



CBRE

www.connectatthenode.com



Capping off the \$80 million infrastructure project at Martin Luther King Drive and I-71, **the node** leads the way for workplace innovation. **The node** introduces up to 600,000 SF of Class A office space, Phase I of which will be delivered in early 2021. Leveraged by the nearby 88,000 employees and 800 businesses, **the node** represents the pinnacle opportunity for companies looking to create a magnet for high growth and sustained innovation. Complementing the office component will be a 160 room hotel, set to open in 2021.



WHAT YOU NEED TO KNOW ABOUT THE CINCINNATI INNOVATION DISTRICT

The Cincinnati Innovation District is Greater Cincinnati's regional hub for innovation and talent.

- Anchored by University of Cincinnati, a Tier 1 research university and nationally ranked medical center named #80 of the Top 100 Most Innovative Universities by Reuters. The District offers a unique platform for companies of all stages to connect to talent and build partnerships to accelerate innovations.
- More than 1.1 million square feet of new space totaling more than \$1 billion of investment has been completed or is currently underway. When fully implemented, the District anticipates \$2.5 billion of project investment, more than 2.5 million square feet of mixed-use development (research, office, clinical, residential, hotel, and retail) and 7,500 jobs.
- The Cincinnati Innovation District is Greater Cincinnati's newest, best development and economic opportunity and it's happening right now. Some of Cincinnati's largest companies and innovators have already made the District home.

INNOVATION | COMMUNITY | EXPERIENCE | EXPOSURE | INTEGRATION

Create. Connect. Live.



WHAT YOU NEED TO KNOW ABOUT THE CINCINNATI INNOVATION DISTRICT

ANCHOR INSTITUTIONS

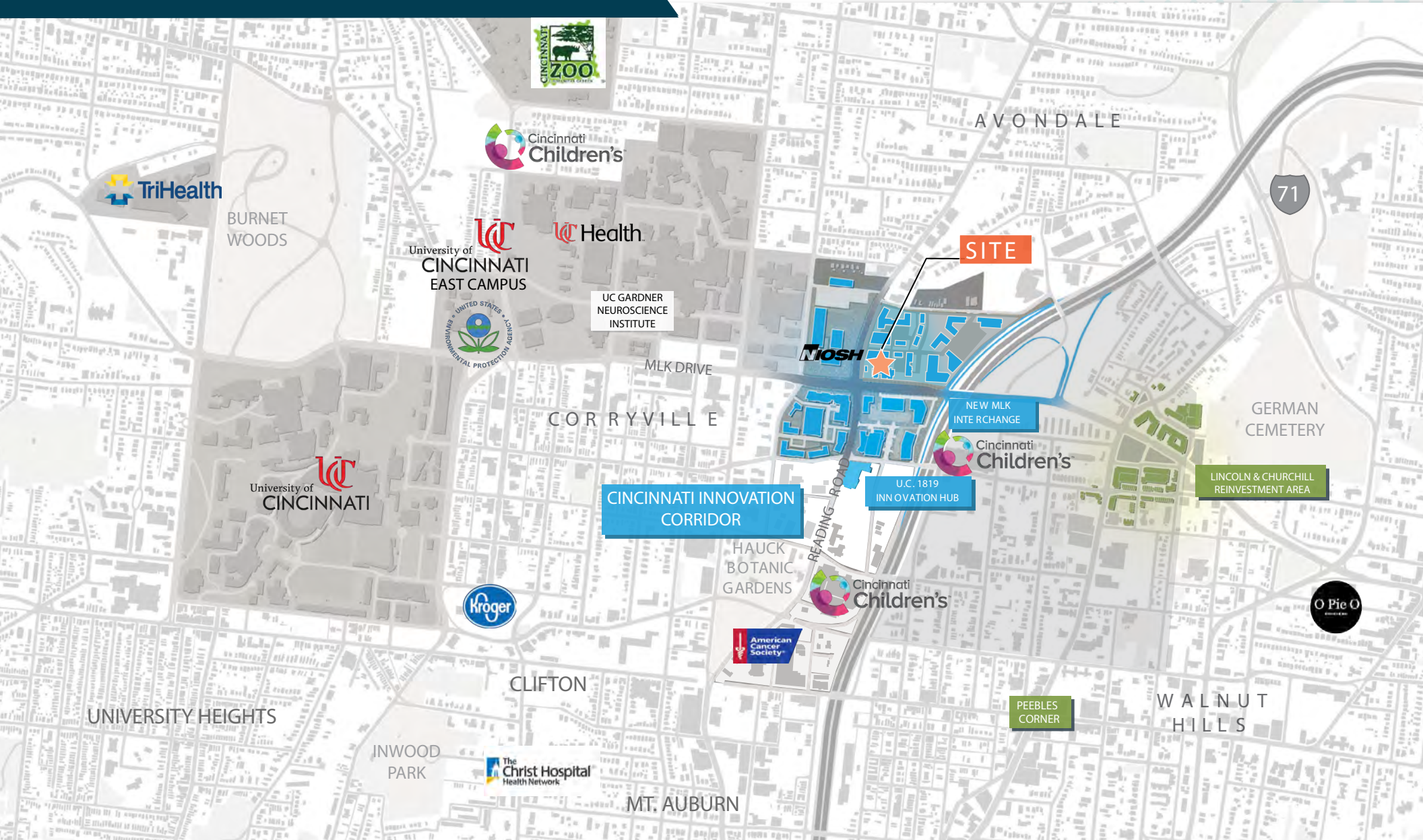
The Cincinnati Innovation District is located in Uptown Cincinnati. Uptown is the region's center of learning, research and healthcare and - with 88,000 employees - is southwest Ohio's second largest employment hub.

