



The GREENS™
at KENWOOD

The GREENS

PROJECT OVERVIEW

The GREENS at Kenwood ("The GREENS") provides the advantages of access, amenities and atmosphere that only this Kenwood location can provide. The GREENS will soon become home to Greater Cincinnati's most influential companies, joining other multi-billion dollar corporations on the Fortune 200 list already established in the area.

The GREENS boasts sleek, modern architecture and a two-story atrium lobby finished in wood, glass and metal accents. Open floor plans offer tenants flexibility and efficient space planning conducive to a creative and collaborative work environment.

VISIBILITY, ACCESS, AMENITIES, AND ATMOSPHERE

The GREENS is a landmark Class A development with I-71 visibility, signage opportunities and exposure to over 140,000 cars per day. Situated directly across from the #1 mall location in the region, Kenwood Towne Center, with an abundance of amenities including restaurants, hotels and retail, the campus includes the 118-room Hampton Inn & Suites with meeting and banquet facilities; a proposed 100,000 square foot office building; and a free, structured parking garage directly adjacent to and below the office building providing 4.5 spaces per 1,000 square feet.

With easy access to public transportation, secure bicycle racks and close proximity to ample amenities, The GREENS is a pedestrian-friendly campus and conceived to be one of the most sustainable office campus in the region. The GREENS is designed to ensure efficient use of limited energy resources while garnering financial benefits for the owner and tenants. Vehicular access is second to none with direct access from I-71 and Montgomery Road, with two points on Montgomery Road or via a traffic light on Hosbrook Road.

The site is strategically positioned within a 600 mile radius of over half of the nation's population, purchasing power and manufacturing operations. The GREENS is located in Sycamore Township a business-friendly community with just a 0.75% local earnings taxes, lower than surrounding municipalities. This unique urban/suburban campus in Cincinnati's premier business address is conveniently located minutes from both downtown and the most prestigious suburban living in Cincinnati.



For leasing information, contact:

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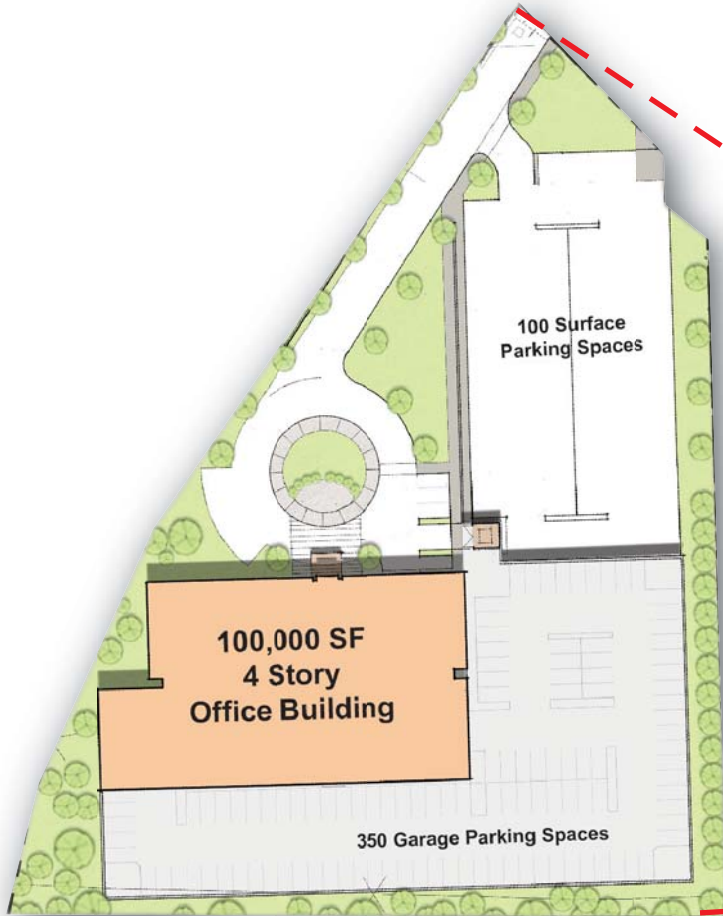
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The SITE



SITE PLAN



AREA PLAN

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The SURROUNDINGS



- Directly across from Kenwood Towne Centre, the tristate's premier retail center with three leading department stores, over 180 specialty retailers, and 15 million shoppers annually.
- Close proximity to Kenwood Square, the Jos A. Bank Center, The Shoppes of Kenwood, and Kenwood Place, with all Kenwood retail totaling approximately 3 million square feet of retailers, many upscale and unique.
- 25 full-service restaurants within 1 mile
- 3 fitness facilities located within 1 mile
- Less than 2 miles from Kenwood Country Club, a golf, tennis, swimming, dining, social and entertainment venue, with a banquet room that can accommodate up to 500 guests
- Over 50 hotels within 5 miles, one of which is on the campus
- Over 100 day care / preschool facilities within 5 miles

