

# PNC CENTER CINCINNATI, OHIO

201 EAST FIFTH STREET | CINCINNATI, OHIO 45202



# Hines



# PNC CENTER CINCINNATI, OHIO

The development of PNC Center established a new level of quality in the downtown Cincinnati office market and a location that has clearly become the professional and corporate center of the city. Developed by a partnership of Hines, PNC Center opened over 25 years ago virtually fully leased, and has maintained a consistently high occupancy ever since. There is no secret to the on-going success of the development. PNC Center consistently delivers a quality business environment that attracts and retains quality tenants.

## Superior Architecture and Materials

Designed by the Chicago office of Skidmore, Owings & Merrill, PNC Center incorporates an international style of architecture that is timeless in its presence and image on the skyline. Characterized by an exterior wall of travertine marble, aluminum and bronze glass, the building creates an immediate impression of quality. The roof is formed by a

series of setbacks on the upper floors and the carved out articulation at the corner of Fifth and Main streets provides a dramatic entry to the 27 story office tower. That entry is further dramatized by a 45 foot tall kinetic sculpture, created by the renowned American artist George Warren Rickey, that constantly moves in response to the shifting city winds of Cincinnati.

The building lobby features impressive 18 foot high walls of travertine marble and dark gray granite flooring imported from Italy. Massive expanses of floor to ceiling glass create a bright and inviting atmosphere for the constant level of activity generated by the building's prestigious tenancy.



## Business Central

Conveniently located at the corner of Fifth and Main streets, PNC Center is positioned in the absolute "heart" of the professional and corporate core of downtown Cincinnati. The world headquarters of the Procter & Gamble Company, Chemed Corporation, Convergys, and Chiquita Brands can all be found within a one block radius of PNC Center. In addition, fine dining, shopping centers, hotels, The Cincinnati Club, Queen City Club and Fountain Square are all proximately located to the building.

## Excellent Parking Facility

The PNC Center parking garage, jointly serving the neighboring Chemed Center, accommodates approximately 1,236 vehicles. Monthly parking on both a reserved and non-reserved basis is available for building tenants as well as ample daily/hourly parking to meet the needs of visiting clientele. The parking garage entrance and exits are ideally situated to provide easy access to the interstate system for both the morning and afternoon commutes.

## Professional Property Management

To ensure the lasting quality that so distinguishes PNC Center, the project is professionally managed on site by a Hines property management team dedicated not just to meeting tenant needs, but to anticipating them.

Hines' hands-on, detail oriented management has earned them a reputation for professionalism and responsiveness unsurpassed in the industry. Currently, Hines manages more than ninety million square feet of high rise office space around the world.

At PNC Center, tenants have come to expect building interiors and landscaping that are meticulously maintained. Preventive maintenance programs ensure that all building systems operate at peak performance and efficiency, thereby enhancing tenant comfort and safety. Effective management strategies that have been developed and tested over four decades ensure that the quality of tenancy at PNC Center will remain at the highest levels.



## Building Specifications

Building Size:	26 stories 501,024 RSF
Developer:	Hines
Architect:	Skidmore, Owings & Merrill
Floor Plates:	Approximately 18,000 RSF
Ceiling Height:	Nine (9) feet
HVAC:	Multi-zone VAV
Parking Garage Ratio:	1:1,400 RSF
Elevators:	12 passenger/1 Freight
Onsite Amenities:	4 restaurants 1 coffee bar 1 sundry shop 1 shoe shine stand 1 full service bank 2 ATM machines 1 conference center 24-hour security personnel Professional on-site management

## Premier 501,024 SF Class A+ Office Building

## View of Procter & Gamble Gardens



For leasing information, please contact:

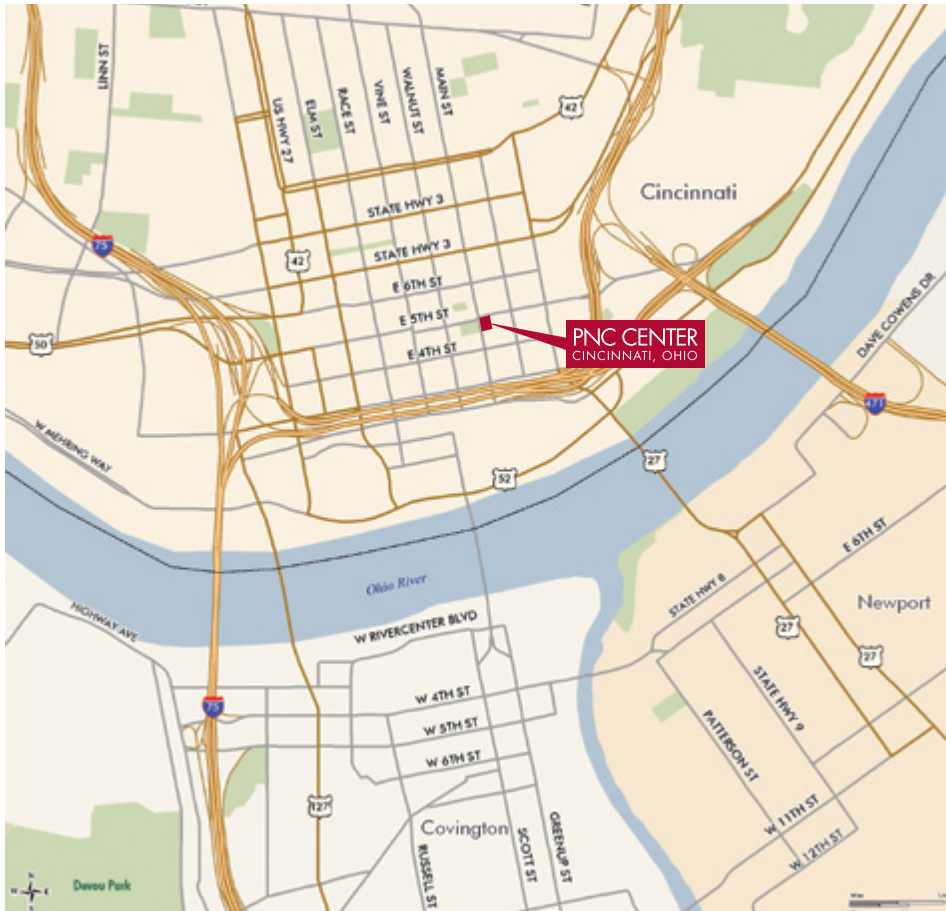
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**CBRE**  
**Hines**

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# PNC CENTER

201 EAST FIFTH STREET, CINCINNATI, OHIO

## CLASS A OFFICE SPACE AVAILABLE

### RENTAL DETAILS

- + Lease Type: Net
- + Rent/Sq. Ft.: \$11.50-\$13.50
- + Op. Expenses: \$10.31 + lights and plugs ( est. \$1.10/ Sq. Ft.)