- **800** area businesses
- **51,000** residents
- **48,000** students
- **\$80 million** infrastructure project at MLK and I-71 interchange
- **\$110 million** in direct investment from the federal government via the new NIOSH facility, creating **800** jobs
- Institutions in Uptown have received more than **\$2.9 billion** in research funding over the last 5 years
- **30** emerging technology-based companies
- Five major hospitals, two universities, and more than 35 healthcare related facilities
- Over **\$2 billion** planned in development

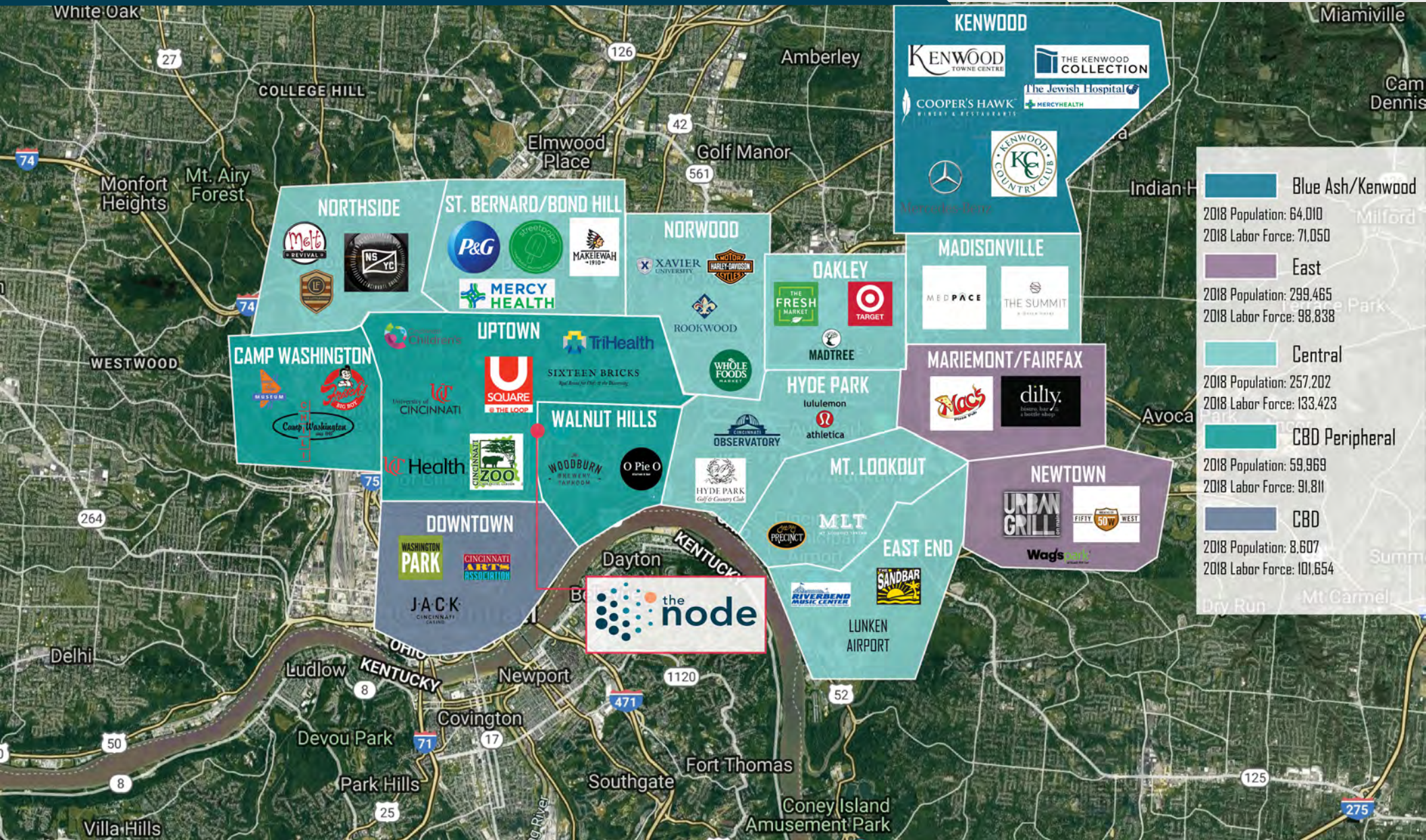
INNOVATION | COMMUNITY | EXPERIENCE | EXPOSURE | INTEGRATION



CONTEXT MAP



GREATER CINCINNATI MAP



	Blue Ash/Kenwood
	2018 Population: 64,010
	2018 Labor Force: 71,050
	East
	2018 Population: 299,465
	2018 Labor Force: 98,838
	Central
	2018 Population: 257,202
	2018 Labor Force: 133,423
	CBD Peripheral
	2018 Population: 59,969
	2018 Labor Force: 91,811
	CBD
	2018 Population: 8,607
	2018 Labor Force: 101,654



PROJECT OVERVIEW



PHASE I

- **Office:** Six Stories - ±144,000 SF
- **Hotel:** Seven Stories - 160 Rooms
±5,000 SF Conference Space
- **Residential:** 178 Units
- **Retail:** ±5,000 SF
- **Structured Parking:** 726 spaces on two levels
- **Delivery Date:** 2021



WALKING
TRAILS



5:1000 PARKING
RATIO



SUPERIOR VISIBILITY
AND EXPOSURE

Create. Connect. Live.



SITE PLAN



AREA SUMMARY

- PHASE 1 █
- 1a OFFICE BUILDING
 - 2 SELECT SERVICE HOTEL
 - 3 RETAIL/ RESTAURANT/ BAR/ CONF. RMs
 - 4a RESIDENTIAL
- PHASE 2+ █
- 1b OFFICE BUILDING
 - 1c OFFICE BUILDING (OPTIONAL HOTEL)
 - 1d OFFICE BUILDING
 - 4b RESIDENTIAL (205-360 units, +650nsf/unit)
 - 5 TOWNHOUSES (12-24 units)
 - 6 OFFICE BUILDING
 - 7 RESIDENTIAL (180-270 units, +650nsf/unit)
 - 8 RETAIL/ RESTAURANT/ BAR

PARKING

OFFICE: 4/1000sf
 HOTEL: 1 / ROOM
 RETAIL: 5/1000sf
 RESIDENTIAL: 1.25/unit

PARKING AVAILABLE

- G1 GARAGE 1 (3-5 Levels)
- G2 GARAGE 2 (3-6 Levels)
- G3 GARAGE 3 (3-5 Levels)
- G4 GARAGE 4 (4-6 Levels)
- INTERNAL STREET

