



PNC CENTER

CINCINNATI, OHIO

201 EAST FIFTH STREET | CINCINNATI, OHIO 45202

CBRE

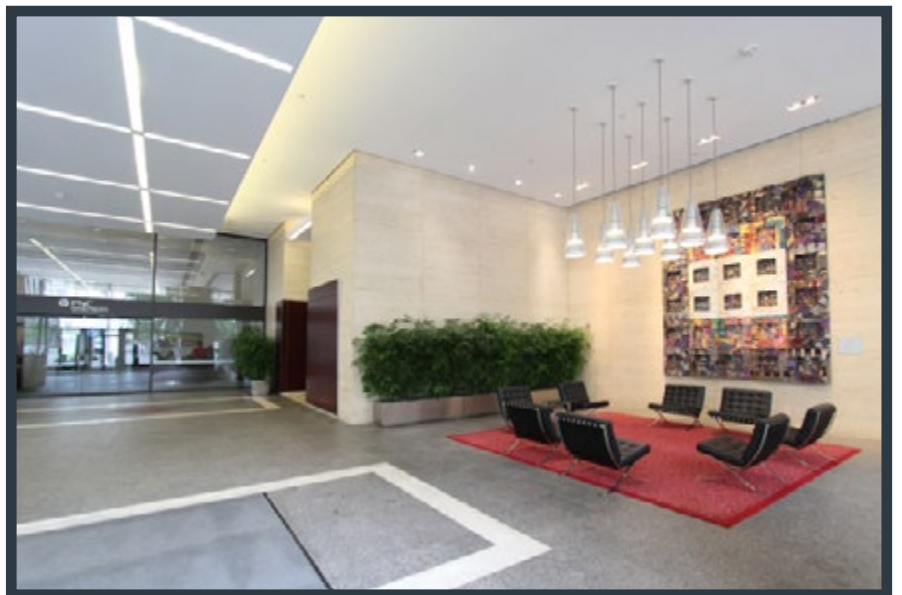
Hines



PNC CENTER

CINCINNATI, OHIO

- » PNC Center consistently delivering a quality business environment that attracts and retains quality employees and tenants.
- » International style architecture that is timeless in its presence and image on the skyline.
- » Conveniently located at 5th and Main Street in the “heart” of the professional and corporate core of downtown Cincinnati.
- » The world headquarters of Procter & Gamble Company, Chemed Corporation and Convergys are all within a one block radius of PNC Center.
- » Fine dining, shopping centers, hotels, The Cincinnati Club, Queen City Club and Fountain Square are all proximately located to the building.
- » The PNC parking garage, jointly serving the neighboring First Financial Center, accommodates 1,236 vehicles.
- » Professionally managed on-site by Hines.
- » Energy Star designation.



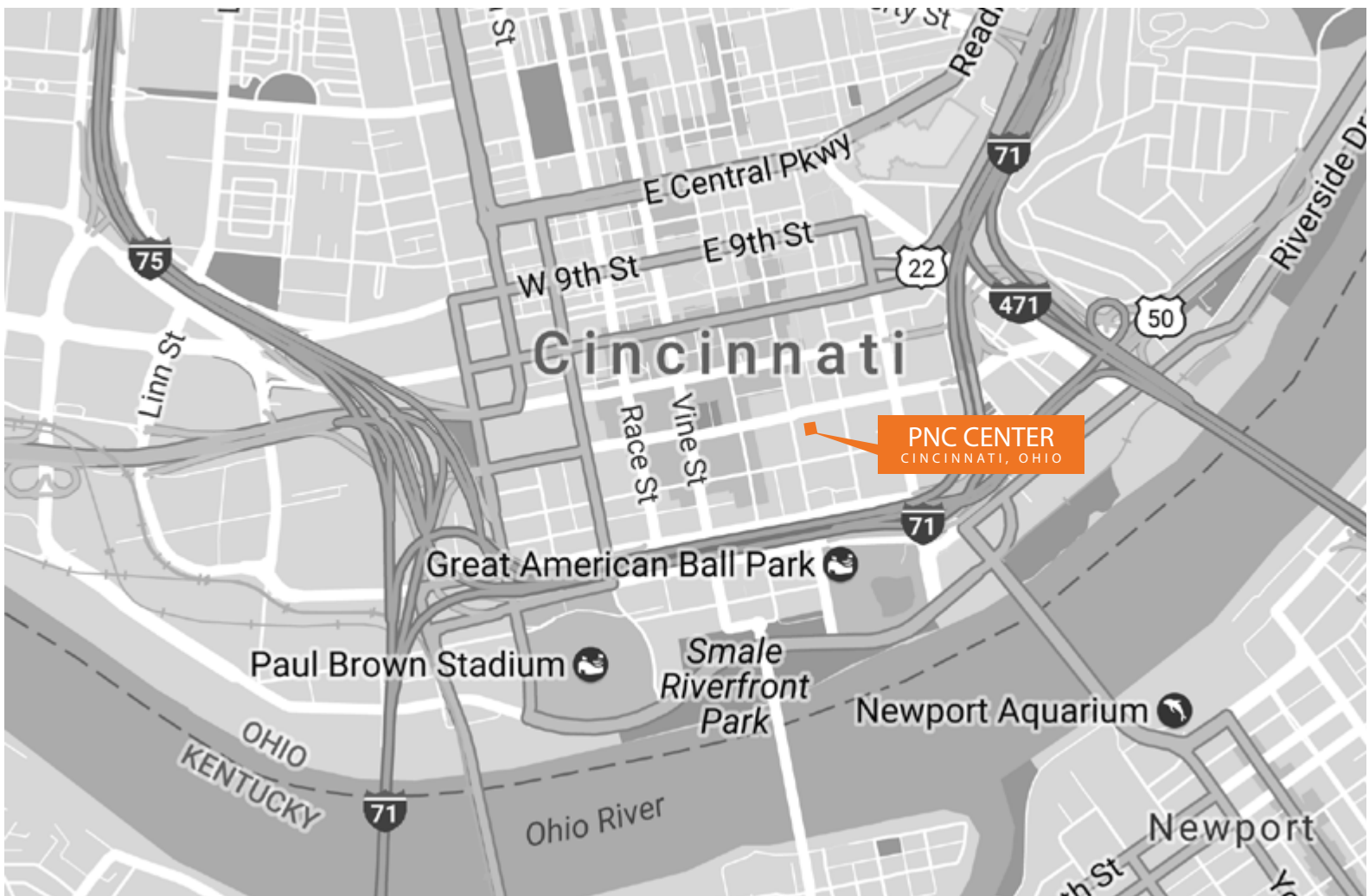
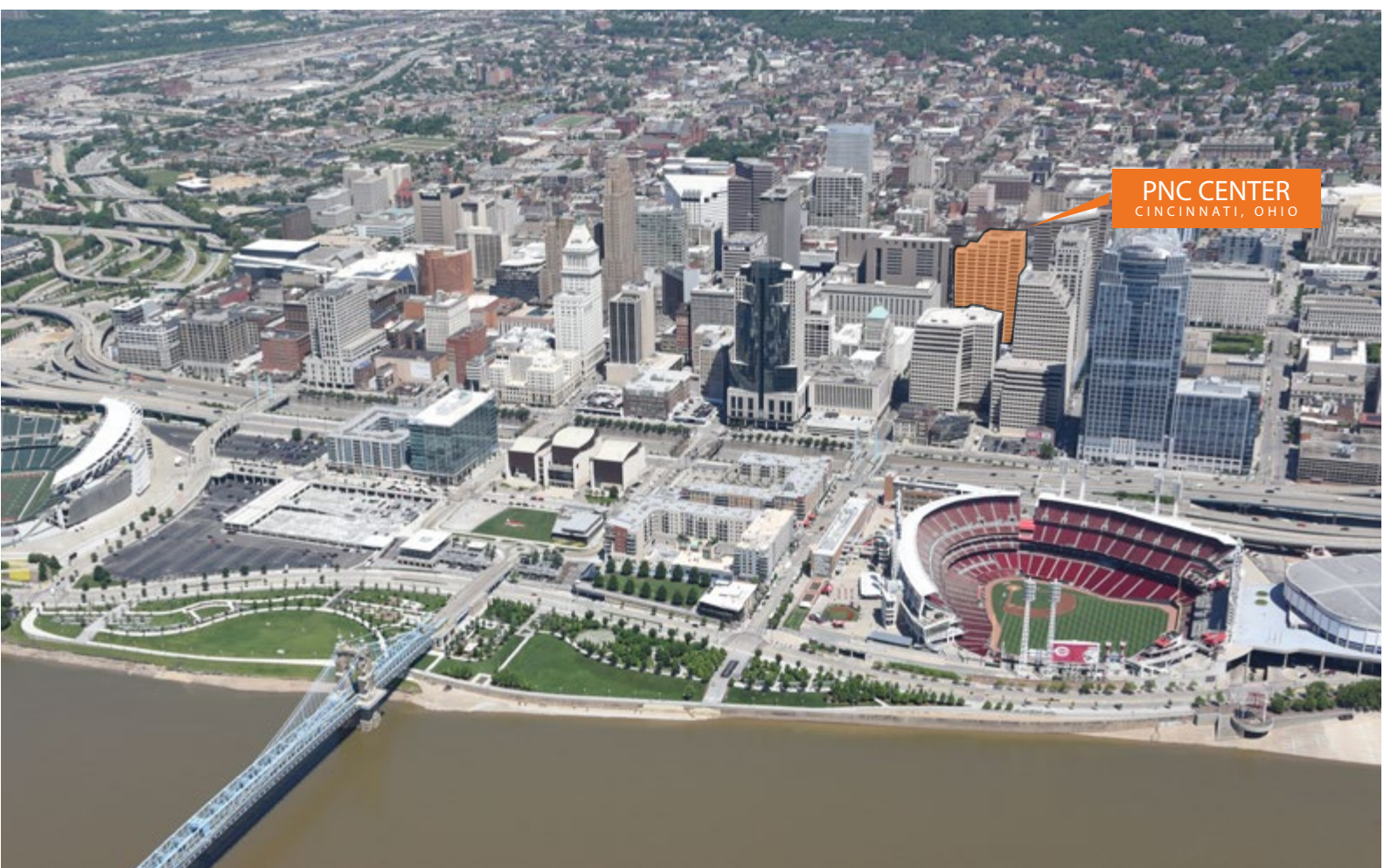


