



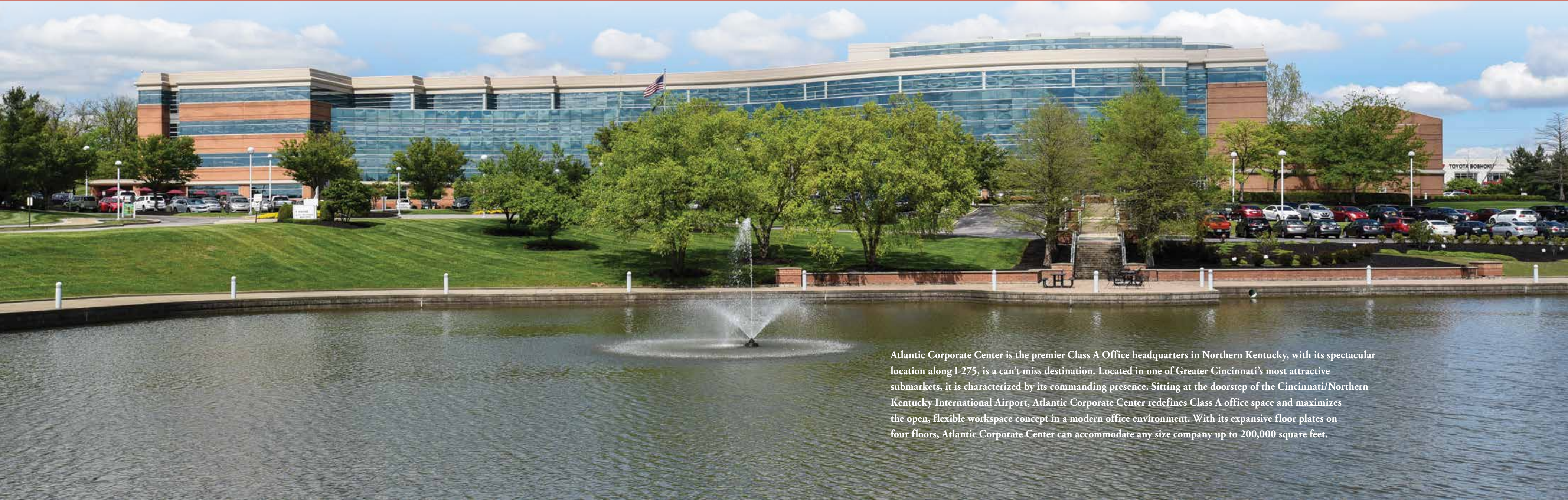
**ATLANTIC**  
CORPORATE CENTER

Northern Kentucky's Premier  
Class A Office Headquarters





## THE PREMIER CLASS A OFFICE HEADQUARTERS



Atlantic Corporate Center is the premier Class A Office headquarters in Northern Kentucky, with its spectacular location along I-275, is a can't-miss destination. Located in one of Greater Cincinnati's most attractive submarkets, it is characterized by its commanding presence. Sitting at the doorstep of the Cincinnati/Northern Kentucky International Airport, Atlantic Corporate Center redefines Class A office space and maximizes the open, flexible workspace concept in a modern office environment. With its expansive floor plates on four floors, Atlantic Corporate Center can accommodate any size company up to 200,000 square feet.



# STRATEGIC LOCATION



The 38-acre site with abundant parking is strategically situated near the intersection of I-275 and I-71/75. Adjacent to hotels, entertainment and dining, Atlantic Corporate Center is only 10 minutes from downtown Cincinnati. The spectacular location with scenic lakes in a park-like setting has unparalleled visibility from I-275 offering over 1,000,000 passing cars per week, providing excellent branding opportunities for any company. With easy access to three major interstates, a talented workforce is only minutes away.

Atlantic Corporate Center is located within the CirclePort International Business Park, a world-class, 650-acre, mixed-use business park containing office, industrial, hotel and retail in a corporate setting. The proximity to the Cincinnati/Northern Kentucky International Airport makes CirclePort the area's most prestigious address for business. CirclePort is home to major organizations and companies such as St. Elizabeth Healthcare, Catholic Health Initiatives, Convergys, Wild Flavors, and Pepsi.





