

us bank tower
CINCINNATI



THE BUILDING

U.S. Bank Tower is a 27 story 365 foot tall skyscraper located at 5th and Walnut Streets in downtown Cincinnati. The building's tenant population is comprised of a variety of businesses and organizations such as law firms, financial and investment organizations, and real estate companies. The building connects to The Westin Hotel, a AAA four-diamond hotel that features 456 guest rooms.

NEW OWNERSHIP!

MAP Property Holdings is a high net worth private equity investment firm specializing in value oriented commercial real estate investments across the continental US.

MAP's current investment portfolio totals over 3.8 million square feet in nine states.

PROPERTY HIGHLIGHTS



MANY ON-SITE AND NEARBY RESTAURANTS



WALK TO YOUR DESTINATION OR TAKE THE STREET-CAR



ON-SITE PARKING AVAILABLE



SHARED CONFERENCE CENTER



CENTRALIZED LOCATION IN THE HEART OF THE CBD



ENERGY STAR CERTIFIED AND BOMA 360 ACCREDITATION



GENERAL BUILDING INFORMATION

TYPICAL FLOORPLATE	Floors 1-19 approximately 24,000 SF, Floors 20-26 approximately 14,500 SF
TYPICAL CEILING HEIGHT	8'-5" finished, 12' deck to deck
ELEVATOR SERVICE	Two banks of (6) elevators (1-11, 12-26)
SECURITY	24/7/365 Guard Service, Closed Circuit TV System
TELECOM	Providers with fiber in building; Cincinnati Bell, Time Warner, Cogent Communications.
FLOOR LOAD	Ground Floor & 2nd Floor: 100# sq. ft. / Office Floors: 70# sq. ft.
HVAC	NEW cooling towers installed in 2018 and new Trane Chiller installed in 2019 to ensure the system exceeds occupancy loads and increase reliability Central plant delivers chilled water to the AHU's on the 27th floor and 12th floor and SL Heating provided via hot water boiler system. Perimeter heat provided via convection style fin tube registers along exterior walls
ELECTRIC	277/460v, three phase 120/208v power for receptacles/typical use
DOCK	One (1) dock accommodates maximum truck size of 12ft in height by 24ft in length (cab & trailer). The dock can NOT accommodate semi-trucks or straight trucks over 24' in length
GARAGE/PARKING	Fountain Square South Garage (Located in US Bank Tower via elevator access from lobby): 408 Parking Spaces Fountain Square North Garage: 604 Parking Spaces Mabley Garage: 775 Parking Spaces
CLEANING	Nightly standard cleaning M-F excluding holidays + full time day cleaning staff
MAINTENANCE/SERVICES	Dedicated on-site property management team Service requests managed via Angus software Full time Maintenance Personnel staff Common areas and common systems maintenance included in operating expenses
RENT	\$22.00/psf Full Service Gross



US BANK LOBBY

THE ULTIMATE LOCATION

Located along the Ohio River, Downtown Cincinnati is home to the city's largest corporations, several apartment complexes, dozens of restaurants, a plethora of bars and coffee shops, and professional sports stadiums.

Rich with culture and history, the downtown area acts as the economic hub of the city as well as the home for many festivals, marathons, and other public events.

Enjoy hundreds of events located just across the street at Fountain Square. A public square where concerts, festivals, tree lighting ceremony, ice rink, food trucks and other events take place throughout the year.

US Bank Tower is just a short walk to all your favorite entertainment venues that Cincinnati has to offer. Including Great American Ball Park, Paycor Stadium, The Banks, Fountain Square, and the new Icon Music Center. Take the Streetcar to Findley Market, Music Hall, Washington Park or the new FC Cincinnati Stadium located in Over-The-Rhine!



**CINCINNATI BELL CONNECTOR
ELECTRIC STREETCAR**

VIEWS FROM THE TOP

Enjoy spectacular views of downtown Cincinnati, Over-the-Rhine & Northern Kentucky from your office chair. Enjoy aerial views of Fountain Square and events such as music concerts, farmer's markets and ice skating. Admire the fireworks during Riverfest and cheer on the Red's during a homerun. You're in the heart of Cincinnati!