BUILDING SPECIFICATIONS

Building Size	501,024 RSF
Floors	27
Developer	Hines
Architect	Skidmore, Owings & Merrill
Floor Plates	Approximately 18,400 RSF
Ceiling Height	Nine (9) feet
HVAC	Multi-zone VAV
Parking Garage Ratio	1 : 1,250 RSF
Elevators	12 Passenger/1 Freight
Onsite Amenities	3 restaurants 1 coffee bar 1 shoe shine stand 2 full service banks 2 ATM machines 1 conference center 24-hour security personnel Professional on-site management
Rate	\$10.50 - \$13.50 Net
Operating Expenses	\$10.43 + Electric

Premier 501,024 SF Class A+ Office Building

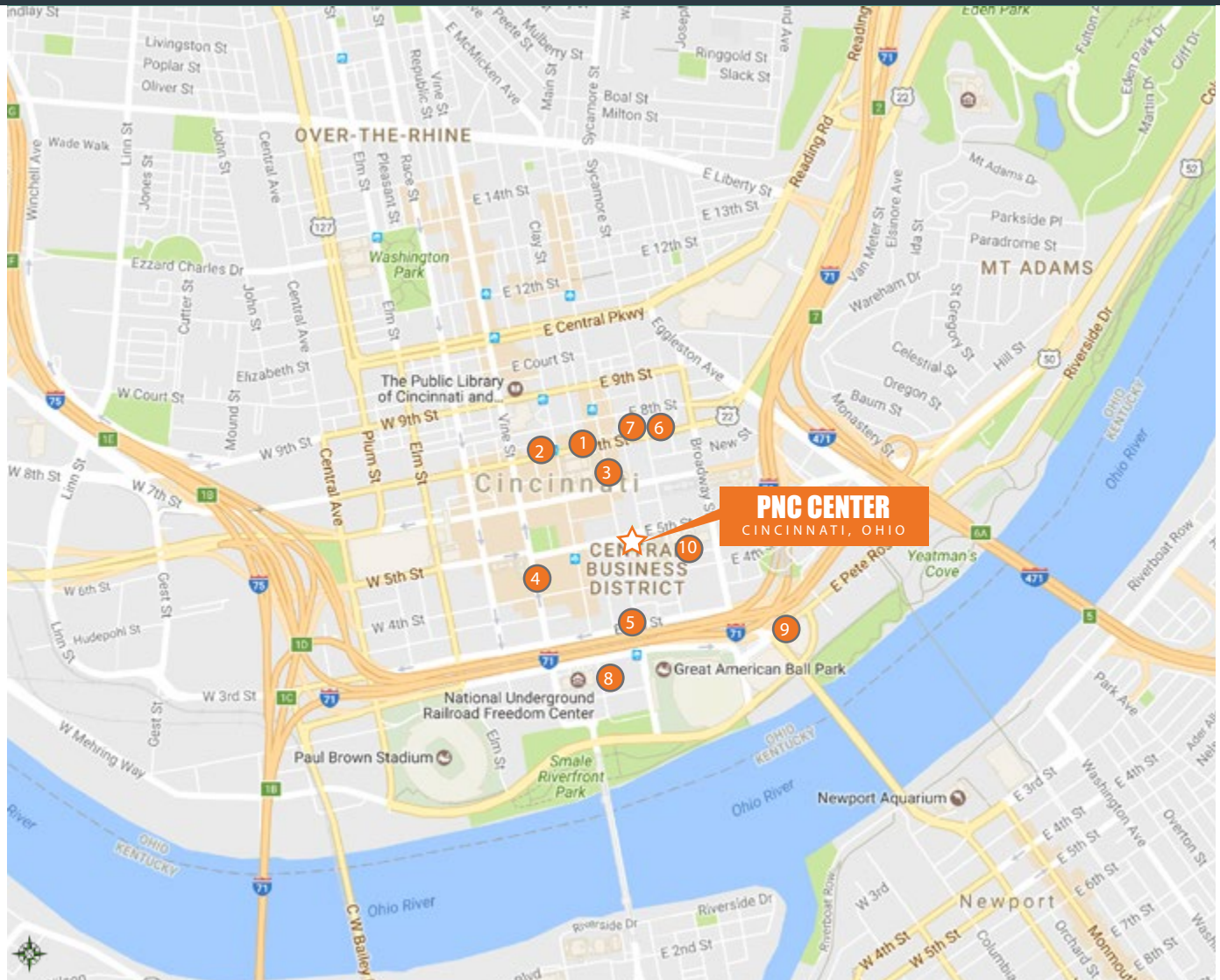




STACKING PLAN



DOWNTOWN CINCINNATI PARKING



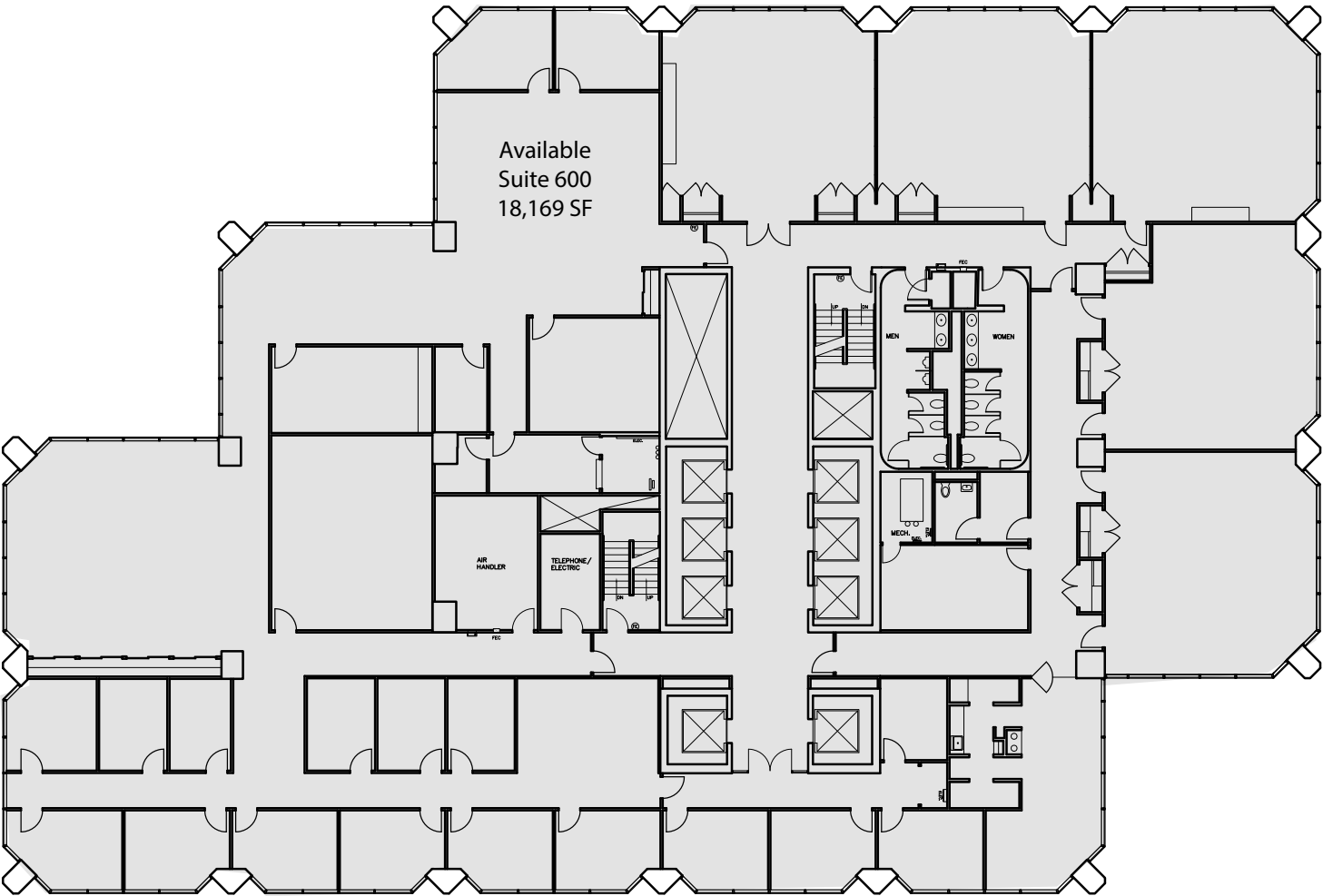
★ PNC Center

- | | | |
|--|---|--|
| <p>1 Keenes Olympic Garage
120 E 7th St
Total Spaces: 400
859-486-7220</p> | <p>5 Laz Enterprises (Lot# 1644)
3rd and Main
Total Spaces: 300
513-381-3648</p> | <p>9 East Garage