# ABUNDANT ON-SITE AMENITIES

- Located within scenic CirclePort International Business Park
- Innovative design with exceptional quality
- Highly customizable space for flexible floor plans
- Abundant parking
- Full-service employee cafeteria
- Auditorium with seating for over 100 people
- State-of-the-art 6,100 square-foot Tier 2 IT data center
- Well-appointed fitness center with dual locker rooms and showers
- Unparalleled signage visibility to over 1,000,000 cars weekly on I-275
- Acoustically designed for an optimal environment
- Located adjacent to Cincinnati/Northern Kentucky International Airport
- Access to Residence Inn by Marriott Cincinnati Airport and Courtyard by Marriott Cincinnati Airport



Auditorium



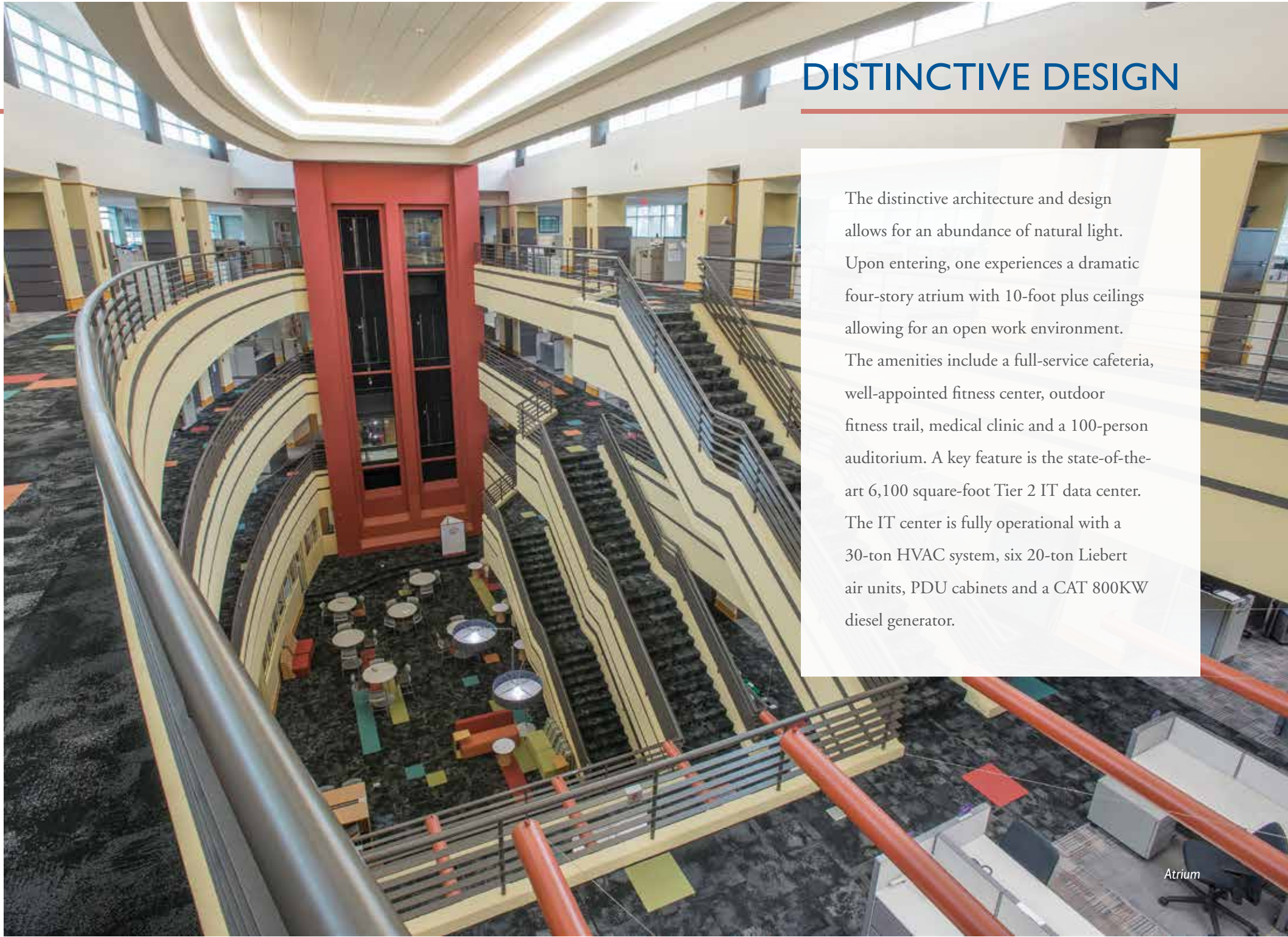
Cafeteria



Fitness Center

# DISTINCTIVE DESIGN

The distinctive architecture and design allows for an abundance of natural light. Upon entering, one experiences a dramatic four-story atrium with 10-foot plus ceilings allowing for an open work environment. The amenities include a full-service cafeteria, well-appointed fitness center, outdoor fitness trail, medical clinic and a 100-person auditorium. A key feature is the state-of-the-art 6,100 square-foot Tier 2 IT data center. The IT center is fully operational with a 30-ton HVAC system, six 20-ton Liebert air units, PDU cabinets and a CAT 800KW diesel generator.



