

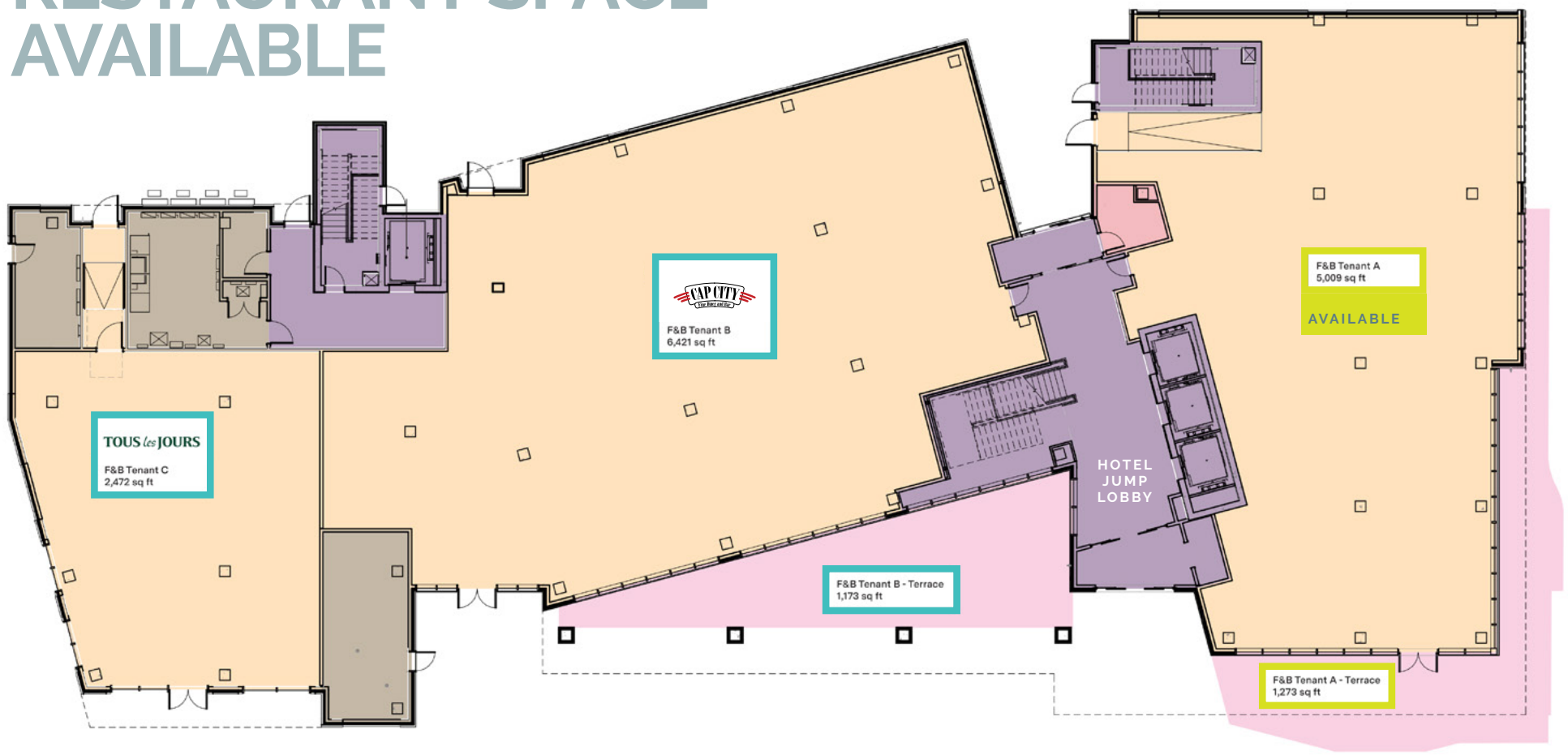
the  
District  
at Clifton  
Heights

HOTEL  
CELARE





# RESTAURANT SPACE AVAILABLE



**GROUND FLOOR**

---

**TENANT A**  
5,009 SF COMMERCIAL  
1,273 SF PATIO

**CAP CITY FINE DINER**  
6,421 SF COMMERCIAL  
1,173 SF PATIO

**TOUS LES JOURS**  
2,472 SF COMMERCIAL



**CAP CITY DINER** The Cap City menu features recognizable favorites like meatloaf with unexpected and delightful upscale twists, alongside trendier chef-driven dishes with big flavors. Desserts at this Cameron Mitchell Restaurant are retro cool, taste better than you remember and are showstopper sized.