PHASE I

MLK GATEWAY FEATURE. DESIGN TO BE DETERMINED



PHASE I OFFICE BUILDING

144,000 SF of Class A Office space

Six stories of up to 25,340 SF floor plates

5:1000 parking ratio

Asking Rate: \$20.75 NNN

Significant floor to ceiling glass throughout

Intuitive access and circulation

Sixth floor observation deck overlooking downtown Cincinnati and the Cincinnati Innovation District

Located within a vibrant, urban environment





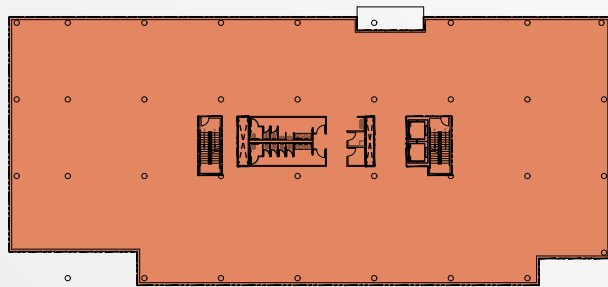
BRANDING OPPORTUNITY



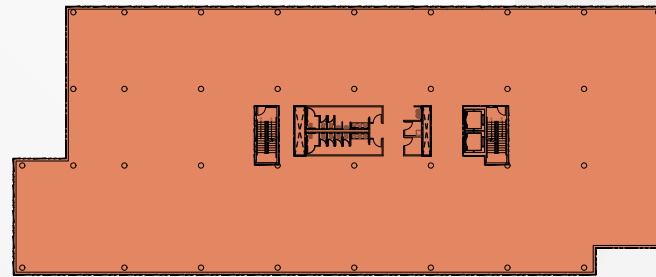
Create. Connect. Live.