Atrium



# OPEN FLEXIBLE FLOOR PLANS FOR CREATIVE SPACES

FLOOR 1  
50,424 RSF



Expansive floor plates can accommodate any size company up to 200,000 square feet. Corporex's full-service, in-house design team is prepared to build-out a custom space that will suit your company's needs and aid in the retention and recruitment of the area's best talent.



FLOOR 2  
47,806 RSF





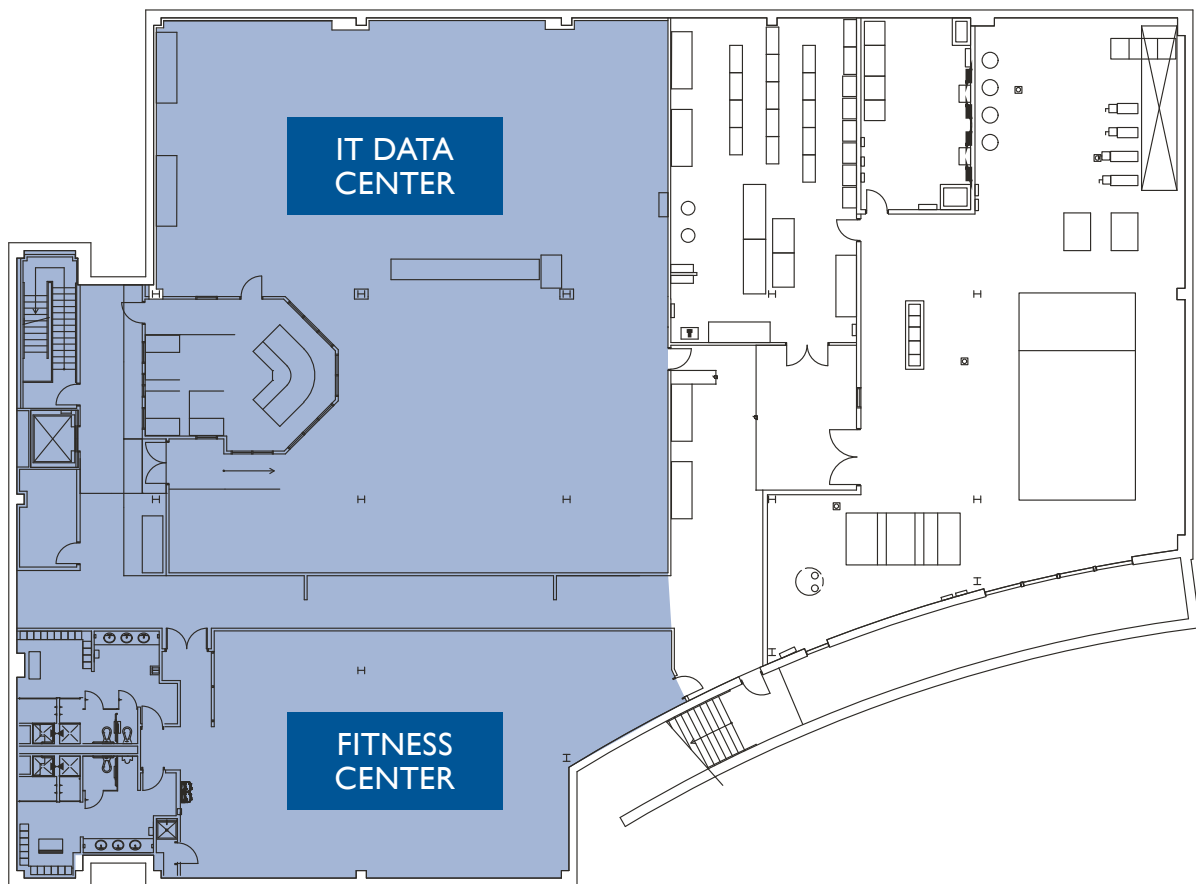
FLOOR 3  
47,868 RSF



FLOOR 4  
46,492 RSF

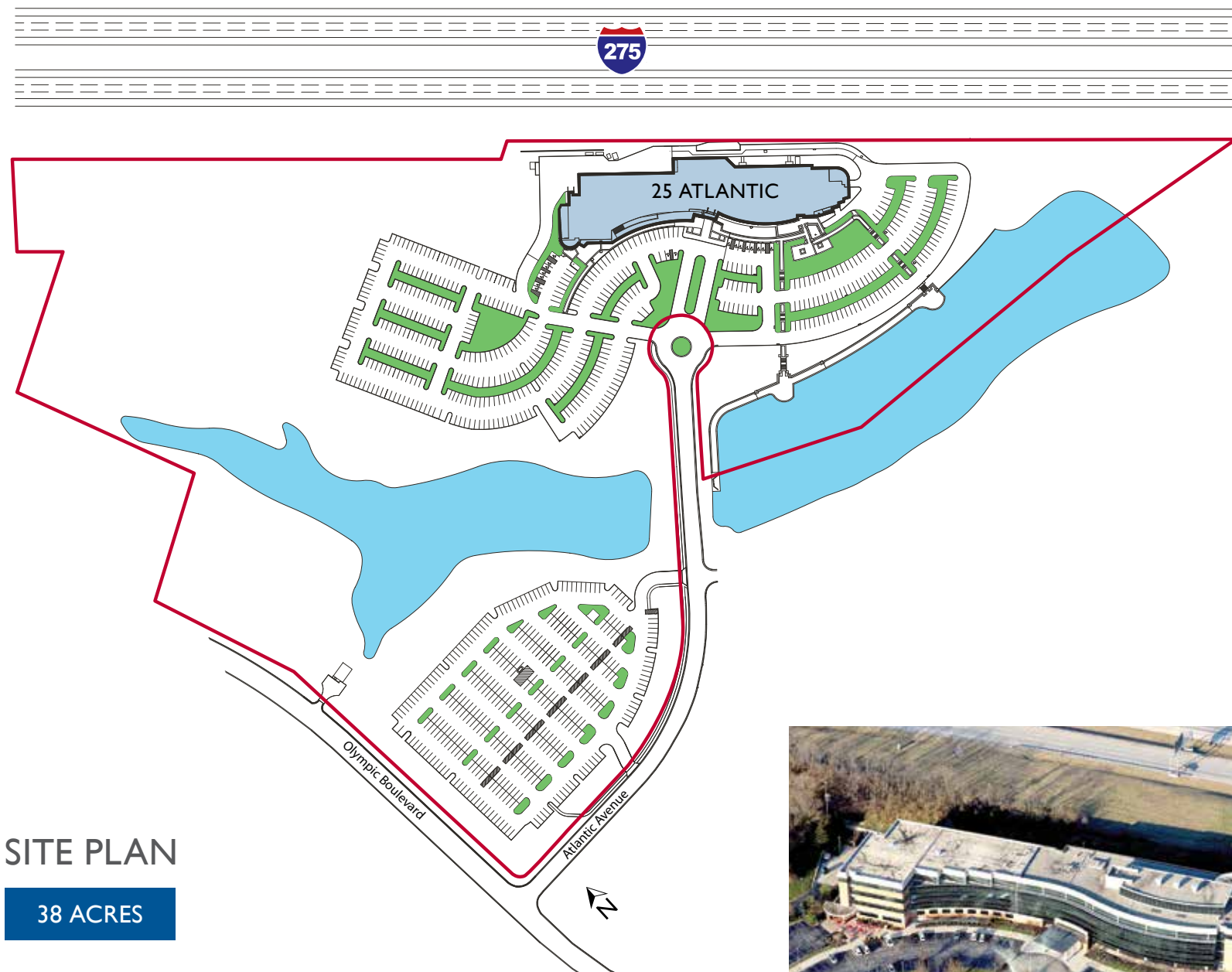






LOWER LEVEL

9,685 RSF



SITE PLAN

38 ACRES





# STRONG LOGISTICAL ADVANTAGES



## Air Service

Northern Kentucky is home to the Cincinnati/Northern Kentucky International Airport (CVG), which had more than seven million passengers in 2017. CVG was voted the World’s Best Airport serving five-10 million passengers and the Best Regional Airport in North America by air travelers in the World Airport Awards. CVG offers direct service to 38 of the top 40 U.S. markets and over 170 peak-day departures, more nonstop flights than any other airport in the Tri-State. They also have direct international service to Paris, Toronto, Cancun, Montego Bay, Freeport and Punta Cana. CVG is the eighth largest cargo airport in North America and home to DHL N.A. and Amazon Prime Air cargo hubs. It is the only airport in the

U.S. to receive the Safety Act designation and certification from the Department of Homeland Security, meaning CVG meets or exceeds DHS security standards.