**TOUS LES JOURS** A neighborhood bakery specializing in French-Asian inspired baked goods, hand crafted beverages and bold, flavorful coffee and espresso made with the finest ingredients.



# HOTEL CELARE

A MARRIOTT TRIBUTE PORTFOLIO HOTEL

Hotel Celare will be the first project developed by Crawford Hoying in The District at Clifton Heights. The hotel will benefit from its affiliation with the Tribute Portfolio brand, a quickly growing upscale member of the robust Marriott distribution system and loyalty program. The ground floor will be home to Cap City Fine Diner; a Cameron Mitchell Restaurant and Tous Les Jours.

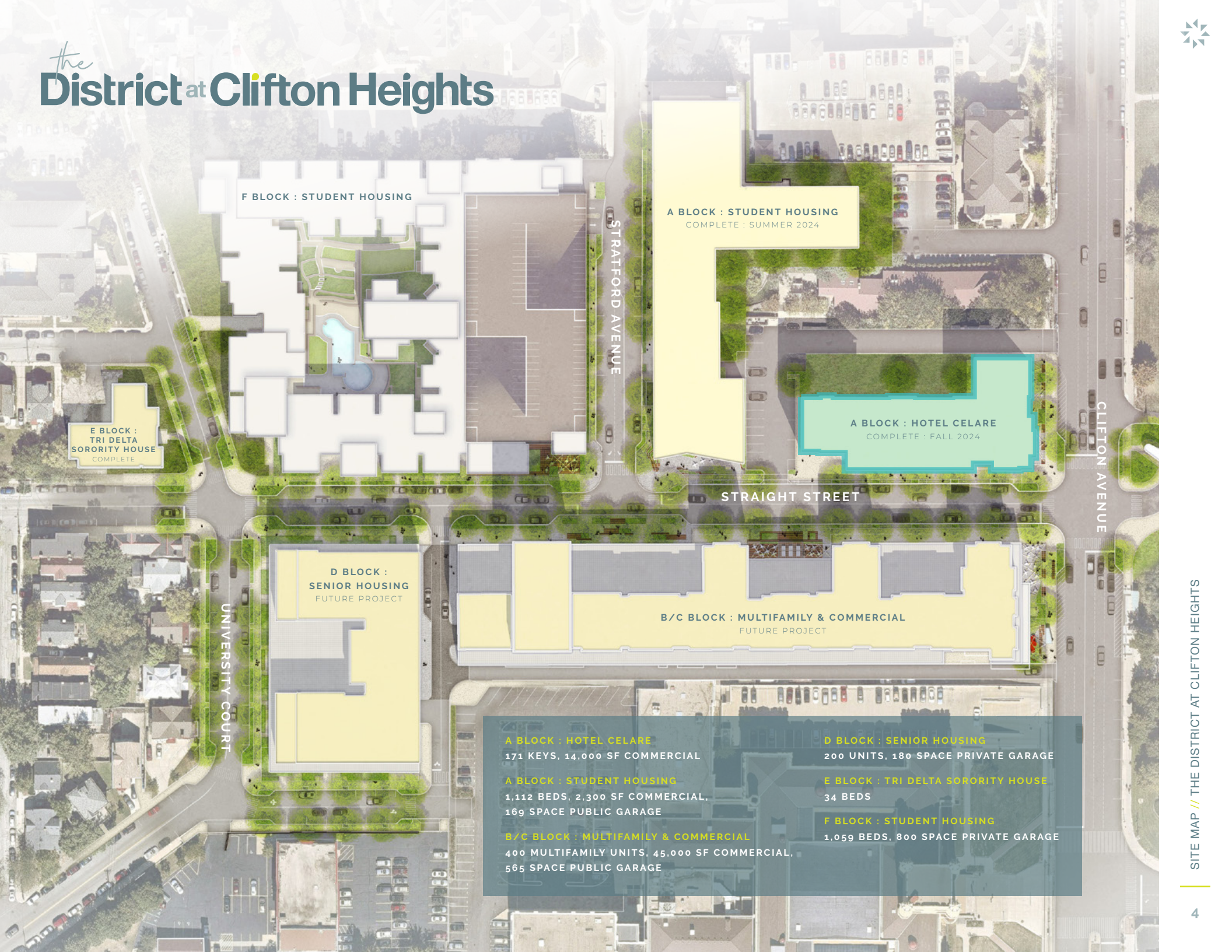
>> RETAIL/RESTAURANT // 14,000 SF

>> HOTEL // 171 KEYS

CONSTRUCTION PROGRESS



# the District at Clifton Heights



F BLOCK : STUDENT HOUSING

A BLOCK : STUDENT HOUSING  
COMPLETE : SUMMER 2024

E BLOCK :  
TRI DELTA  
SORORITY HOUSE  
COMPLETE

A BLOCK : HOTEL CELARE  
COMPLETE : FALL 2024

STRAIGHT STREET

D BLOCK :  
SENIOR HOUSING  
FUTURE PROJECT

B/C BLOCK : MULTIFAMILY & COMMERCIAL  
FUTURE PROJECT

**A BLOCK : HOTEL CELARE**  
171 KEYS, 14,000 SF COMMERCIAL

**D BLOCK : SENIOR HOUSING**  
200 UNITS, 180 SPACE PRIVATE GARAGE

**A BLOCK : STUDENT HOUSING**  
1,112 BEDS, 2,300 SF COMMERCIAL,  
169 SPACE PUBLIC GARAGE

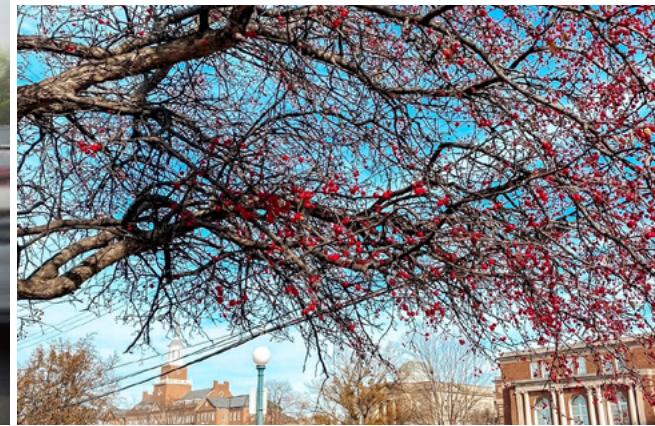
**E BLOCK : TRI DELTA SORORITY HOUSE**  
34 BEDS

**B/C BLOCK : MULTIFAMILY & COMMERCIAL**  
400 MULTIFAMILY UNITS, 45,000 SF COMMERCIAL,  
565 SPACE PUBLIC GARAGE

**F BLOCK : STUDENT HOUSING**  
1,059 BEDS, 800 SPACE PRIVATE GARAGE



# THE DISTRICT AT CLIFTON HEIGHTS



Located at the high point of Cincinnati, The District at Clifton Heights is a transformative, mixed-use development connecting campus and community. The urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, students and more.

