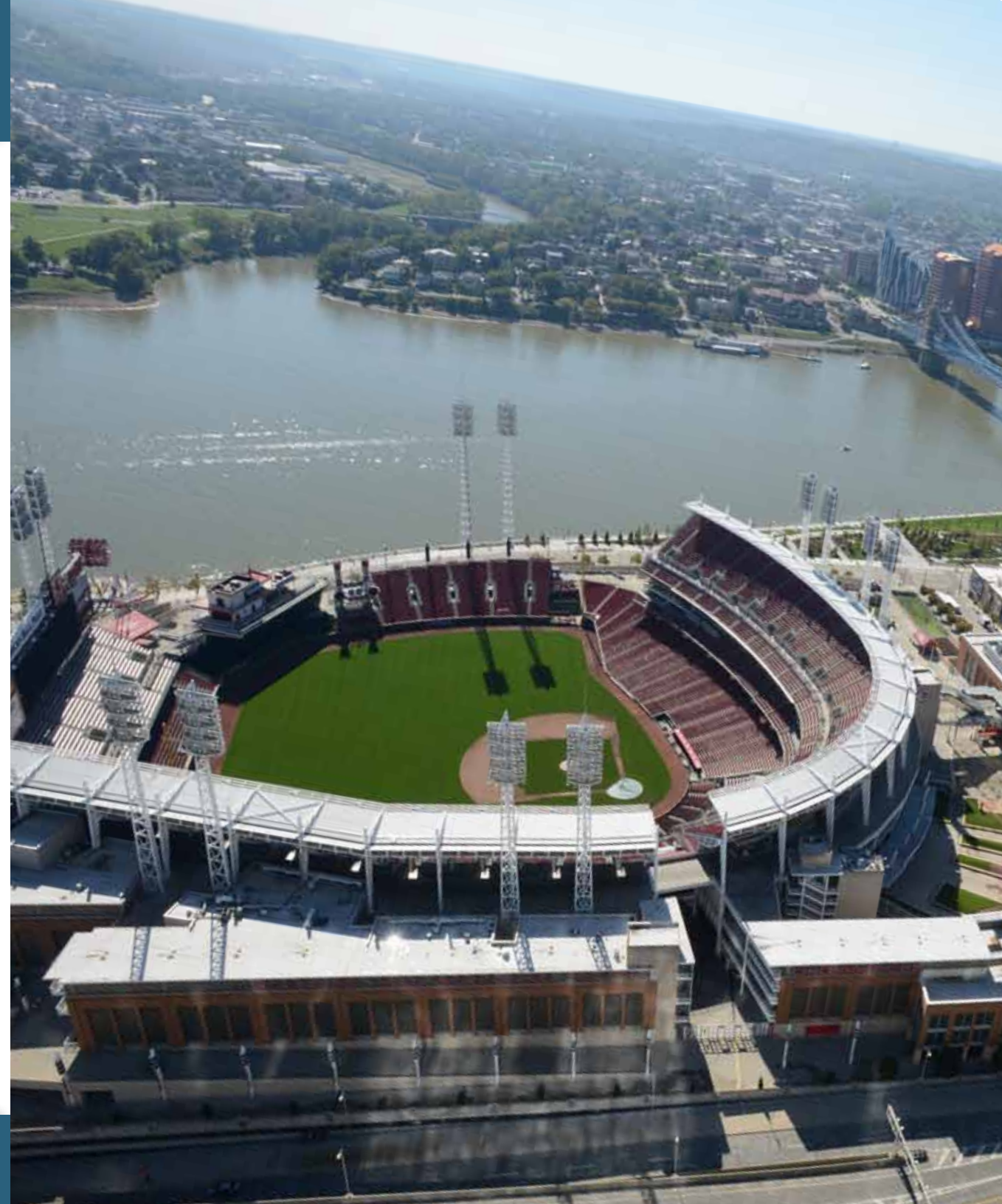


# GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

## THIRTY EIGHTH FLOOR

20,790 RSF Available  
Full Floor



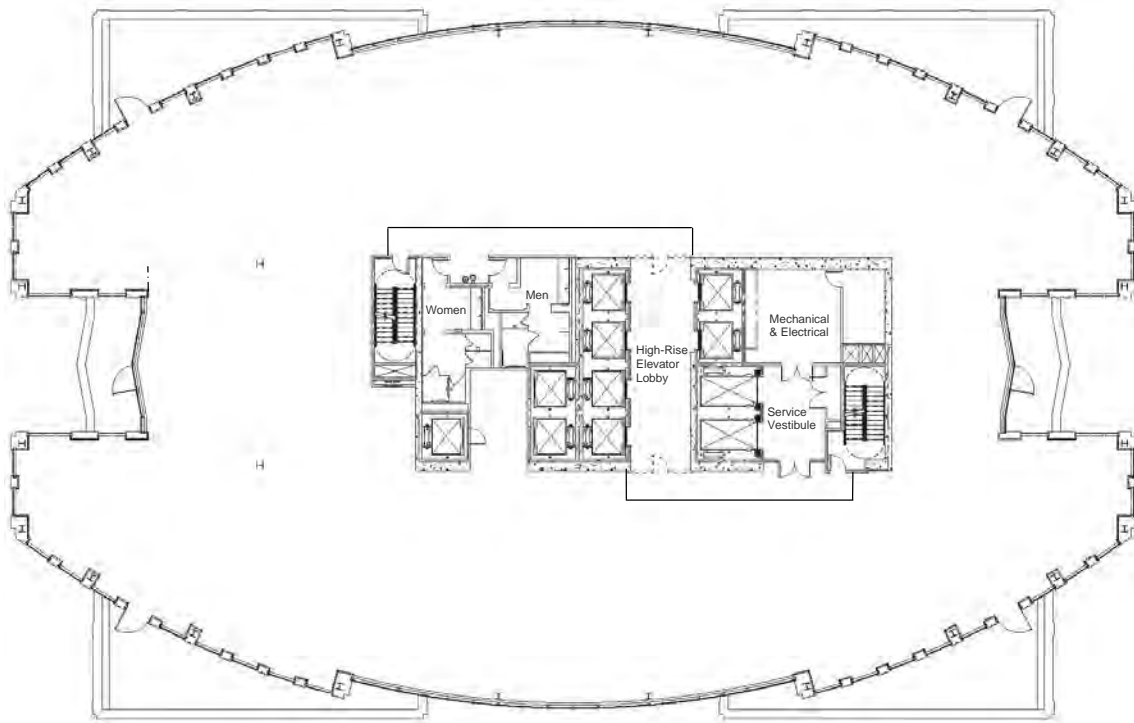


# GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

## THIRTY SEVENTH FLOOR

22,088 RSF Available  
