









Russell C. Myers
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Available Office Properties
March 2010





Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	CENTER at 600 Vine 600 Vine Street CBD	578,892	203,228	133,690	2,000	\$10.45 - \$11.95 N; \$8.42 OE	Great value in the CBD. Excellent full floor options available. The 24th floor is the last remaining full floor in the high-rise elevator bank. Excellent tenant mix including C R Architecture + Design, Bartlett & Co. and FirstGroup. David Ottenjohn
	Uptown Commons Jefferson and Calhoun Clifton	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. Rusty Myers or David Ottenjohn
	Woodside Center 6281 Tri-Ridge Boulevard Wards Corner	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. Rusty Myers

New Listing





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	Pictoria Tower I 225 Pictoria Drive TriCounty	253,353	93,686	68,154	2,043	\$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. Rusty Myers
	5155 Financial Way 5155 Financial Way Mason	68,000	68,000	68,000	68,000	\$13.00 NNN	5/1 parking ratio. Built in 2000. State-of-the-art I.T. Bill Poffenberger
	TriCounty Parkway 100 TriCounty Parkway TriCounty	96,914	58,294	58,294	2,000	\$14.95 Gross	Great opportunity in the heart of TriCounty. NEWLY REMODELED. AGGRESSIVE OWNER. Bill Poffenberger
	US Financial Life 10290 Alliance Road Blue Ash	42,887	42,887	42,887	21,443	\$14.50 N	Prime Blue Ash location at Pfeiffer Road and Reed Hartman Highway with outstanding visibility and signage. Beautiful Class A finishes with many upgrades. Exceptional Al. Neyer, Inc. quality construction on two floors. Will divide for single-floor occupancy. Rusty Myers

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	NorthCreek Office 8220 & 8260 NorthCreek Drive Kenwood	92,955	21,991	15,821	1,340	\$12.50 N; \$7.50 OE	Kenwood location. No earnings tax. Bill Poffenberger
	Redstone of Kenwood 7755 Montgomery Road Kenwood	160,647	15,815	3,272	714	\$17.95 NNN	Excellent Kenwood location. No earnings tax, new construction, free covered parking, 9 1/2' ceilings. Exceptional space! Bill Poffenberger
	Harper's Point 11340 Montgomery Road Cincinnati	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. David Ottenjohn
	Cornerstone at Norwood II 4000 Smith Road Norwood	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. Bill Poffenberger

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	9200 Montgomery 9200 Montgomery Road Montgomery	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. Rusty Myers
	700 Walnut 700 Walnut Street CBD	86,750	7,016	5,571	269	\$10.00 N; \$6.29 OE	Excellent fourth floor suite available, 5,571 rentable square feet with perimeter offices and interior work stations. Building anchored by Ross Sinclair, Sunrise Advertising and Jeff Ruby's. David Ottenjohn
	Cincinnati Bar Association 225 E. Sixth Street CBD	35,000	7,000	7,000	2,050	\$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. David Ottenjohn
	Fountain Pointe 424 Wards Corner Road Wards Corner	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. Rusty Myers

New Listing

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	Lakeside Center 6279 Tri-Ridge Boulevard Wards Corner	62,500	4,405	1,400	983	\$12.50 N; \$8.67 OE	Park-like setting. No traffic. No earnings tax. Lake views. Rusty Myers
	Former National City Bank 8605 S. Mason-Montgomery Road Deerfield Township	3,475	3,475	3,475	3,475	\$35.00/sf	Outstanding frontage and visibility on Mason-Montgomery Road. Adjacent to the Deerfield Towne Center and Deerfield Walmart. Rusty Myers
	Cornerstone at Norwood I 4030 Smith Road Norwood	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. Bill Poffenberger
	The Textile Building 205 W. Fourth Street CBD	2,366	2,366	2,366	2,366	\$12.50/sf/year Full Service	Exceptional corner office with curved windows. Beautifully finished. Furniture available. Immediate occupancy. Sublease space in excellent condition. Space provided "as is". Sublease through July 31, 2011. David T. Ottenjohn

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	<p>Hebron Medical Office Building 2093 Medical Arts Drive Hebron</p>	9,752	2,324	2,324	2,324	\$16.00/sf/year Full Service	<p>New medical office building in growth area of Hebron. Immediate interstate access on I-275.</p> <p>Bill Poffenberger</p>
	<p>Triangle Office at Kings Mill 5412 Courseview Drive Mason</p>	85,083	<p>1,884 1,475 975 (sublease)</p>	<p>1,884 1,475 975</p>	<p>1,884 1,475 975</p>	<p>\$13.00 Full Service No Pass Thrus</p>	<p>SUBLEASE SPACE; three separate non-contiguous suites. Expires 4/30/2011.</p> <p>Bill Poffenberger</p>







