




Available Office Properties
March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	CENTER at 600 Vine 600 Vine Street CBD	578,892	207,511	134,490	2,000	\$10.45 - \$11.95 N; \$8.42 OE	Impeccably maintained Class A structure. Excellent full floor options available. The 24th floor is the last remaining full floor in the high-rise elevator bank. Numerous new tenants including Bartlett & Co., FirstGroup, Chapter 13 Trustee, Buckley King, and Cole + Russell. David Ottenjohn
	Uptown Commons Jefferson and Calhoun Clifton	116,000	116,000	116,000	5,000	TBD	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
	Redstone of Kenwood 7755 Montgomery Road Kenwood	160,647	91,153	91,153	3,000	\$17.50 N	Excellent Kenwood location. No earnings tax, new construction, free covered parking, 9 1/2' ceilings. Three tenants in place. Exceptional space! Bill Poffenberger

Available Office Properties - March 2009





Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	Governor's Pointe North 4393 Digital Way Deerfield Township	160,116 85,336 office 74,780 high bay/ production	160,116 85,336 office 74,780 high bay/ production	160,116	42,668	For Sale or Lease <u>Entire Facility:</u> Sale: \$16,000,000 Lease: \$8.75 N <u>Office Only:</u> Sale: \$12,500,000 Lease: \$12.50 N <u>Warehouse/ Production Only:</u> Sale: \$4,150,000 Lease \$4.50 N	Immaculately maintained, world-class office/production facility. Class A finishes, two-story lobby, conference center, cafeteria, full air conditioned production space, abundant parking. Rusty Myers
	Linden Pointe on the Lateral Norwood Lateral and Montgomery Road Norwood	Project Total 581,100 Building I 94,078 Building II 125,000	Building I 25,105 Building II 125,000	Building I 14,229 Building II 125,000	2,500	\$15.45 N; \$8.50 OE	Mixed-use office campus. Cincinnati's true "Main on Main" location. Immediate interstate access to the Norwood Lateral, I-71 and I-75. No traffic congestion. Ideal for corporate and medical office users. Restaurants and retail at your doorstep. Another premier Al. Neyer, Inc. development. Rusty Myers
	Pictoria Tower I 225 Pictoria Drive TriCounty	253,353	79,013	33,985	2,000	\$11.95 N; \$7.85 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	Available March 2009. Built in 2000. State-of-the-art I.T. Bill Poffenberger

New Listing





Available Office Properties - March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	TriCounty Parkway 100 TriCounty Parkway TriCounty	96,914	58,294	58,294	2,000	\$15.75 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
	Harbor Greene Bellevue	29,162	29,162	29,162	5,000	\$16.00 N; \$6.59 OE + utilities	Spectacular site with great views of the Ohio River and the City. First-class office space within walking distance to numerous restaurants. Exterior signage is a possibility. Very impressive high ceilings and views. Anchored by Urban Active. David Ottenjohn
	Harper's Point 11340 Montgomery Road Cincinnati	16,288	14,359	8,468	1,390	\$16.50 Full Service + electric	Great location with easy access to I-275. Many restaurants, amenities, and services within walking distance. Immediate availability. Exterior signage possible for 8,468 RSF user. 1,390, 2,714 and 1,787 square foot suites available. Towne Properties ownership and management. David Ottenjohn



Available Office Properties - March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	NorthCreek Office 8220 & 8260 NorthCreek Drive Kenwood	92,955	10,189	6,638	1,020	\$12.75 N; \$6.59 OE	Lobby exposure. Spectacular wooded setting. Bill Poffenberger
	Fountain Pointe 424 Wards Corner Road Wards Corner	50,420	8,296	8,296	8,296	\$13.00 N; \$8.40 OE	No traffic congestion, no earnings tax, beautiful campus setting, shower/locker rooms, common conference room. Rusty Myers
	Lakeside Center 6279 Tri-Ridge Boulevard Wards Corner	62,500	7,345	3,890	983	\$13.00 N; \$8.52 OE	Park-like setting. No traffic. No earnings tax. Lake views. Rusty Myers
	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




Available Office Properties - March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	700 Walnut 700 Walnut Street CBD	86,750	7,016	5,571	269	\$10.00 N; \$6.05 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, Holland Communications and Jeff Ruby's. David Ottenjohn
	303 Broadway at Queen City Square 303 Broadway CBD	188,474	5,485	5,485	5,485	\$19.50 N; \$10.50 OE	Spectacular CBD property at Third and Broadway. Plentiful parking, super efficient foot print, great views, 9'-5" finished ceiling. Corner office. Last remaining space! David Ottenjohn
	Corporate Woods 2 4460 Lake Forest Drive, Suite 212 Blue Ash	80,846	4,000 (sublease)	4,000	4,000	\$6.00 G	100% office sublease; expires 4/14/10. Bill Poffenberger
	Hebron Medical Office Building 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. Bill Poffenberger



Available Office Properties - March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	<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. Bill Poffenberger</p>
	<p>Woodside Center 6281 Tri-Ridge Boulevard Wards Corner</p>	123,356	Storage space available	----	----	\$5.00 G	<p>No traffic congestion. No earnings tax. Beautiful campus setting. Dramatic two-story lobby. Shower/locker rooms. Lower level storage available. Rusty Myers</p>

