CINCINNATI'S PREMIER CLASS A URBAN OFFICE CAMPUS

BALDWIN 600



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CINCINNATI'S PREMIER CLASS A URBAN CAMPUS

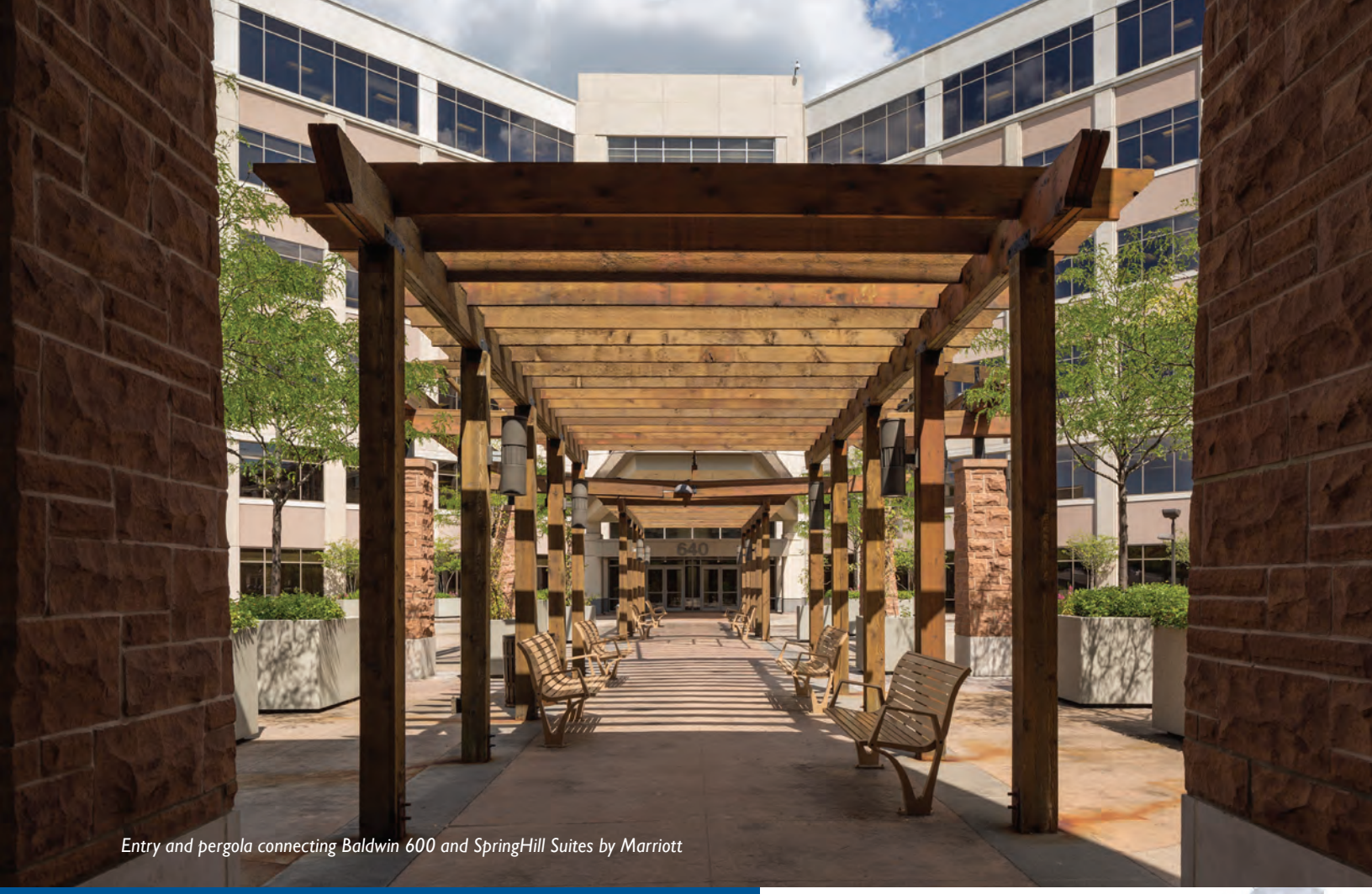
Located in Cincinnati's most active submarket, Baldwin 600 is characterized by its commanding presence. It is a premier Class A office space and urban campus located along I-71 with easy access to the urban core of Cincinnati. Sitting at the doorstep of the Cincinnati business district, Baldwin 600 redefines the urban workplace and maximizes the open office concept in a modern environment. With its expansive 42,000-square-foot floor plates on six floors, Baldwin 600 can accommodate any size company up to 250,000 square feet.