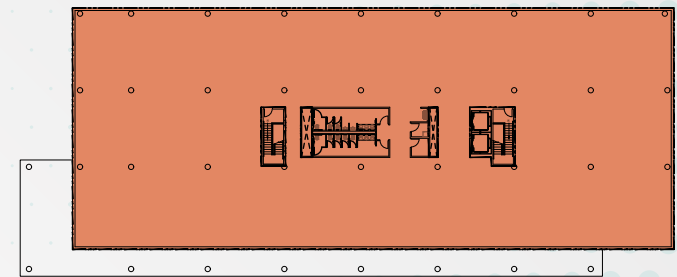
SPACE OFFERING



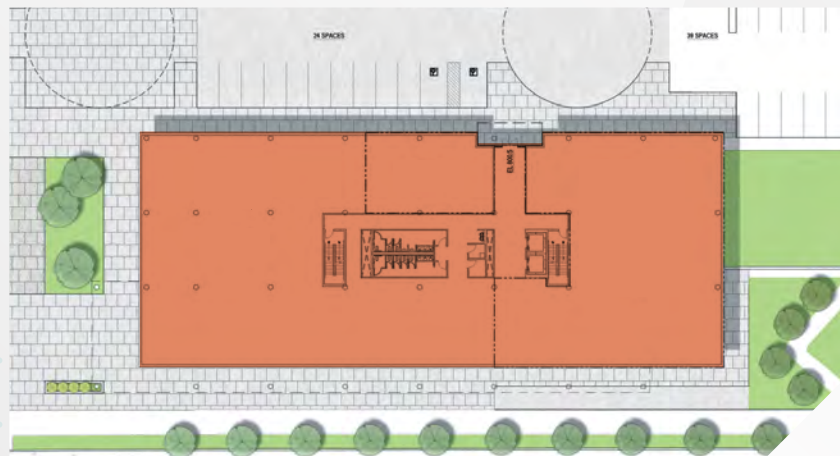
LEVEL 2



TYPICAL LEVEL



LEVEL 6



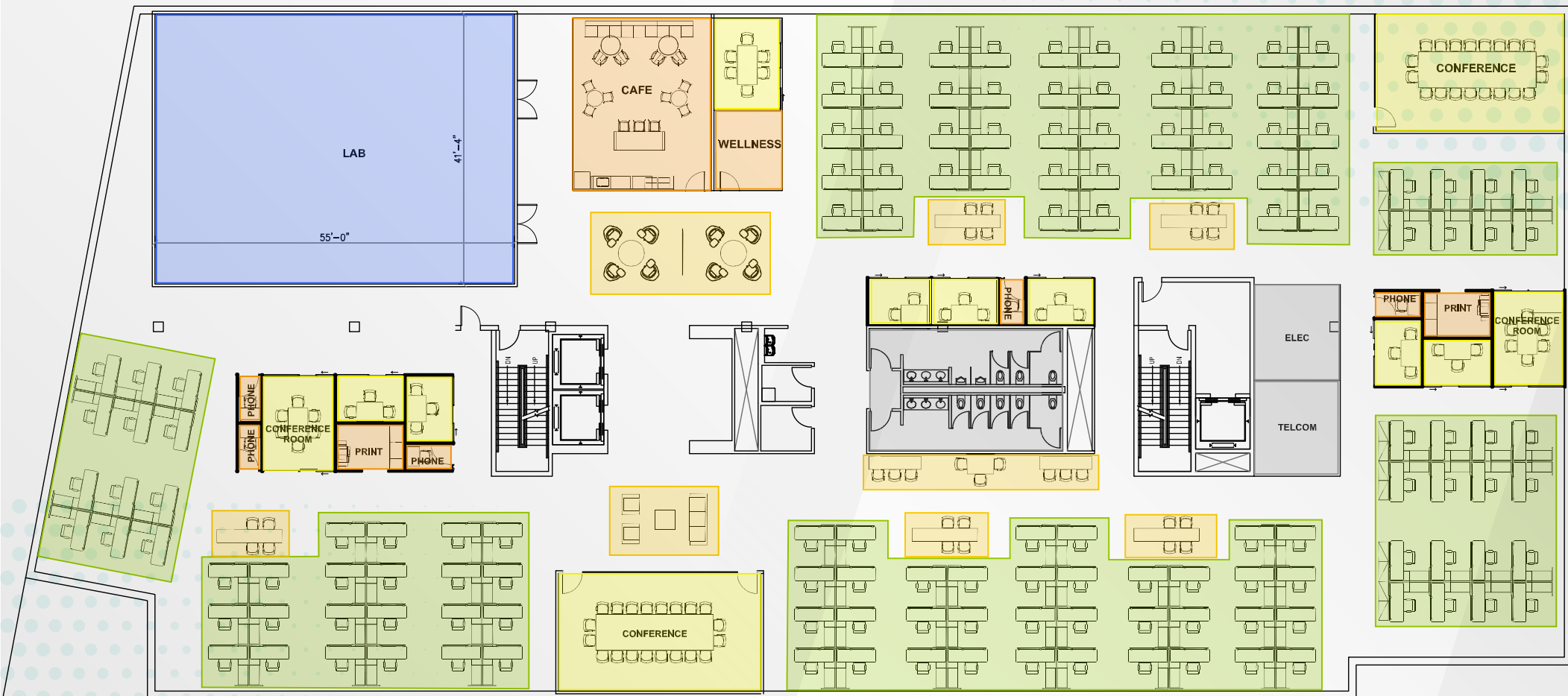
STREET LEVEL

PHASE I OFFICE BUILDING
Level 1 @22,110gsf (retail tenants included)
Level 2 @ 23,630gsf
Level 3 thru 5 @25,340gsf
Level 6 @22,240 gsf
TOTAL = 144,000gsf





TYPICAL SPACE PLAN





AMENITIES



Conference center



Ample on-site parking



Wellness center with showers and locker rooms



Bike room



Bike/Walking trails throughout the development and Cincinnati Innovation District



Fast casual dining and retail





PROJECT TEAM

DEVELOPMENT TEAM



MLK Investors I, LLC, is a joint venture development partnership between Neyer Properties, Inc. and Kulkarni Properties. MLK Investors I was formed in late 2015 and the two companies have worked tirelessly to bring to life a project that will transform the community for generations to come.

For more information, please visit:

www.connectatthenode.com

LEASING

CBRE

SCOTT YARDS

Senior Vice President
+1 513 369 1313
scott.yards@cbre.com

TRAVIS LIKES

First Vice President
+1 513 369 1364
travis.likes@cbre.com

KATE MYERS

Associate
+1 513 369 1356
kate.myers@cbre.com