

BALDWIN 500

2090 Florence Avenue, Cincinnati, OH 45202

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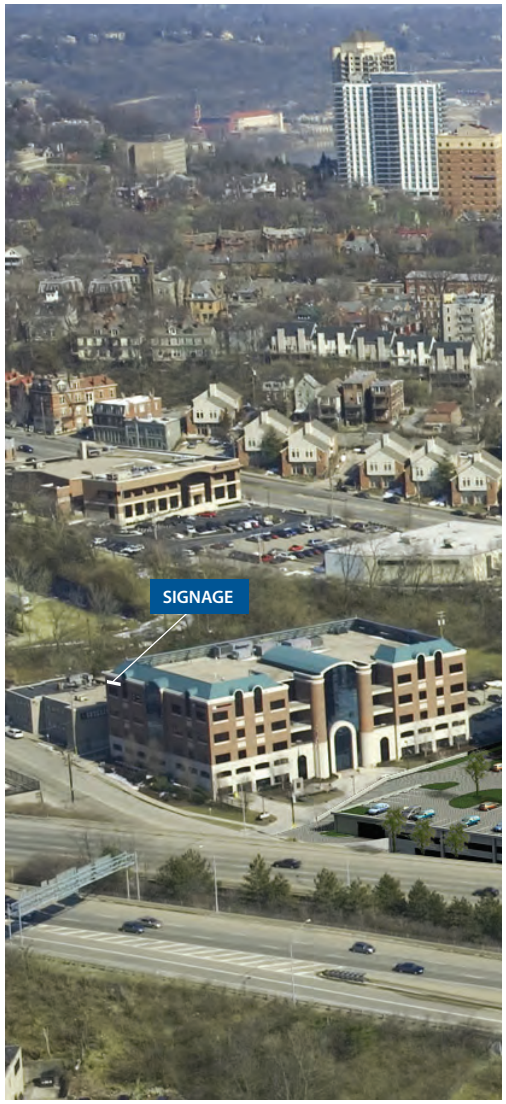
Corporex

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UNIQUE ATTRIBUTES

Unparalleled Signage Opportunity with exposure to over 115,000 cars passing daily via I-71





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PROPERTY AMENITIES



- **Convenient proximity to the Cincinnati Northern Kentucky International Airport**, just a 15-minute drive
- **World-class universities nearby:** University of Cincinnati, Xavier University, and Northern Kentucky University
- Less than eight miles to over a dozen hospitals
- **SpringHill Suites by Marriott featuring 123 rooms** – special rate for on-campus tenants



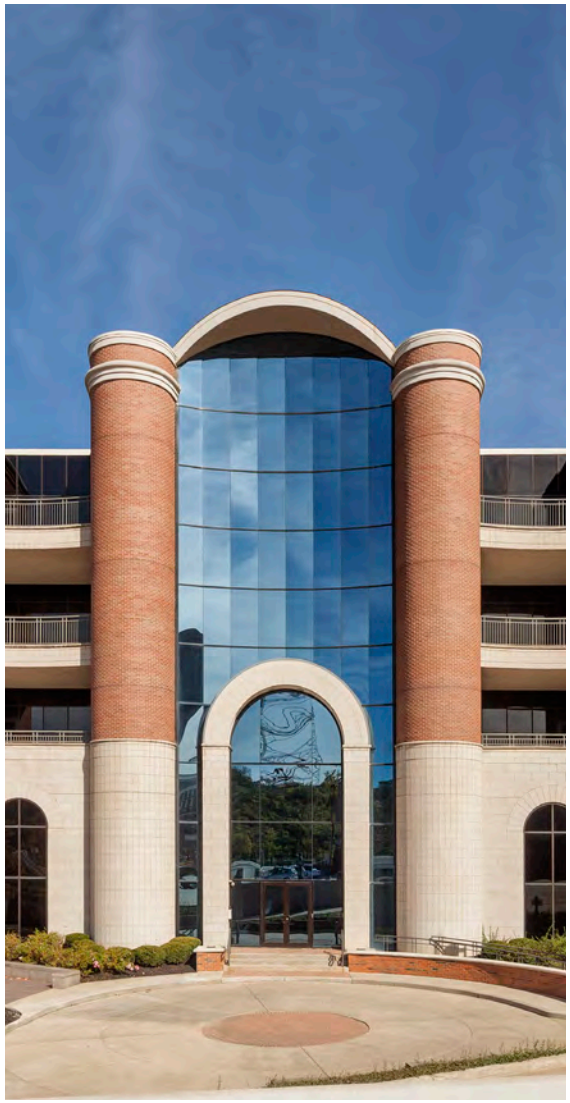
- **State-of-the-art, integrated communications system**, including high-speed data and voice telephone system; networked with five (CAT-5) wiring and multiple high-speed internet access options
- At the doorstep of the Cincinnati CBD, Medical District and Innovation District
- A spectacular view of Downtown Cincinnati skyline
- Your workforce is only minutes away with easy highway access via I-71, I-75, I-471 and Columbia Parkway
- Public transportation and Cincy EZRide makes commuting a breeze by allowing commuters to proactively plan their travel and track transportation in real time
- More than 200 restaurants within two miles
- A quick walk to Eden Park, Krohn Conservatory, Cincinnati Art Museum, and Cincinnati Playhouse in the Park

