

# **Property Features**

Built in 1984, Renovated in 2006/2021

394,366 Total Sq. Ft.

On-site Conference Center

Located in the Center of the Vibrant Fountain Square Area

Well Capitalized and Stable Ownership

First Class On-site Management

Convenient to Restaurants, Shopping and Entertainment

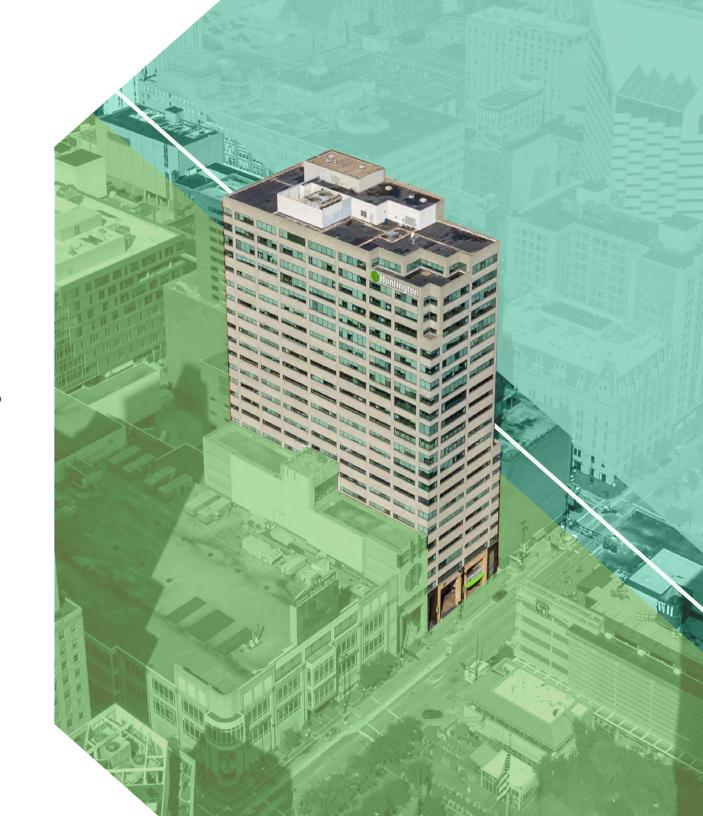
Efficient Floor Plates

Aggressive Class A Lease Rates

Private Executive Garage Onsite

Ample Affordable parking (2,700+ spaces) within 2 blocks

**Energy Star Certified** 



### Planned 2026 Lobby Renovation

Tenant Lounge, Game Room, Outdoor Terrace, Coffee Kiosk, Food and Drink Vending Options





### **Stacking Plan**

Vacant Space

Leased Space

Retail Space

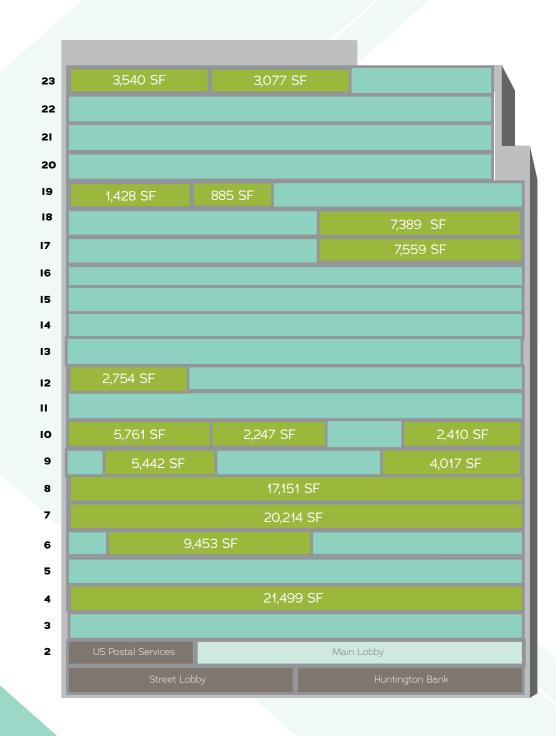
Main Lobby

Total Vacant Space

114,826 SQ. FT.