443 E Pete Rose Way
Total Spaces: 1,185
513-946-8102</p> |
| <p>2 URS Garage
36 E 7th St
Total Spaces: 743
513-381-0767</p> | <p>6 8th and Sycamore Garage
315 E 7th St
Total Spaces: 500
513-381-3791</p> | <p>10 Queen City Square
Garage
340 Sycamore St.
Total Spaces: 2,250
513-361-4019</p> |
| <p>3 SP Parking (Wessel Lot)
616 Main
Total Spaces: 43
513-518-8911</p> | <p>7 ABM Parking Services
(Lot #1636)
230 E 7th St
Total Spaces: 239
513-929-9200</p> | |
| <p>4 Fountain Square South
SP Parking
416 Vine St
Total Spaces: 408
513-381-3648</p> | <p>8 The Banks Garage
99 E 2nd St
Total Spaces: 3,387
513-946-8102</p> | |

PNC CENTER FLOOR PLANS

6th Floor

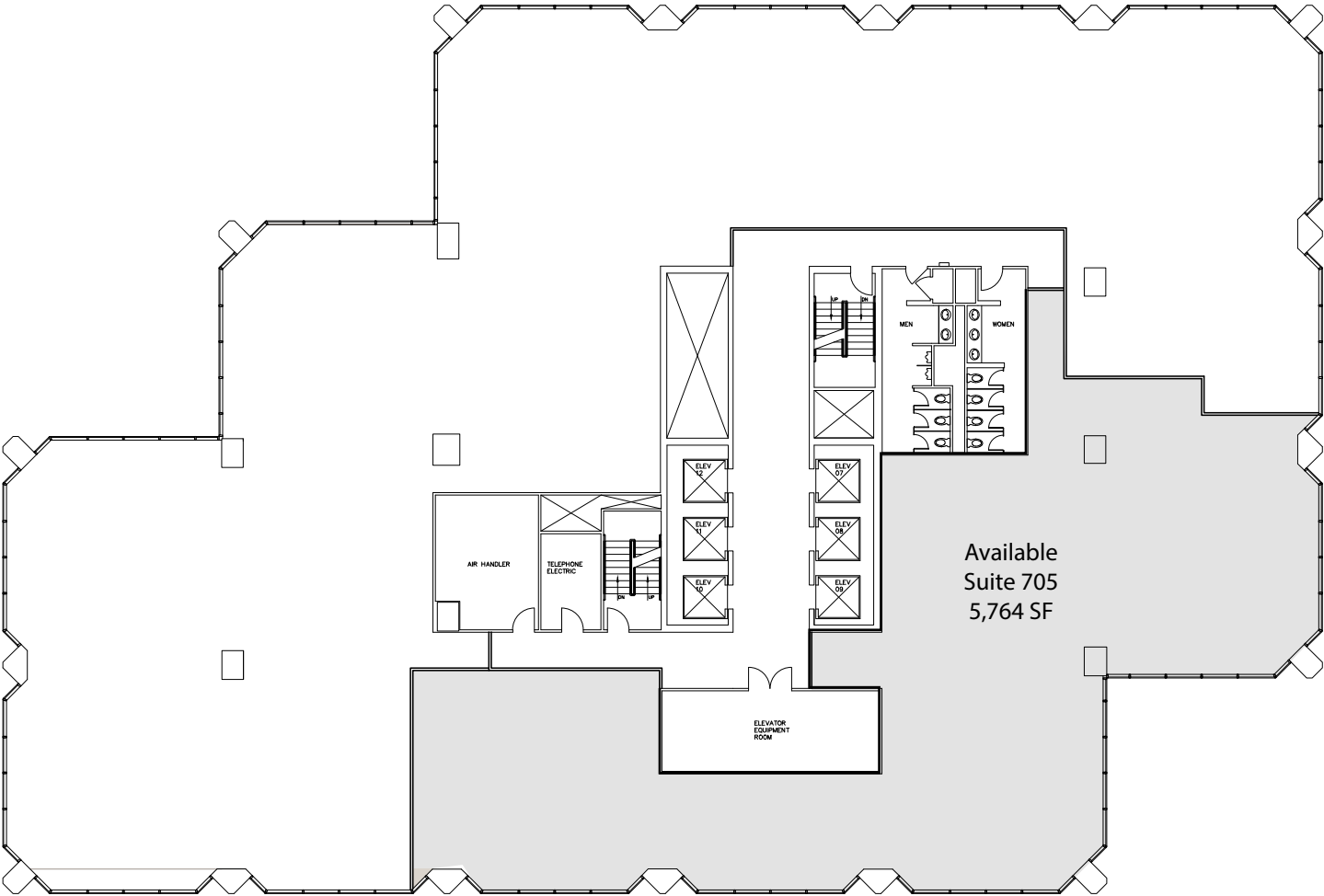
FULL FLOOR AVAILABLE



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

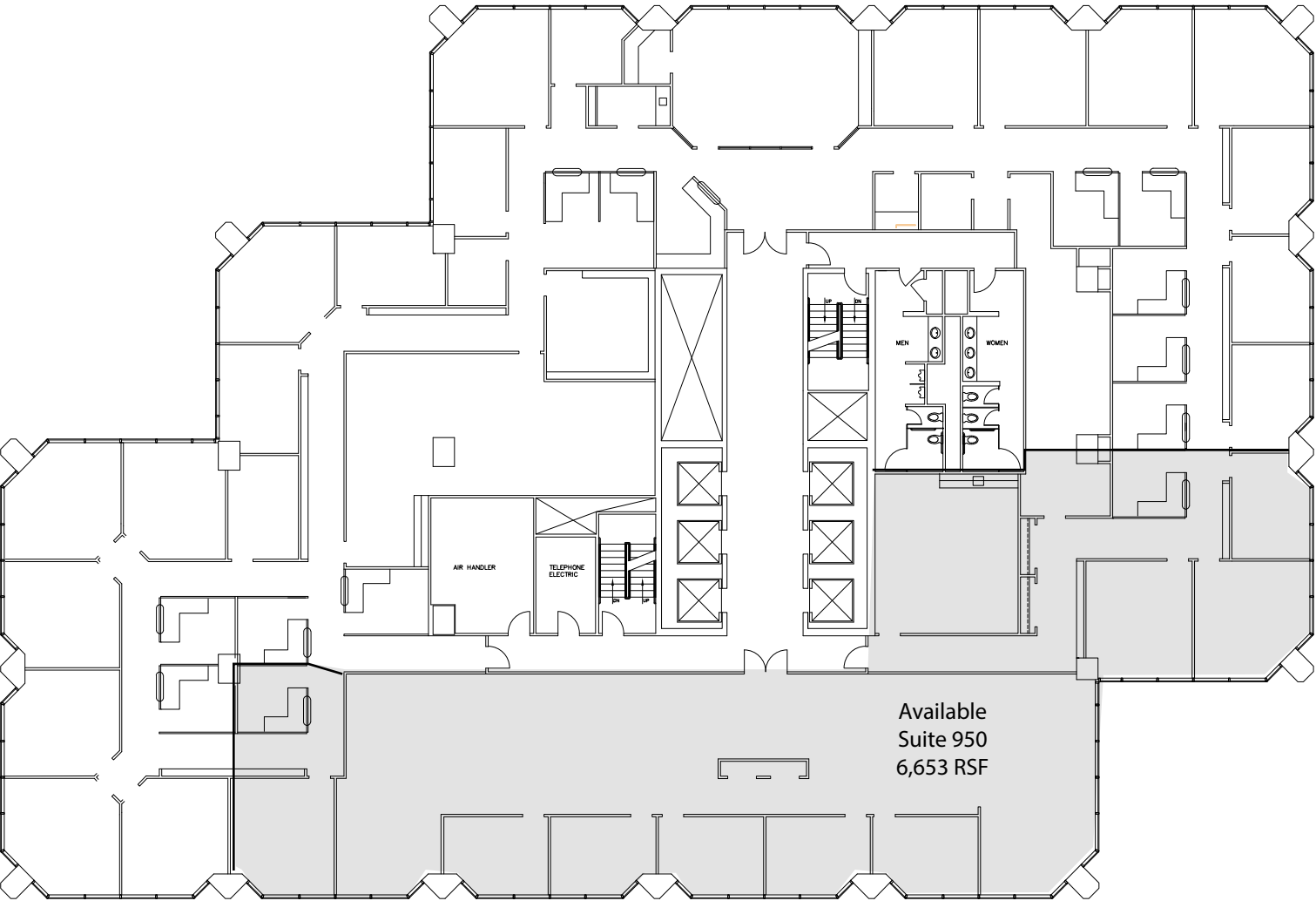
7th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