AVAILABILITIES

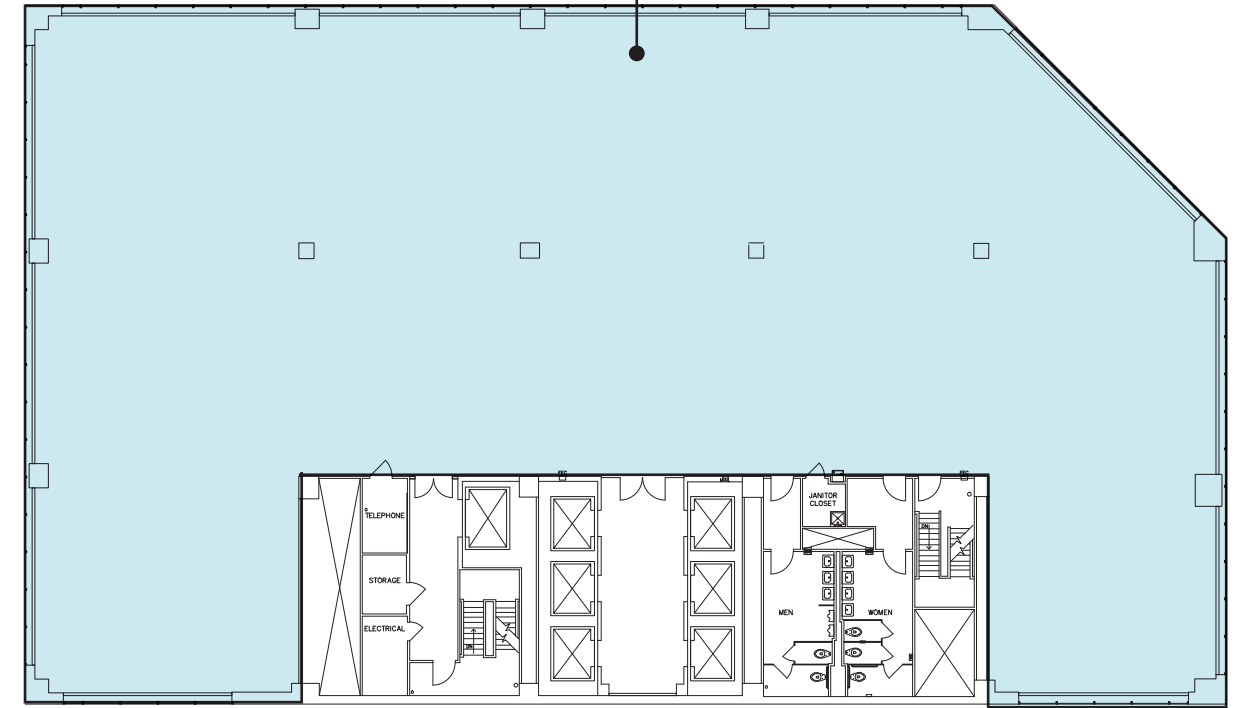
SUITE	SF
2600	14,597
2420	3,262
2300	6,648
2310	1,124
2315	1,792
2330	3,230
2240	2,958
2140	3,306
200	3,759
120 (Retail)	1,370



