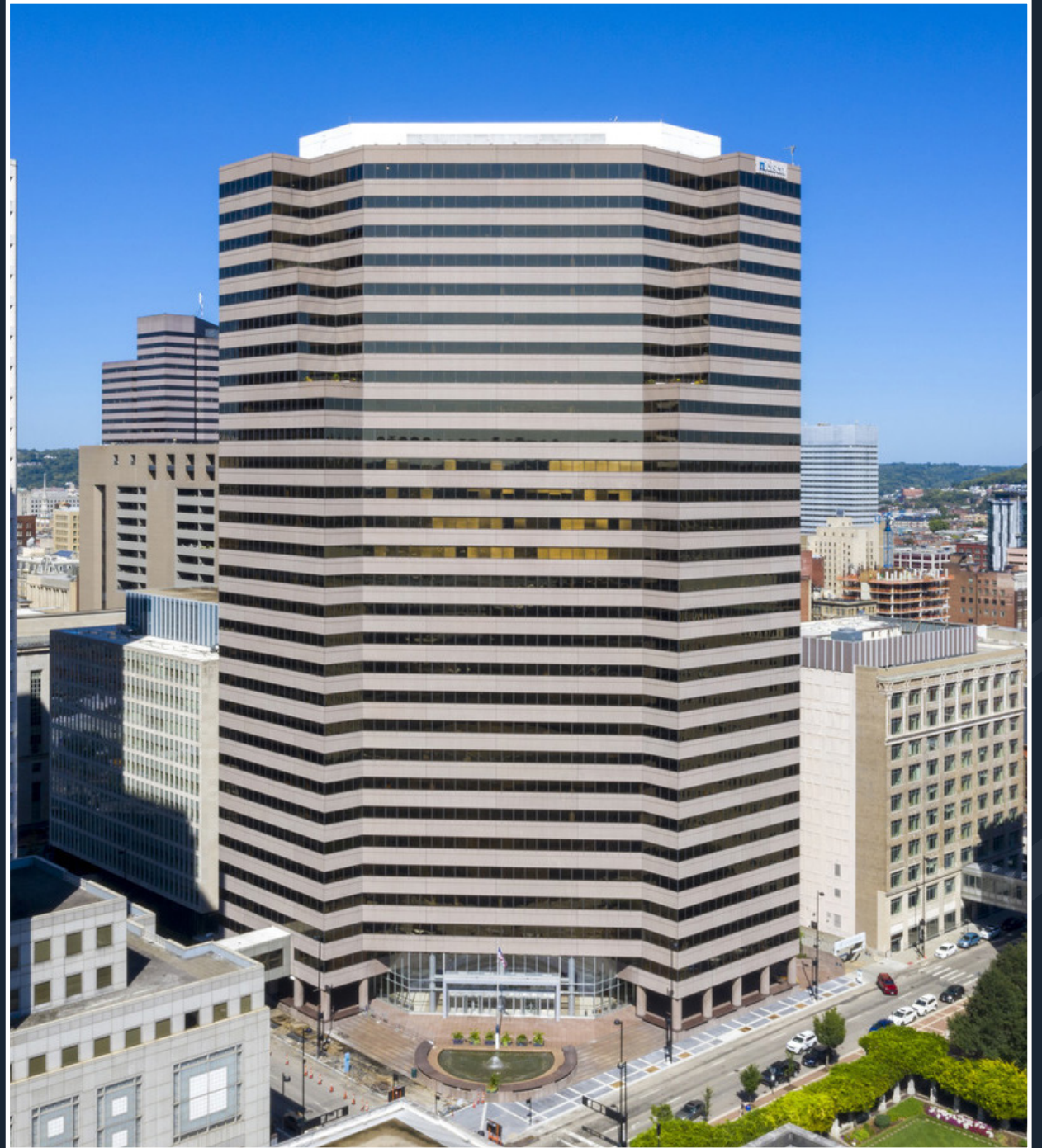




250 E. FIFTH



250 EAST FIFTH STREET
CINCINNATI, OH 45202

CBRE

STRONG AMENITY BASE.

FRESH VISION.



Opportunities From

1,183 Up to 116,778 SF

Contiguous RSF

Asking Rate:

- \$14.50/SF Net
- \$10.66/SF OPEX
- Separate Electric

Columbia Plaza, 250 East Fifth Street, is a 537,400 square foot workplace destination in the heart of Downtown Cincinnati. With 360° views of the city skyline, a wide variety of space availabilities, and an exciting roster of strategic renovations that recently debuted, now is the perfect time to rediscover one of the city's most animated office environments.

HIGHLIGHTS



Expanded & modernized front main lobby



Wholly reimagined back plaza



Updated common corridors & restrooms



Elevators with 100% hands-free myPORT technology



Fully renovated second floor open lounge with rotating artist gallery



Second floor complimentary conference room & pre-function lounge



Renovated 489-space garage, including new LED lighting and wayfinding



Skywalk accessibility from the 2nd floor tenant lounge



Strengthened & integrated signage program



ENERGY STAR label for energy efficiencies



24/7/365 Security guard service & closed circuit TV system

A DIFFERENTIATING LEVEL OF SERVICE

EXTENSIVE AMENITIES OFFERED ON SITE TO
CREATE A STRESS-FREE WORK ENVIRONMENT



Dry cleaning



Fitness Center



Courier services



Executive car,
airport limousine &
transportation services



Car washing & detailing



Rotating Art Galleries



Grab & go meals



A BRIGHTER, MORE EXPANSIVE ARRIVAL EXPERIENCE FOR TENANTS AND THEIR GUESTS

The modern, expansive, and timeless lobby creates a dramatic first impression and bold presence with abundant natural light streaming in.



INSPIRATIONAL SPACES TO SUPPORT WORKFLOW & WELLNESS

ACTIVATED BACK PLAZA PROVIDES PROMINENT, MULTI-USE OUTDOOR AMENITY

- Redesigned landscaping plan
- Newly upgraded lighting
- Enhanced seating options
- Seasonal community events



THE COMMUNAL HUB – FULLY REIMAGINED SECOND FLOOR OPEN LOUNGE

- 3,000 SF of communal space for all building tenants
- Stay and Wonder rotating artist gallery
- Game rooms to support team-building and occasional healthy competition!
- Large servery for company events
- Media room and convenience locker
- Ample seating options for small and large groups
- Grab-and-go Honesty Market
- The Kidd Coffee Company serves breakfast, craft coffee, and catering



50-PERSON CONFERENCE

- Pre-function lounge
- State-of-the-art A/V equipment
- Abundant natural light
- Ample space for catering &



BUILDING CONNECTIONS.

BUILDING COMMUNITY.

Columbia Plaza boasts extensive tenant-first programming laser-focused on understanding tenants' needs, wants, and interests to maximize tenant services and social programming at the building while keeping the health and safety of the community a top priority. Columbia Plaza exists to shape an energetic social fabric that delivers an incomparable workday experience and an undeniable sense of belonged.