Located within the Cincinnati/Northern Kentucky region, Lunken Airport in eastern Cincinnati offers charter service to businesses and individuals. Ultimate Air Shuttle operates out of Lunken as a premier, public charter jet service. Each jet features just 30 seats with direct flights to Atlanta, Charlotte, Chicago, Cleveland, and New York. Ultimate Air also offers free ground transportation between CVG, Lunken Airport, and Downtown Cincinnati.



## Highways

The Cincinnati/Northern Kentucky region is strategically located at the center of a major transportation network that serves a large portion of the East Coast and the Midwest. Interstate highways traversing the area are:

- I-75: north/south through MI, OH, KY, TN, GA and FL
- I-71: northeast/southwest through OH and KY
- I-74: southeast/northwest through OH, IN, IL and IA

Local interstates are:

- I-275: a perimeter highway linking Northern Kentucky, Cincinnati, and Indiana
- I-471: linking downtown Cincinnati with I-275

## Public Transportation (TANK)

TANK provides public transit services to Boone, Campbell, and Kenton Counties as well as downtown Cincinnati. Close to four million passengers each year rely on the more than 100 TANK buses throughout the region to get them where they need to be. Among the many programs TANK offers to businesses and the workforce are:

- **Guaranteed Ride Home:** A safety net to provide a ride home, day care facility, school or the “park and ride” in case of an emergency during the work day when your bus is not running.
- **RAMP:** The Regional Area Mobility Program is a door-to-door paratransit service allowing disabled citizens who are unable to use TANK’s fixed route bus service to have same schedule advantages provided to the public.
- **Tax-Free Transit Benefits:** A program locally offered by TANK and Metro which allows companies to offer employees the valuable benefit of subsidized or lower cost commuting. Participating businesses take advantage of federal tax incentives (offered through Section 132 of the IRS code) to offer employees a subsidized or pre-tax transit benefit.
- TANK offers a downtown connection, providing access to jobs in downtown Cincinnati, where passengers can also connect to routes operated by SORTA (Southwest Ohio Regional Transit Authority) and Metro, the bus service provided in the City of Cincinnati and surrounding Hamilton County.







# NORTHERN KENTUCKY ADVANTAGES

## Economic Development

Northern Kentucky is pro-business, featuring a long list of business-friendly resources for companies of all sizes.

Northern Kentucky Tri-County Economic Development Corporation (Tri-ED) blends public and private funds to enhance the business climate and foster regional cooperation among Boone, Campbell and Kenton counties. They market and promote Northern Kentucky on a national and international basis as a desirable location for new or expanding businesses, and assist existing local companies to expand operations and grow their customer base. Since its founding in 1987, Northern Kentucky Tri-ED has led the successful relocation or expansion efforts for 645 business projects, representing more than 55,000 primary industry jobs created with a capital investment of more than \$7.6 billion.

Kentucky Economic Development Finance Authority (KEDFA) is the primary state agency responsible for creating new jobs and investment in the state. They help facilitate in your understanding of Kentucky’s business environment, as well as guiding you through the cabinet for economic development programs.



## Talent That Drives Innovation

Top talent continues to be one of the main reasons businesses move to the region long-term. More than 200,000 graduates enter the workforce annually from 300+ colleges and universities within a 200-mile radius of the region. Many of the Greater Cincinnati colleges and universities offer workforce development and cooperative learning programs. The region provides a thriving IT industry with 300,000 IT and business process employees, plus 45+ major employers with an IT component or focus. With 10 regional colleges, universities and career campuses, Northern Kentucky and Greater Cincinnati offer a strong core of professional, logistics, tech and production workers and rigorous degree programs to support a sustainable talent pipeline.

## Competitive Business Climate

Northern Kentucky offers a competitive business climate built on low tax burdens, competitive incentive packages, and below-average utility costs. Kentucky has long enjoyed a competitive advantage in the provision of energy, natural gas, and water. Kentucky’s electric power costs averaged for all sectors ranked fifth lowest nationwide in 2017.