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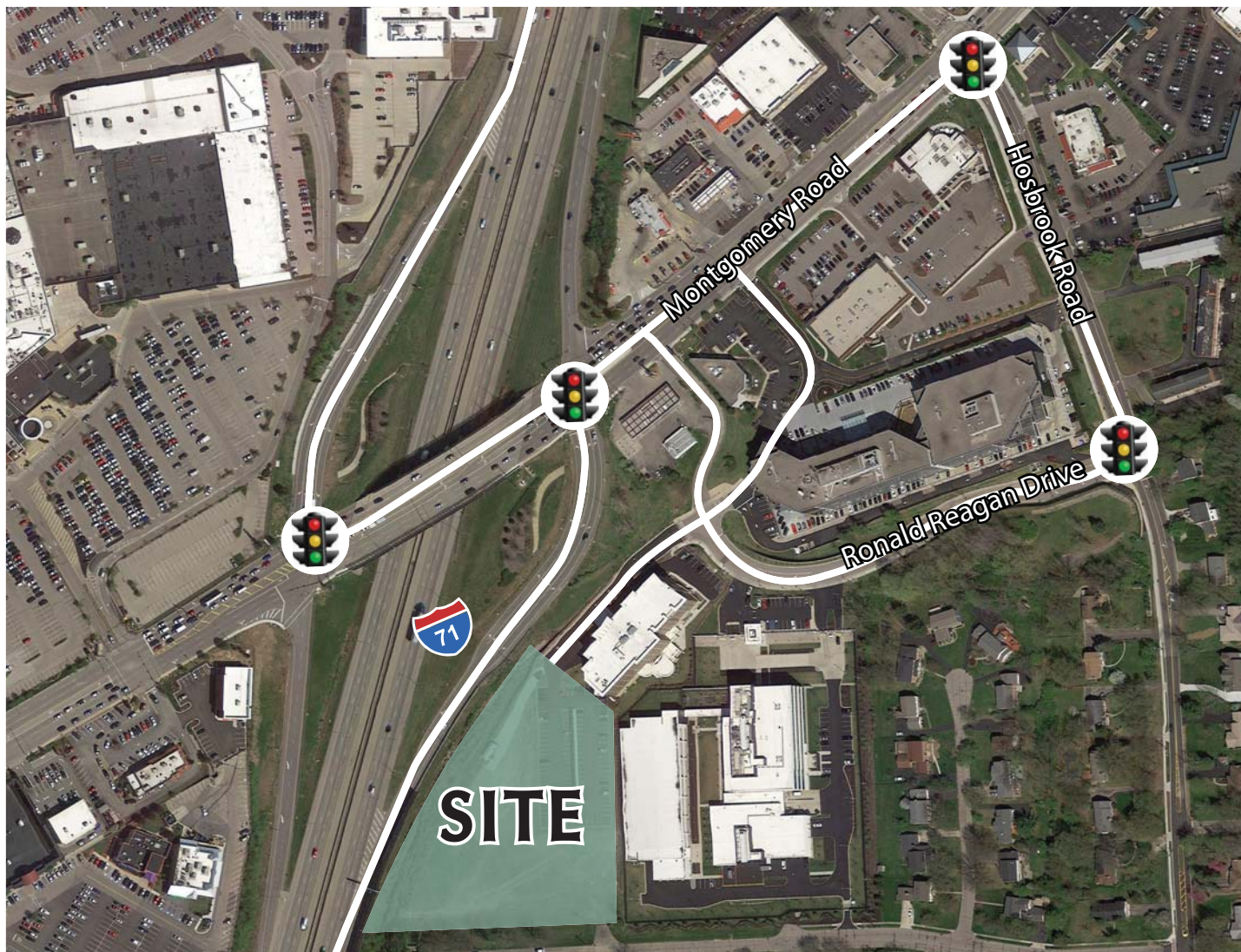
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The ACCESS



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The AMENITIES

- Excellent I-71 visibility, providing powerful signage options
- .75% local earnings tax - which is lower than surrounding municipalities
- Eco-friendly building features
- High-speed internet & fiber optics
- Free, safe, convenient covered parking
- On-site ATM, concierge services, dry cleaning services, and reservations
- Scheduled event catering services
- Notary services
- Corporate entertainment discounts
- Reliable security features including on-site security personnel, controlled keycard access, and state of the art camera system and monitoring
- Building conference / media room
- On-site building manager
- Fitness gym membership discounts (adjacent to complex)