In addition to social events hosted within Columbia Plaza, the building team fosters connection between Columbia Plaza tenants and the greater Cincinnati community by facilitating charitable opportunities and efforts and sharing information about events happening around Cincinnati.

Recent programming includes:

- Ping Pong and Corn Hole tournaments
- Stay and Wonder artist gallery events
- Cincinnati Bengals spirit day
- Cards for local children's hospitals
- Brewery Tour
- Clothing donation drive
- Seasonal socials on the plaza
- Raffles
- E-waste recycling
- Craft coffee samples
- Rubber Duck Regatta to combat child hunger
- Local business sales & specials



BUILDING SPECS

Typical Floorplate

Approx. 20,000 SF

Access Control

DSX card access system, expandable for tenant "piggy back" sub systems

Telecom

Providers with fiber in building:
Alta Fiber; Time Warner; Cogent Communications

DAS (distributed antennae system – cell signal booster) - open system installed throughout building, current provider on system is Verizon

Maintenance/Services

Service requests managed via Building Engines software

4 FTE maintenance personnel

Common area and common systems maintenance included in operating expenses

After hours HVAC: \$35/hr

Elevator Service

Three banks of 4 elevators servicing different blocks of floors:

1-12 | 13-21 | 22-29

New myPORT technology provides all tenants, guests, and visitors a 100% hands-free elevator experience. With the downloaded app in the background, users can simply approach the elevator terminal and once close enough, the app will display the destination floor list.

Typical Ceiling Height

8'6" to 9' finished;
13' deck to deck

Cleaning

Nightly standard cleaning M-F excluding holidays + 2 FTE day cleaning staff





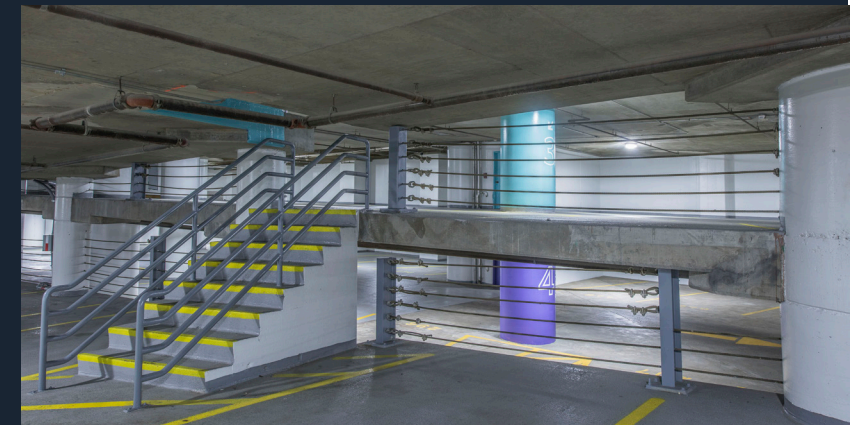
CENTRAL LOCATION IN DOWNTOWN CINCINNATI



EASY ACCESS FROM OHIO & KENTUCKY
RESIDENTIAL AREAS AND ALL OF GREATER
CINCINNATI

On Site Garage

- Easy in and out access on Sycamore Street serving Interstates
- Renovated 489-space garage with new LED lighting and wayfinding
- Garage elevator lifts to lobby
- \$200 unreserved and \$250 reserved per space



CENTRAL LOCATION IN DOWNTOWN CINCINNATI

Surrounding Restaurants

Red Fox Grill
Shanghai Mama's
Izzy's
Penn Station
Uncle Moe's Cafe
Orient Restaurant
Nada
Sotto Restaurant
Pi Pizzeria, Silver Ladle
Mr. Sushi, Trattoria Roma, Prime 47
The Wich' on Sycamore, Skyline Chili
Burrito Joe's
Starbucks, Subway
The Squirrel, Snappy Tomato Pizza, Bagel Stop
Curritos Burritos Without Borders, Subway, Bakes Place, Kitty's Coffee
Fresh, J. Gumbo's
McCormick & Schmick's
Servatii Pastry Shop, Dunkin' Donuts, Graeter's Ice Cream, PotBelly

- S Bru Burger Bar, Mynt, Rock Bottom Brewery
- T Chipotle, Panera Bread
- U Via Vite
- V Palomino
- W Boi Na Braza Brazilian Steakhouse, Hathaway's Diner, Subway, Morton's Steakhouse
- X The Palm
- Y Domino's, Quiznos Subs
- Z Mita's
- AA Bistro on Elm, Seafood 32
- BB Rusconi Pizza Pub
- CC The Palace Restaurant
- DD Skyline Chili, Total Juice Plus, Fred and Gari's
- EE Akash Indian Restaurant, FUSIAN
- FF Nicholson's Tavern & Pub
- GG Jeff Ruby's Steakhouse
- HH First Watch
- II Taqueria Mercado
- JJ Jean-Robert's Table

Lodging

Residence Inn
21c Museum Hotel
Renaissance Cincinnati
The Westin
Hilton Netherland Plaza

- 6 Hyatt Regency
- 7 Millenium Hotel
- 8 Cincinnati Hotel
- 9 Hampton Inn
- 10 Homewood Suites