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PROPERTY DESCRIPTION

BALDWIN 500



Address:	2090 Florence Avenue, Cincinnati, OH 45202
Building Size:	74,005 total square feet
Site Size:	1.72 Acres
Construction:	Structural steel with composite floors of metal decking and reinforced concrete at the office levels; steel and hollow-core concrete planking at garage level; masonry veneer exterior walls.
HVAC:	Energy Star rated, which minimizes CAM costs; multi-zone variable air volume/variable temperature (VAV) HVAC system. System includes electronic thermostats with central computer logging.
Heating:	Gas-fired rooftop units
Elevators:	Two hydraulic elevators
Electric:	10.9 Watts/SF
Life Safety:	State-of-the-art life safety systems
Parking:	148 parking spaces

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PROPERTY DESCRIPTION



Lobby

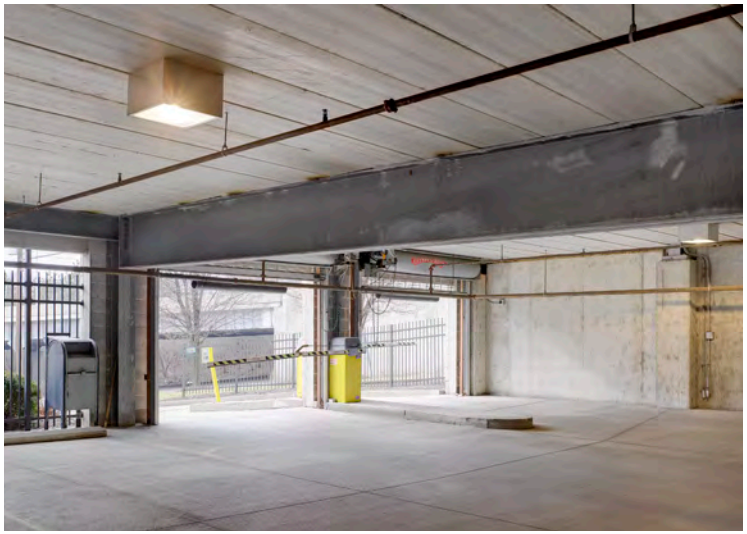
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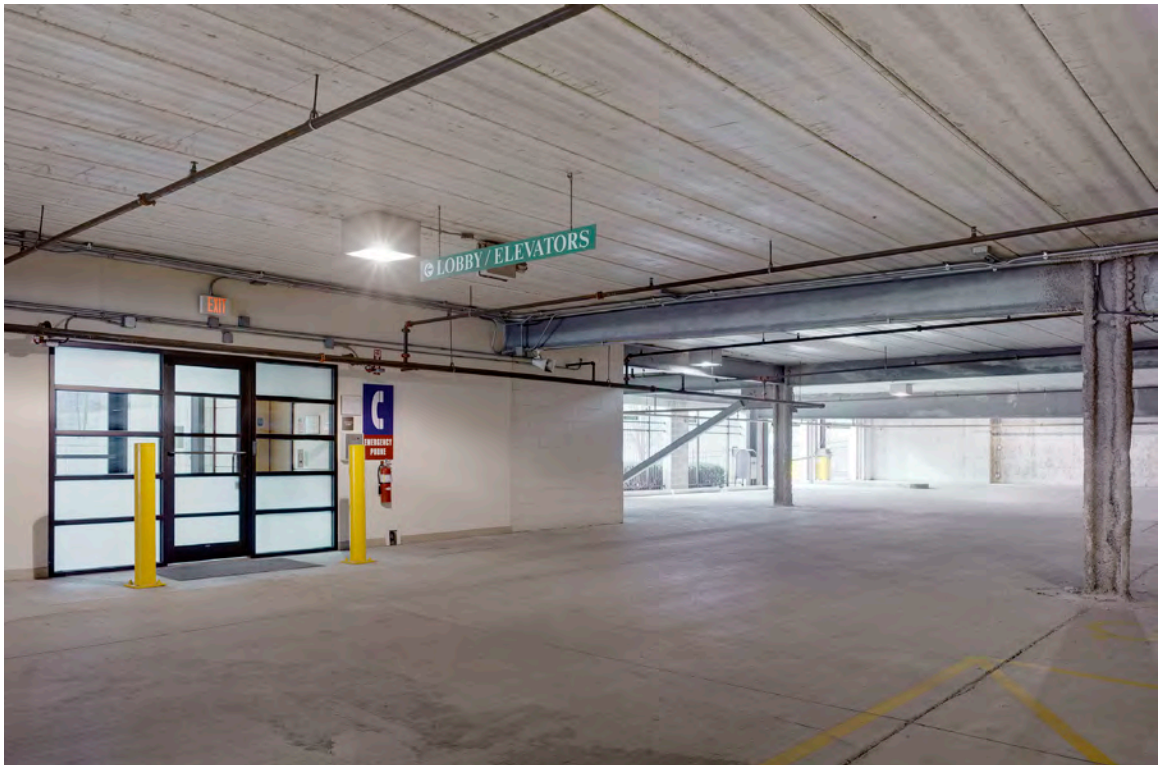
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PROPERTY DESCRIPTION