#### Lease Rates

(Full-Service Gross, Incl. Electric) Floors 17-23- \$22.50/SF Floors 9-16- \$20.50/SF Floors 3-8 \$18.50/SF



#### **Cincinnati Amenities**

#### OTR/GATEWAY

Bakersfield
The Eagle Sacred
Beast Krueger's
Tavern Abigail
Street
Pep and Delores
Losanti



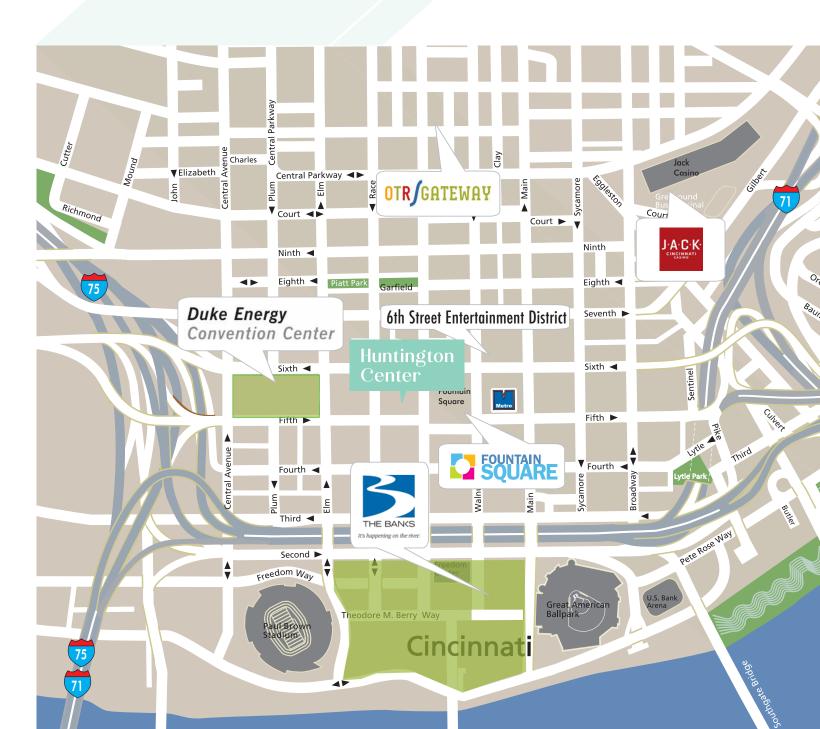
Via Vite Chipotle Bru Burger Bar McCormick & Schmick's City Bird Potbelly

### 6th Street Entertainment District

Prime Cincinnati Sotto Nada Mr. Sushi Boca Metropole



Taste of Belgium Yard House Condado Tacos Jefferson Social E+O Holy Grail Moerlein



#### The Huntington Center Experience

Located in the heart of downtown Cincinnati, Huntington Center offers a superlative expierence for employees and visitors. Tenants have direct access to Fountain Square and adjacent to the newest mixed use development, the Foundry.

#### **Direct Amenities**



#### Fountain Square

Fountain Square is the premier public space where Cincinnatians gather, celebrate and connect as a city. Events are programmed throughout the year, plus a seasonal ice rink.





Jeff Ruby Culinary Entertainment has moved its flagship downtown restaurant into the Foundry. It promises to be as ultra-luxurious with elegant dining rooms, a beautifully furnished patio, multiple rooms for private dining & events, valet parking, and the elevated steakhouse fare that has earned Ruby's eateries national acclaim as can't-miss destinations.