Banks & Services

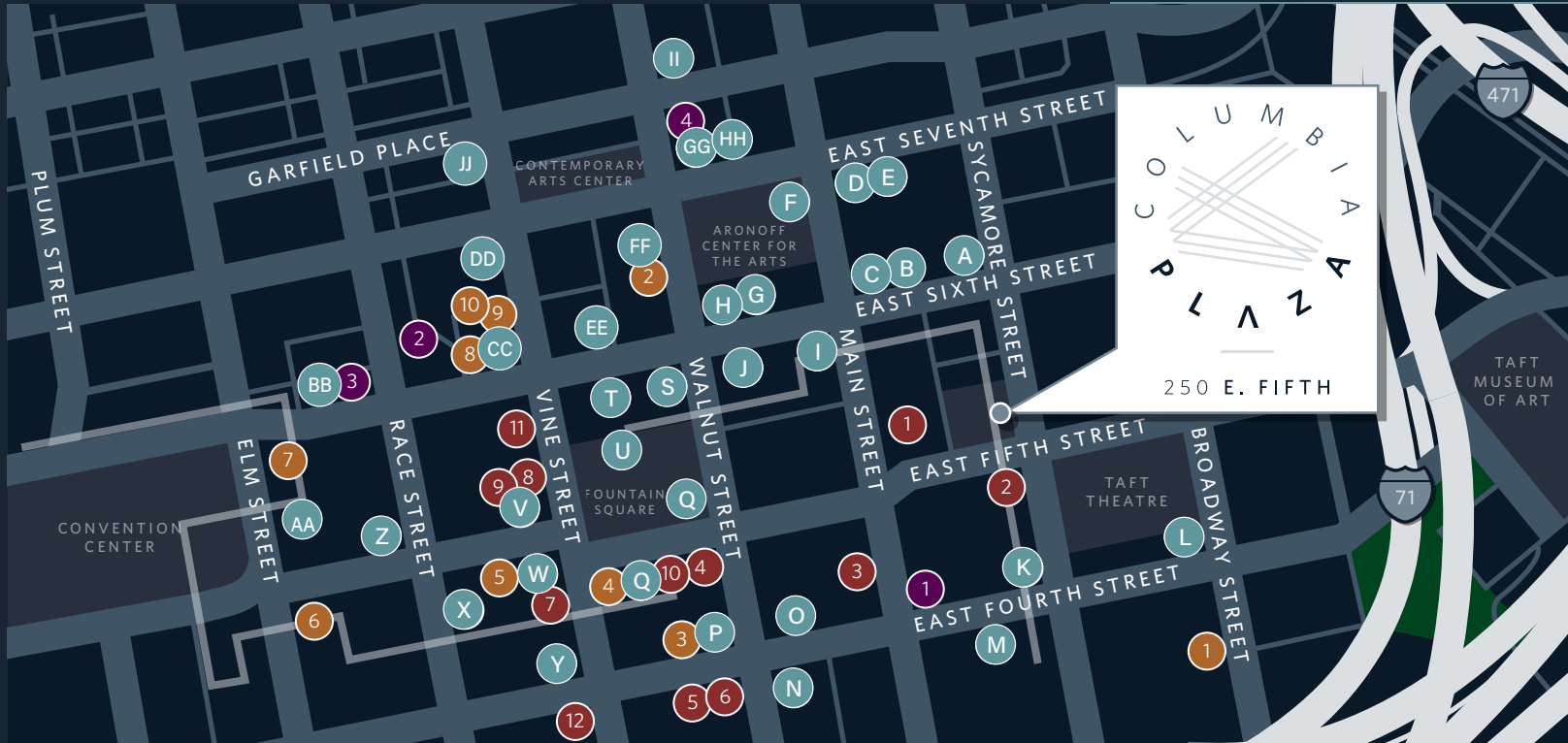
Cinfed Credit Union
First Financial Bank
Federal Reserve Bank
US Bank
Chase Bank
Key Bank

- 7 Fifth Third Bank
- 8 Huntington Bank
- 9 Cintel Federal Credit Union
- 10 FedEx Office
- 11 US Post Office
- 12 UPS Store

RX

Walgreens
CVS Pharmacy

- 3 Walgreens
- 4 CVS Pharmacy



97%

Walk Score®





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72,751
CONTIGUOUS RSF
AVAILABLE

116,778
CONTIGUOUS RSF
AVAILABLE

39,168
CONTIGUOUS RSF
AVAILABLE

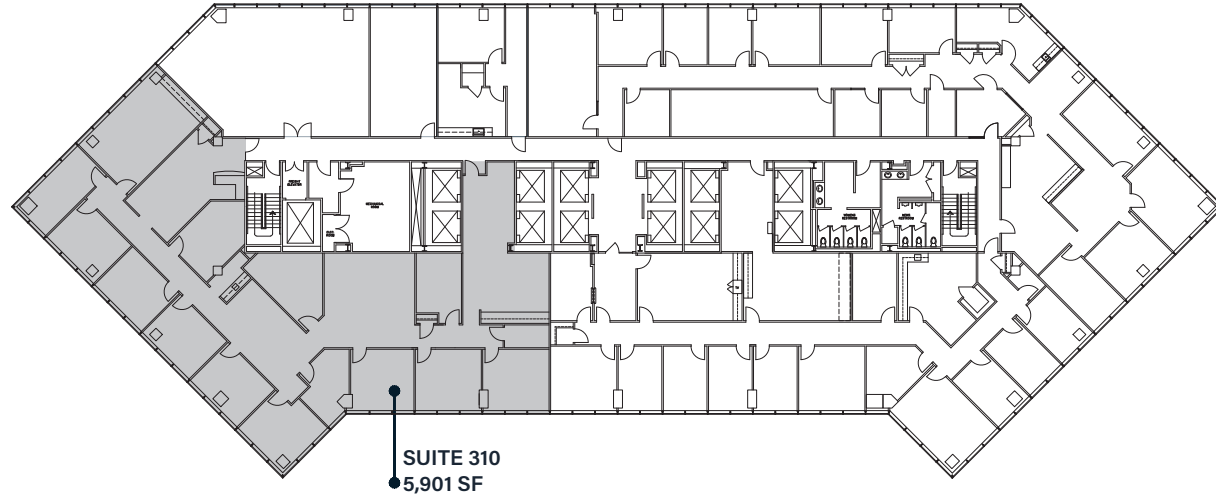
SUITE	SQUARE FEET
2160	2,519
1900	19,775
1800	19,775
1700	19,775
1600	13,426
1300	19,478
1200	19,429
1100	19,429
1000	19,429
900	19,429
800	19,584
730	508
710	8,531
705	5,417
600	19,584
500	19,584
450	3,249
430	1,183
310	5,901

