



History made here.

# The Historic Mercantile Building

This Historic Mercantile Building represents an opportunity to locate within a premier amenity-rich mixed-use redevelopment at the heart of Cincinnati's urban core, Fountain Square. The development includes the complete rehabilitation of two significantly vacant historic buildings: 414 Walnut Street (Mercantile Library Building) and 115 E. 5th Street (Mercantile Center Building or Formica Building), situated in the heart of the Fountain Square district in Downtown Cincinnati, into a dynamic mixed-use community.

Along with the simultaneous redevelopment of the adjacent Traction Building into a brand-new Kimpton hotel, the large-scale revitalization of these buildings represents the \$130 million transformation of this prime central business district location catty-corner to Fountain Square. The Mercantile project includes 156 residential units, as well as consolidates and improves approximately 76,000 square feet of commercial, retail, and office space.







In addition, the project will expand and enhance the legendary Mercantile Library, a cultural institution that has been the center of Cincinnati's literary community for over 200 years. With the most unique amenity package in downtown Cincinnati, this transformative investment builds on other recent investments in the Fountain Square District, such as Fifth Third Bank's HQ, the Foundry building with multiple corporate headquarters, 4th and Race, City Club, and Jeff Ruby's Steakhouse, fostering a unique 24/7 hub of activity within a block.

The historic nature of the Mercantile structures, the resurgence of other areas of Cincinnati's historic districts and assets, and the City's recent investments in a Cincinnati streetcar, streetscapes, and public spaces all converge to create a truly unique opportunity for future commercial end users.