Full Floor



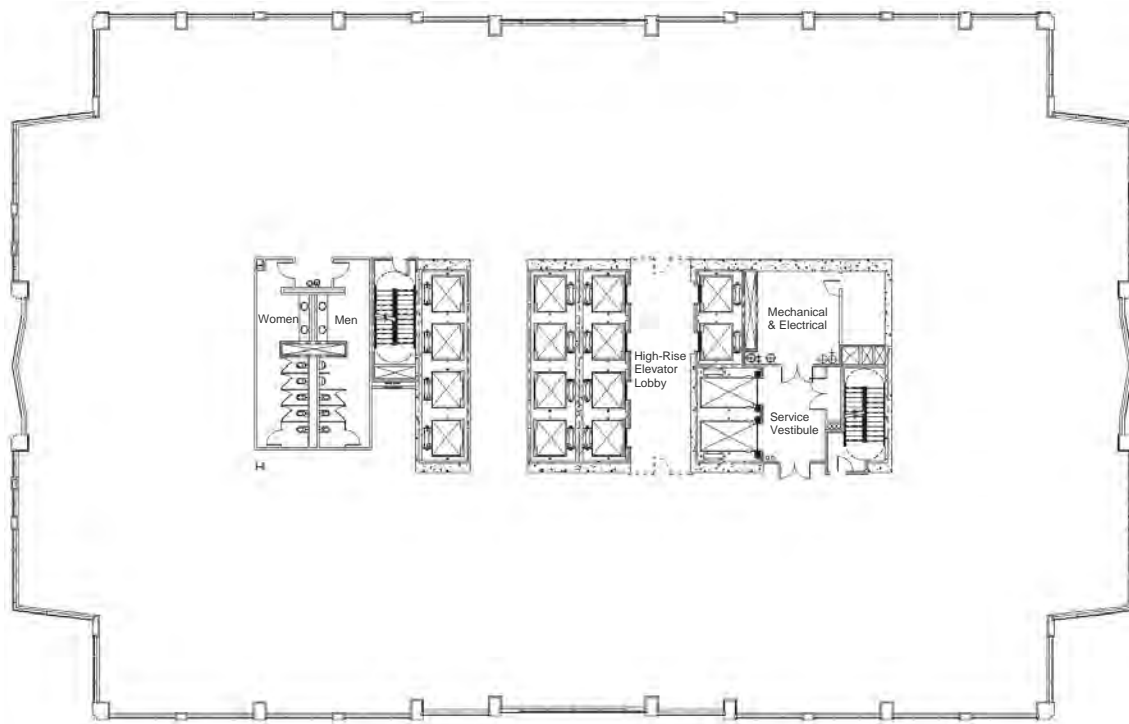


# GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

## TWENTY NINTH FLOOR

26,649 RSF Available  
Full Floor



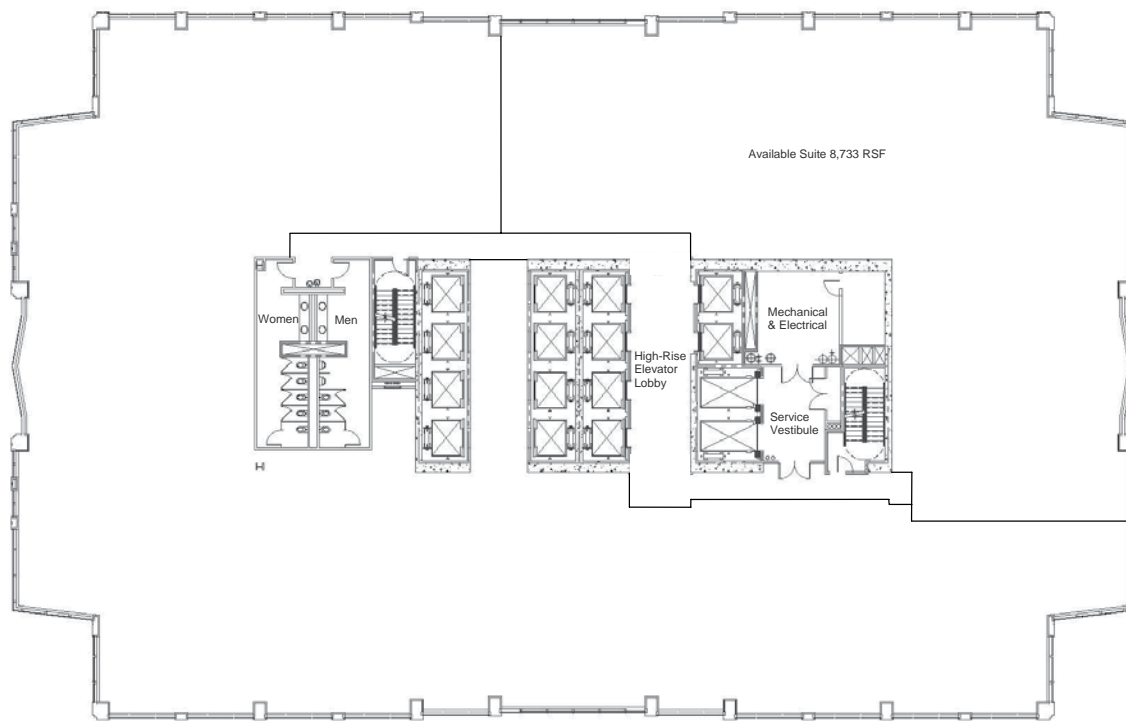


# GREAT AMERICAN TOWER

at  QUEEN CITY SQUARE

## TWENTY EIGHTH FLOOR

8,733 RSF Available