FLOOR 26

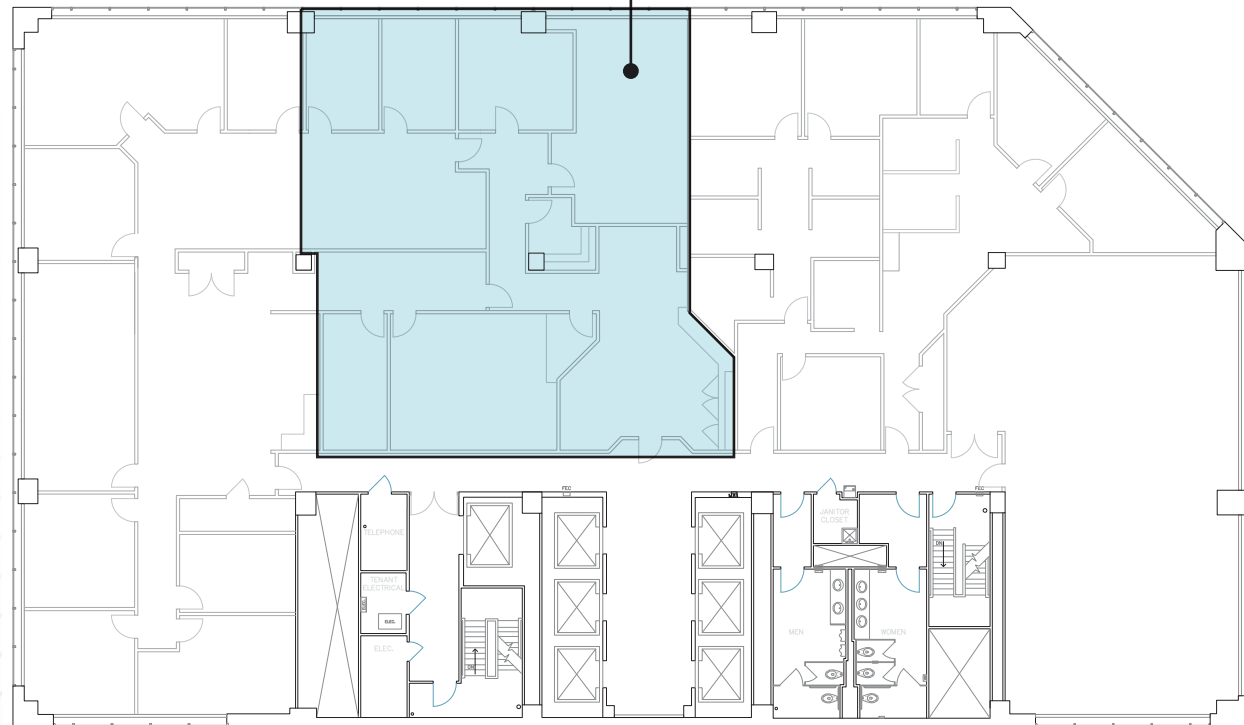
- FULL FLOOR AVAILABLE -
14,597 TOTAL SF

SUITE 2600
14,597 SF