**AVAILABLE
SPACE**

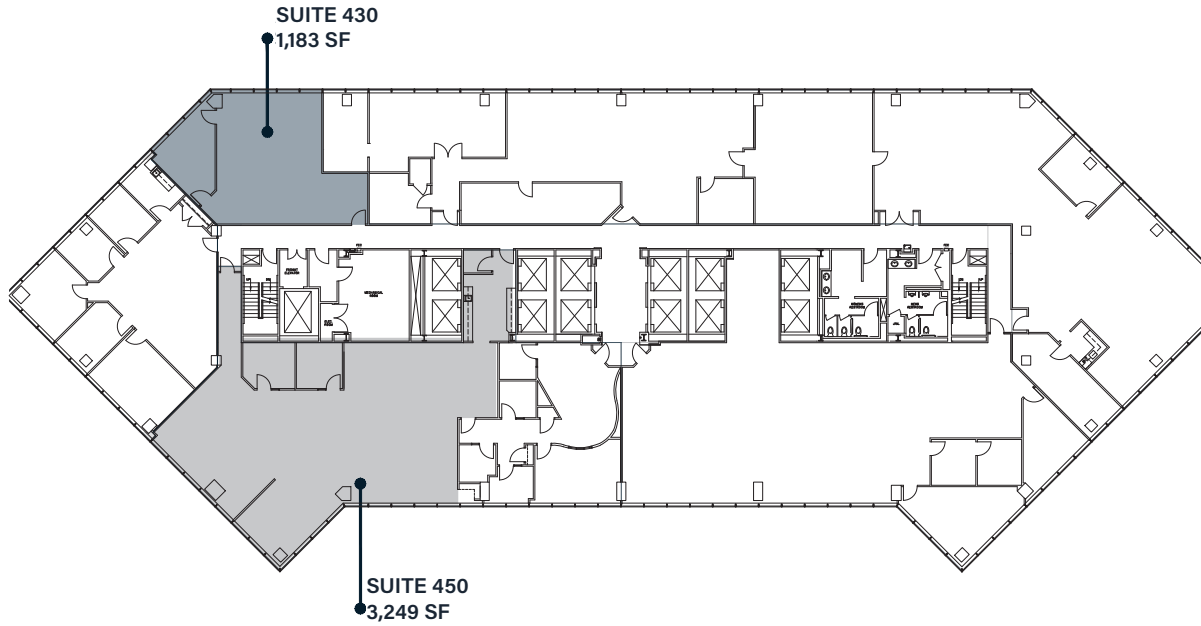


FLOOR PLANS

FLOOR 3



FLOOR 4



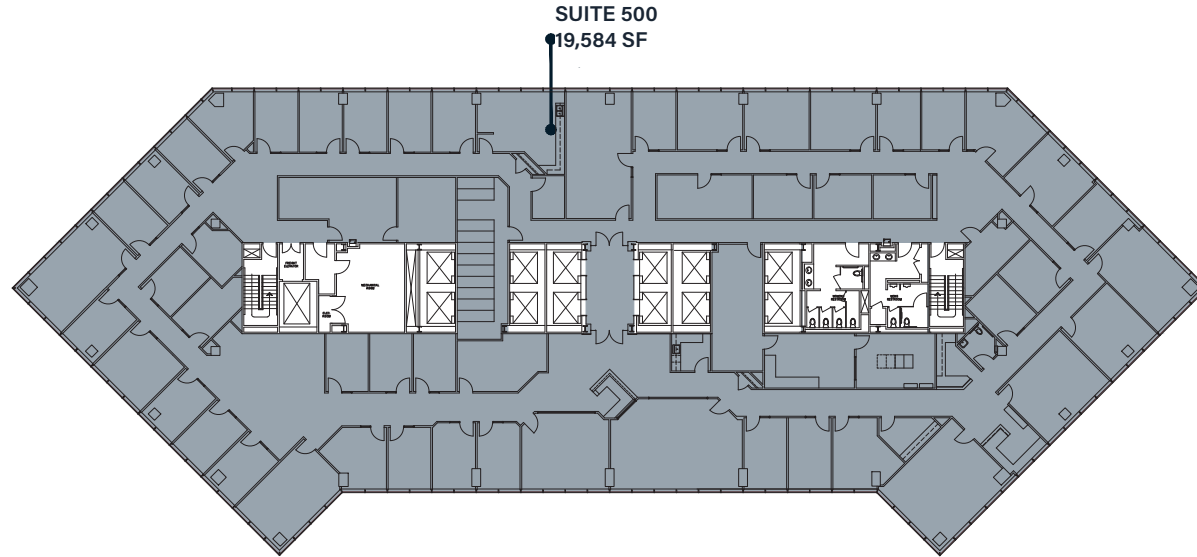
FLOOR PLANS



FLOORS 5 & 6 CAN BE LEASED TOGETHER FOR A CONTIGUOUS 39,168 RSF

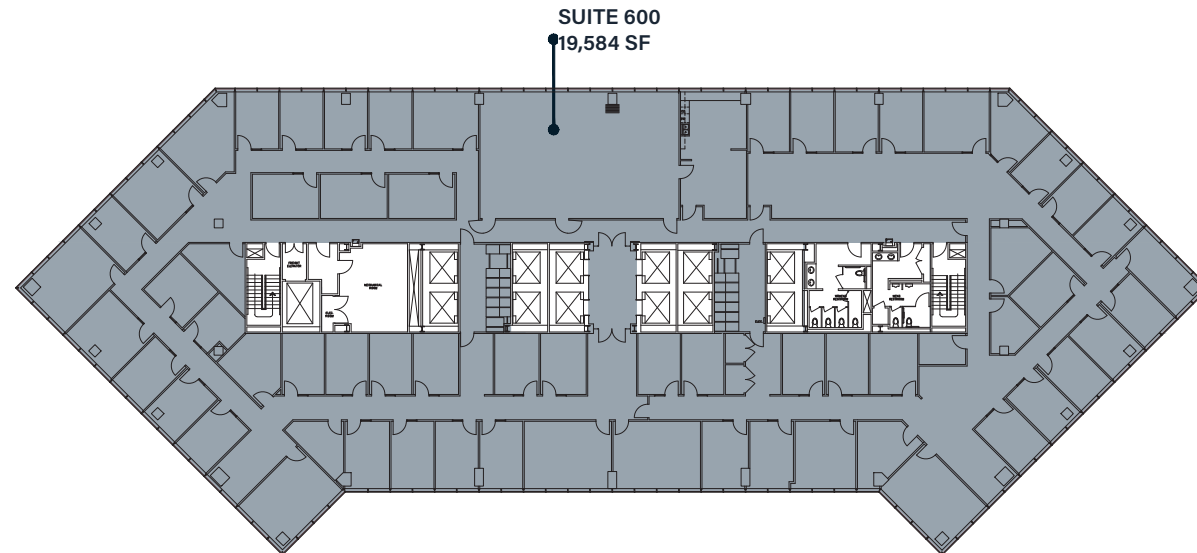
FLOOR 5

 Full floor available



FLOOR 6

 Full floor available

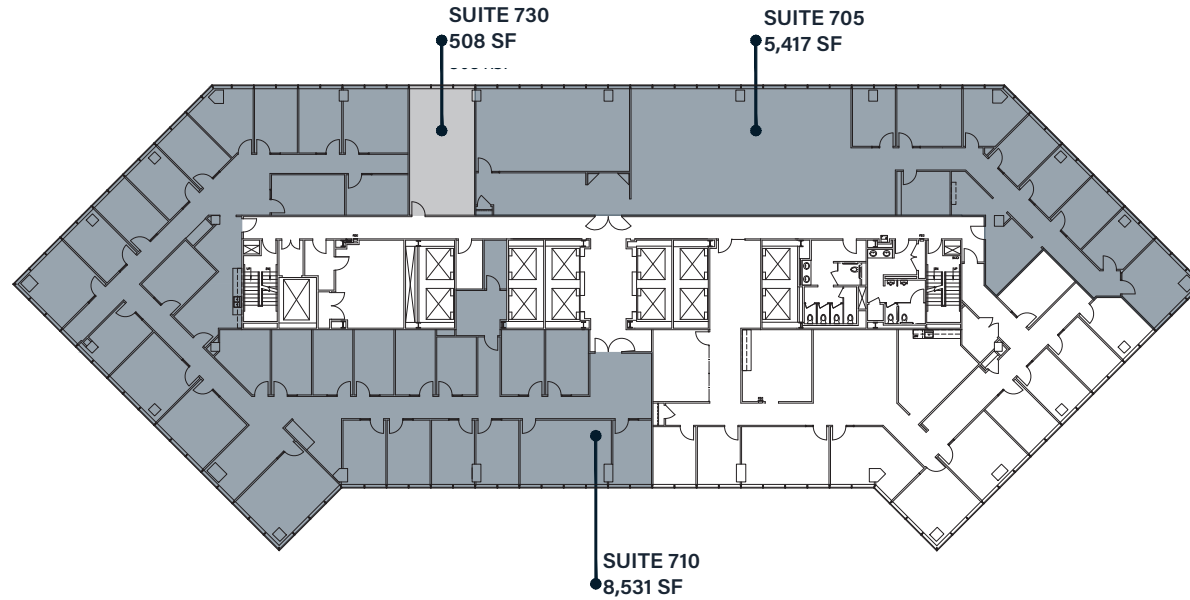