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Available Industrial Properties
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Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	Northeast Commerce Center 420-422 Wards Corner Road Wards Corner	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. Bill Poffenberger

Available Retail/Land Properties
March 2010

Property	Location	Acreage/ Square Footage	Use	Price/Acre	Comments
	Miami Highlands I-275 and Wards Corner Road Miami Township	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 Rusty Myers
	Clermont County Woodville Pike and Deerfield Road Goshen Township	216 acres	residential	\$25,000	Great site for residential; adjacent to Miami Township. Bill Poffenberger
	Kings Mill Center - Retail I-71 and Kings Mill Road Mason	Retail Outlots 1 -3 acres as needed	restaurant, fast food, automotive, retail	\$250,000 - \$450,000	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. Rusty Myers or David Ottenjohn
	Kings Mill Center - Office/Industrial I-71 and Kings Mill Road Mason	Sites from 2 - 32 acres	office, industrial, high-tech	\$60,000 - \$100,000	Outstanding I-71 access. Adjacent to Sinclair College and ATP Tennis facility. Rusty Myers or David Ottenjohn

Available Retail/Land Properties - March 2010




Property	Location	Acreage/ Square Footage	Use	Price/Acre	Comments
	Morrow Land 510 Route 22 & 3 Morrow	29 acres	retail	\$199,000	Montgomery Road frontage in fast growing area. Bill Poffenberger
	Wards Corner I-275 and Wards Corner Road Miami Township	1.5 acres	restaurant	\$500,000	Adjacent to the Hilton Garden Inn Hotel. Rusty Myers
	Shoppes at Grandin Outlet State Route 48/River's Bend Hamilton Township	1.0 acres	bank, financial institution, restaurant, retail	\$499,000	Located in the heart of the River's Bend market. Located between Kroger and future Wal-Mart. Dynamic growth and high income area. Rusty Myers
	Former National City Bank 8605 S. Mason- Montgomery Road Deerfield Township	3,475 Square Feet	retail	\$35.00/sf	Outstanding frontage and visibility on Mason- Montgomery Road. Adjacent to the Deerfield Towne Center and Deerfield Walmart. Rusty Myers

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Properties for Sale
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Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	Miami Highlands I-275 and Wards Corner Road Miami Township	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. Rusty Myers
	Kings Mill Center - Retail I-71 and Kings Mill Road Mason	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. Rusty Myers or David Ottenjohn
	Kings Mill Center - Office/Industrial I-71 and Kings Mill Road Mason	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. Rusty Myers or David Ottenjohn




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

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	<p>9200 Montgomery 9200 Montgomery Road</p> <p>Montgomery</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>Rusty Myers</p>
	<p>Scott Street 401 Scott Street</p> <p>Covington</p>	4,500	0.20	\$521,000	10%	<p>Exceptional visibility. Long-term lease. Multi-tenant occupancy - Check 'n Go, two residential tenants. 100% leased investment. Outstanding investment!</p> <p>Bill Poffenberger</p>
	<p>6071 Montgomery Road</p> <p>Pleasant Ridge</p>	<p>3,500 above grade</p> <p>3,500 basement</p>	0.279	\$275,000	N/A	<p>Former National City branch. Outstanding neighborhood location for office or retail use.</p> <p>Rusty Myers</p>
	<p>Cross County Medical Building 7272 Hamilton Avenue</p> <p>Hamilton</p>	3,460	0.542	\$395,000	N/A	<p>Vacant; adjacent to a park and Cross County Highway.</p> <p>Bill Poffenberger</p>

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	<p>717 Linn Street</p> <p>Queensgate</p>	<p>3,088 above grade</p> <p>3,088 basement</p>	<p>0.675</p>	<p>\$325,000</p>	<p>N/A</p>	<p>Former National City branch. In the heart of Queensgate.</p> <p>Rusty Myers</p>
	<p>8315 Cincinnati-Dayton Road</p> <p>West Chester</p>	<p>2,920</p>	<p>0.927</p>	<p>\$750,000</p>	<p>N/A</p>	<p>Former Shell station. 2,000 square foot store. 920 square foot car wash.</p> <p>Bill Poffenberger</p>
	<p>Shoppes at Grandin Outlot</p> <p>State Route 48/ River's Bend</p> <p>Hamilton Twncshp.</p>	<p>N/A</p>	<p>1.0</p>	<p>\$499,000</p>	<p>N/A</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.</p> <p>Rusty Myers</p>