



Paycor



4811 MONTGOMERY ROAD

NORWOOD, OHIO | CINCINNATI MSA

OFFERING BROCHURE

The Opportunity

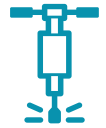
Cushman & Wakefield is proud to offer the opportunity to acquire **4811 Montgomery Road**. Constructed in 2014 as a build-to-suit for Paycor to serve as its corporate headquarters, the vacant 135,577 SF, Class A office building offers first-class amenities expected in a corporate headquarters building. Prominently located along I-562 (Norwood Lateral), the property enjoys a signature presence within the Greater Cincinnati market, ideal for an owner/user interested in perpetuating the use as a headquarters or an investor seeking to create value through a lease-up plan of the Class A property.

AT A GLANCE



Address:

4811 Montgomery Rd,
Cincinnati, OH 45212



Year Built:

2014



Size:

135,577 SF



Number of Stories:

Four (4)



Total Site Size*:

Approximately 17.2 acres
See page 14 for parcel detail



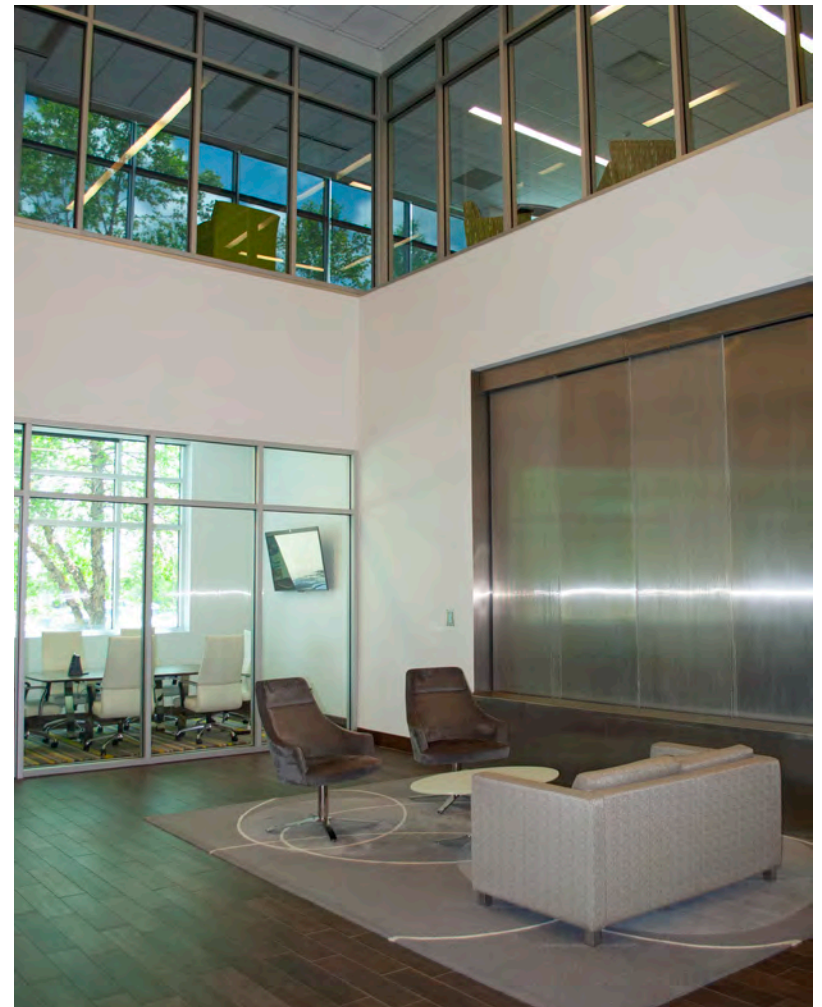
Owned Site Size*:

Approximately 11.1 acres
See page 14 for parcel detail



Parking:

Approximately 850

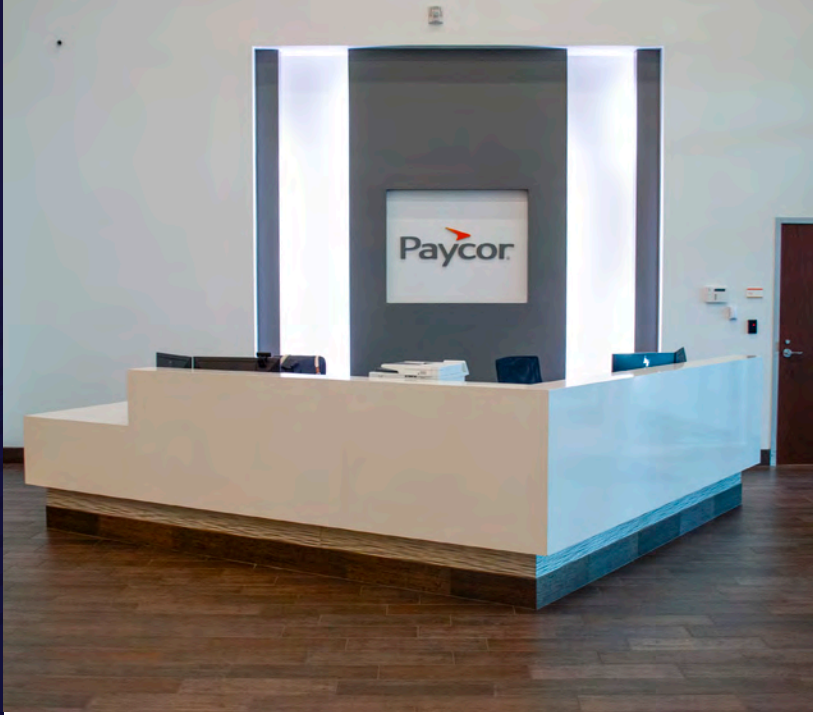


*2.877 acres of the approximate 11.1 acre owned site is under letter intent and not included in the offering

INVESTMENT HIGHLIGHTS

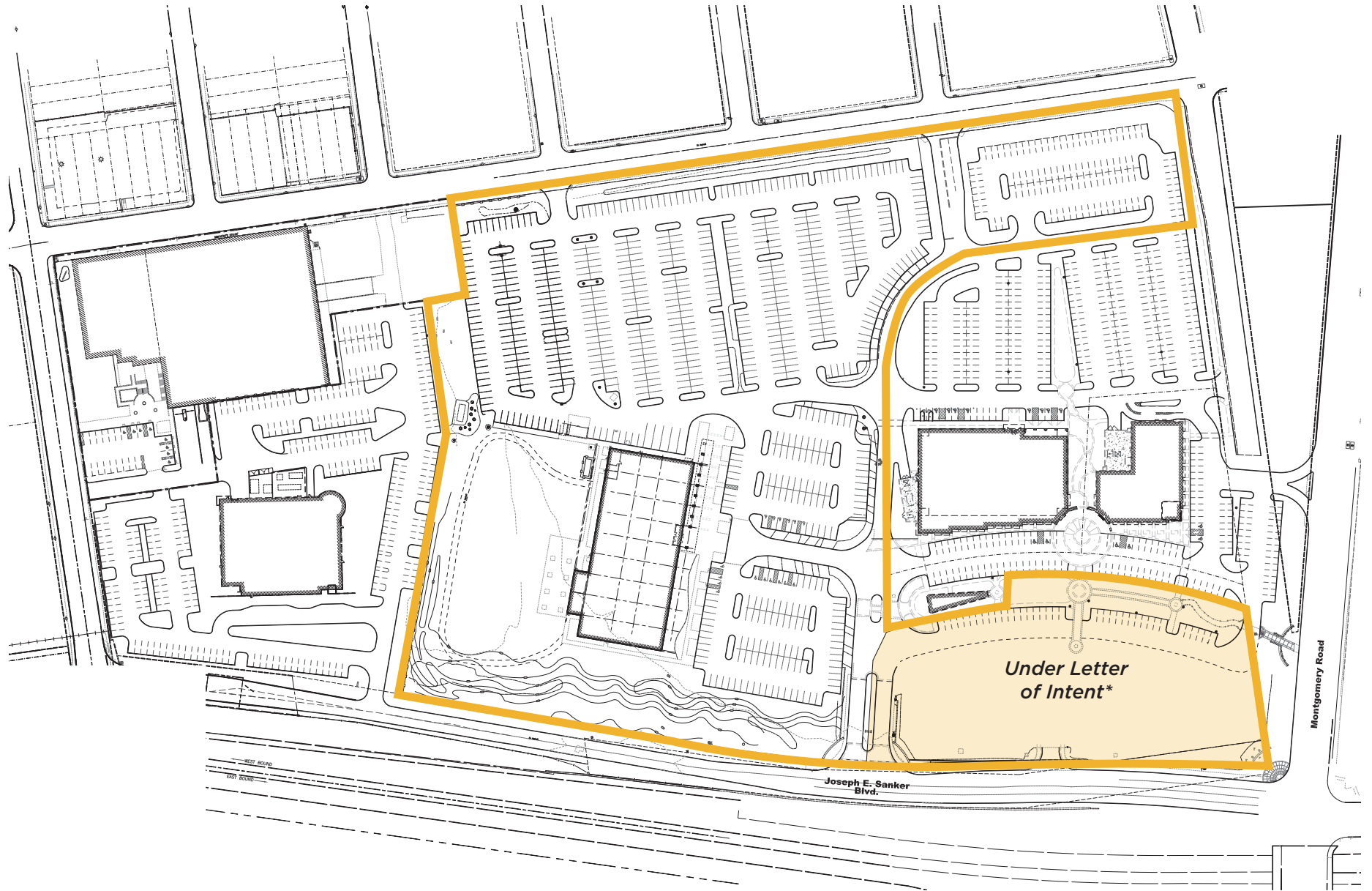
- **Location** - 4811 Montgomery Road is located within the City of Norwood, the third most populous city in Hamilton County, and 8 miles northeast of Downtown Cincinnati. Its central location within Greater Cincinnati offers convenience from all directions, providing the company with a unique competitive advantage.
- **Building amenities** - with an extravagant two-story lobby, Class A office finishes, multiple conference and training rooms, a fully-equipped full-service kitchen and dining room, a fitness center, and an indoor/outdoor lounge area, the property's features and amenities are in place to assist companies in luring and retaining top employee talent.
- **Growth opportunities** - the acreage associated with the owned site allows for additional growth and development/expansion opportunities.
- **Access** - the property's immediate access to I-562 (Norwood Lateral), a 3.4 mile east-west connector expressway between I-71 and I-75, allows for travel convenience for tenants and visitors.
- **Amenity rich trade area** - within three miles are multiple retail destinations offering a wide variety of amenities: **Surrey Square**, a shopping and primarily quick service restaurant center anchored by Kroger; **Rookwood Commons, Exchange and Pavilion**, an amenity rich development offering numerous restaurants, including Seasons 52 and Capital Grille, professional services, financial institutions, retailers, grocery (Whole Foods), and lodging; **Oakley Station**, a large, mixed-use retail and residential development anchored by Kroger Marketplace; and **Factory 52**, a mixed-use multifamily and retail development containing a food hall, breweries, boutique shopping and entertainment.