FLOOR PLANS

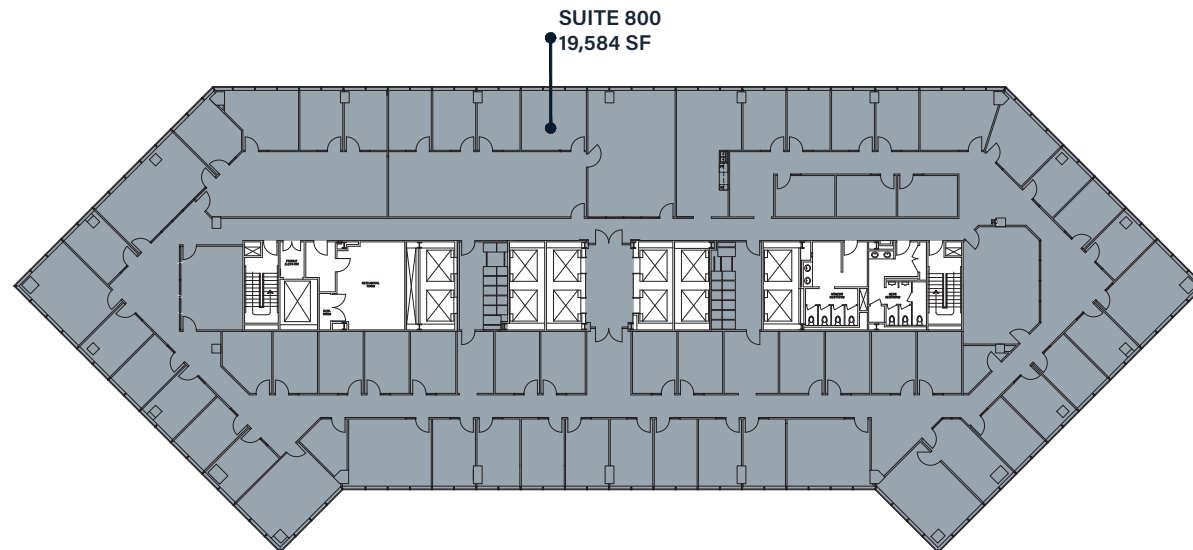


FLOORS 8, 9, 10, 11, 12 & 13 CAN BE LEASE TOGETHER FOR A CONTIGUOUS 116,778 SF

FLOOR 7



FLOOR 8



 Full floor available

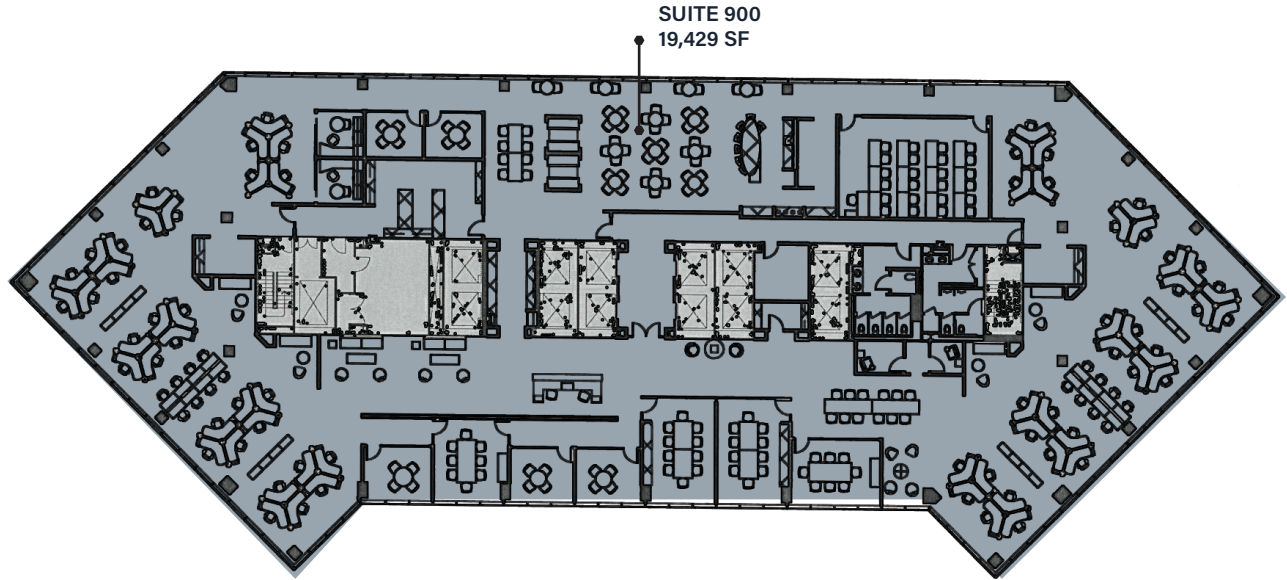
FLOOR PLANS




FLOORS 8, 9, 10, 11, 12 & 13 CAN BE LEASE TOGETHER FOR A CONTIGUOUS 116,778 SF

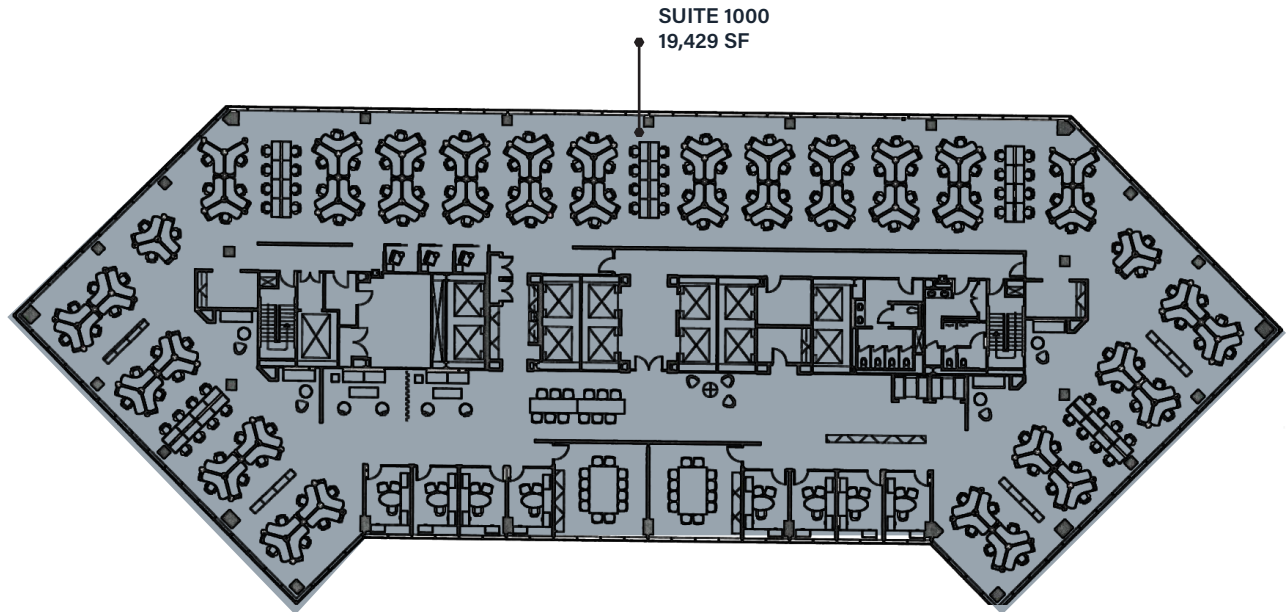
FLOOR 9

