








**Available Office Properties**  
**July 2010**





Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	<b>CENTER at 600 Vine</b> 600 Vine Street  <b>CBD</b>	578,892	203,930	134,392	2,000	\$10.45 - \$11.95 N; \$8.42 OE	Great value in the CBD. Excellent full floor options available. Tazza Mia coffee shop will open on the first floor on September 1, 2010! The 24th floor is the last remaining full floor in the high-rise elevator bank.  <b>David Ottenjohn</b>
	<b>Uptown Commons</b> Jefferson and Calhoun  <b>Clifton</b>	116,000	116,000	116,000	5,000	\$16.95 N	This office building is the cornerstone of Towne Properties' Uptown Commons mixed use office, retail, entertainment, and residential project. Located at the gateway to the University of Cincinnati, this office building is ideal for both office and medical office users.  <b>Rusty Myers or David Ottenjohn</b>
	<b>Woodside Center</b> 6281 Tri-Ridge Boulevard  <b>Wards Corner</b>	118,535	90,930	69,767 office 21,163 cafeteria, meeting, and high-bay storage	2,500	\$11.50 N; \$9.14 OE; Lower Level - \$5.00 gross	Former Liberty Mutual Insurance space. No traffic congestion. No earnings tax. Beautiful campus setting. Dramatic two-story lobby. Shower/locker rooms. Lower level storage available with dock access.  <b>Rusty Myers</b>

*New Listing*





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	<b>5155 Financial Way</b> 5155 Financial Way  <b>Mason</b>	68,000	68,000	68,000	68,000	\$13.00 NNN	5/1 parking ratio. Built in 2000. State-of-the-art I.T.  <b>Bill Poffenberger</b>
	<b>Harper's Point</b> 11340 Montgomery Road  <b>Cincinnati</b>	16,288	12,969	8,468	1,787	\$16.50 Full Service + electric	Great location with easy access to I-275. Many restaurants, amenities, and services within walking distance. Exterior signage possible for 8,468 RSF user. 2,714 and 1,787 square foot suites available. Development recently refurbished. Towne Properties ownership and management.  <b>David Ottenjohn</b>
	<b>Cornerstone at Norwood II</b> 4000 Smith Road  <b>Norwood</b>	125,000	9,484	3,348	3,050	\$17.00 N; \$10.26 OE	Class A office building centrally located off I-71. Amenities include free covered parking, on-site management, and an on-site fitness facility.  <b>Bill Poffenberger</b>
	<b>Cornerstone at Norwood I</b> 4030 Smith Road  <b>Norwood</b>	150,000	2,692	2,692	2,692	\$17.00 N; \$9.62 OE	Class A office building centrally located off I-71. Amenities include free covered parking, on-site management, and an on-site fitness facility.  <b>Bill Poffenberger</b>

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	<b>Redstone of Kenwood</b> 7755 Montgomery Road  <b>Kenwood</b>	160,647	9,019	3,272	714	\$17.95 NNN	Excellent Kenwood location. No earnings tax, new construction, free covered parking, 9 1/2' ceilings. Exceptional space!  <b>Bill Poffenberger</b>
	<b>9200 Montgomery</b> 9200 Montgomery Road  <b>Montgomery</b>	7,262	7,262	7,262	7,262	\$15.50 N	Outstanding access and convenience to Ronald Reagan Highway. Landmark building. Montgomery Road signage. Building completely renovated in November 2000 and 2003. Square footage available includes a 480 square foot storage building.  <b>Rusty Myers</b>
	<b>700 Walnut</b> 700 Walnut Street  <b>CBD</b>	86,750	7,203	6,243	269	\$10.00 N; \$6.53 OE	Excellent third floor suite available, 6,243 rentable square feet with perimeter offices and interior work stations. Building anchored by Ross Sinclair Sunrise Advertising, Vehr Communications and Jeff Ruby's.  <b>David Ottenjohn</b>
	<b>Cincinnati Bar Association</b> 225 E. Sixth Street  <b>CBD</b>	35,000	7,000	7,000	1,727	\$12.95 Full Service	Numerous conference rooms and building amenities. Limited parking can be provided on site. High ceilings in the space. Carpet, paint and minor changes included in rate. Will make an attractive office.  <b>David Ottenjohn</b>