FLOOR 24

SUITE 2420
3,262 SF



FLOOR 23

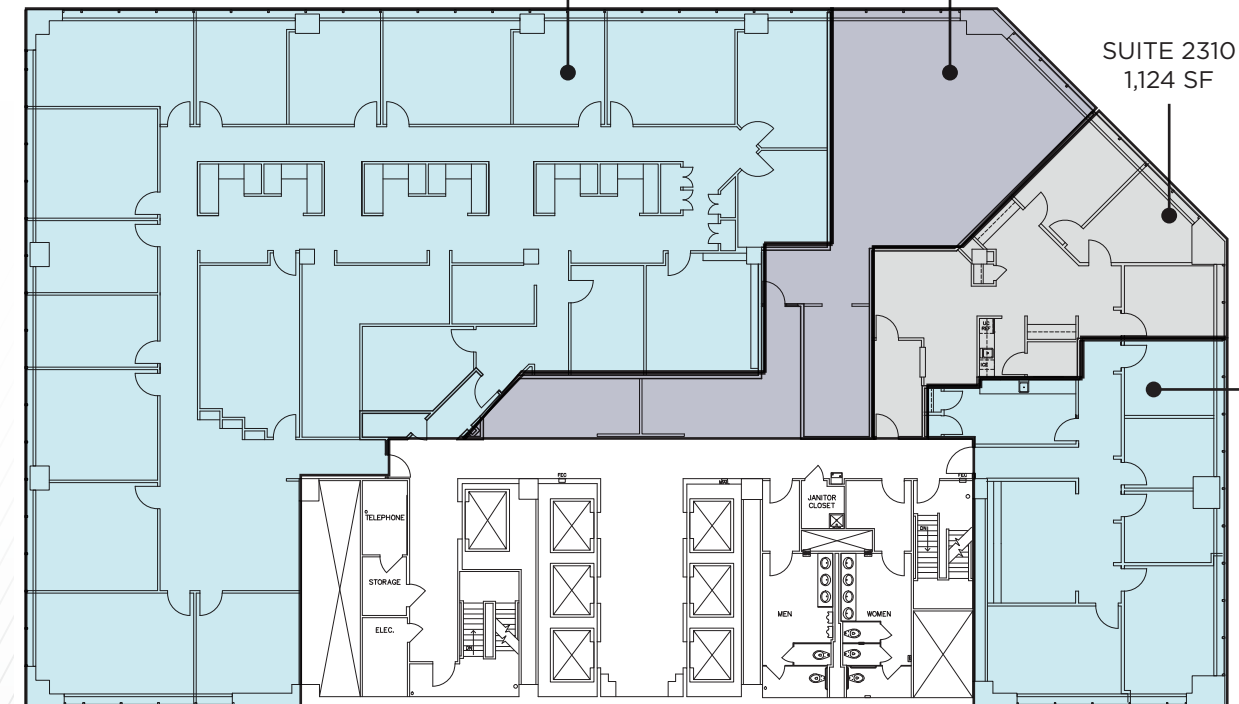
- FULL FLOOR AVAILABLE -
12,794 TOTAL SF