 Full floor available



FLOOR 10

 Full floor available



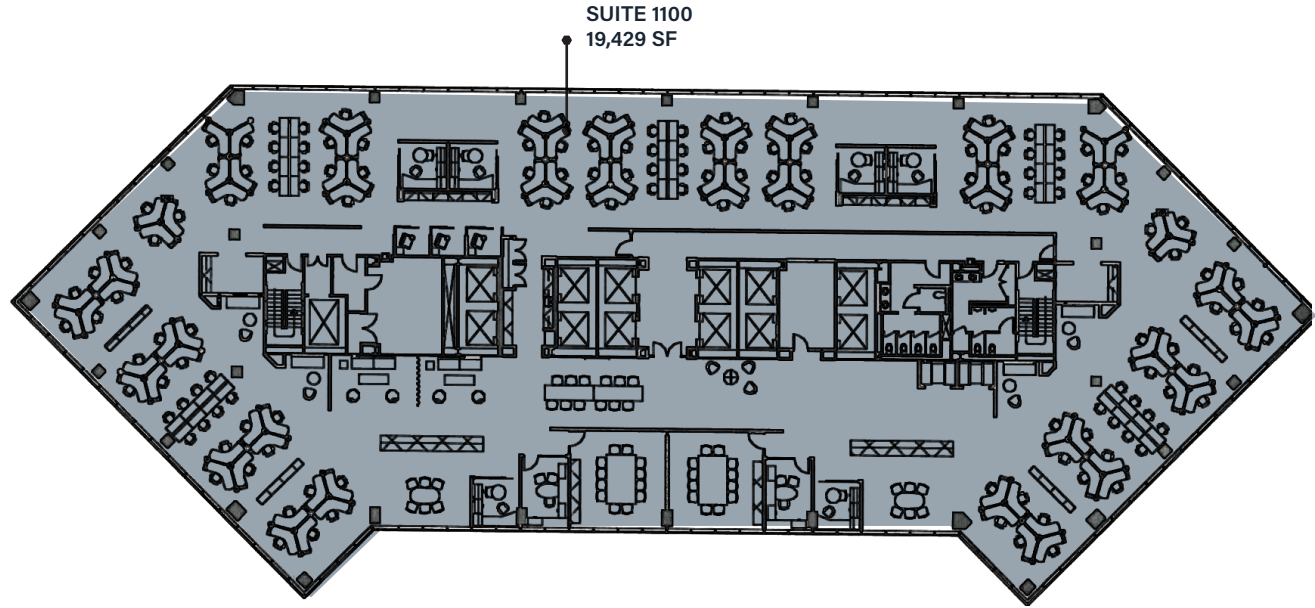
FLOOR PLANS



FLOORS 8, 9, 10, 11, 12 & 13 CAN BE LEASE TOGETHER FOR A CONTIGUOUS 116,778 SF

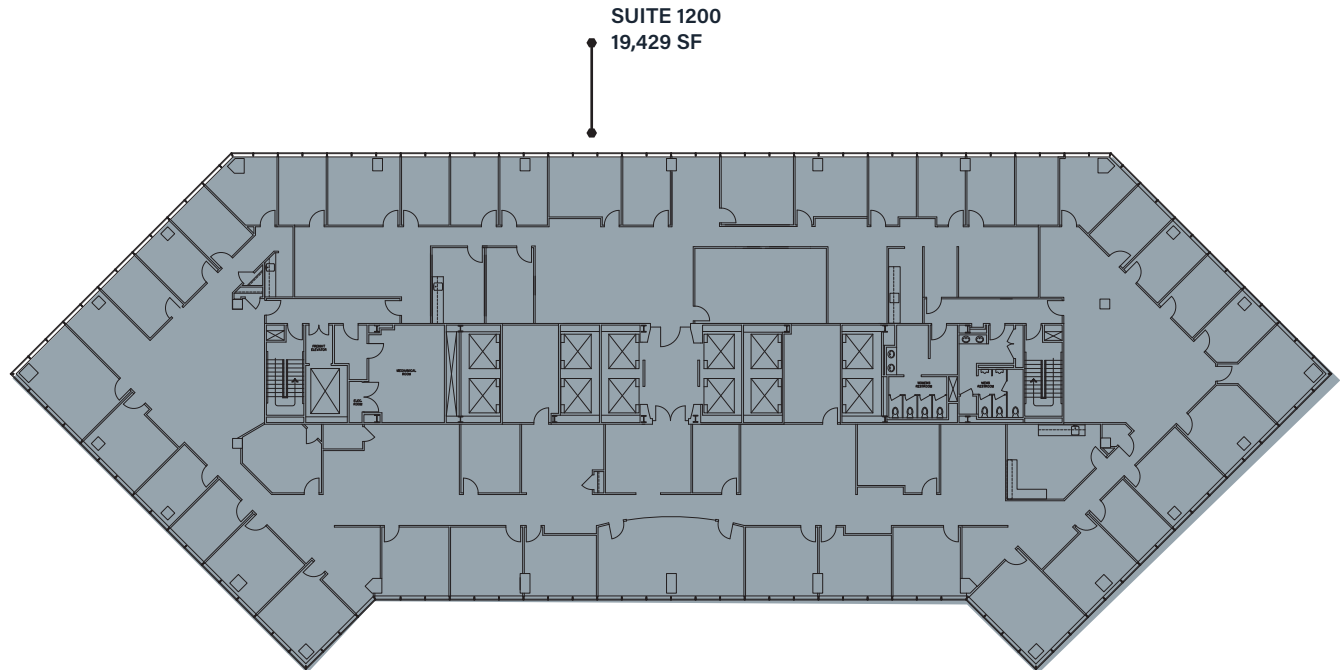
FLOOR 11

Full floor available



FLOOR 12

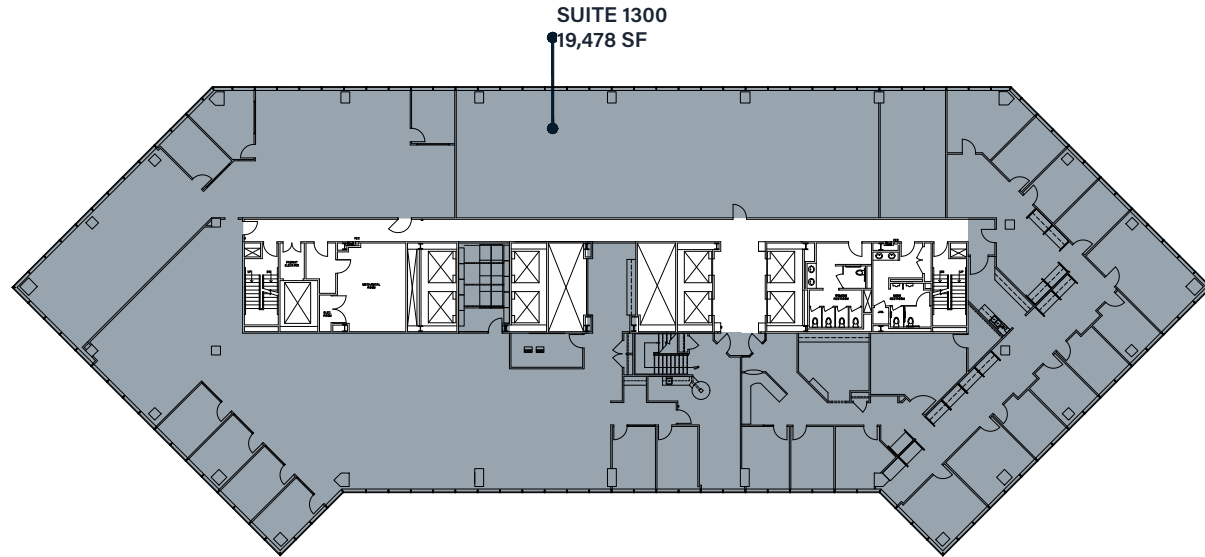
Full floor available



FLOOR PLANS

FLOOR 13