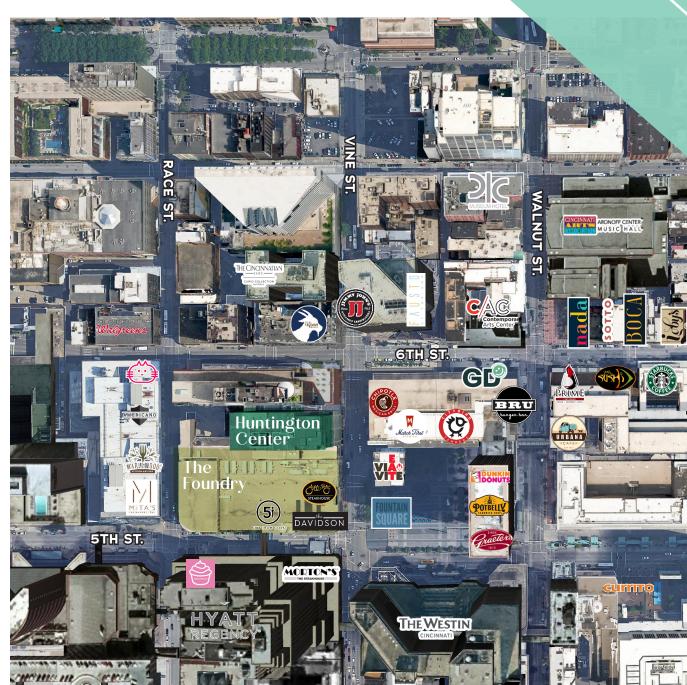
#### **Five Iron Golf**



New York City-based Five Iron Golf signed a 13,000 SF long-term lease on the first floor of the Foundry. This includes 13 custom-built golf simulators, widescreen TVs, leisure games, a full-service restaurant and bar serving creatively curated and seasonal fare, league play, private lessons, clinics and social events.

#### The Davidson

Inspired by the iconic timelessness of the Tyler Davidson Fountain, The Davidson serves an a la carte menu with updated takes on French, Italian, and American classics. Join us on Fountain Square at 5th and Vine in a lively, elegant setting.



#### **Cincinnati Parking**

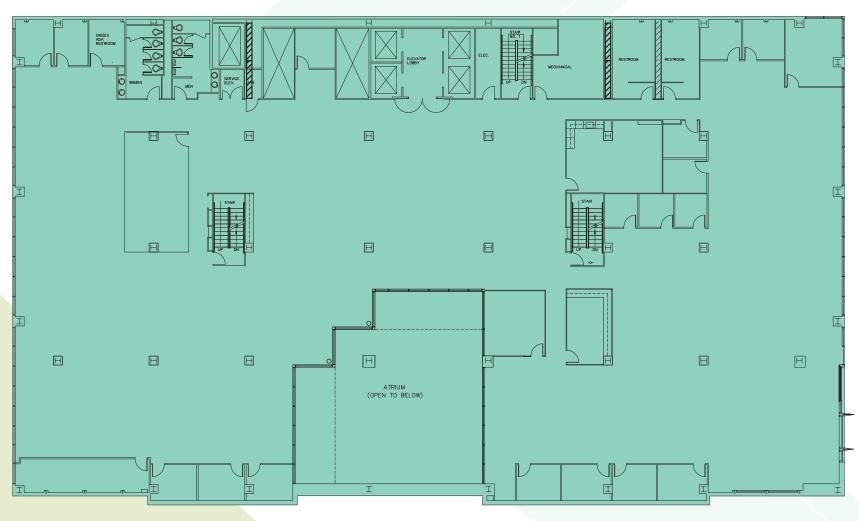
In addition to several nearby parking options, Huntington Center controls over 480 parking spaces in the Huntington Center, Fountain Square and the Convention Center Garage.