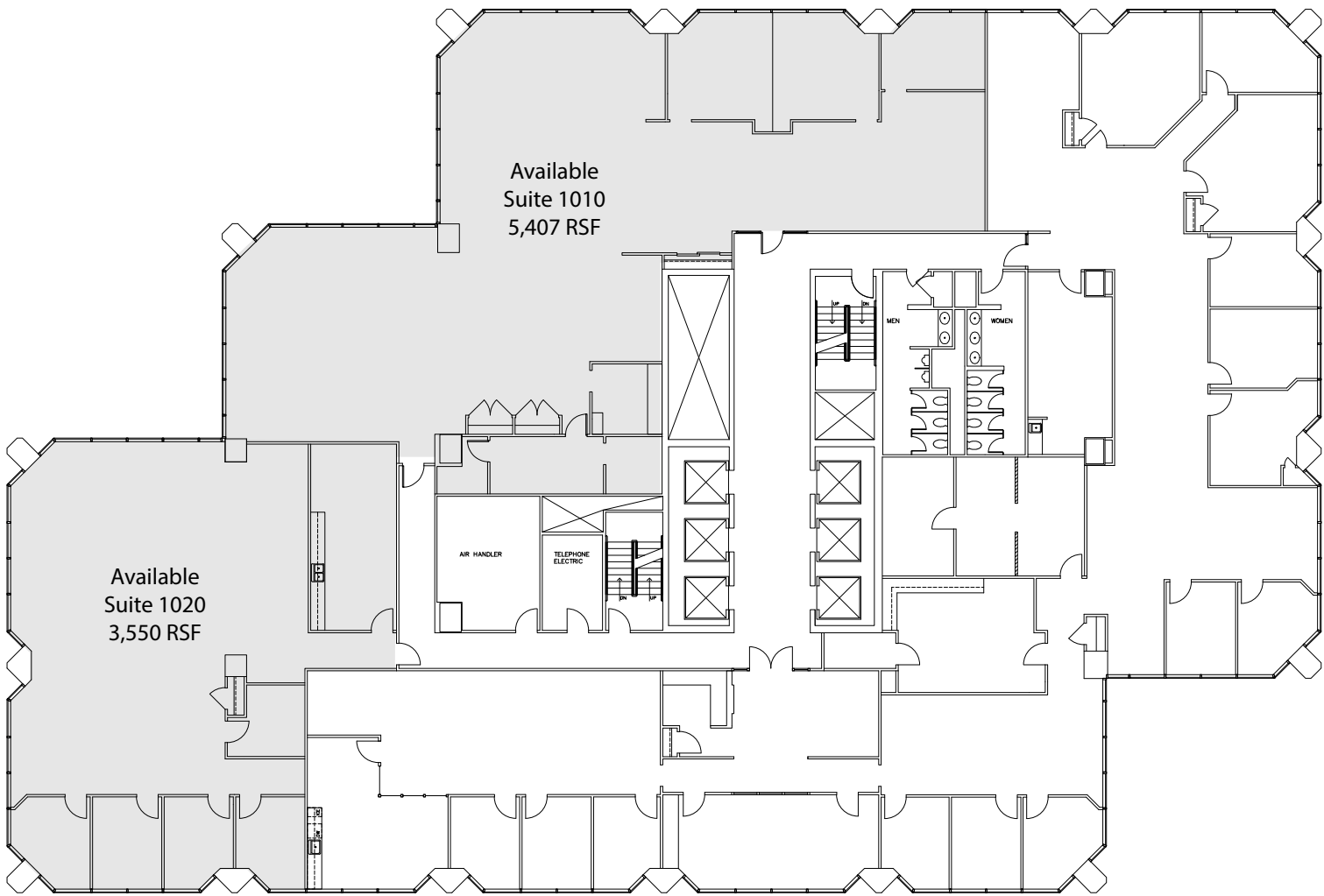
9th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

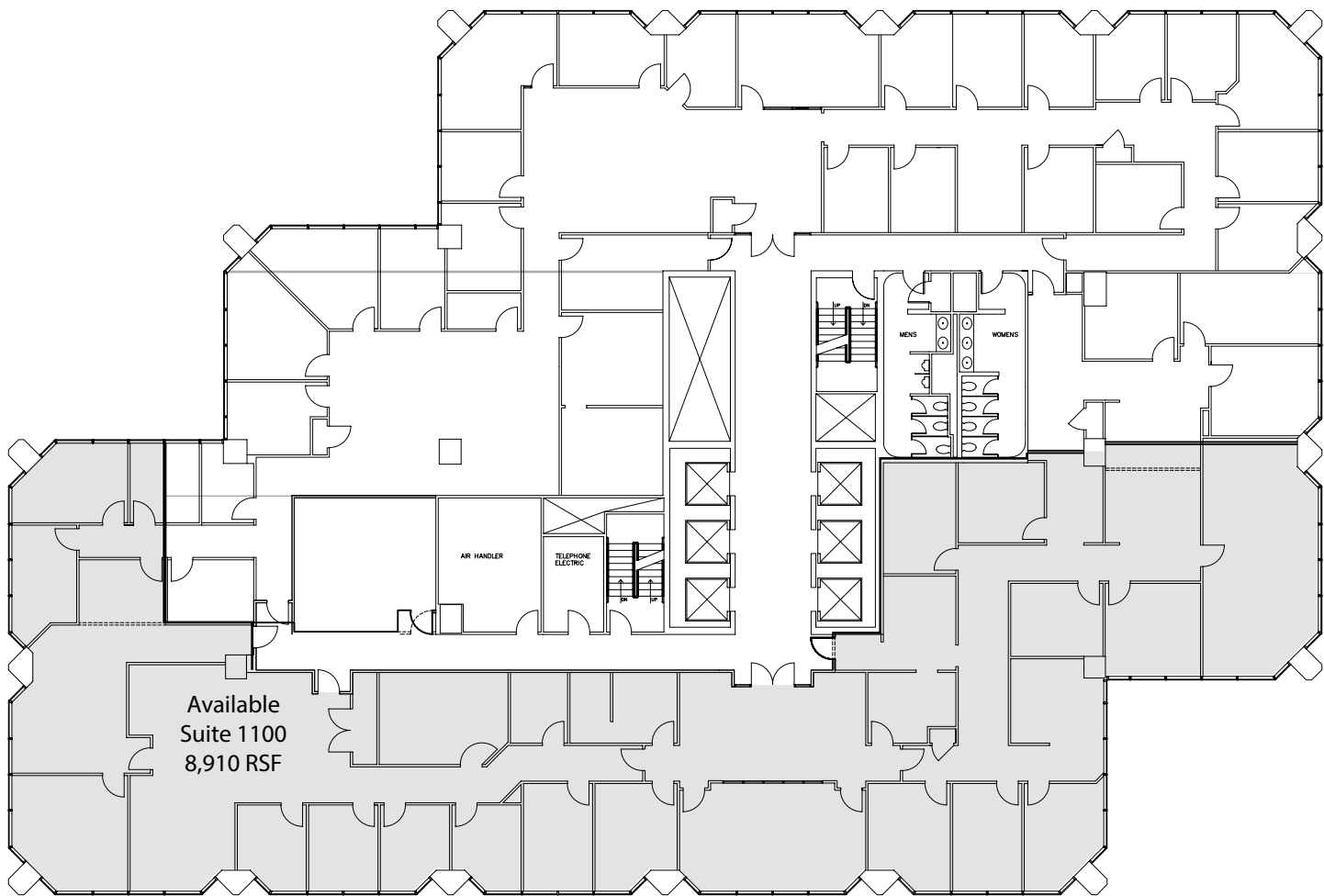
10th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