## UPTOWN CONSORTIUM

The driving force behind the region's dominant core of healthcare, education and innovation with **100,000+ employees** in its network.



## TOTAL DEVELOPMENT

[UPON COMPETITION]

- » PARKING // 734 PUBLIC, 980 PRIVATE
- » APARTMENTS // 400 UNITS
- » STUDENT HOUSING // 2,205 BEDS
- » 5-ACRE DEVELOPMENT ALONG BOTH SIDES OF STRAIGHT STREET
- » SENIOR HOUSING // 190 UNITS
- » COMMERCIAL // 66,300 SF
- » HOTEL // 171 KEYS

## NEIGHBORHOOD

- » RESIDENTS // 6,000+
- » BUSINESSES // 100+
- » UNIVERSITY OF CINCINNATI STUDENTS // 51,000+
- » UNIVERSITY OF CINCINNATI STAFF // 15,000



# THE CRAWFORD HOYING DIFFERENCE

**CRAWFORD HOYING** is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. At Crawford Hoying, the goal is to add value to each project while maintaining the highest level of integrity. The company's diverse portfolio includes for-rent and for-sale residential, commercial, hotel, industrial, mixed-use, senior housing and student housing. Crawford Hoying is invested heavily in Ohio, with more than \$3 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit [crawfordhoying.com](http://crawfordhoying.com).



BRENT CRAWFORD AND BOB HOYING  
PRINCIPALS, CRAWFORD HOYING



---

**\$3 BILLION**  
TOTAL DEVELOPMENT & ACQUISITION

19 MILLION  
COMMERCIAL SF MANAGED

17 HOTELS  
BUILT OR MANAGED



CONTACT



## ZACH GRAHAM

Senior Vice President of Commercial  
Real Estate & Leasing

*Crawford Hoying*

6640 Riverside Drive, Suite 500  
Dublin, OH 43017

614.595.7713

[zgraham@crawfordhoying.com](mailto:zgraham@crawfordhoying.com)

---

FOR MORE INFORMATION, VISIT  
[THEDISTRICTATCLIFTONHEIGHTS.COM](http://THEDISTRICTATCLIFTONHEIGHTS.COM)