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	<b>Fountain Pointe</b> 424 Wards Corner Road  <b>Wards Corner</b>	50,420	5,576	5,576	2,000	\$12.50 N; \$8.54 OE	No traffic congestion, no earnings tax, beautiful campus setting, shower/locker rooms, common conference room.  <b>Rusty Myers</b>
	<b>Lakeside Center</b> 6279 Tri-Ridge Boulevard  <b>Wards Corner</b>	62,500	4,405	1,400	983	\$12.50 N; \$8.67 OE	Park-like setting. No traffic. No earnings tax. Lake views.  <b>Rusty Myers</b>
	<b>Pictoria Tower I</b> 225 Pictoria Drive  <b>TriCounty</b>	253,353	4,006	4,006	4,006	\$11.95 N; \$8.46 OE	Cincinnati's highest-quality suburban office building. Free garage parking. Dramatic lobby and finishes. Walk to restaurants, hotel, and entertainment. State-of-the-art conference center.  <b>Rusty Myers</b>
	<b>Former PNC Bank</b> 1068C SR 28  <b>Miami Township</b>	3,599	3,599	3,599	3,599	\$27.00/sf/year	Landmark frontage and visibility on SR 28. In front of the Mulberry Meijer across from Kroger.  <b>Rusty Myers</b>

*New Listing*

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Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	<b>Former National City Bank</b> 8605 S. Mason-Montgomery Road  Deerfield Township	3,475	3,475	3,475	3,475	\$35.00/sf	Prime frontage and visibility on Mason-Montgomery Road. Adjacent to the Deerfield Towne Center and Deerfield Walmart.  <b>Rusty Myers</b>
<i>New Listing</i>							
	<b>Former PNC Bank</b> Union Centre Pavillion 8621 North Pavillion Drive  Beckett Ridge	3,342	3,342	3,342	3,342	\$999,900 sale price	Outstanding location on Union Centre Boulevard at SR 747. Perfect for bank, retail or office use.  <b>Rusty Myers</b>
<i>New Listing</i>							
	<b>Former National City Bank</b> 717 Linn Street  Queensgate	3,088 above grade  3,088 basement	3,088 above grade  3,088 basement	3,088 above grade  3,088 basement	3,088 above grade  3,088 basement	\$325,000 sale price	Former National City branch. In the heart of Queensgate.  <b>Rusty Myers</b>
	<b>Former National City Bank</b> 9334 Waterstone Drive  Fields Ertel	3,084	3,084	3,084	3,084	\$126,600/year	Former National City branch. Prime corner at Waterstone entrance. Located at Fields Ertel and Waterstone Boulevard intersection.  <b>Rusty Myers</b>
<i>New Listing</i>							


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	<b>Montgomery Medical Office</b> 9275 Montgomery Road  Montgomery	19,850	3,000	3,000	3,000	\$15.50 N	Outstanding medical office space in the heart of Montgomery. Ideal location between Jewish Hospital Kenwood and Bethesda North. Immediate access to Ronald Reagan Highway and I-71. Move-in condition.  <b>Rusty Myers</b>
	<b>Former National City Bank</b> By-Pass 4 and Princeton Road  Fairfield Township	2,958	2,958	2,958	2,958	\$100,000/year	Dominant corner location with frontage and visibility on Princeton Road. Across from Bridgewater Falls adjacent to LA Fitness.  <b>Rusty Myers</b>
	<b>Hebron Medical Office Building</b> 2093 Medical Arts Drive  Hebron	9,752	2,324	2,324	2,324	\$16.00/sf/year Full Service	New medical office building in growth area of Hebron. Immediate interstate access on I-275.  <b>Bill Poffenberger</b>
	<b>Triangle Office at Kings Mill</b> 5412 Courseview Drive  Mason	85,083	1,884 1,475 975 (sublease)	1,884 1,475 975	1,884 1,475 975	\$13.00 Full Service No Pass Thrus	SUBLEASE SPACE; three separate non-contiguous suites. Expires 4/30/2011.  <b>Bill Poffenberger</b>



**Russell C. Myers**  
**David T. Ottenjohn**  
**William M. Poffenberger**  
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**Available Industrial Properties**  
**July 2010**

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	<b>Northeast Commerce Center</b> 420-422 Wards Corner Road  <b>Wards Corner</b>	100,000	34,800	26,800	8,000	\$8.00-\$12.00 G (net of janitorial and utilities)	Newly refurbished. No earnings tax. From 20% office to 100% office.  <b>Bill Poffenberger</b>