Offering all of the convenience and amenities of an urban workplace without the city hassles, the location of Baldwin 600 is a bonus for attracting top talent and retaining workforce. It is adjacent to hotels, entertainment and dining as well as Over-the-Rhine and Mount Adams neighborhoods. Only a quick walk away is Eden Park and its scenic Mirror Lake. Eden Park is also home to the Arts & Sciences District boasting the Cincinnati Art Museum, Cincinnati Playhouse in the Park and the Krohn Conservatory.

The spectacular location of Baldwin 600 has unparalleled visibility along I-71 offering over 110,000 passing cars daily and provides unique signage and branding opportunities for your company. With its easy access to I-71, I-75, I-471 and Columbia Parkway, your workforce is only minutes away from their destination.

This unique urban headquarters puts your business in the mix of leaders and ideas. Executives and staffers commingle with like leaders from other companies, and these collaborations foster exchanges of knowledge and exposure to different perspectives, which are crucial to innovation.

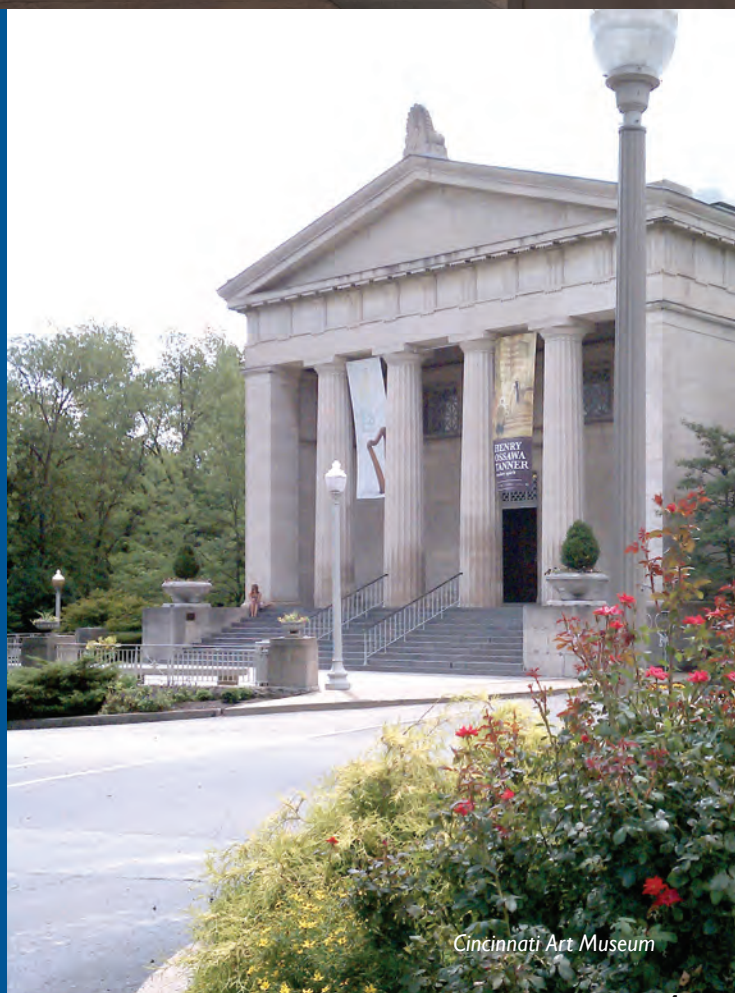
BALDWIN
600



Entry and pergola connecting Baldwin 600 and SpringHill Suites by Marriott

FEATURES INCLUDE:

- Convenient proximity to the Cincinnati/Northern Kentucky International Airport, just a 14-minute drive
- World-class universities nearby: University of Cincinnati, Xavier University, and Northern Kentucky University
- Less than eight miles to over a dozen hospitals
- A quick walk to Eden Park, the Cincinnati Art Museum, Cincinnati Playhouse in the Park and Krohn Conservatory
- Public transportation and Cincy EZRide makes commuting a breeze by allowing commuters to proactively plan their travel and track transportation in real time