Full floor available

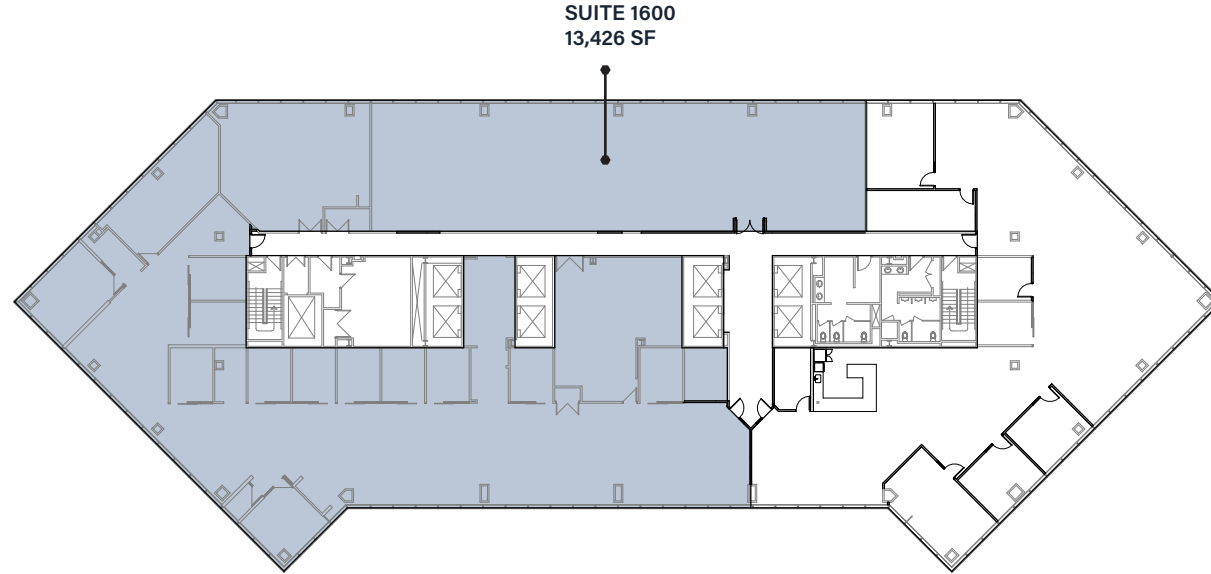


FLOOR
PLANS



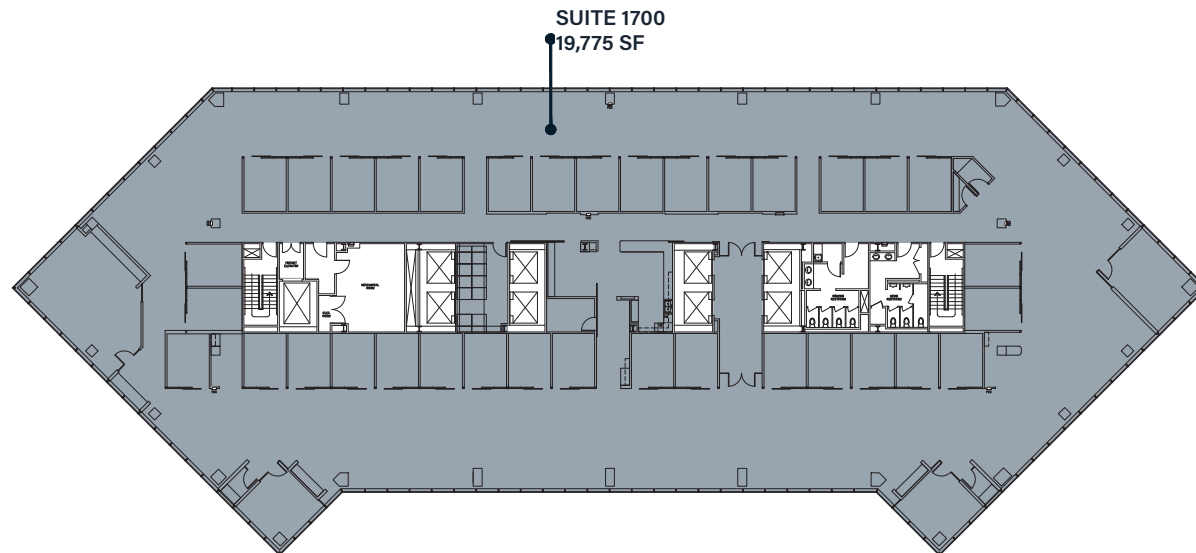
FOUR ADJACENT FULL FLOORS OFFERS AN OPPORTUNITY FOR **72,751 CONTIGUOUS RSF**

FLOOR 16



FLOOR 17

 Full floor available



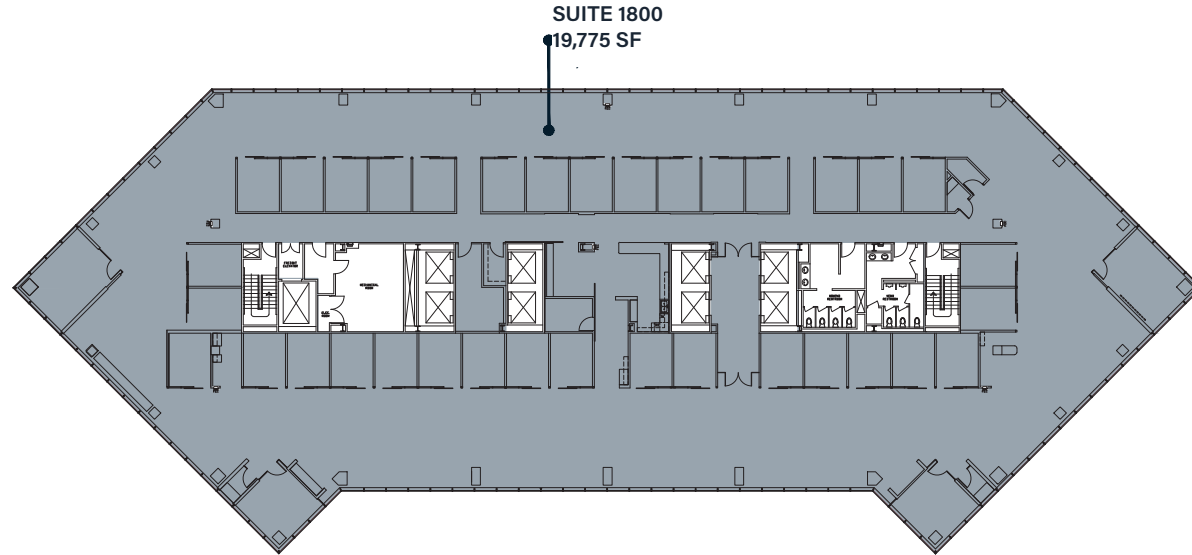
FLOOR PLANS



FOUR ADJACENT FULL FLOORS OFFERS AN OPPORTUNITY FOR **72,751 CONTIGUOUS RSF**