#### **Fourth Floor**

Available Suite 400 | 21,499 SF



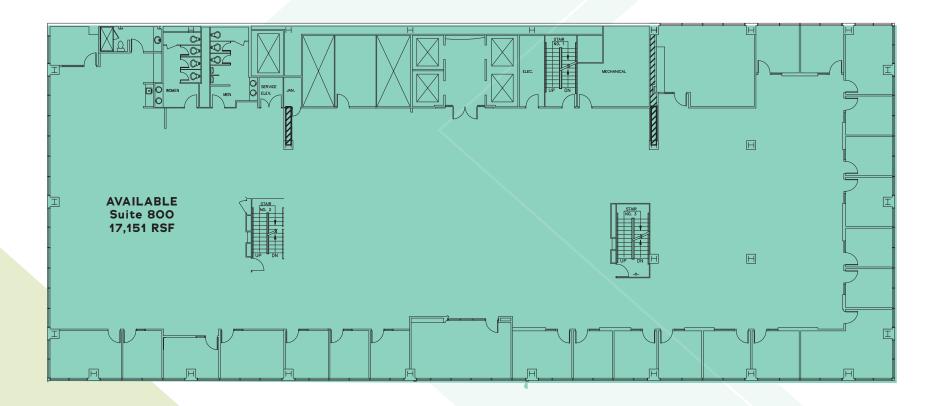
#### **Sixth Floor**



#### **Seventh Floor**



## **Eighth Floor**

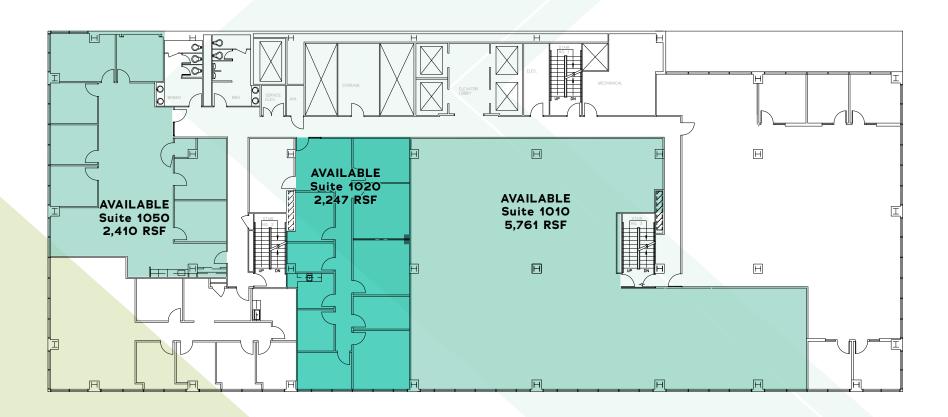


#### **Ninth Floor**

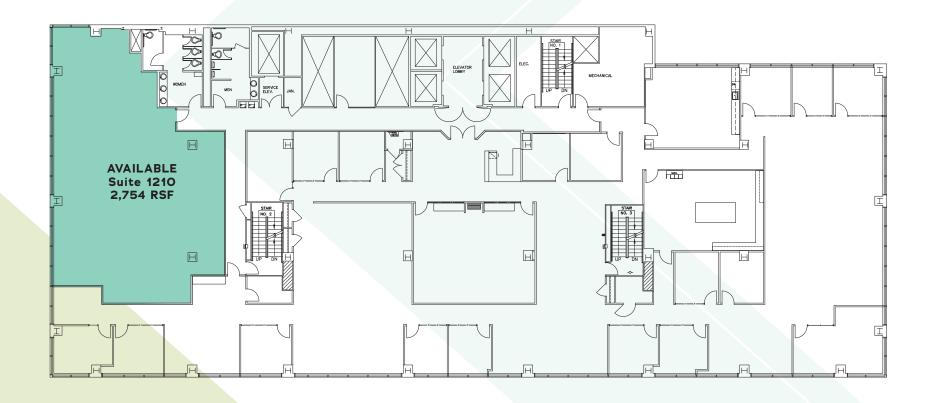