Cincinnati Art Museum

UNPARALLELED ON-SITE AMENITIES

- Innovative design with exceptional quality
- Highly customizable space for flexible floor plans
- Abundant, well-lit structured parking
- Full-service employee cafeteria
- Exceptional fitness center with dual locker rooms and showers
- Executive board room and multiple conference spaces
- Unparalleled signage visibility to over 110,000 cars daily on I-71
- Multiple areas conducive to employee training and education



Open Floor Plates





Executive Board Room

- Adjacent to SpringHill Suites by Marriott offering 123 rooms
- 4,253 linear feet of windows providing expansive views
- Acoustically designed for an optimal environment
- Break areas on each floor
- Multiple fiberoptic providers to the building
- Urban lifestyle and convenience
- Rear loading dock



SpringHill Suites by Marriott



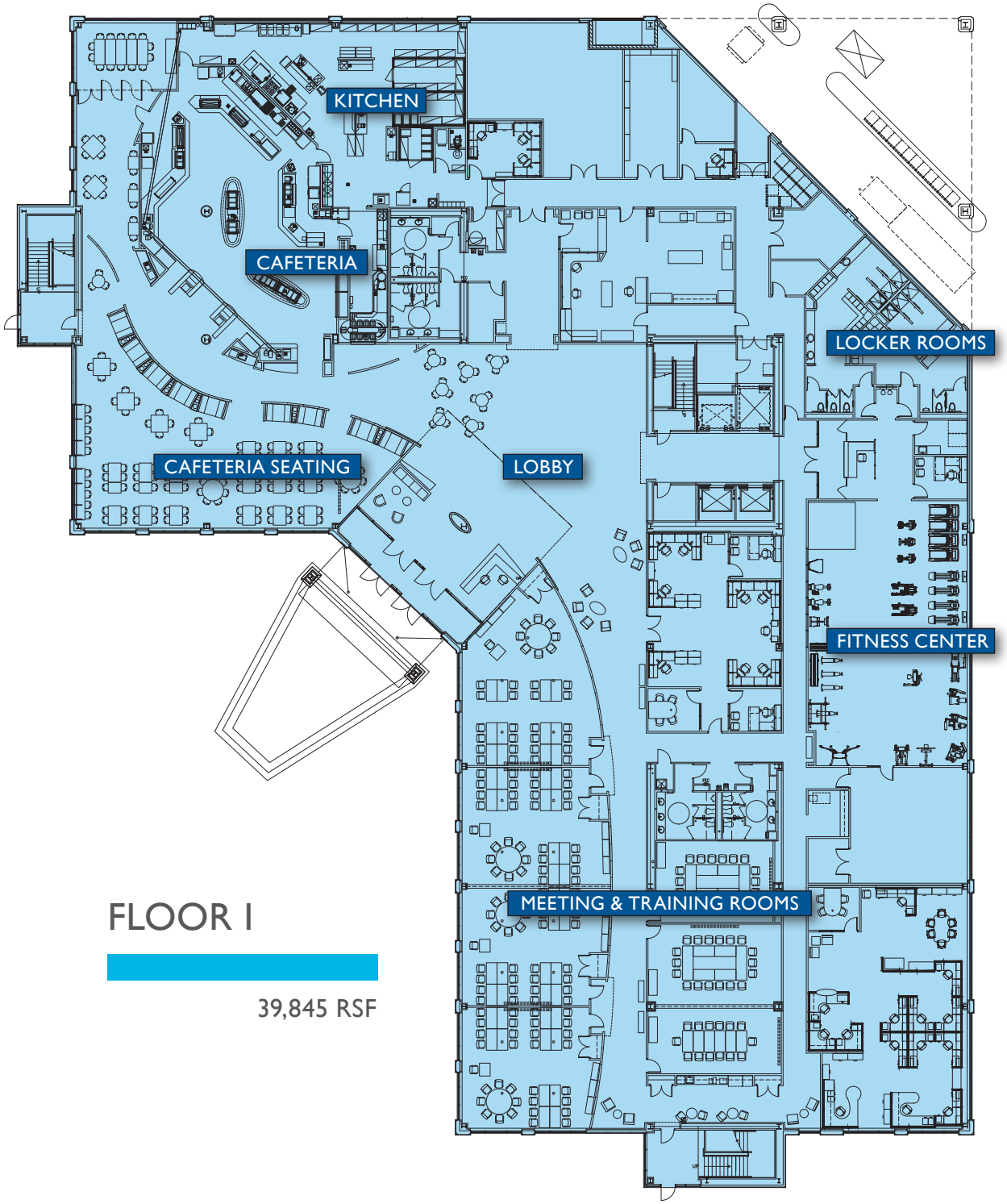
Cafeteria



Fitness Center

OPEN FLEXIBLE FLOOR PLANS FOR CREATIVE SPACES

Expansive 42,000-square-foot floor plates can accommodate any size company up to 250,000 square feet. A full-service, in-house design team is prepared to build-out a custom space that will suit your company's needs and aid in the retention and recruitment of the area's best talent.