### FOR MORE INFORMATION PLEASE CONTACT Scott Yards, CCIM

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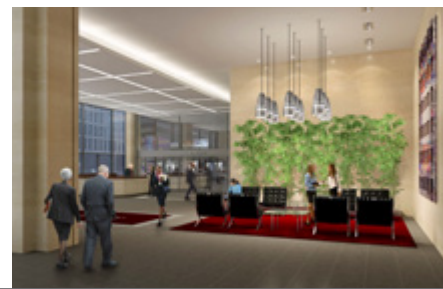
### SPECIFICATIONS

<b>Building Sq. Ft.</b>	501,024
<b>Submarket</b>	CBD
<b>Year Built</b>	1979
<b>No. Floors</b>	27
<b>Parking</b>	Garage
<b>Parking Ratio</b>	1/1,400
<b>Ceiling Height</b>	9'0"
<b>Core Factor %</b>	Approx. 15% Multi
<b>Construction</b>	Travertine Marble/Glass
<b>No. Elevators</b>	12 Passenger 1 Freight
<b>HVAC</b>	Multi-Zone VAV System

### AVAILABILITY

Suite #	Sq. Ft.	Availability
600*	18,169	March 2017
705	5,764	Immediate
950	6,653	Immediate
1010	5,407	Immediate
1020	3,550	Immediate
1100	8,910	Immediate
1200*	18,416	Immediate
1300*	18,416	Immediate
1440	2,106	Immediate
1820	3,128	Immediate
1910	3,239	Immediate
2000	11,559	Immediate
2110	8,798	Immediate
2205	1,938	Immediate
2320	1,378	Immediate
2610	2,790	Immediate
<b>Total</b>	<b>120,221</b>	

\*Full Floor



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# DOWNTOWN CINCINNATI PARKING