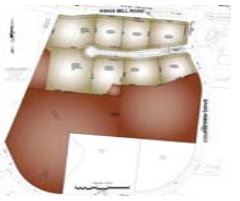


**Available Retail/Land Properties**  
**July 2010**

Property	Location	Acreage/ Square Footage	Use	Price/Acre	Comments
	<b>Former PNC Bank</b> 1068C SR 28  <b>Miami Township</b>	3,599 square feet	retail	\$27.00/sf	Landmark frontage and visibility on SR 28. In front of the Mulberry Meijer across from Kroger.  <b>Rusty Myers</b>
	<b>Former National City Bank</b> 8605 S. Mason-Montgomery Road  <b>Deerfield Township</b>	3,475 square feet	retail	\$35.00/sf	Prime frontage and visibility on Mason-Montgomery Road. Adjacent to the Deerfield Towne Center and Deerfield Walmart.  <b>Rusty Myers</b>
	<b>Former PNC Bank</b> Union Centre Pavillion 8621 North Pavillion Drive  <b>Beckett Ridge</b>	3,342 square feet	bank, retail, office	\$999,900 sale price	Outstanding location on Union Centre Boulevard at SR 747. Perfect for bank, retail or office use.  <b>Rusty Myers</b>
	<b>Former National City Bank</b> 717 Linn Street  <b>Queensgate</b>	3,088 above grade 3,088 basement	retail	\$325,000 sale price	Former National City branch. In the heart of Queensgate.  <b>Rusty Myers</b>


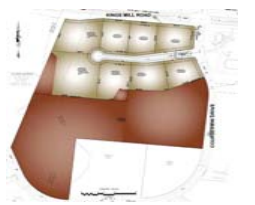

**Available Retail/Land Properties - July 2010**

Property	Location	Acreage/ Square Footage	Use	Price/Acre	Comments
	<b>Former National City Bank</b> 9334 Waterstone Boulevard  <b>Field Ertel</b>	3,084 square feet	bank, retail, office	\$126,600/year	Former National City branch. Prime corner at Waterstone entrance. Located at Fields Ertel and Waterstone Boulevard intersection.  <b>Rusty Myers</b>
	<b>Former National City Bank</b> By-Pass 4 and Princeton Road  <b>Fairfield Township</b>	2,958 square feet	retail	\$100,000/year	Dominant corner location with frontage and visibility on Princeton Road. Across from Bridgewater Falls adjacent to LA Fitness.  <b>Rusty Myers</b>
	<b>Clermont County</b> Woodville Pike and Deerfield Road  <b>Goshen Township</b>	216 acres	residential	\$25,000	Great site for residential; adjacent to Miami Township.  <b>Bill Poffenberger</b>
	<b>Miami Highlands</b> I-275 and Wards Corner Road  <b>Miami Township</b>	55 acres	office, residential, retirement	\$70,000	Beautiful 55 acre site with 845' of frontage on Wards Corner Road. Perfect for corporate office and/or residential development  <b>Rusty Myers</b>
	<b>Morrow Land</b> 510 Route 22 & 3  <b>Morrow</b>	29 acres	retail	\$199,000	Montgomery Road frontage in fast growing area.  <b>Bill Poffenberger</b>





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Property	Location	Acreage/ Square Footage	Use	Price/Acre	Comments
	<p><b>Kings Mill Center - Office/Industrial</b> I-71 and Kings Mill Road  <b>Mason</b></p>	<p>Sites from 2 - 32 acres</p>	<p>office, industrial, high-tech</p>	<p>\$60,000 - \$100,000</p>	<p>Outstanding I-71 access. Adjacent to Sinclair College and ATP Tennis facility.  <b>Rusty Myers or David Ottenjohn</b></p>
	<p><b>Kings Mill Center - Retail</b> I-71 and Kings Mill Road  <b>Mason</b></p>	<p>Retail Outlots 1 -3 acres as needed</p>	<p>restaurant, fast food, automotive, retail</p>	<p>\$250,000 - \$450,000</p>	<p>Kings Mill Road frontage. Zoned B-3. Adjacent to Ohio's entertainment district - Kings Island, The Beach Waterpark, Great Wolf Lodge, Lindner Family Tennis Center, The Golf Center at Kings Island.  <b>Rusty Myers or David Ottenjohn</b></p>
	<p><b>Wards Corner</b> I-275 and Wards Corner Road  <b>Miami Township</b></p>	<p>1.5 acres</p>	<p>restaurant</p>	<p>\$500,000</p>	<p>Adjacent to the Hilton Garden Inn Hotel.  <b>Rusty Myers</b></p>
	<p><b>Shoppes at Grandin Outlet</b> State Route 48/River's Bend  <b>Hamilton Township</b></p>	<p>1.0 acres</p>	<p>bank, financial institution, restaurant, retail</p>	<p>\$499,000</p>	<p>Located in the heart of the River's Bend market. Located between Kroger and future Wal-Mart. Dynamic growth and high income area.  <b>Rusty Myers</b></p>