Site Plan

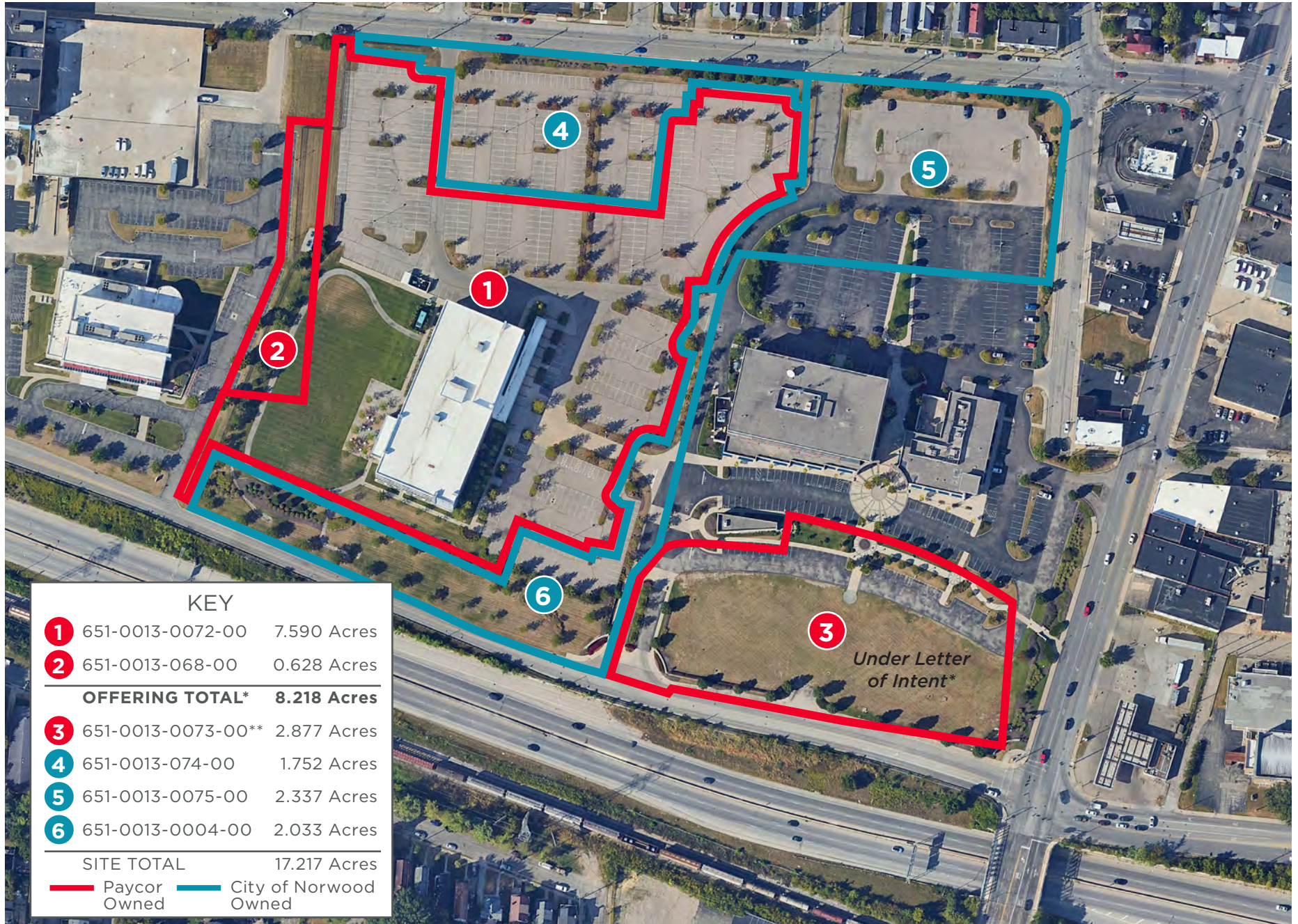


2.877 acres of the approximate 11.1 acre owned site is under letter intent and not included in the offering



*Under Letter
of Intent**

Parcel Site Plan



*Paycor owned sites 1 and 2 are the only parcels included in the offering

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Summary of Public Financing Related Documents

Summary of Obligations

Below is a summary of the primary obligations that run with the Paycor HQ site as a result of the City Documents.

Redevelopment Agreement

These are mostly satisfied. They originally included the obligation to construct the HQ, but as it is complete, there is no further construction obligation.

Owner must still (i) comply with applicable laws, (ii) future development needs to be consistent with design standard of the Central Parke Office complex in Norwood, (iii) project design protocols in Section 7 of Redevelopment Agreement, (iv) indemnity obligations to City re: claims related to the Paycor HQ properties, (v) insurance and condemnation obligations (cross referenced to Service Agreement) related to application of insurance or condemnation proceeds to TIF Bonds,

Amended and Restated Service Agreement

Obligation to pay statutory service payments owing on the Paycor HQ site (this is essentially the same as paying taxes, and is not a payment in excess of what taxes would have been but for the TIF).

Obligation to insure property per Section 11 of the agreement.

Restrictions on application of insurance and condemnation provisions per Section 11 and 12 of the agreement.

Soft use restrictions (e.g. use for commercial purposes).

Installment Sale Agreement

Rights in favor of Paycor (or successor) to revert of the red, yellow, and blue lots in the "Paycor Map" depiction.

Obligation to indemnify the City for claims related to the lots.

Management Agreement