SUITE 2300
6,648 SF

SUITE 2330
3,230 SF

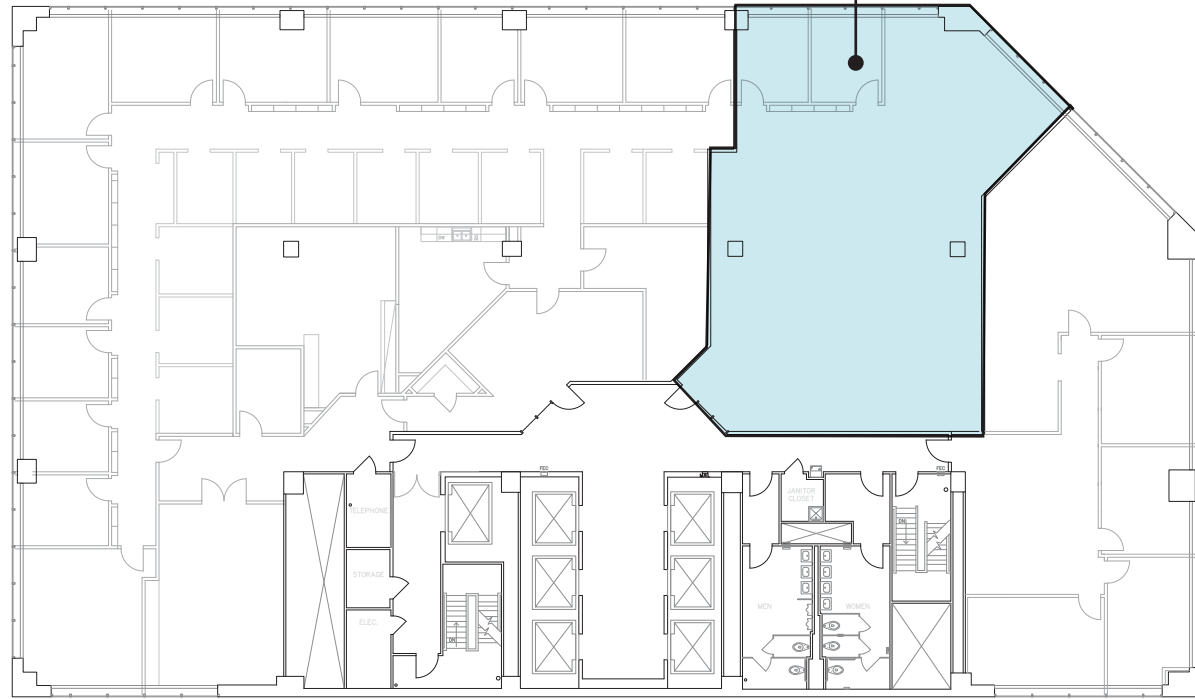
SUITE 2310
1,124 SF

SUITE 2315
1,792 SF



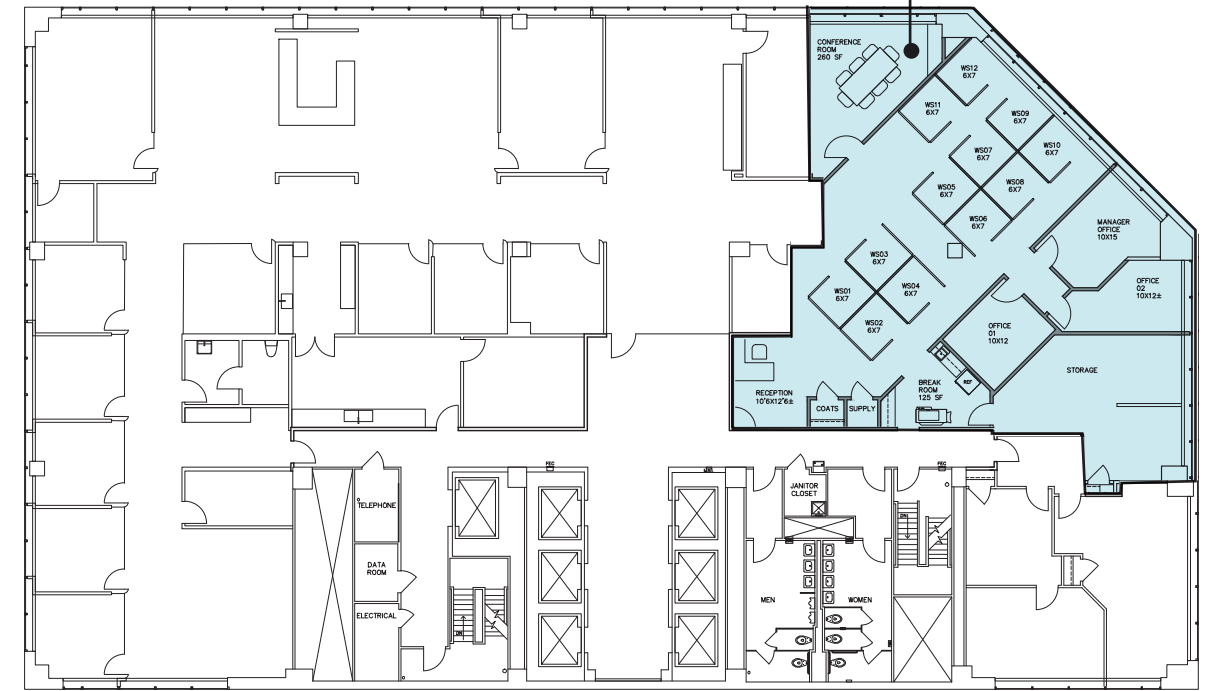
FLOOR 22

SUITE 2240
2,958 SF



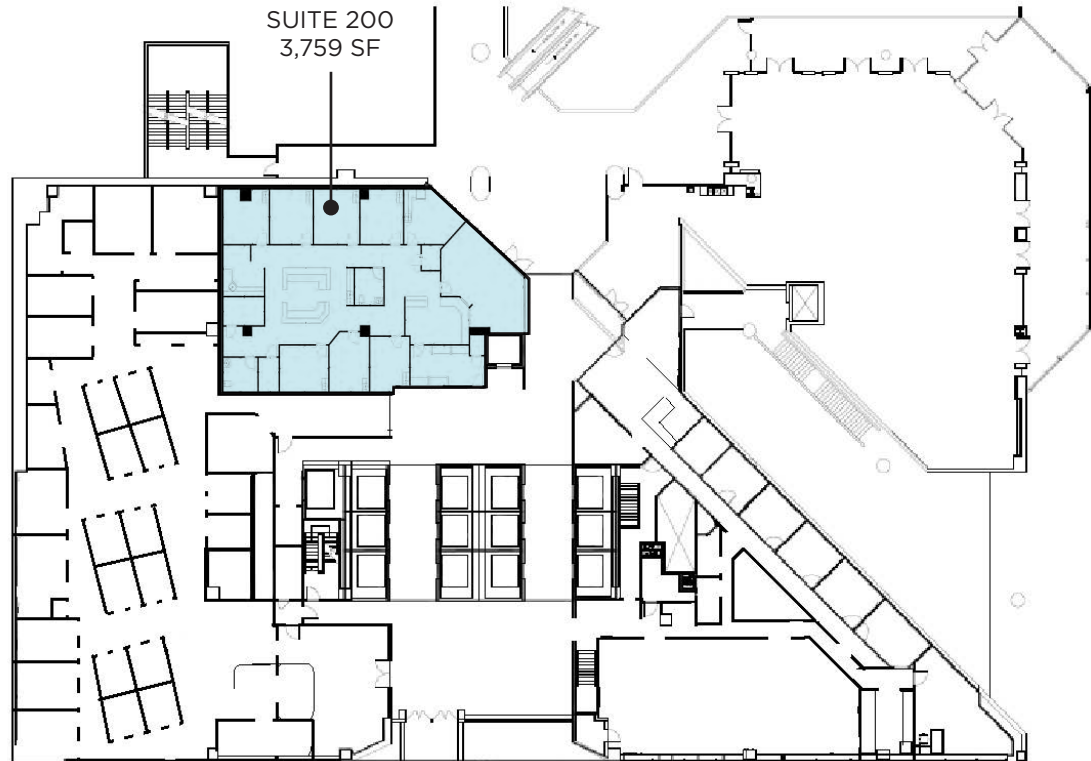
FLOOR 21

SUITE 2140
3,306 SF



FLOOR 2

SUITE 200
3,759 SF



FIRST FLOOR RETAIL

SUITE 120
1,370 SF
\$21.00/psf
Mod. Gross



MAKE IT YOUR OWN

The 20th Floor is demo'd and ready to begin construction. Need help with your layout? Contact us today and we can help layout an office "test fit" using our SALTMINE tool. You'll be able to envision your new space in no time!



