

THE BANKS

CINCINNATI, OHIO



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THE PROPERTY

Under construction on 18 acres of riverfront land in downtown Cincinnati, The Banks mixed-use development will transform the city's surging downtown into the area's finest example of a true "Live, Work, Play" destination.

Bounded by the Bengals and Reds major league stadiums, the Underground Freedom Center and the Ohio River, the development is arguably one of the most unique retail opportunities in the country. In immediate proximity to more than three million square feet of class A office space in downtown Cincinnati, the site is ideal for restaurant, entertainment, and other retail uses.

Additionally, the 80,000 square feet of street-level retail on the site will be complemented by 300,000 square feet of class A office space, 300 residential units, a 200-key hotel, and a substantial new riverfront park—all of which will drive a consistent stream of traffic through the site. A 1,600-space parking structure will provide ample parking for visitors and tenants at The Banks.



HIGHLIGHTS

- **Easily Accessible from All Surrounding Areas**

The Banks is centrally located in the Cincinnati CBD, providing convenient access to the region's major transit corridors and interstate highways 71, 75 and 471.

- **Well-established Office Market with Prominent Tenancy**

More than 2,350 businesses operate in downtown Cincinnati, including the headquarters for 10 Fortune 500 companies such as Proctor & Gamble, Kroger, Federated Department Stores, Cinergy and American Financial.

- **New 45-Acre Cincinnati Riverfront Park will be the Gateway to the City**

The Cincinnati Parks Department and the Army Corps of Engineers have broken ground on a the Cincinnati Riverfront Park, located between The Banks and the Ohio River. It is expected to attract over 1.1 million visitors annually and serve as Cincinnati's principal urban park.

- **Prime Location for New Class A Office Building**

The office product planned for later in Phase I of the project will provide higher parking ratios and larger, more effective floor plates, better visibility, and available signage rights.

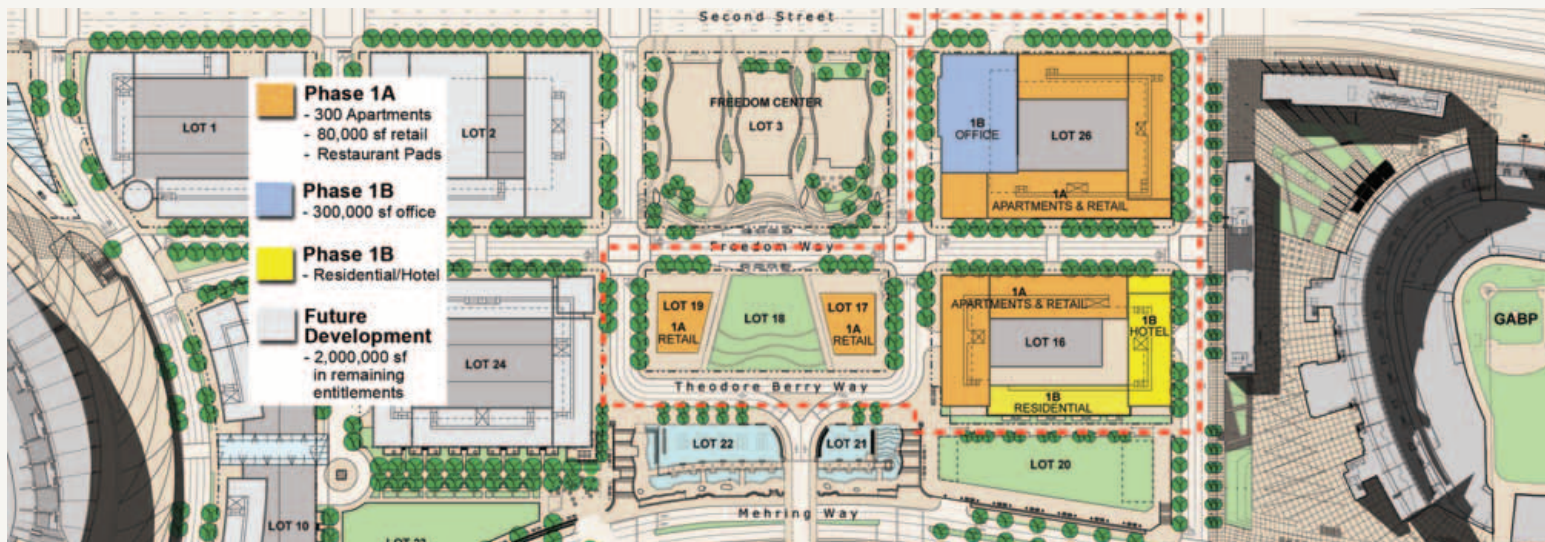
- **Adjacent Properties Offer Existing Retail Base**

The Cincinnati Reds and Bengals stadiums host more than 90 home games a year, bringing over 2.2 million visitors to the area each year. Additionally, the nearby University of Cincinnati offers access to over 37,000 students.



PROJECT TIMELINE

The overall project master plan has been approved by the Cincinnati Planning Commission. Future phases will be approved individually for conformance to the plan and character of the project. Construction of the jointly funded city/county parking deck will commence in first quarter 2008; work on the street-level podium started in fourth quarter 2008. Phase I is scheduled to open in the summer of 2010.



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LEASING INFORMATION

Chris Hodge

Vice President

chris.hodge@cbre.com

513.369.1603

CBRE
CB RICHARD ELLIS

DOWNTOWN CINCINNATI

- A booming residential area with thousands of existing units and 3,000 more planned or under construction
- 85,000+ downtown workers
- Five million visitors annually
- Downtown Cincinnati is currently experiencing a surge of new activity and development
- The convention center just reopened after a substantial expansion
- Residential life is also booming, with thousands of existing units and 3,000 more under construction and proposed