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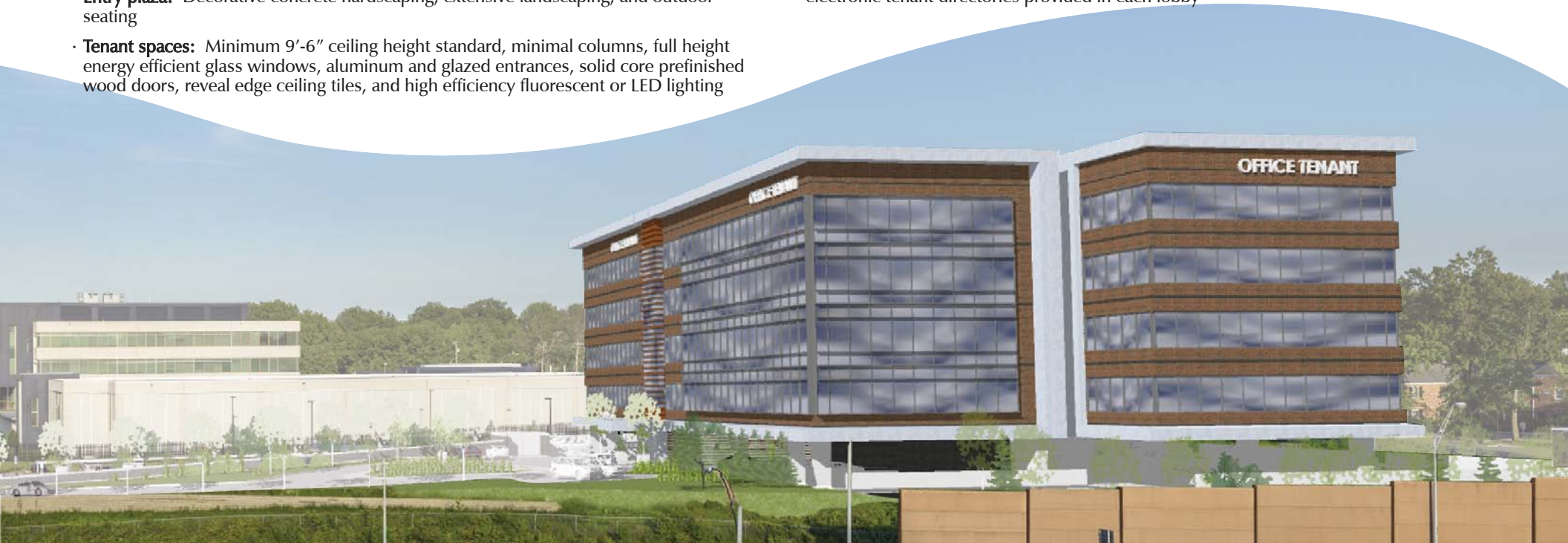
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The FEATURES

- **Building size:** Building 1 - 100,000 square feet of Class A office space
- **Building envelope:** Contemporary combination of extensive glass and masonry with wood and metal accents
- **Building structure:** Structural steel building and structural / architectural concrete (garage)
- **Interior core finishes:** Imported marble and granite, rich wood paneling, glass and metal accents, metallic pendant lighting, and high quality carpeting, porcelain tile, and wallcoverings
- **Restrooms:** Separate stalls with tiled walls, wood doors, granite and tiled flooring, and distinctive fixtures
- **Entrance:** Welcoming portico drop off for clients and visitors
- **Entry plaza:** Decorative concrete hardscaping, extensive landscaping, and outdoor seating
- **Tenant spaces:** Minimum 9'-6" ceiling height standard, minimal columns, full height energy efficient glass windows, aluminum and glazed entrances, solid core prefinished wood doors, reveal edge ceiling tiles, and high efficiency fluorescent or LED lighting
- **Parking:** Free, covered parking garage providing a 4.5/1,000 parking ratio
- **HVAC:** High-efficiency water source heat pump system with circulating water loops to heat and cool each floor; the returned air energy recaptured with an Energy Recovery Ventilation system and a state-of-the-art energy management system provides control and comfort for all tenants
- **Elevators:** Two cutting edge, gearless traction passenger elevators featuring wood paneling and trim, metal accents, and a granite floor (matching the lobbies) will operate in both buildings
- **Security:** Fully integrated building surveillance and card access system provided at all exterior doors and entries, with expansion capability and customization abilities for each tenant
- **Signage:** Building and Montgomery Road signage with I-71 visibility for anchor tenant(s); electronic tenant directories provided in each lobby



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