NEARBY AMENITIES

RESTAURANTS

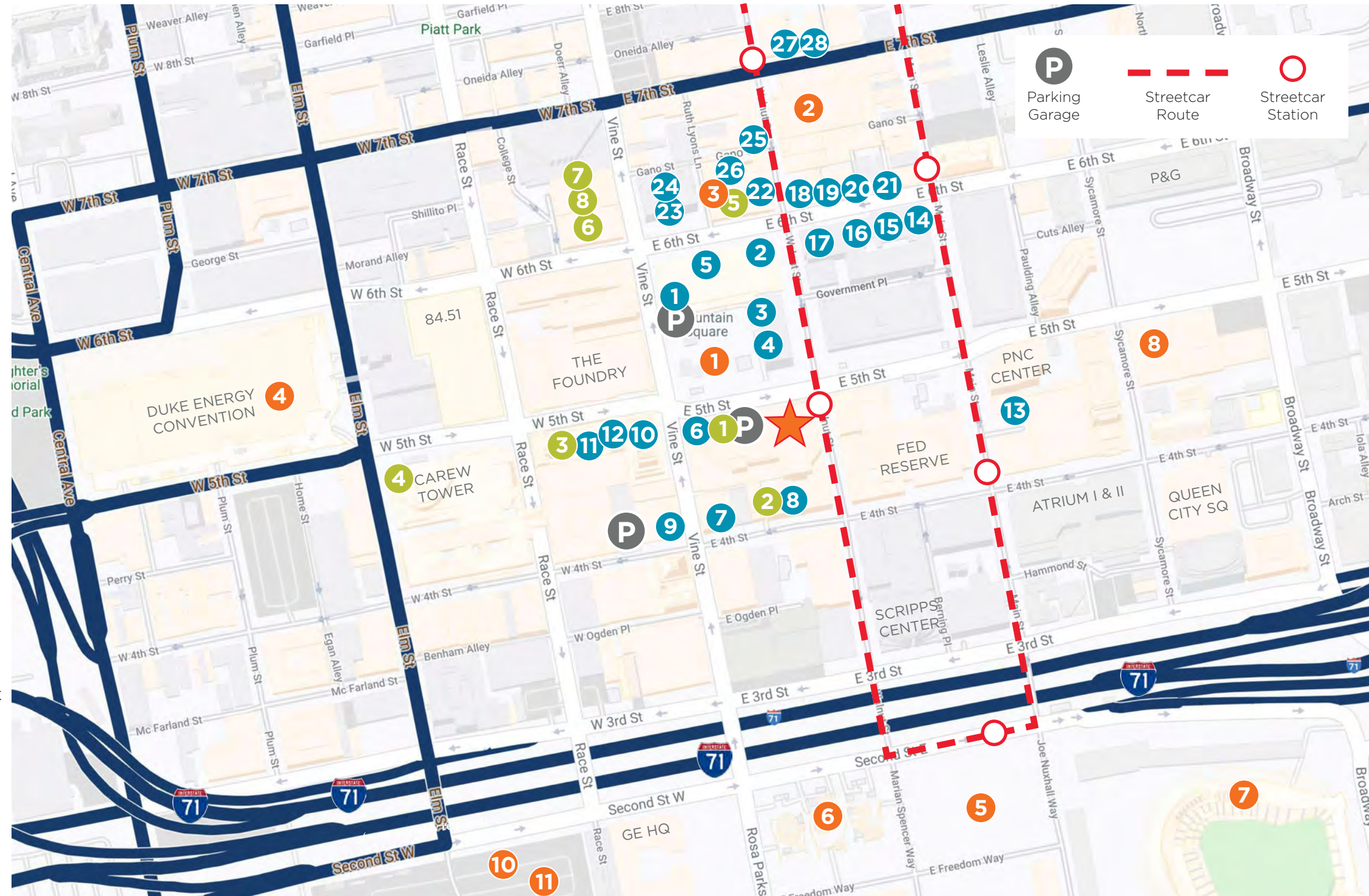
- | | |
|---------------------------|------------------------|
| 1. Chipotle | 15. Starbucks |
| 2. Bru Burger | 16. Mr. Sushi |
| 3. Potbelly Sandwich | 17. Prime Cincinnati |
| 4. Graeter's Ice Cream | 18. Nada |
| 5. Zablong | 19. Boca |
| 6. McCormick & Schmick's | 20. Sotto |
| 7. Sleepy Bee Cafe | 21. Igby's |
| 8. D.Burnham's | 22. Metropole |
| 9. Starbucks | 23. Fusian |
| 10. Morton's Steakhouse | 24. Jimmy John's |
| 11. Orchids at Palm Court | 25. Horse & Barrell |
| 12. Hathaway's Diner | 26. Nicholson's Tavern |
| 13. Bagel Stop | 27. Jeff Ruby's |
| 14. Wahlburgers | 28. First Watch |

HOTELS

- | | |
|----------------------|-------------------------|
| 1. The Westin | 5. 21c Museum Hotel |
| 2. Renaissance | 6. The Cincinnati |
| 3. Hilton Netherland | 7. Hampton Inn & Suites |
| 4. Hyatt Regency | 8. Homewood Suites |

ENTERTAINMENT

- | | |
|----------------------------------|-----------------------------|
| 1. Fountain Square | 7. Great American Ball Park |
| 2. Aronoff Center | 8. Taft Theatre |
| 3. 21c Museum | 9. Paycor Stadium |
| 4. Duke Energy Convention | 10. ICON Music Center |
| 5. The Banks | |
| 6. National Underground Railroad | |



INSIDE AMENITIES





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