11th Floor

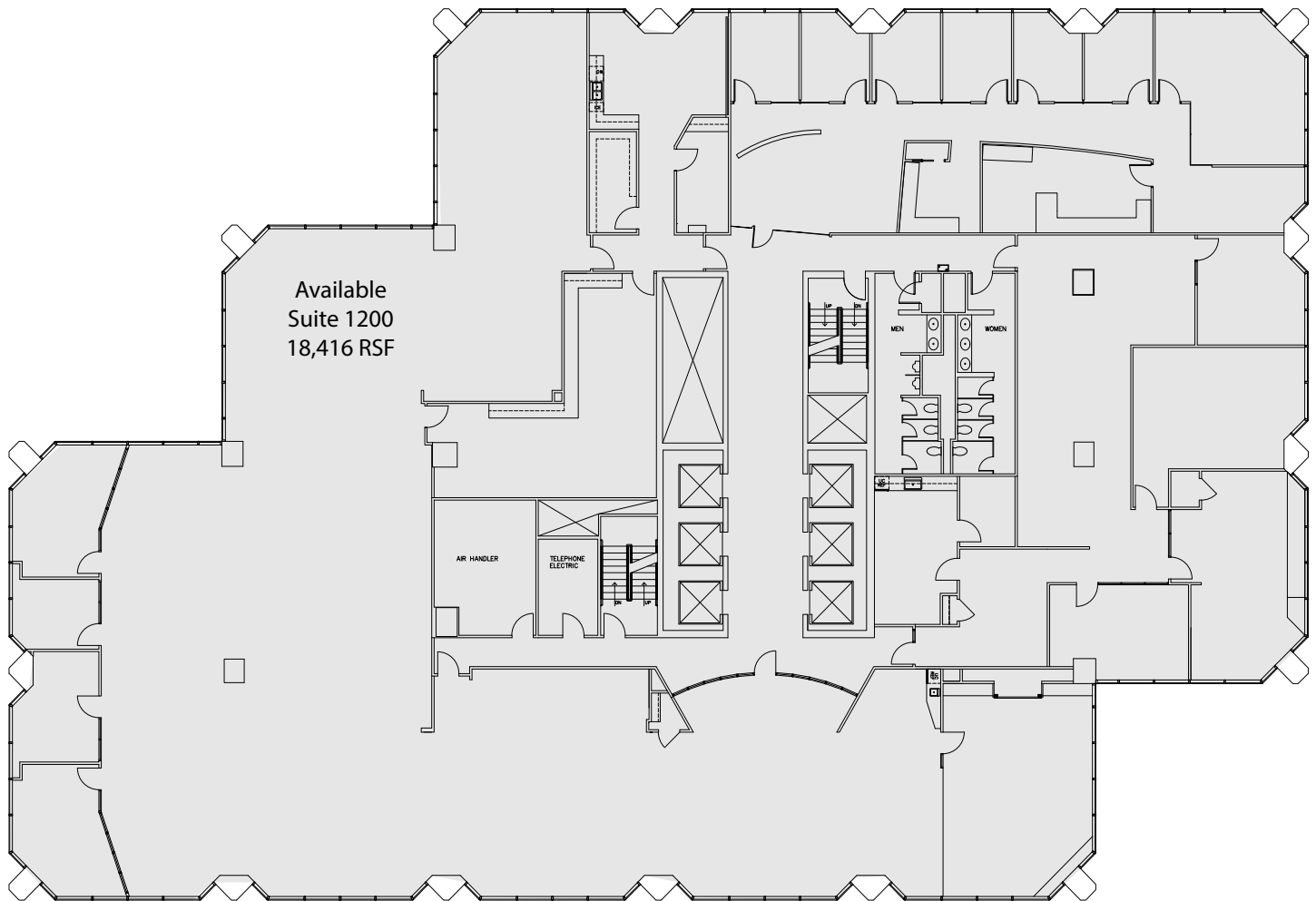


- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

12th Floor

FULL FLOOR AVAILABLE

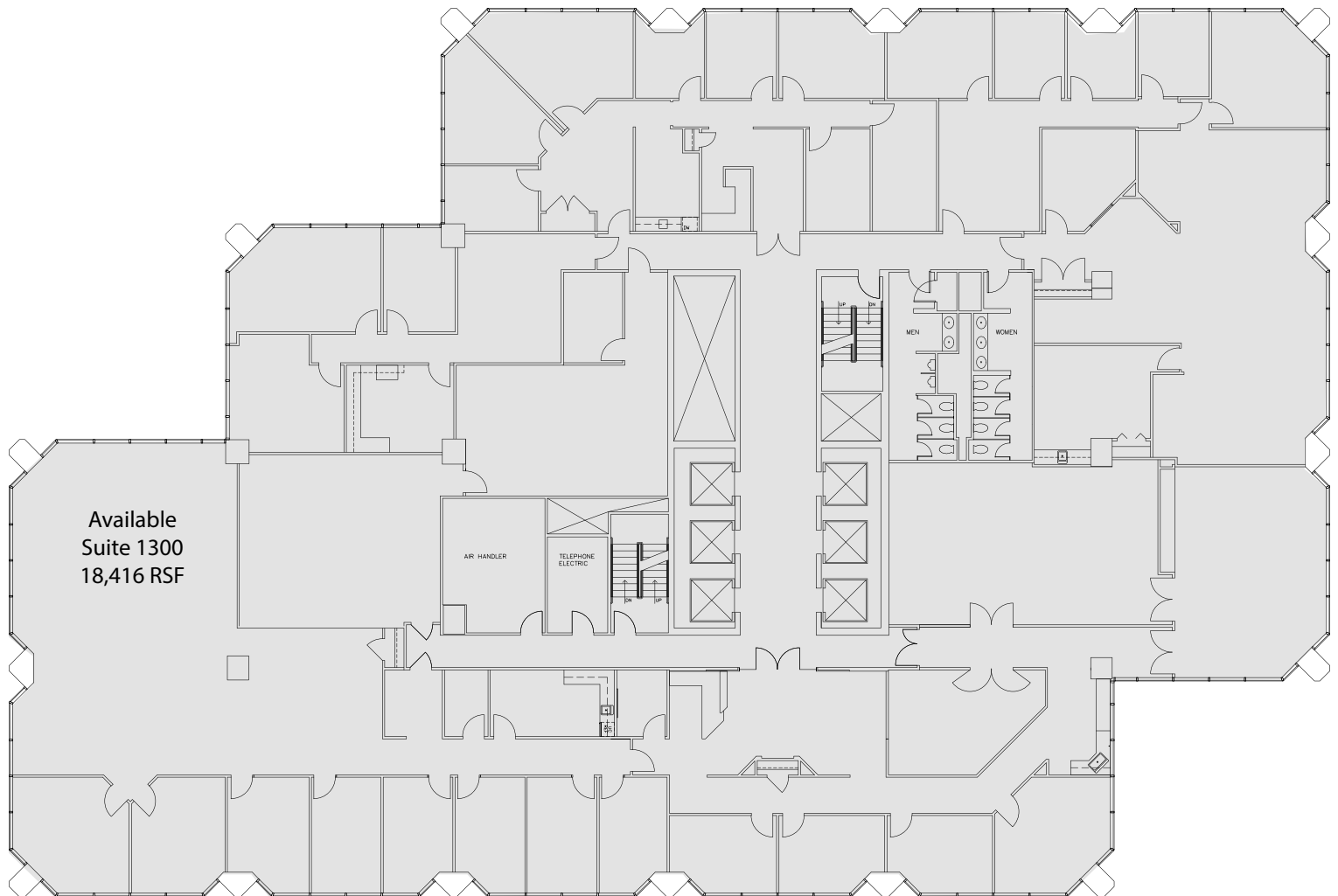


- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