UNIQUE ATTRIBUTES – PRIVATE PARKING

- Two levels of secure gated underground parking
- 148 spaces
- Direct access to office elevators



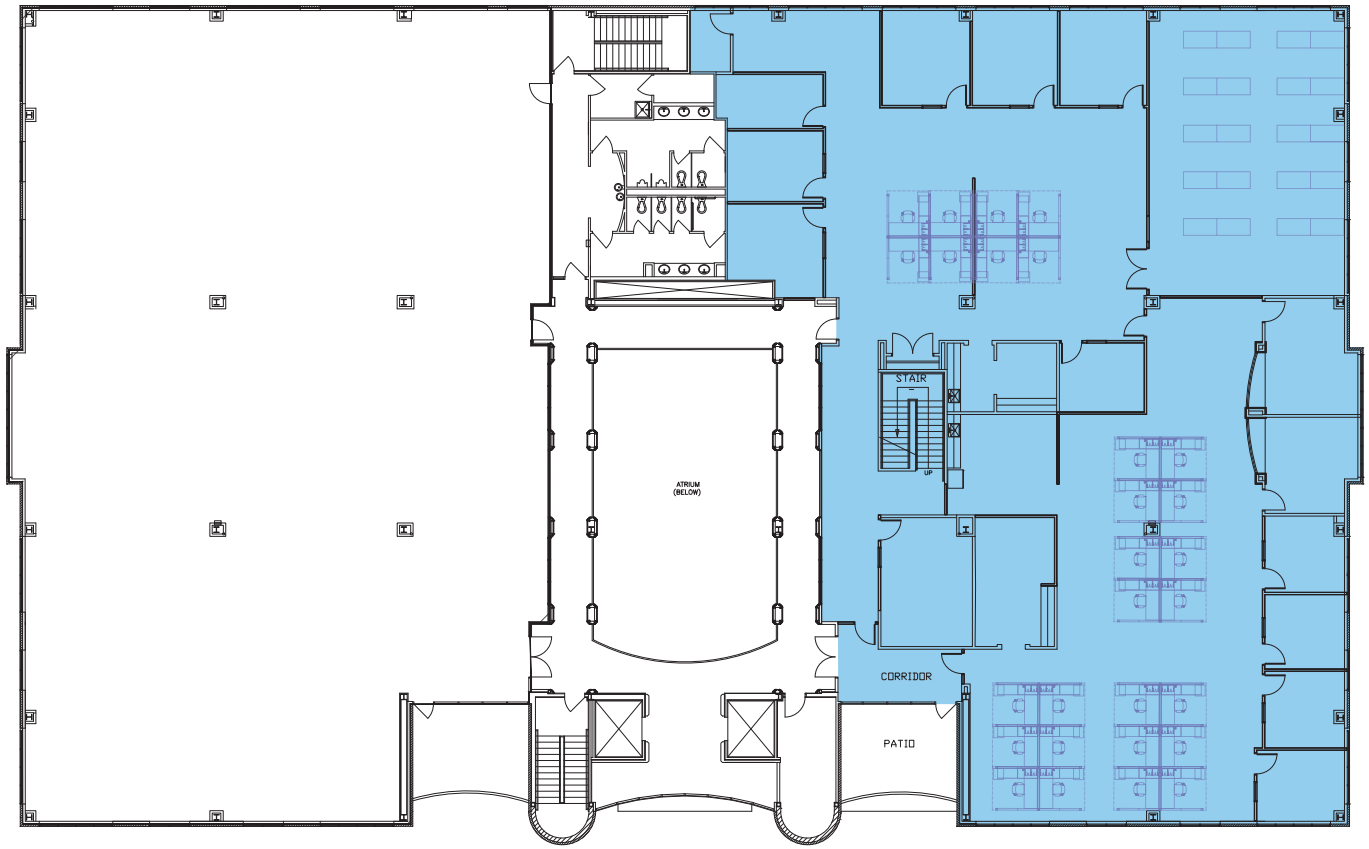


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FLOOR PLANS

FLOOR 2
13,357 RSF



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