#### **Tenth Floor**

### View Video



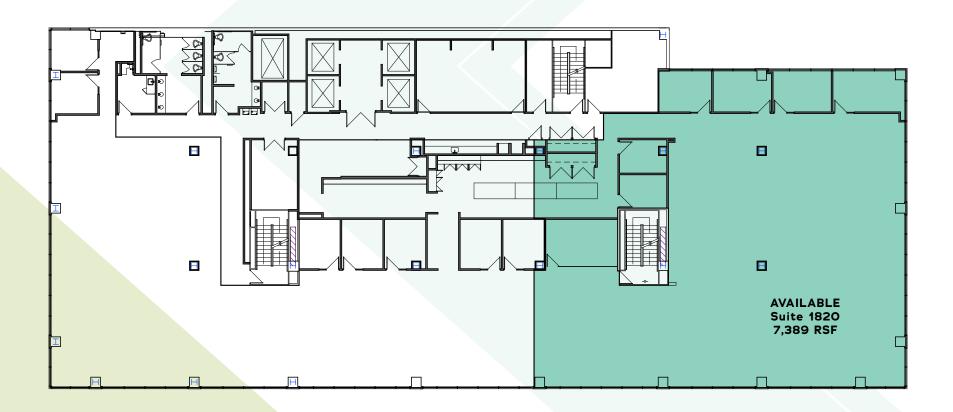
#### **Twelfth Floor**



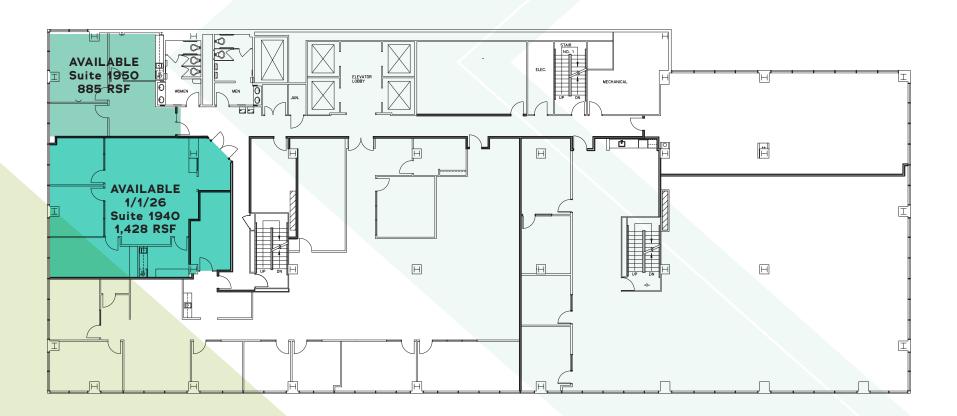
#### **Seventeenth Floor**



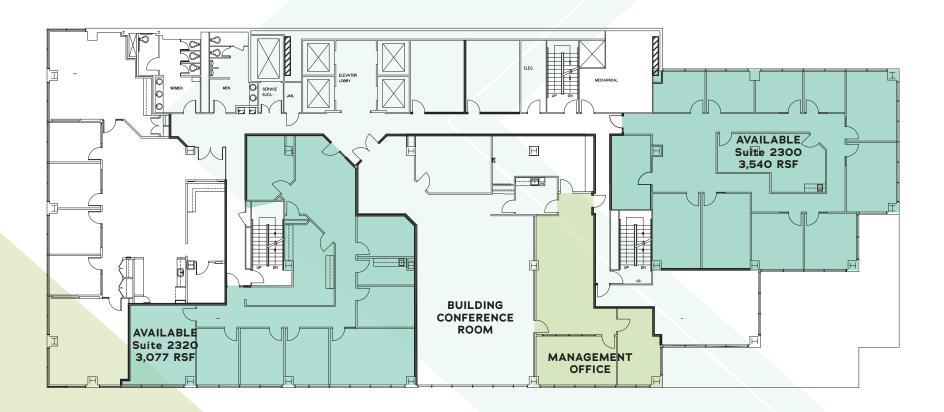




#### Nineteenth Floor



### **Twenty Third Floor**





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