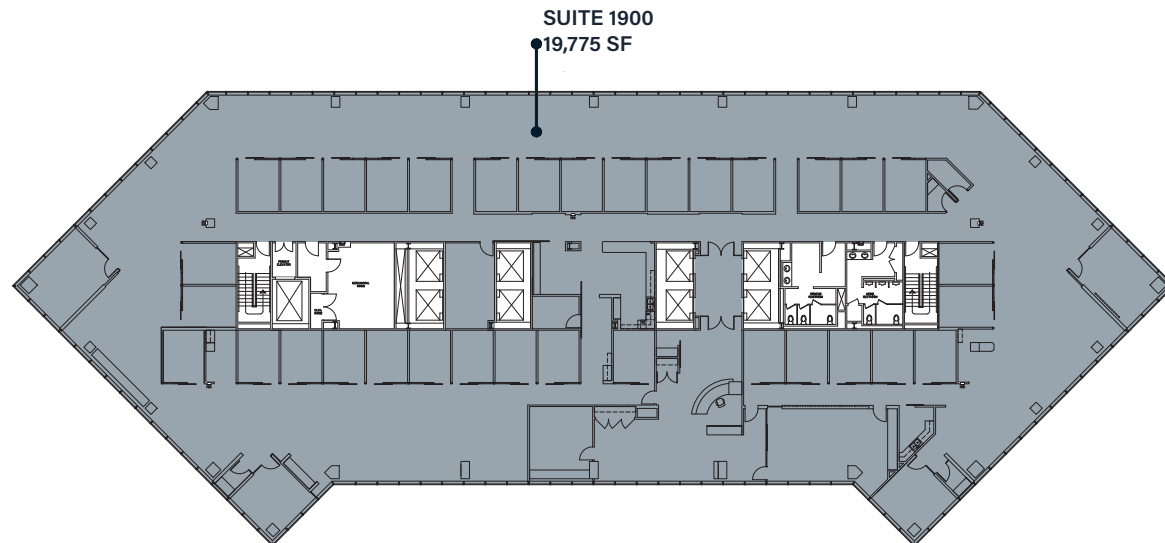
FLOOR 18

 Full floor available



FLOOR 19

 Full floor available

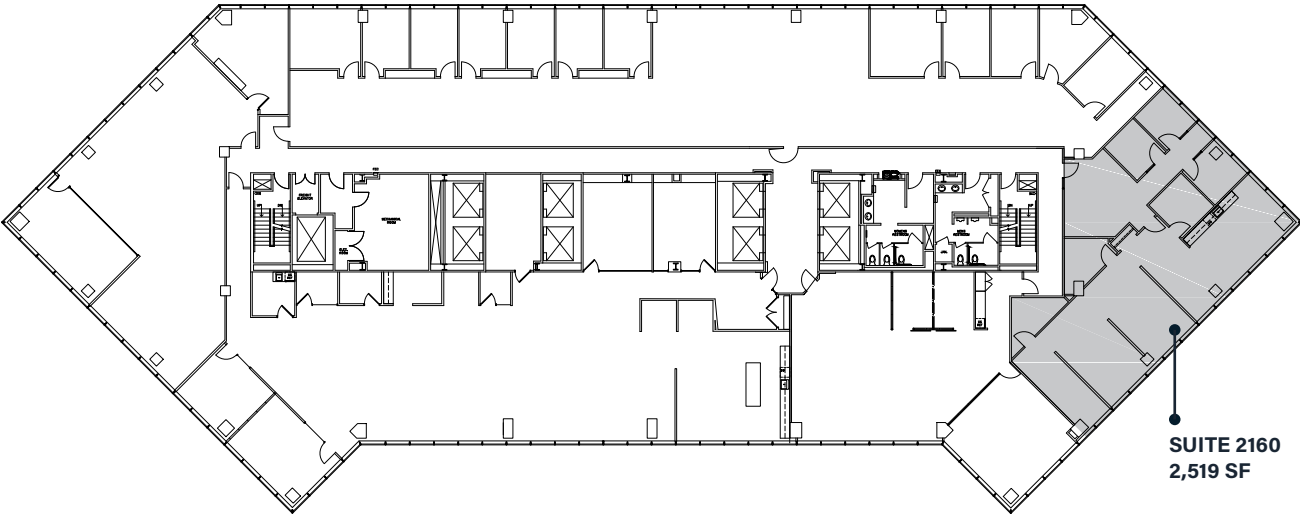


FLOOR
PLANS



FLOOR 21

 Move-In Ready



SUITE 2160
2,519 SF

C O L U M B I A
P L A Z A

250 E. FIFTH



250 EAST FIFTH STREET
CINCINNATI, OH



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