**Properties for Sale**  
**July 2010**

Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	<b>Miami Highlands</b> I-275 and Wards Corner Road  <b>Miami Township</b>	N/A	55	\$3,850,000	\$70,000/acre	Beautiful 55 acre site with 845' of frontage on Wards Corner Road. Perfect for corporate office and/or residential development.  <b>Rusty Myers</b>
	<b>Kings Mill Center - Office/Industrial</b> I-71 and Kings Mill Road  <b>Mason</b>	N/A	Sites from 2 - 32 acres	\$60,000 - \$100,000/acre	N/A	Outstanding I-71 access. Adjacent to Sinclair College and ATP Tennis facility.  <b>Rusty Myers or David Ottenjohn</b>
	<b>Kings Mill Center - Retail</b> I-71 and Kings Mill Road  <b>Mason</b>	N/A	Retail Outlots 1 - 3 Acres as needed	\$250,000 - \$450,000/acre	N/A	Kings Mill Road frontage. Zoned B-3. Adjacent to Ohio's entertainment district - Kings Island, The Beach Waterpark, Great Wolf Lodge, Lindner Family Tennis Center, The Golf Center at Kings Island.  <b>Rusty Myers or David Ottenjohn</b>



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Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	<b>Jeff Wyler Dealership</b> 1000 Shiloh Springs Road  <b>Dayton</b>	20,120	10	\$1,399,000	N/A	For sale or lease; directly across from Hara Arena; five-acre site plus five adjacent acres.  <b>Bill Poffenberger</b>
	<b>Omniplex Court</b> 12105 Omniplex Court  <b>Forest Park</b>	28,792	4.12	\$2,950,000	N/A	Great redevelopment opportunity. Built in 1997. Immediately adjacent to new CarMax.  <b>Bill Poffenberger</b>
	<b>Mattec Corporation</b> 1301 Mattec Drive  <b>Loveland</b>	15,000	3.475	\$2,250,000	8.0%	Single tenant occupancy. Easy access to I-71. Wonderful campus setting. Long-term lease. Outstanding investment.  <b>Bill Poffenberger</b>
	<b>Wyler Dealership</b> 7926 Alexandria Pike  <b>Campbell County, Kentucky</b>	12,500	3.1035	\$1,350,000	N/A	Beautiful 12,500 square foot building on 3.1 acres on Alexandria Pike. Zoned NSC.  <b>Bill Poffenberger</b>

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	<p><b>Shoppes at Grandin Outlot</b> State Route 48/River's Bend</p> <p><b>Hamilton Township</b></p>	N/A	1.0	\$499,000	N/A	<p>Located in the heart of the River's Bend market. Located between Kroger and future Wal-Mart. Dynamic growth and high income area.</p> <p><b>Rusty Myers</b></p>
	<p><b>Former PNC Bank</b> Union Centre Pavillion 8621 North Pavillion Drive</p> <p><b>Beckett Ridge</b></p>	3,342	0.998	\$999,900	N/A	<p>Outstanding location on Union Centre Boulevard at SR 747. Perfect for bank, retail or office use.</p> <p><b>Rusty Myers</b></p>
	<p><b>Cincinnati-Dayton</b> 8315 Cincinnati-Dayton Road</p> <p><b>West Chester</b></p>	2,920	0.927	\$650,000	N/A	<p>Former Shell station. 2,000 square foot store. 920 square foot car wash.</p> <p><b>Bill Poffenberger</b></p>
	<p><b>9200 Montgomery</b> 9200 Montgomery Road</p> <p><b>Montgomery</b></p>	7,262	0.855	\$1,525,000	N/A	<p>Outstanding access and convenience to Ronald Reagan Highway. Landmark building. Montgomery Road signage. Building completely renovated in November 2000 and 2003. Square footage available includes a 480 square foot storage building.</p> <p><b>Rusty Myers</b></p>

**Properties for Sale - July 2010**

Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	<b>717 Linn Street</b> 717 Linn Street  <b>Queensgate</b>	3,088 above grade  3,088 basement	0.675	\$325,000	N/A	Former National City branch. In the heart of Queensgate.  <b>Rusty Myers</b>
	<b>Cross County Medical Building</b> 7272 Hamilton Avenue  <b>Hamilton</b>	3,460	0.542	\$395,000	N/A	Vacant; adjacent to a park and Cross County Highway.  <b>Bill Poffenberger</b>