Obligation to maintain and repair the parking lots on the red, yellow, and blue lots.

Obligation to insure the parking lots.

Parking lots must remain free and open to public.

If a parking garage is constructed, Section 5.3 of the Management Agreement (as amended by the First Amendment) imposes certain additional restrictions / funding obligations.

Manager is obligated to purchase the red, yellow, and blue lots at the end of the term (1/1/2039) for nominal value.



Business and Development



Montgomery Road

CENTRAL PARKE
ON THE LATERAL

Norwood Lateral Parkway





4811 Montgomery Road



Hamilton County



Retail & Entertainment



Norwood Lateral Parkway

Oakley Station

Factory 52

 **ROOKWOOD EXCHANGE**


ROOKWOOD
COMMONS & PAVILION



Surrey Square

Montgomery Road

 **4811 Montgomery Road**



Rookwood Exchange

COURTYARD BY MARRIOTT | **Residence INN** BY MARRIOTT | **Seasons 52** FRESH GRILL | WINE BAR
Orangetheory FITNESS | **Agave & Rye** EPIC TACOS Tequila & Bourbon Hall | **TASTE OF BELGIUM** | **THE CAPITAL GRILL**
Ambiance NAIL SALON & SPA | **THE VITAMIN SHOPPE** | **spavia** | **FUELED COLLECTIVE**

Rookwood Commons & Pavilion

J. ALEXANDER'S RESTAURANT | **west elm** | **SEPHORA** | **ATHLETA** | **HomeGoods**
BJ's RESTAURANT BREWHOUSE | **Bucar di BEPPO** Italian Restaurant | **REI CO-OP** | **Bath & Body Works**
GAP | **WHOLE FOODS MARKET** | **DSW** DESIGNER SHOE WAREHOUSE
EVEREVE | **OLD NAVY** | **Market** by macy's
CYCLE BAR PREMIUM INDOOR CYCLING | **LENSCRAFTERS**
QDOBA MEXICAN EATS | **FIVE GUYS** BURGERS and FRIES | **P.F. CHANG'S**
RUSTY BUCKET | **Starbucks** | **Mitchell's** Salon & Day Spa | **T.J. maxx**
DONATOS PIZZA

Surrey Square

Kroger | **PIADA** ITALIAN STREET FOOD | **Wendy's** | **KFC**
McDonald's | **Rainbow** | **Fusabowl** | **Advance Auto Parts**



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