Available Industrial Properties
March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	Precision Drive 100 Precision Drive Walton, Kentucky	234,400	234,400	234,400	N/A	\$2.50 NNN	Sublease; expires 8/31/10; all racking included; 100% air conditioned. Bill Poffenberger
	Governor's Pointe North 4393 Digital Way Deerfield Township	160,116 85,336 office 74,780 high bay/ production	160,116 85,336 office 74,780 high bay/ production	160,116	42,200	For Sale or Lease <u>Entire Facility:</u> Sale: \$16,000,000 Lease: \$8.75 N <u>Office Only:</u> Sale: \$12,500,000 Lease: \$12.50 N <u>Warehouse/</u> <u>Production Only:</u> Sale: \$4,150,000 Lease \$4.50 N	Immaculately maintained, world-class office/production facility. Class A finishes, two-story lobby, conference center, cafeteria, full air conditioned production space, abundant parking. Rusty Myers
	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 Industrial Properties - March 2009

Property	Location	Total SF	Available SF	Largest Contiguous	Minimum Divisible	Rates	Comments
	8th Street & Freeman Avenue 950 West Eighth Street Queensgate	22,420	22,420	22,420	N/A	\$1,950,000	Immediate interstate access. Ideal location for automotive, showroom, industrial, quick serve, hotel, highway convenience, restaurant, banking and business services. Includes all utilities. Rusty Myers
	Tri-State Computer Building 96-100 Security Drive Fairfield	15,500	15,500	15,500	15,500	\$6.50 NNN or \$899,000	Great freestanding building. Built in 1996. 1.05 acres. 4,000 square foot office. Bill Poffenberger



Russell C. Myers
David T. Ottenjohn
William M. Poffenberger
513/831-5533
www.cincinnati-capital.com




Available Retail/Land Properties
March 2009

Property	Acreage/ Square Footage	Use	Price/Acre	Comments
Clermont County Woodville Pike and Deerfield Road Goshen Township	216 acres	residential	\$25,000	Great site for residential; adjacent to Miami Township. Bill Poffenberger
Morrow Land 510 Route 22 & 3 Morrow	29 acres	retail	\$199,000	Montgomery Road frontage in fast growing area. Bill Poffenberger
Pictoria Corporate Center I-275 and SR 4 Springdale	20 acres total divisible	office	\$250,000	Build-to-suit office sites available in the Pictoria Corporate Center. Interstate visibility, outstanding access, planned corporate campus. Walk to Rusty Myers
Eighth Street & Freeman Avenue 950 West Eighth Street Queensgate	2.038 acres	automotive, showroom, retail, industrial	\$1,950,000 total for land/building	Best corner lot in Queensgate. Perfect for automotive, showroom or retail use. Immediate access to I-75. Proximate to Downtown. Rusty Myers
Wards Corner I-275 and Wards Corner Road Wards Corner	1.5 acres	restaurant	\$500,000	Adjacent to the Hilton Garden Inn Hotel. Rusty Myers







Russell C. Myers
David T. Ottenjohn
William M. Poffenberger
 513/831-5533
 www.cincinnati-capital.com





Properties for Sale
March 2009

Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	Governor's Pointe North 4393 Digital Way Deerfield Township	160,116 85,336 office 74,780 high bay/production	15.9	For Sale or Lease <u>Entire Facility:</u> Sale: \$16,000,000 Lease: \$8.75N <u>Office Only:</u> Sale: \$12,500,000 Lease: \$12.50N <u>Warehouse/ Production Only:</u> Sale: \$4,150,000 Lease \$4.50N	N/A For sale or lease	Immaculately maintained, world-class office/production facility. Class A finishes, two-story lobby, conference center, cafeteria, full air conditioned production space, abundant parking. Rusty Myers
	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
	8th Street & Freeman Avenue 950 West 8th Street Queensgate	22,420	2.038	\$1,950,000	N/A	Immediate interstate access. Ideal location for automotive, showroom, industrial, quick serve, hotel, highway convenience, restaurant, banking and business services. Includes all utilities. Rusty Myers


Properties for Sale - March 2009

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 areas. 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
	9200 Montgomery 9200 Montgomery Road Montgomery	7,262	0.855	\$1,525,000	N/A	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

Properties for Sale - March 2009

Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	<p>6071 Montgomery Road</p> <p>Pleasant Ridge</p>	<p>3,500 above grade</p> <p>3,500 basement</p>	<p>0.279</p>	<p>\$325,000</p>	<p>N/A</p>	<p>Former National City branch. No banking restriction.</p> <p>Bill Poffenberger</p>
	<p>Cross County Medical Building 7272 Hamilton Avenue</p> <p>Hamilton</p>	<p>3,460</p>	<p>0.542</p>	<p>\$395,000</p>	<p>N/A</p>	<p>Vacant; adjacent to a park and Cross County Highway.</p> <p>Bill Poffenberger</p>
	<p>717 Linn Street</p> <p>Queensgate</p>	<p>3,088 above grade</p> <p>3,088 basement</p>	<p>0.675</p>	<p>\$375,000</p>	<p>N/A</p>	<p>Former National City branch. No banking restriction.</p> <p>Bill Poffenberger</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>

Properties for Sale - March 2009

Property	Location	Total SF	Acreage	Sale Price	Cap Rate	Comments
	<p>Shoppes at Grandin State Route 48/ River's Bend</p> <p>Hamilton Twnshp.</p>	N/A	1.0	\$550,000	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>Rusty Myers</p>