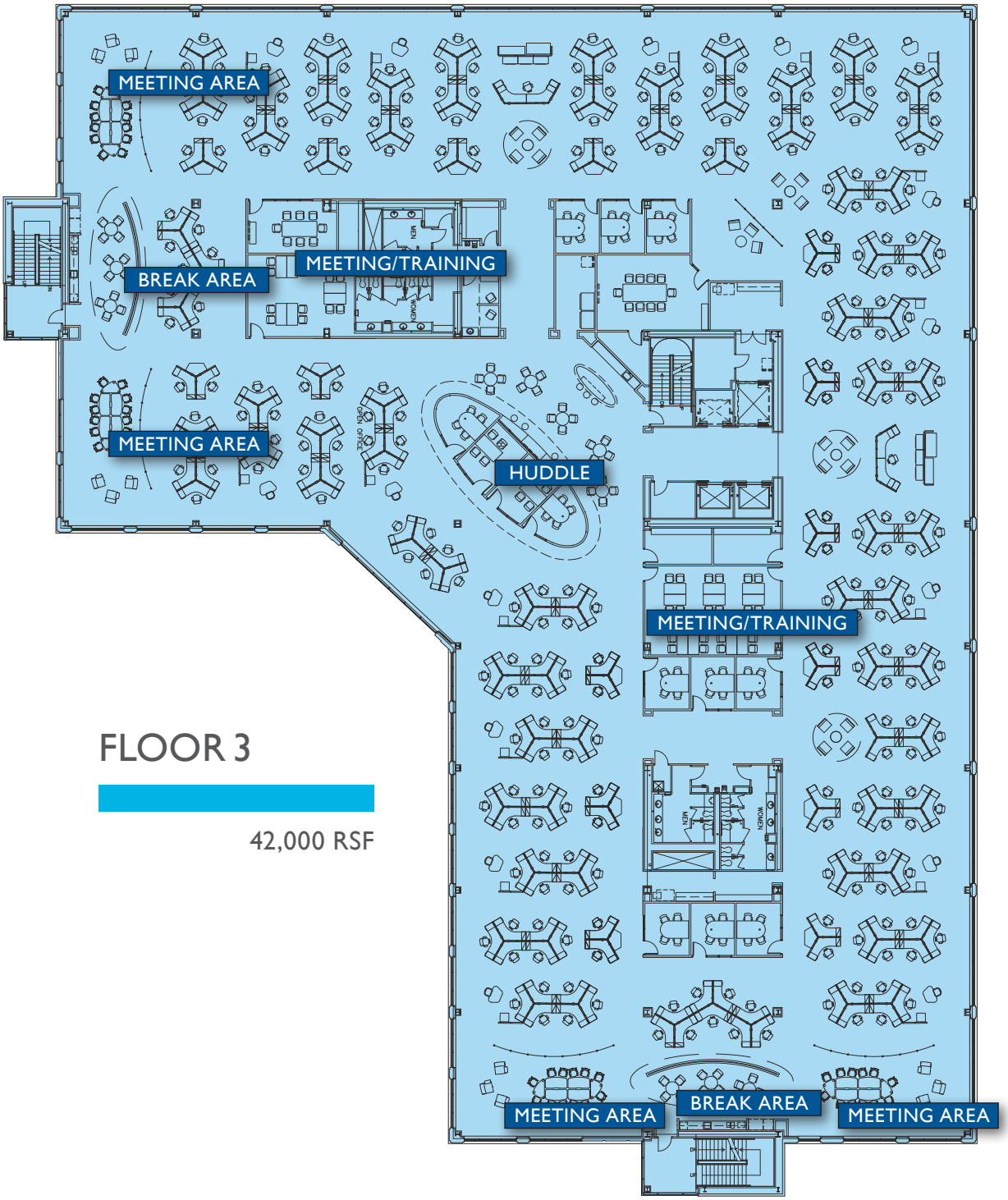
FLOOR 1