## PARKING

P Lot Parking    
 P Garage Parking

### Grammercy Garage

Address: 106 West 7th Street  
Rate: \$100/Month

### 6th Street Garage

Address: 236 W 6th Street  
Rate: \$105/Month

### ALLPRO Heritage Garage

Address: 321 Race Street  
Rate: \$125/Month

### 8th Street Parking Lot

Address: 127 East 8th Street  
Rate: \$130/Month

### 7th Street Garage

Address: 37 East 7th Street  
Rate: \$147/Month

### Olympic Auto Park

Address: 314 Vine Street  
Rate: \$150/Month

### ALLPRO Tower Place Parking

Address: 108 West 4th Street  
Rate: \$150/Month

### PNC Garage

Address: 108 West 3rd Street  
Rate: \$155/Month

### AMPCO PNC Center Garage

Address: 406 Main Street  
Rate: \$190/Month

### Fountain Square South Garage

Address: 412 Vine Street  
Rate: \$195/Month

### Fountain Square Garage

Address: 551 Walnut Street  
Rate: \$210/Month

### Parking Company of America

Address: 558 Culvert Street  
Rate: \$90/Month

### AMPCO System Parking

Address: 158 East 3rd Street  
Rate: \$150/Month

### Central Riverfront

Address: 99 2nd Street East  
Rate: \$100/Month

### Chiquita Center

Address: 553 Sycamore Street  
Rate: \$180/Month

### 222 Garage

Address: 731 Elm Street  
Rate: \$90/Month

### URS

Address: 36 East 7th Street  
Rate: \$150/Month

### Center at 600 Vine

Address: 600 Vine Street  
Rate: \$170/Month

### Queen City Square Garage

Address: 340 Sycamore Street  
Rate: \$200/Month

### Scrrips Center

Address: 312 Walnut  
Rate: \$185/Month

### 580 Building

Address: 580 Walnut Street  
Rate: \$210/Month

### 9th Street Garage

Address: 125 East Court Street  
Rate: \$140/Month

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Leased by:  
**CBRE**

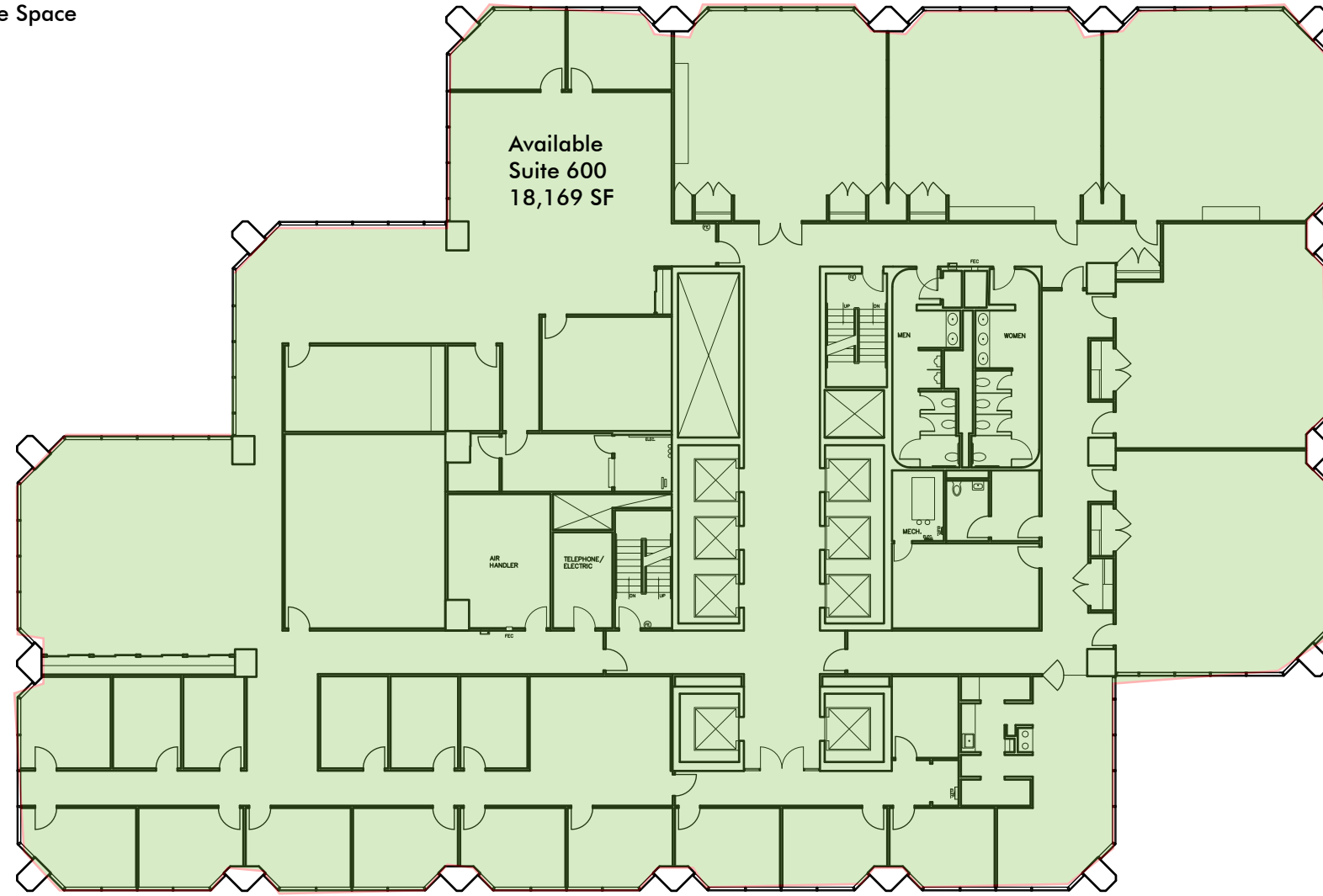
FOR LEASE

# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



6th Floor

Managed by:  
**Hines**

Leased by:  
**CBRE**

FOR LEASE

# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



7th Floor

Managed by:  
**Hines**

Leased by:  
**CBRE**

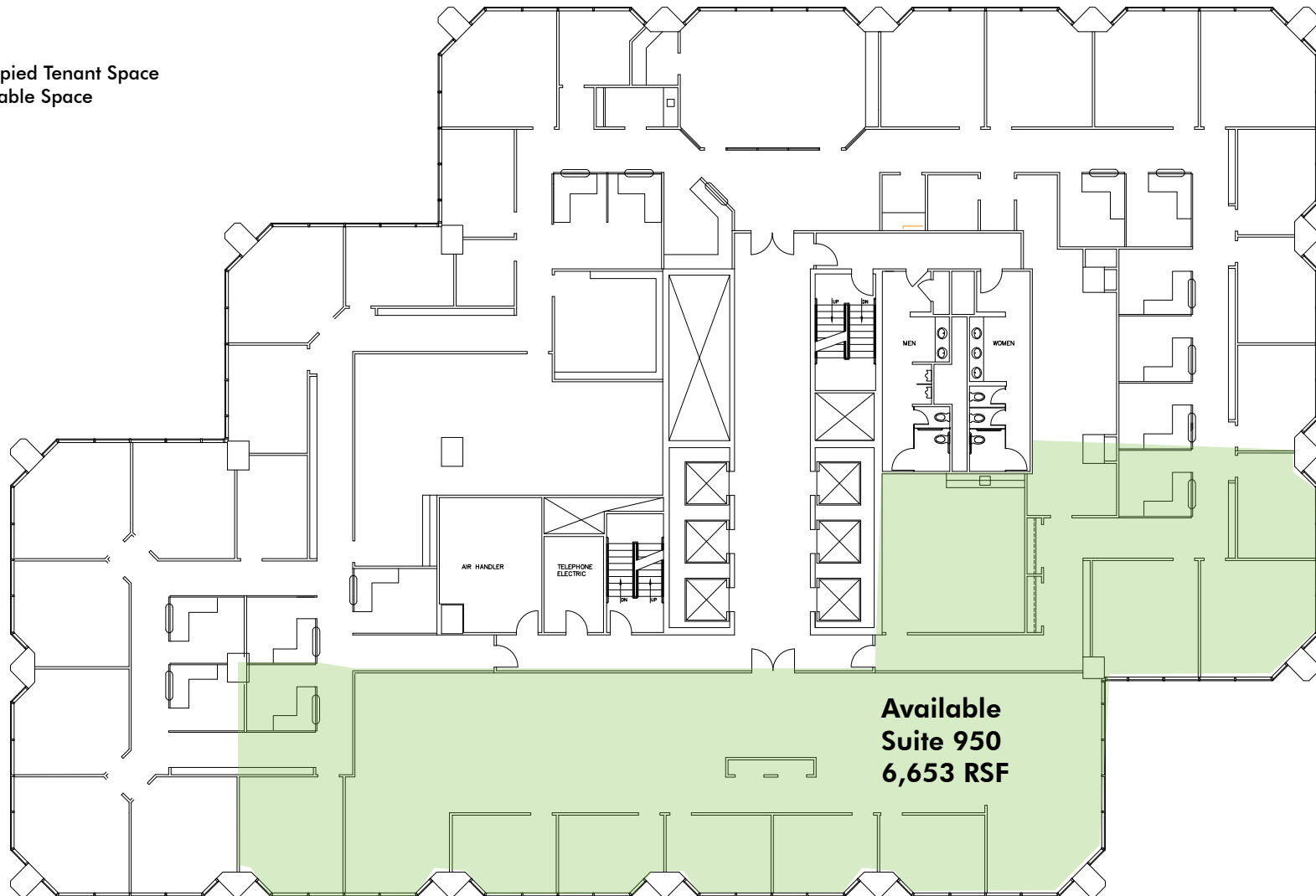
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**9th Floor**

Leased by:

**CBRE**

FOR LEASE

# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

10th Floor

Leased by:

**CBRE**

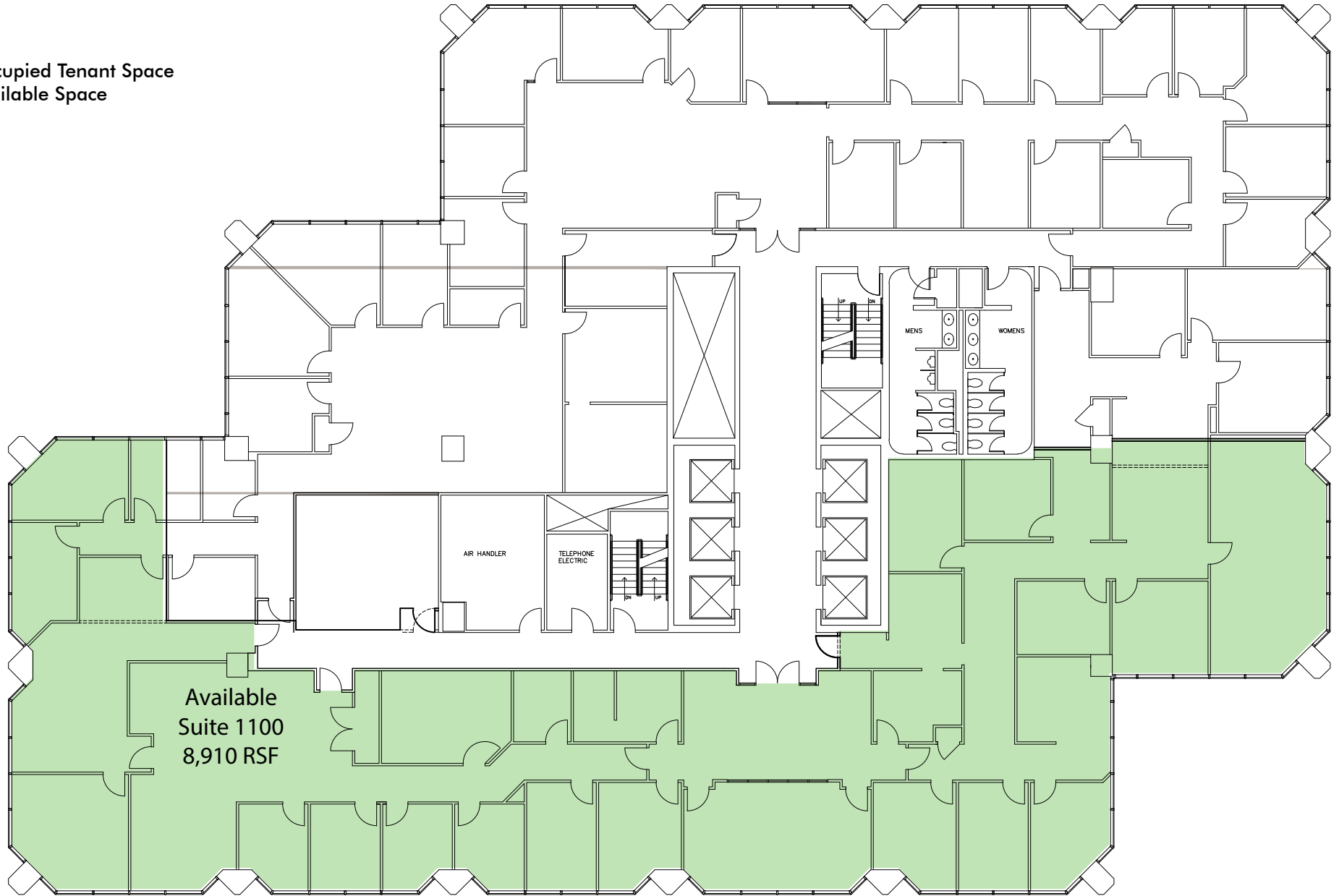
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Available  
Suite 1100  
8,910 RSF

Managed by:

**Hines**

**11th Floor**

Leased by:

**CBRE**

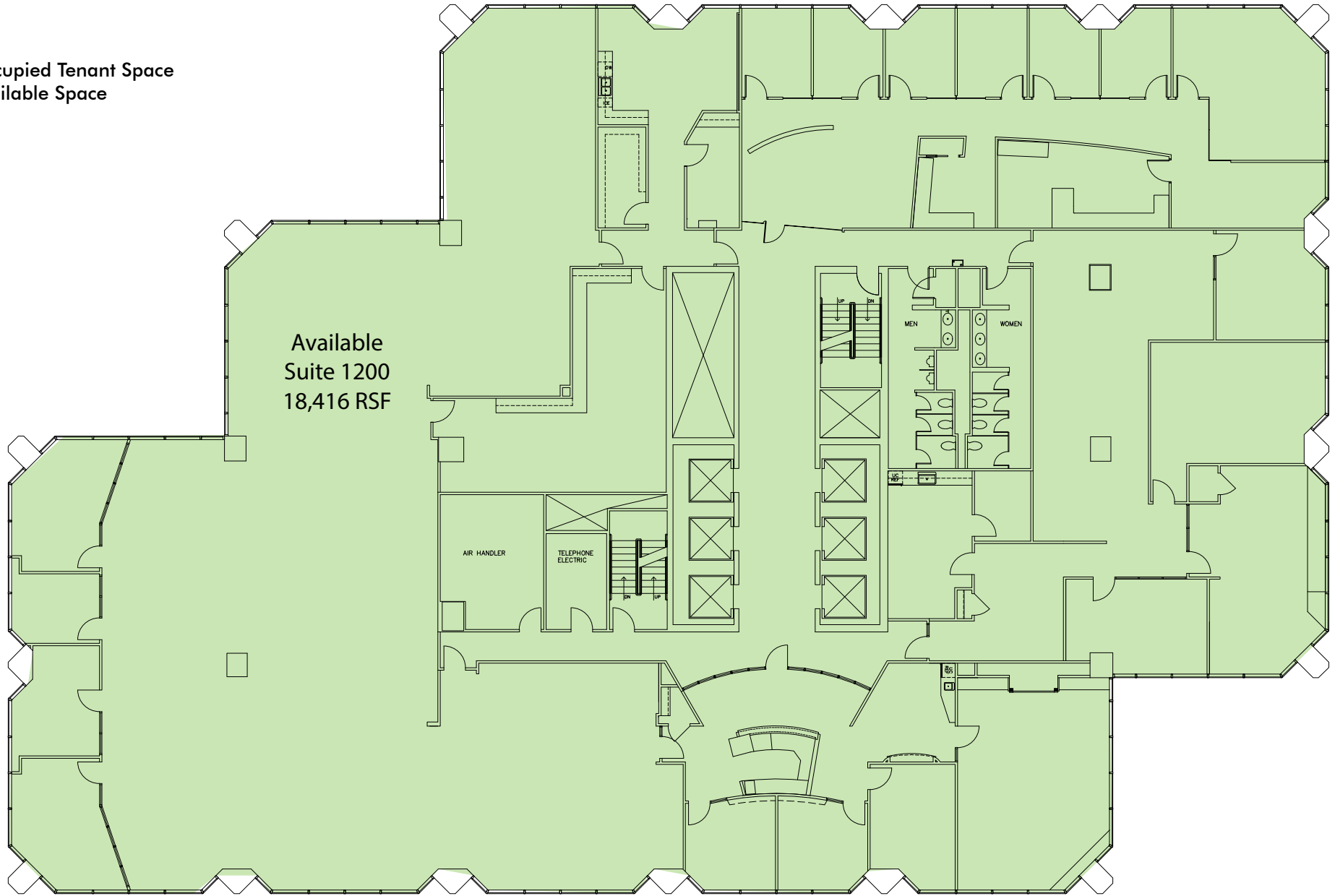
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**12th Floor**

Leased by:

**CBRE**

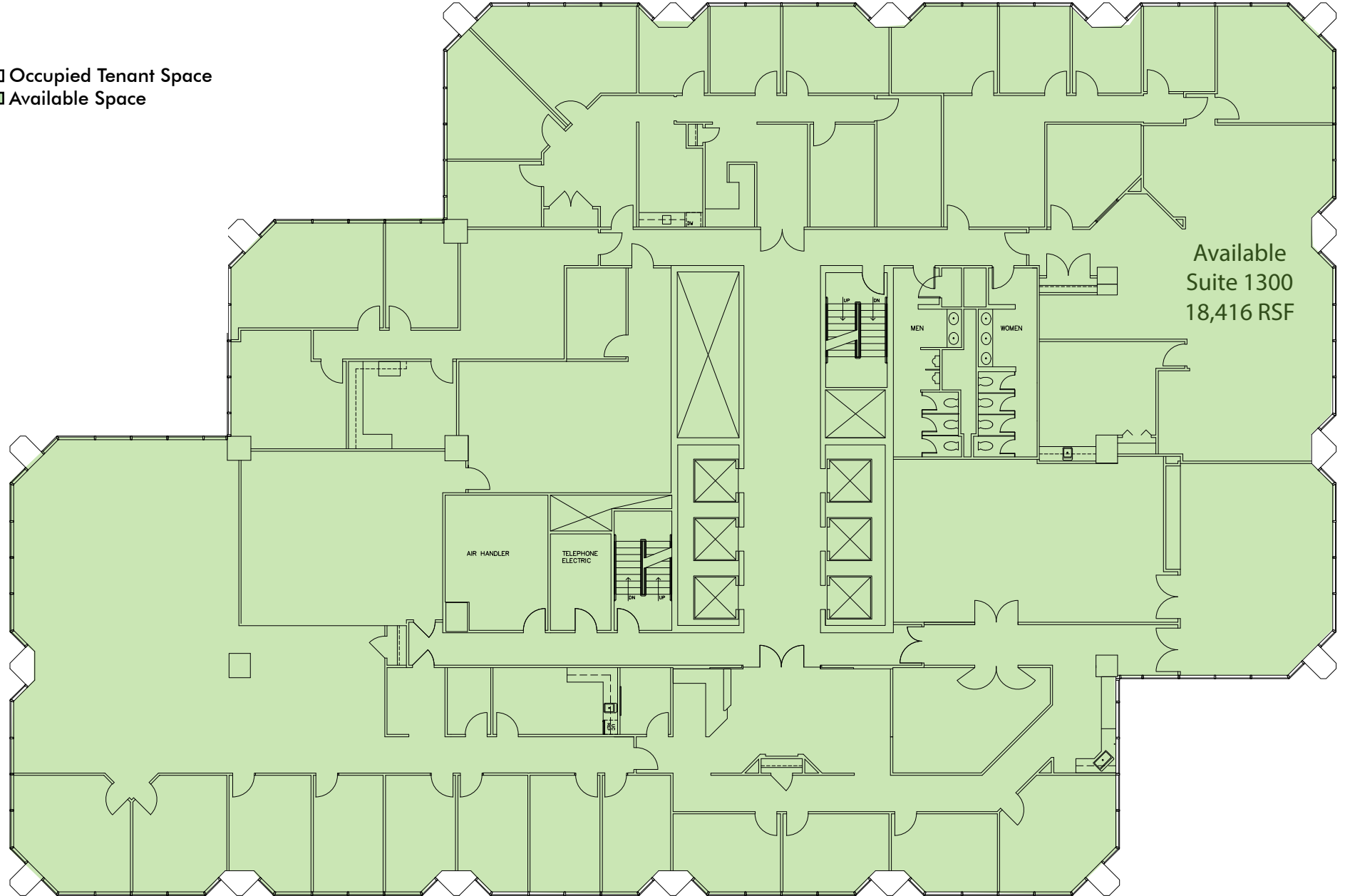
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

13th Floor

Leased by:

**CBRE**

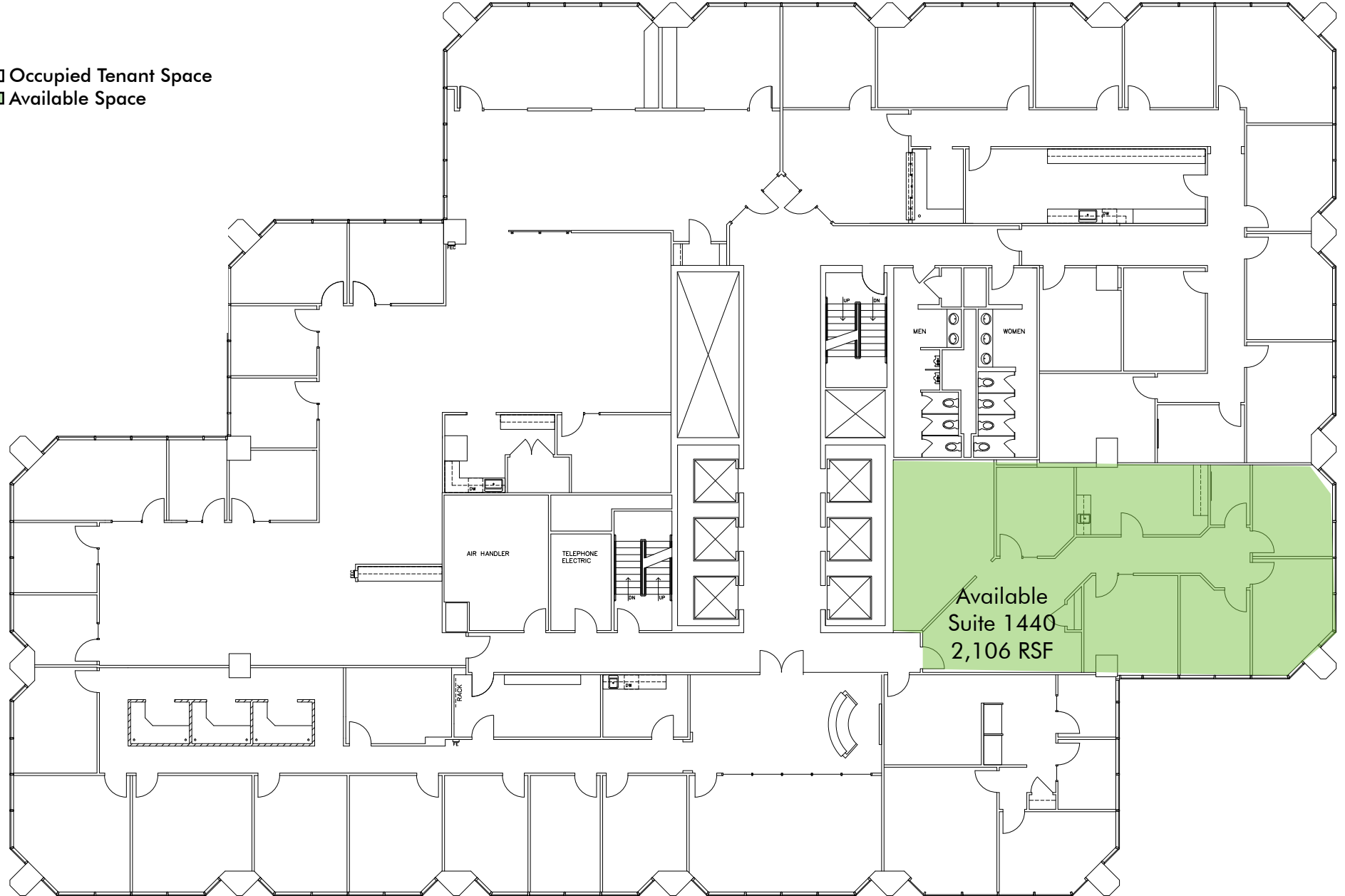
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