13th Floor

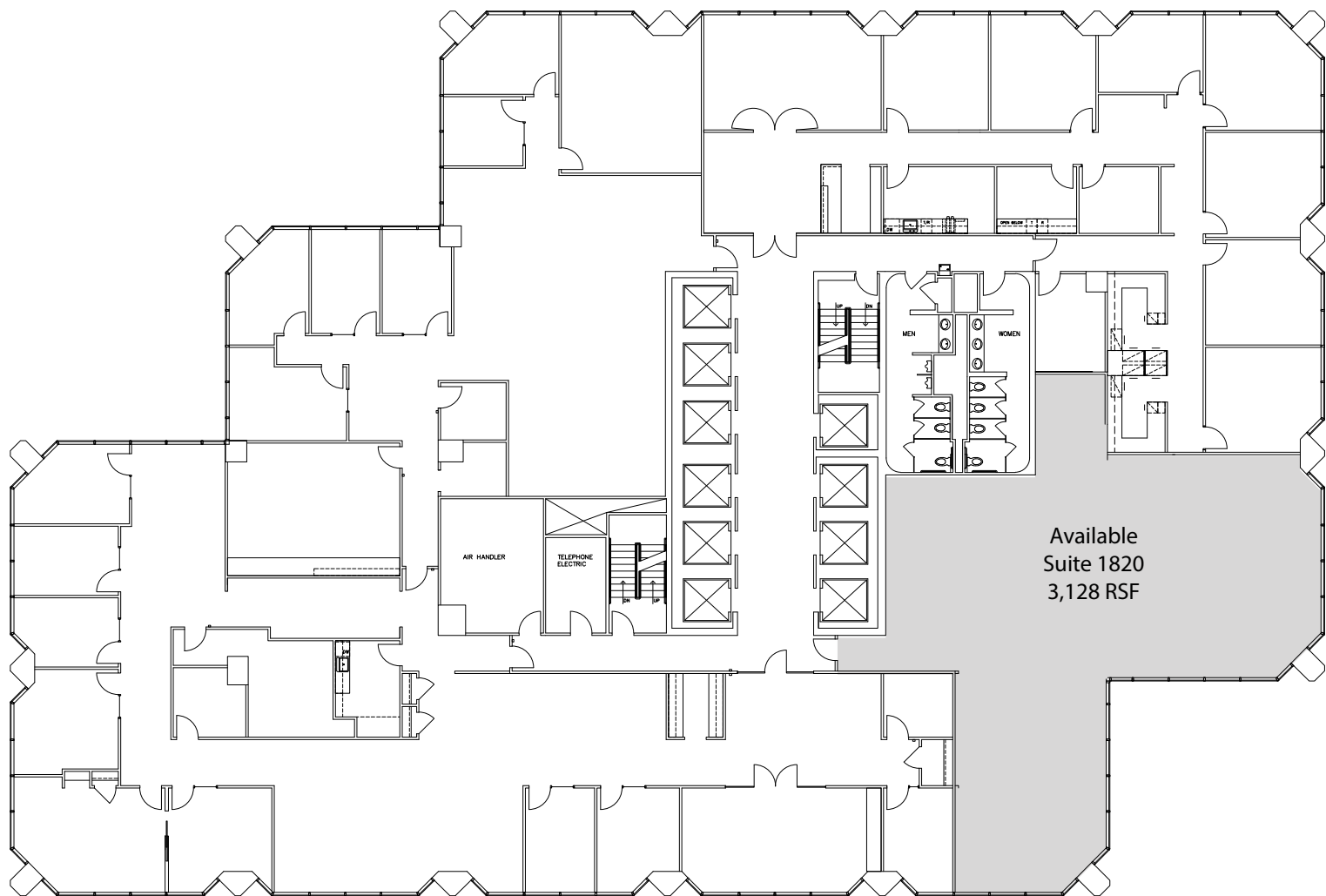
FULL FLOOR AVAILABLE



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

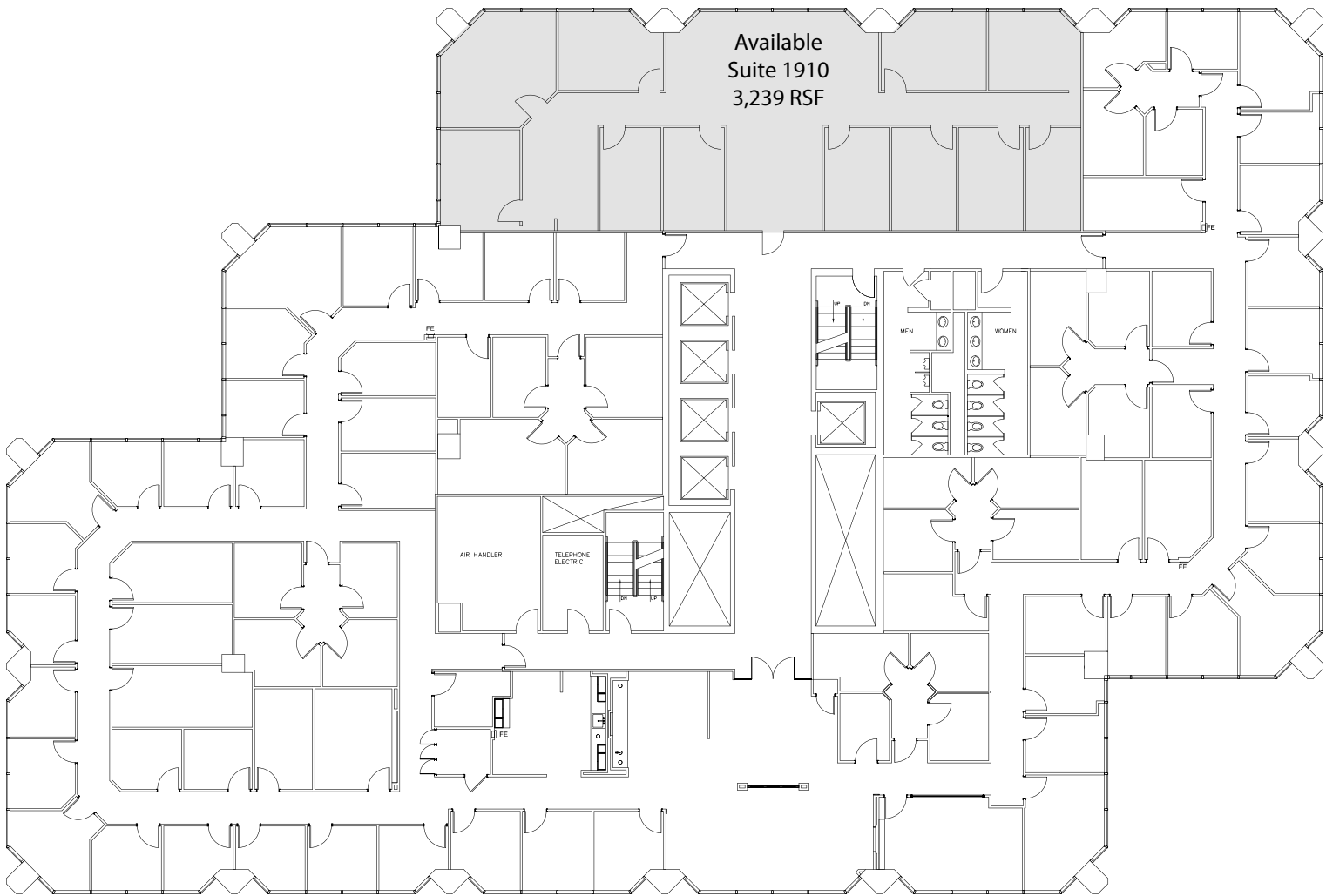
18th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