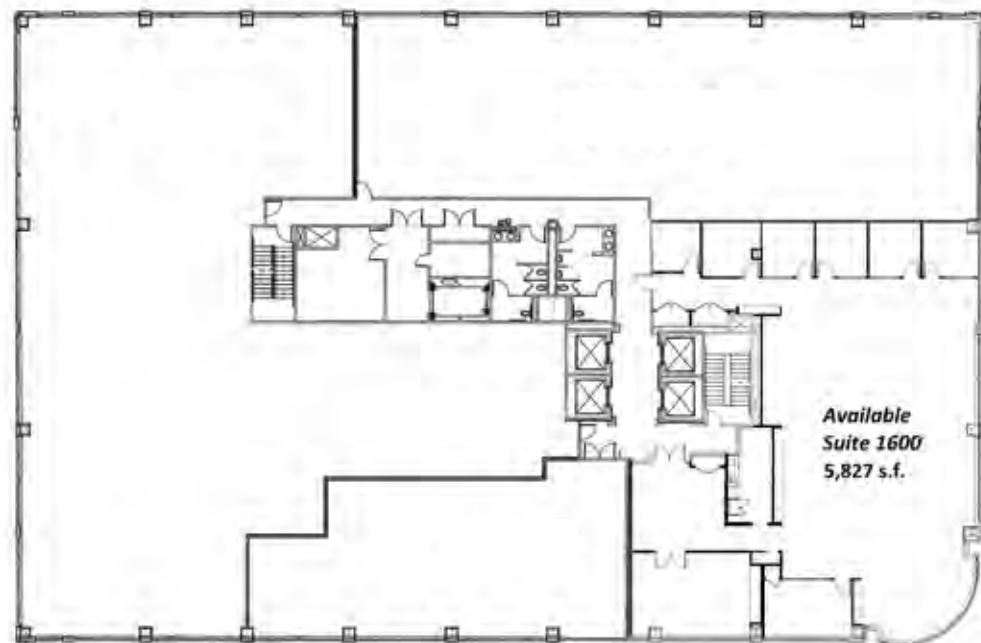


# 303 BROADWAY

at  QUEEN CITY SQUARE

## SIXTEENTH FLOOR

5,827 RSF Available











# QUEEN CITY SQUARE

[www.queencitysquare.com](http://www.queencitysquare.com)

## For Leasing Information Please Contact:

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