14th Floor

Leased by:

**CBRE**

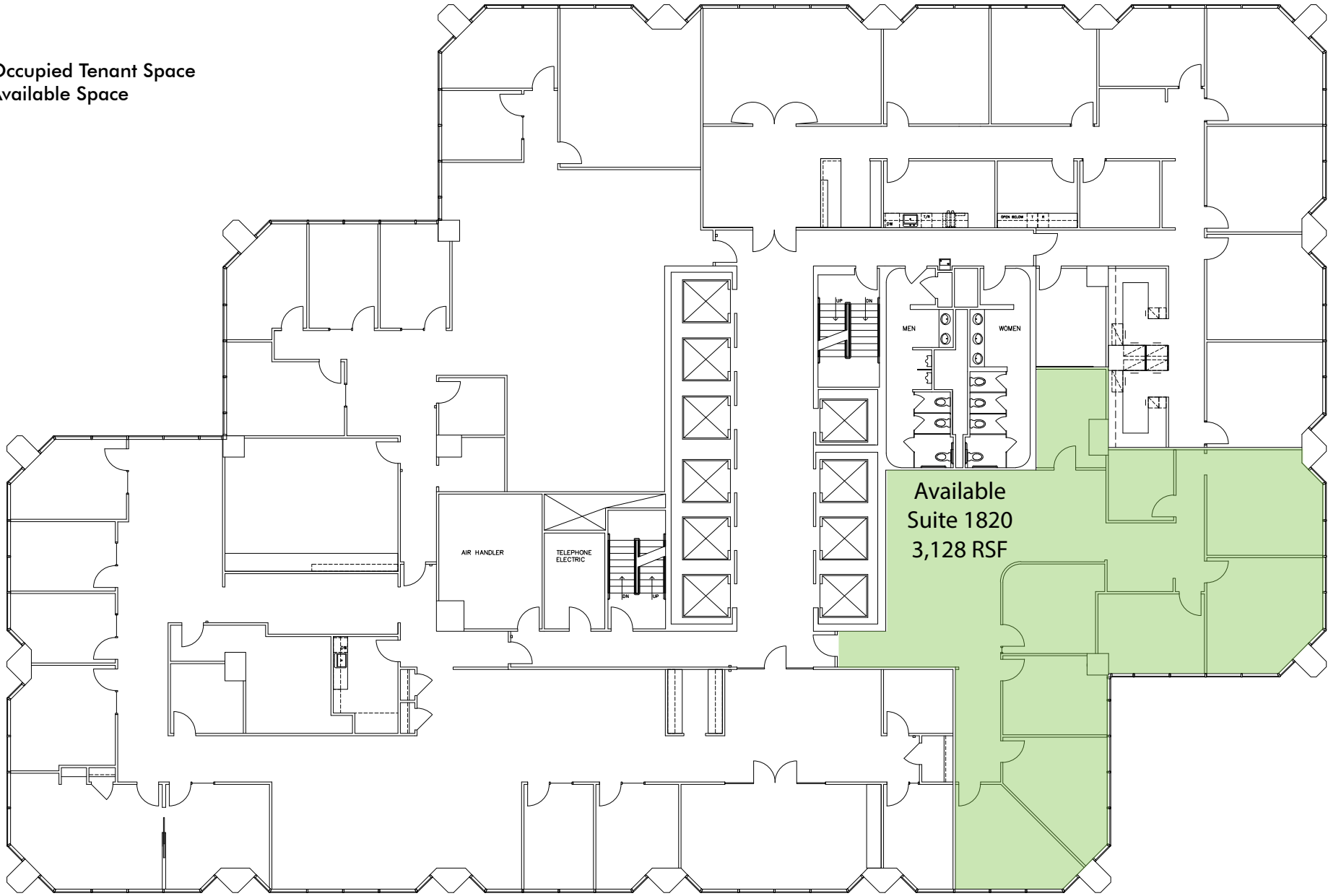
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Available  
Suite 1820  
3,128 RSF

Managed by:

**Hines**

**18th Floor**

Leased by:

**CBRE**

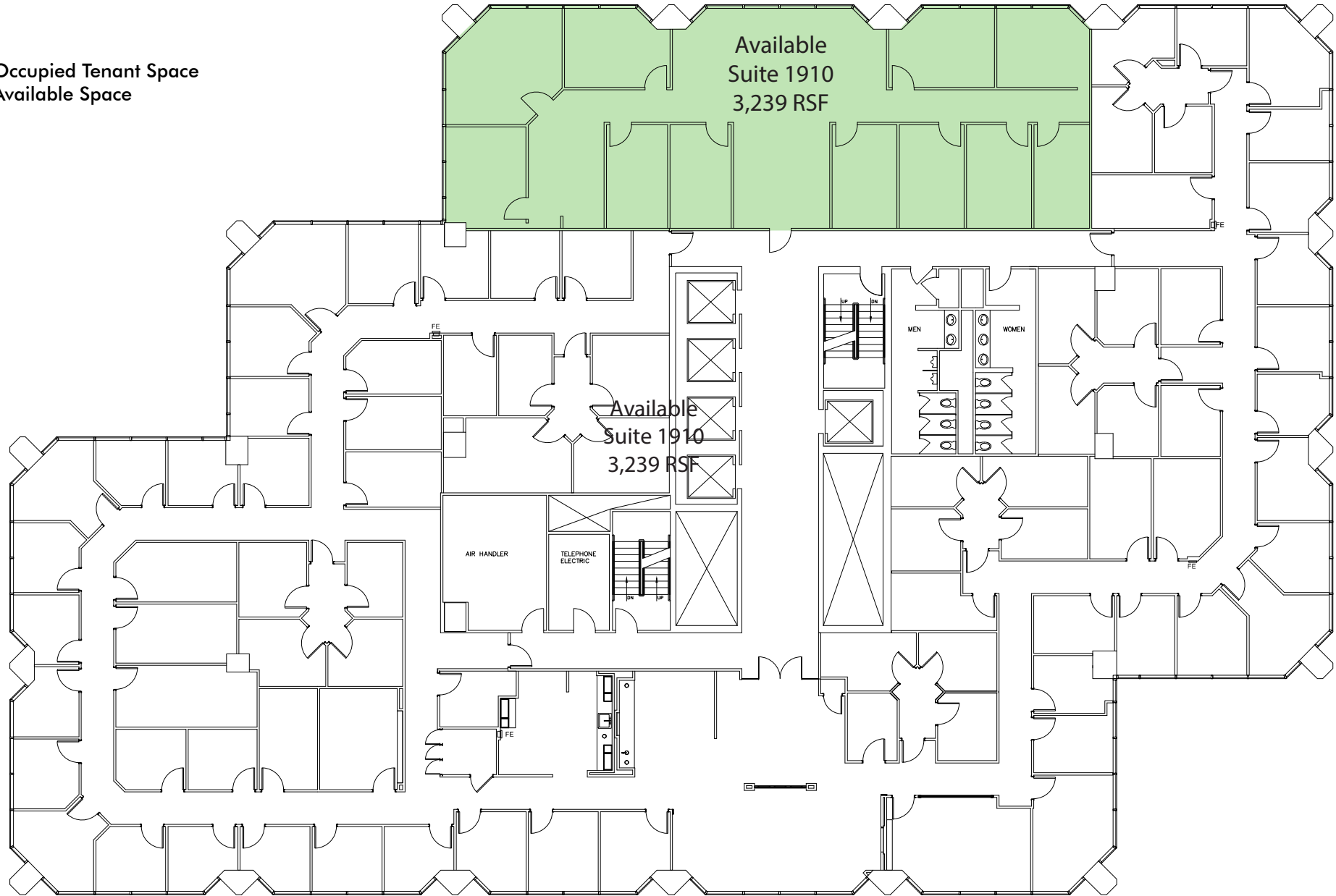
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**19th Floor**