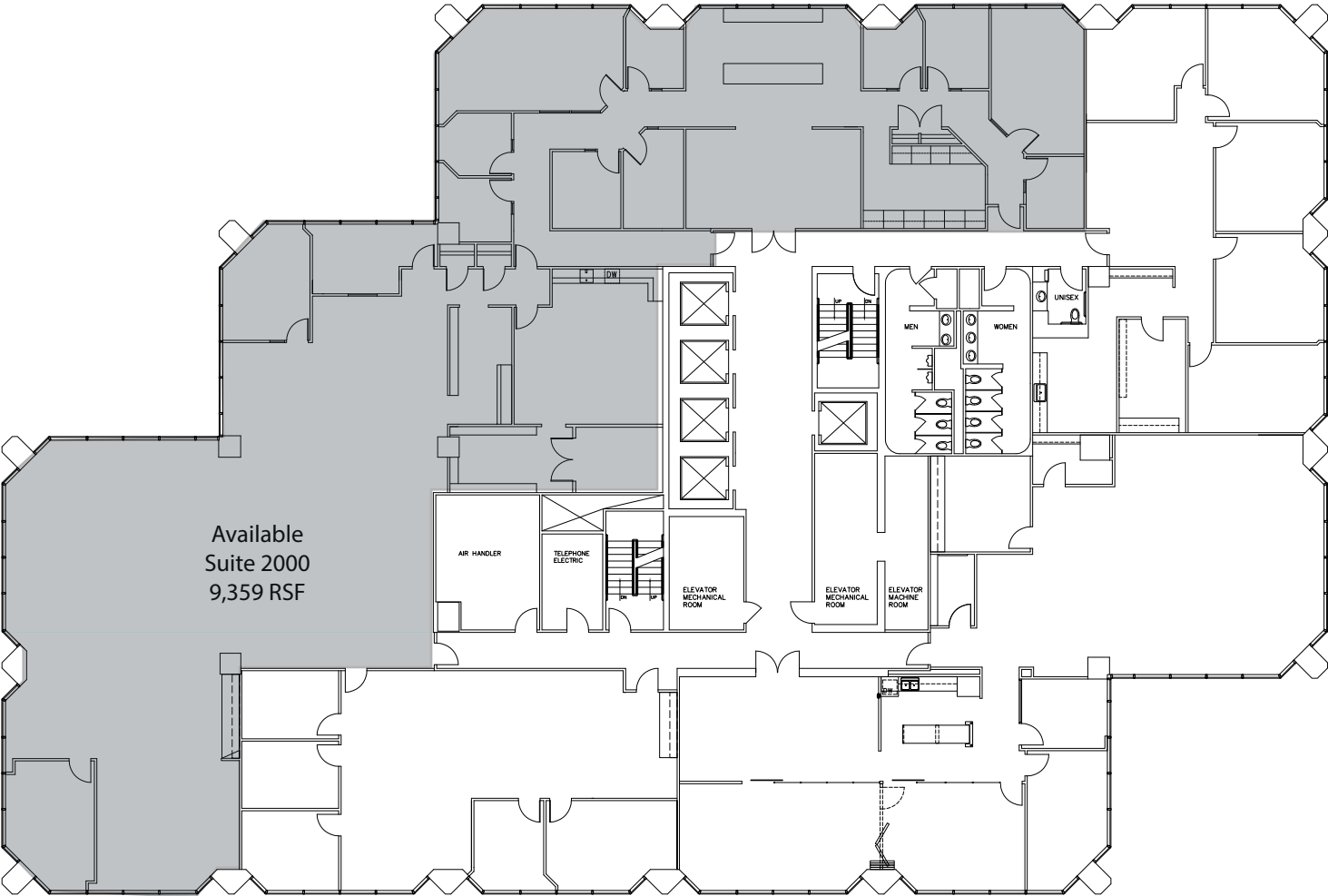
19th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

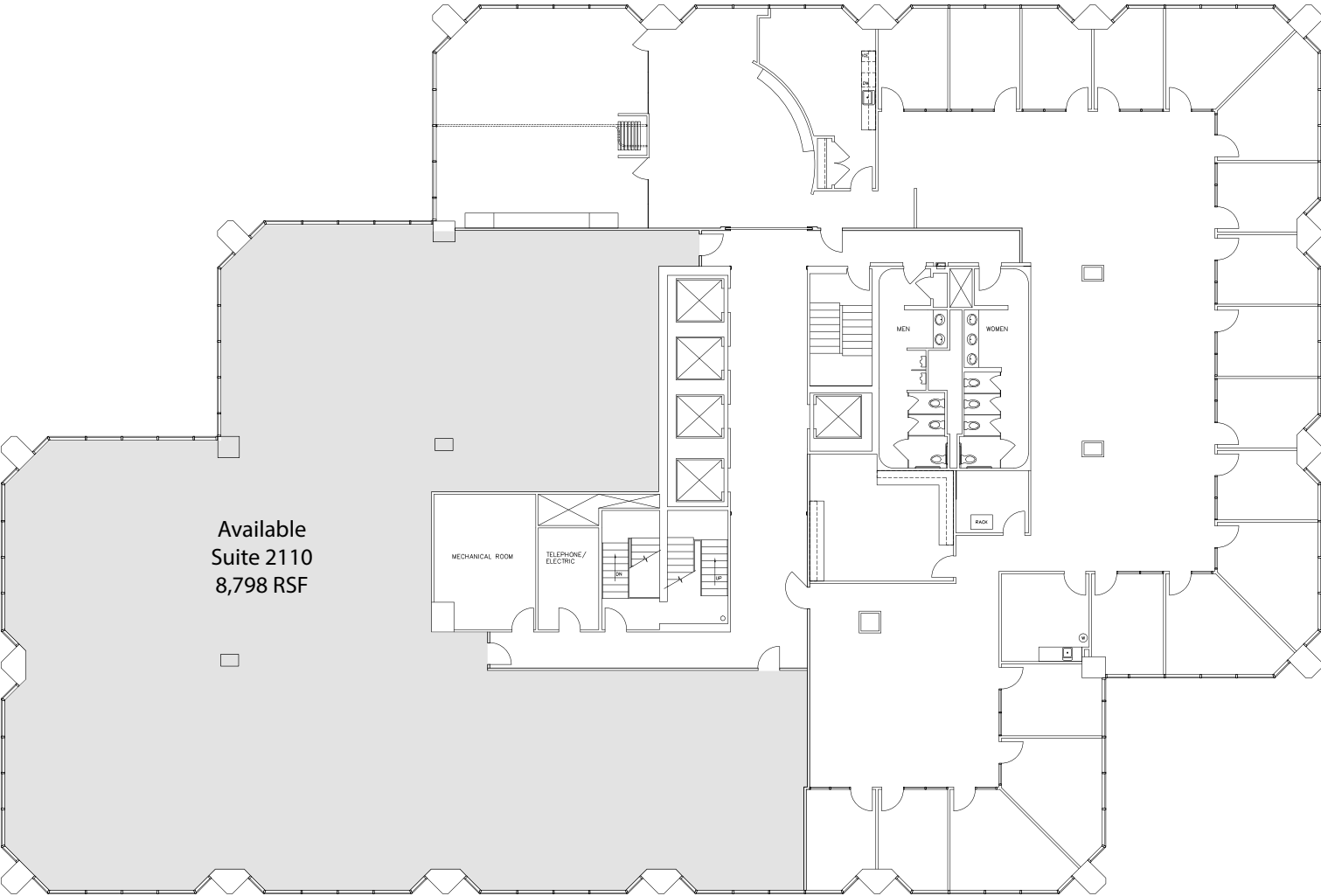
20th Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