Relatively moderate sales tax burdens, low unemployment insurance taxes and low property taxes account for these below-average tax burdens. Kentucky ranks eighth in the country for most favorable tax conditions for professional office operations. Not only is the cost of doing business lower in Kentucky, so are labor costs. In fact, labor costs are significantly below the national average; almost 20 percent lower than the U.S. average. The Cincinnati MSA was named the #1 most cost-friendly business location among large U.S. cities.

#1 Cost-friendly business location among large U.S. cities		
National Average (Base Index): 100		
	Overall Cost of Business	Corporate Services
New York	104.7	112.5
San Francisco	104.5	108.5
Chicago	98.3	96.4
Minneapolis	96.8	90.5
Dallas	96.2	90.2
Atlanta	95.1	89.8
Cincinnati MSA	94.0	87.4

Source: KMPG Competitive Alternatives Report, 2016







# TOP 10 REASONS FOR LOCATING OR EXPANDING YOUR BUSINESS TO NORTHERN KENTUCKY

## 1 In the Middle of Everything

Northern Kentucky is located at the center of a 34-state distribution area in the eastern United States, Northern Kentucky's location advantage facilitates the distribution of goods and materials to a massive industrial and consumer market. Situated at the crossroads of four major interstates, travelers can visit 27 major metro areas within 600 miles. You are within a day's drive or 90-minute flight of two-thirds of the U.S. population.

## 3 We Are Networked

The region is strategically located at the center of a major transportation network that serves a large portion of the East Coast and the Midwest. Served by five major interstates, three intermodal terminal rail networks, barge traffic on the Ohio and Licking rivers, an international airport, dozens of regional airports and ports that move nearly 48 million tons of cargo a year. Our ideal transportation network can move products easily and efficiently by air, rail, road and water to all points of the globe virtually overnight.

## 4 Cost of Doing Business

Northern Kentucky ranks third lowest in the nation for cost of doing business according to CNBC. Kentucky's innovative and progressive tax incentive programs also provide the flexible financial assistance businesses need when locating, expanding or reinvesting in the state.

## 2 A Logistical Dream

Northern Kentucky business is served by an international airport plus home to DHL N.A. & Amazon Prime Air cargo hubs. DHL's North American hub is a "Super Hub" and serves 220 countries. Additionally, the region has access to the highest-speed interconnectivity and latest safeguards for secure data protection. IT infrastructure including dual feed, SONET self-healing ring technology, redundancy capabilities, fiber-optic and underground lines are readily available.

## 5 Electrifying Power Rates

We enjoy the lowest cost of electricity in the industrial sector among states east of the Mississippi River and one of the lowest in the U.S., coming in nearly 20% lower than the national average.

## 6 Creating Workforce Solutions

Not only are our labor costs below the national average, Northern Kentucky offers workforce recruiting and training assistance for new and existing employees at no charge. We also offer a personalized approach to your workforce needs—tell us what you need, and we custom design a solution, saving you time and money. Jobs-NKY.com is a tool available for job seekers, employers and economic development partners.

## 7 Business-Minded Educational Approach

Kentucky colleges and universities are true partners in the development of the workforce of the future. They understand the needs of business. In fact, from innovative K-12 schools and apprentice-style training to cutting edge research universities and continuing education programs, education is a way of life in Northern Kentucky.

## 9 Quality of Life

Northern Kentucky and Greater Cincinnati offer an unbeatable quality of life that blends urban, suburban and rural amenities to suit every lifestyle. The area is 12% below the national average cost of living with housing prices 30% below the national average. The average commute times are less than 22 minutes.

## 10 Business-Friendly Attitude

Businesses want fast, efficient and personalized service, and we provide it. We listen to you, help identify your needs and then we work with you one-on-one to devise solutions that will maximize your success while lowering your cost of doing business in Northern Kentucky. The Northern Kentucky Chamber of Commerce is a champion of commerce and supports the development of strong businesses and a vibrant economy in the region, through leadership and advocacy, resulting in a better quality of life for all.

## 8 Support for Innovation and Entrepreneurship

The drive to encourage business innovation and small business startups is evident by the array of unique and effective programs offered for both entrepreneurs and investors. The Kentucky Innovation Network features 13 offices that offer startup and capitalization assistance as well as mentoring to turn small businesses into larger ones. Locally, the Catalytic Development Fund and Northern Kentucky Regional Alliance are committed to providing financing assistance and related services for developers.







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FOR LEASING INFORMATION

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