Leased by:

**CBRE**

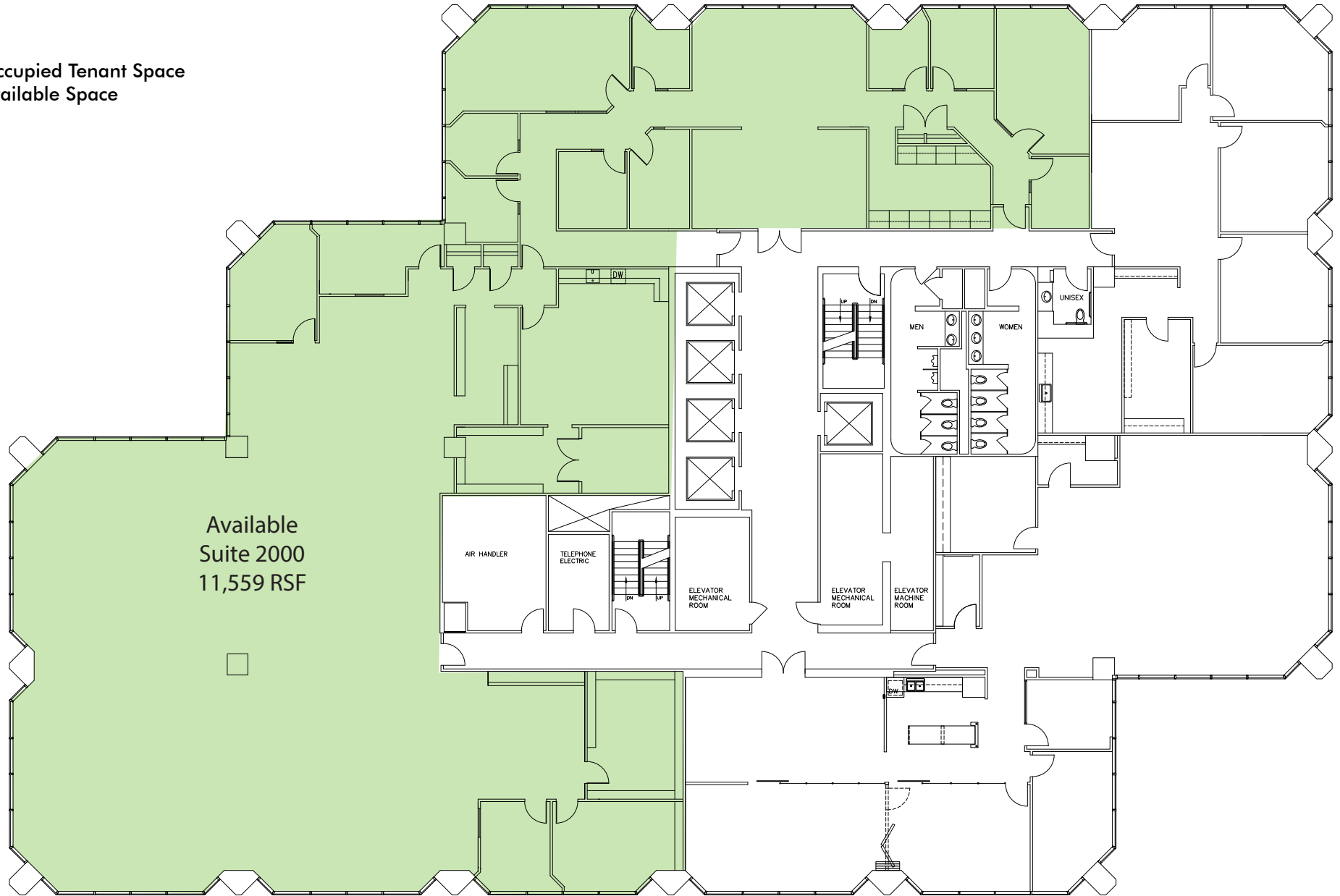
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**20th Floor**

Leased by:

**CBRE**

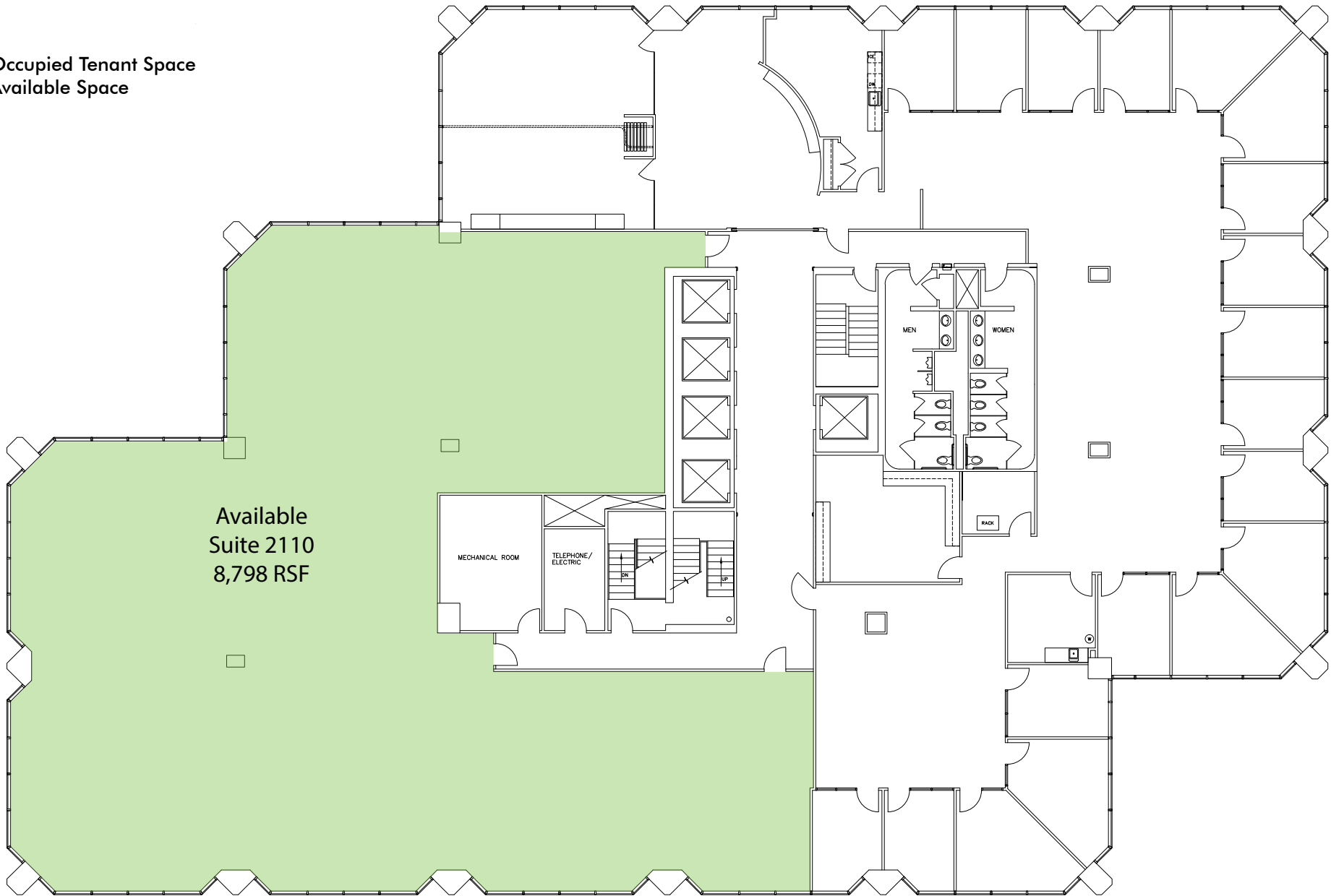
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Available  
Suite 2110  
8,798 RSF

MECHANICAL ROOM

TELEPHONE/  
ELECTRIC

MEN

WOMEN

RACK

Managed by:

**Hines**

**21st Floor**

Leased by:

**CBRE**

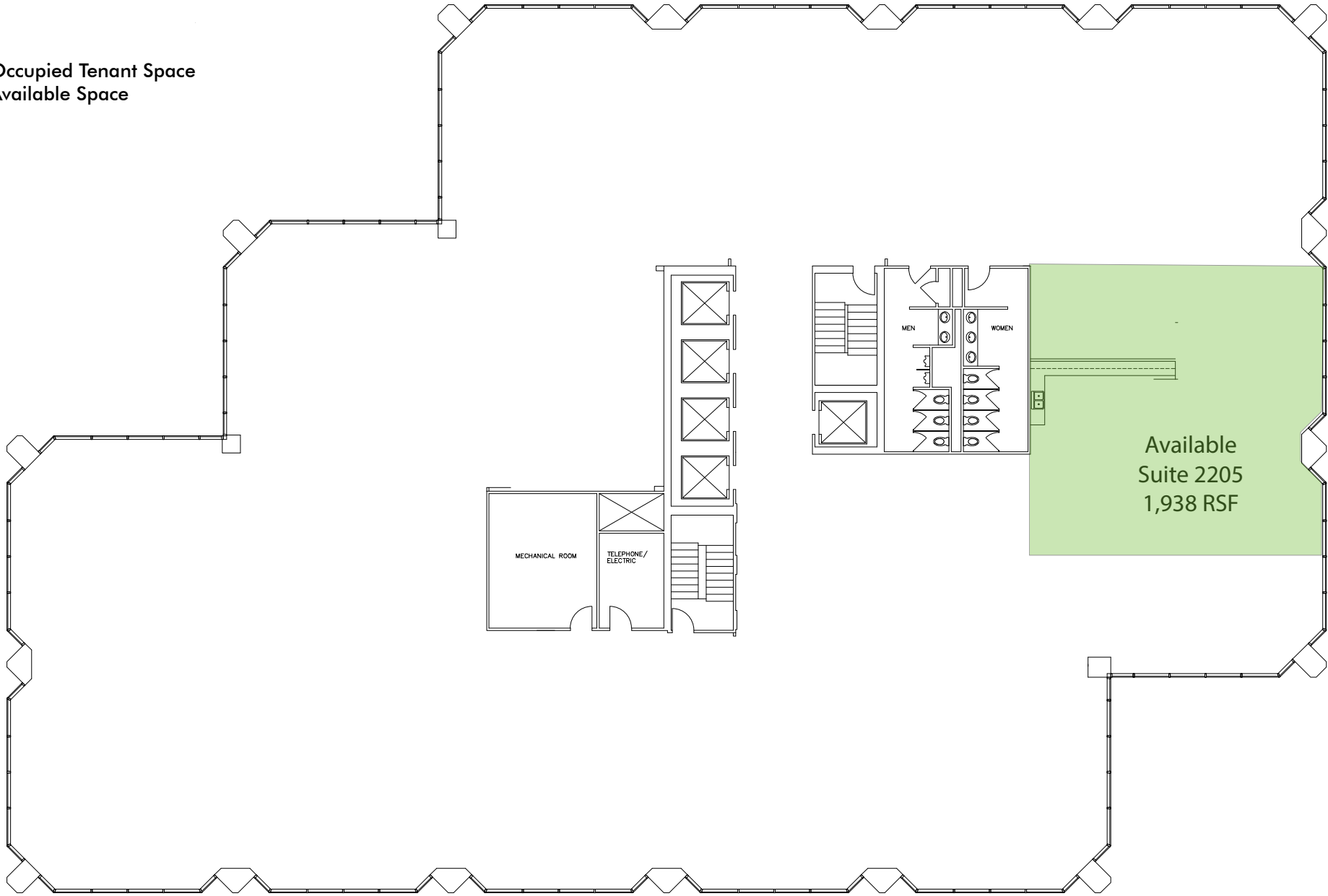
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# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**22nd Floor**

Leased by:

**CBRE**

FOR LEASE

# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space



Managed by:

**Hines**

**23rd Floor**

Leased by:

**CBRE**

FOR LEASE

# PNC CENTER FLOOR PLANS

201 EAST FIFTH STREET

CINCINNATI, OHIO :: 45202

- Occupied Tenant Space
- Available Space

Available  
Suite 2610  
2,790 RSF



Managed by:

**Hines**

**26th Floor**

Leased by:

**CBRE**