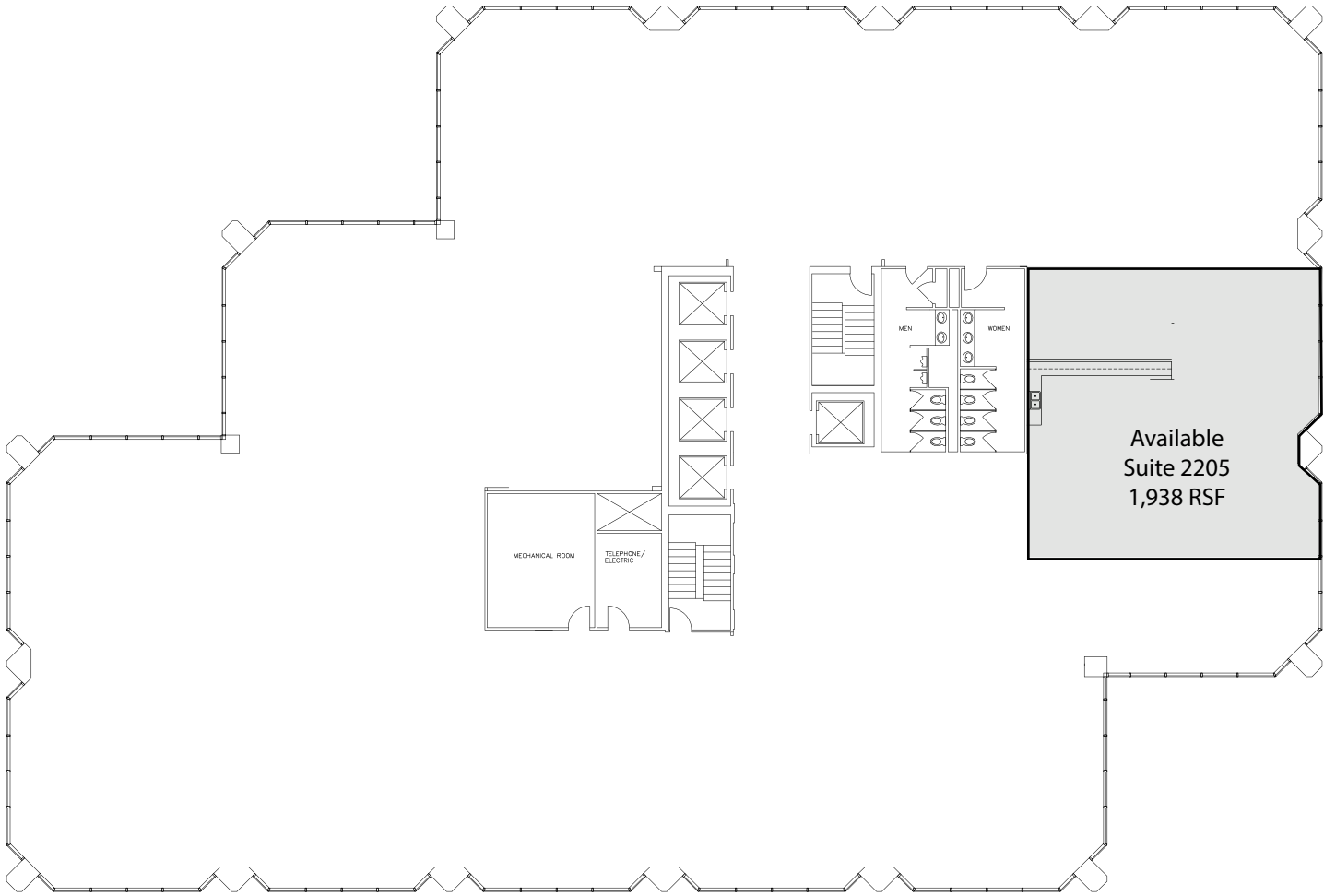
21st Floor



- Occupied Tenant Space
- Available Space

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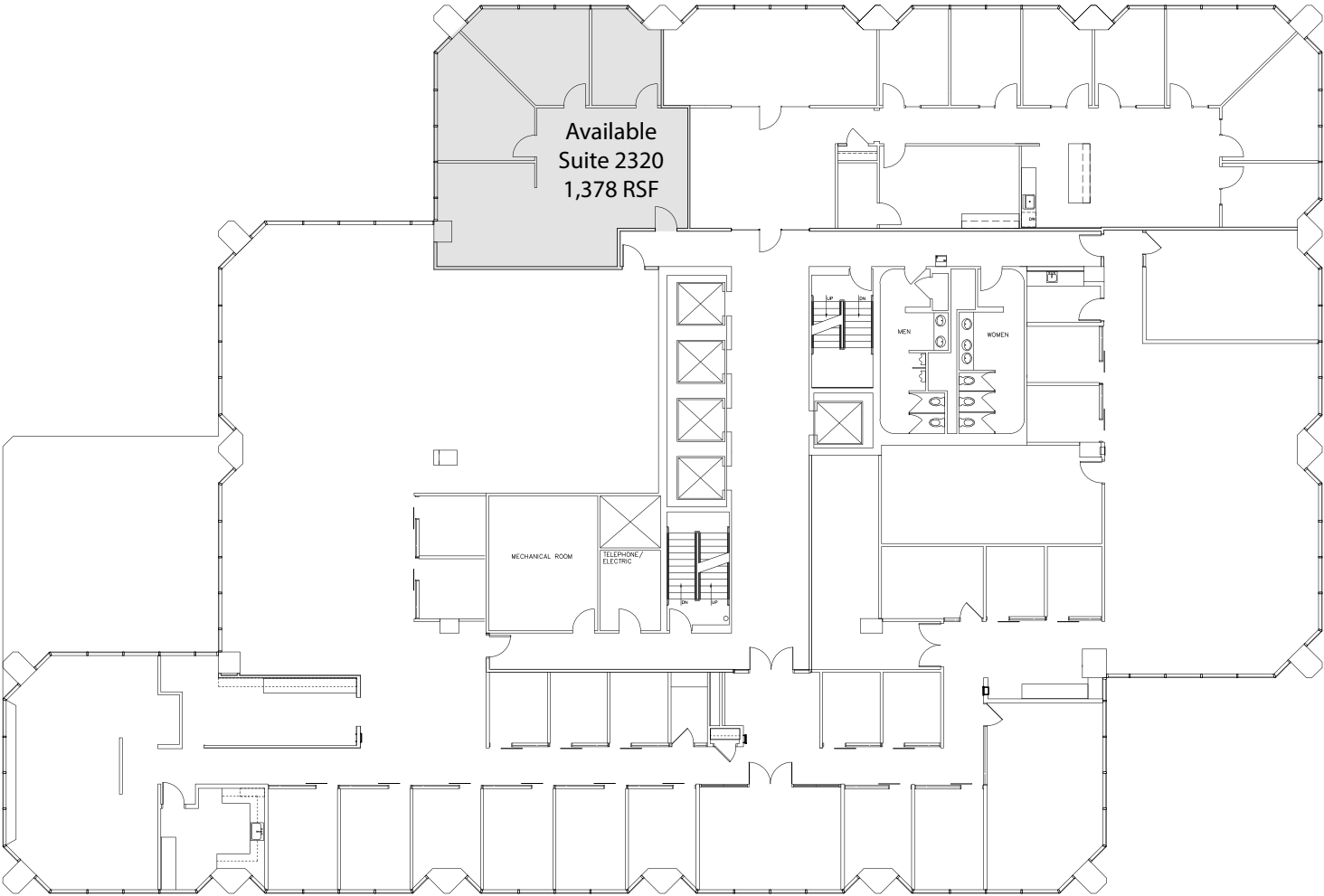
22nd Floor



- Occupied Tenant Space
- Available Space

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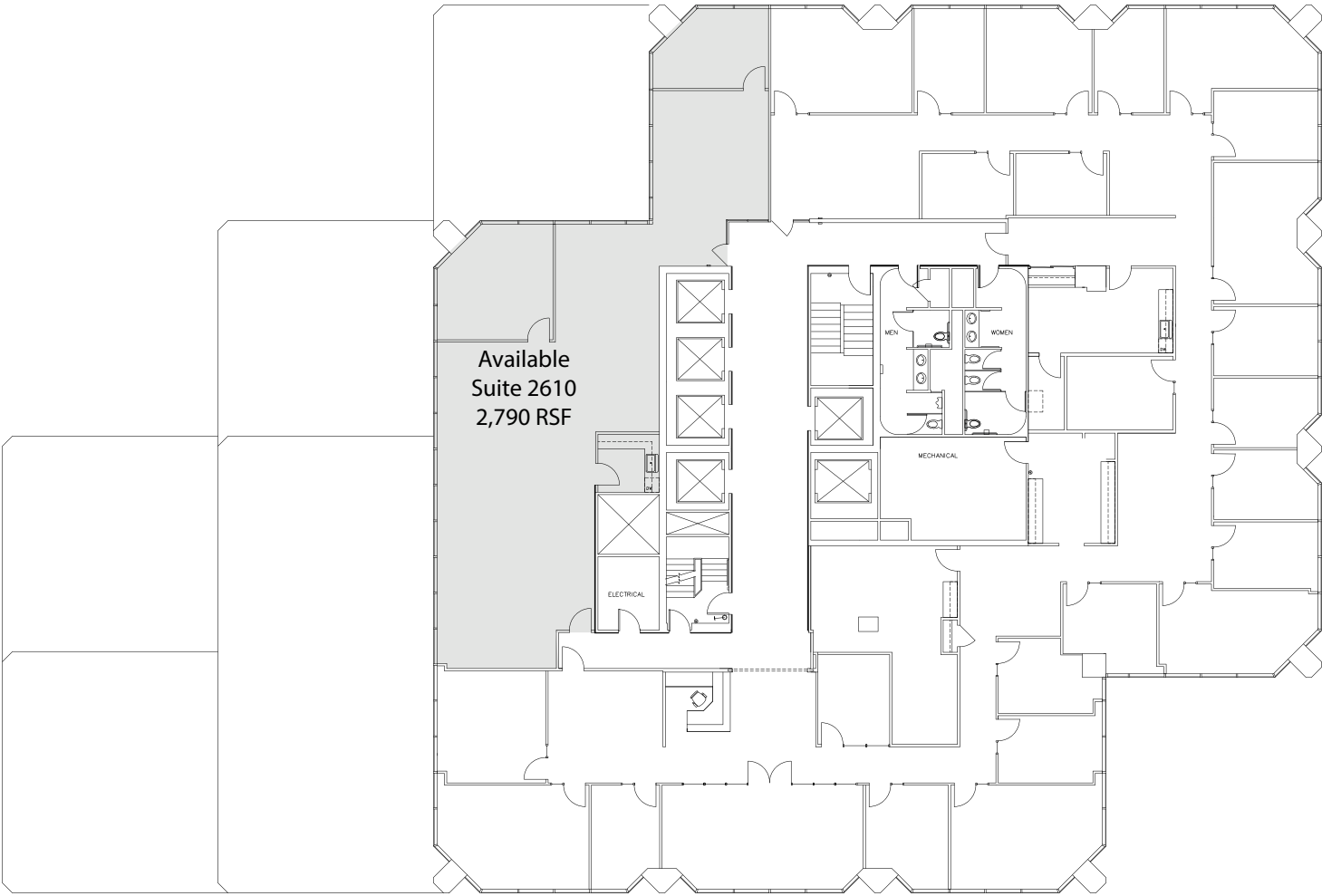
23rd Floor



- Occupied Tenant Space
- Available Space

PNC CENTER FLOOR PLANS

26th Floor



- Occupied Tenant Space
- Available Space

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CBRE **Hines**

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