39,845 RSF



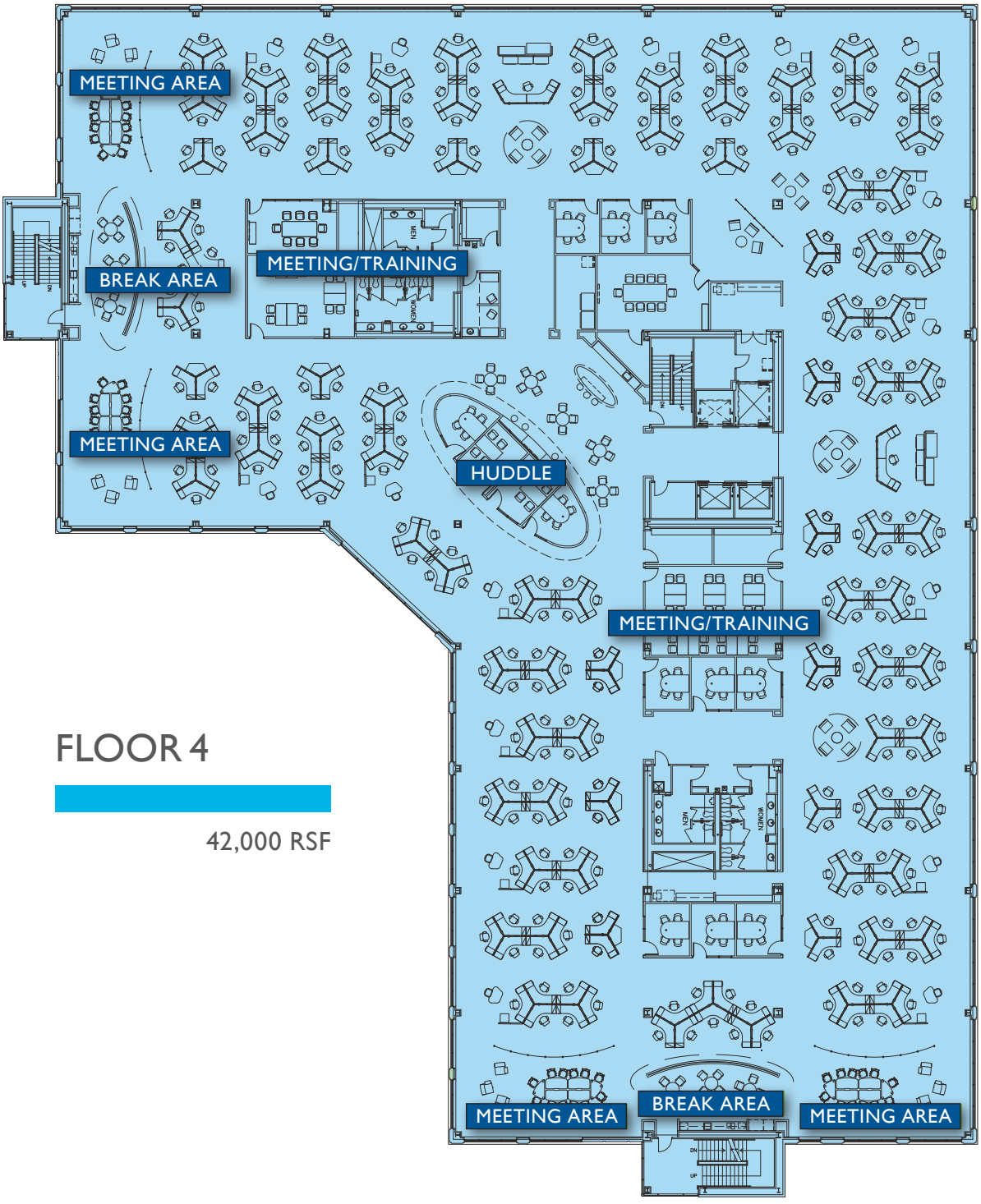
FLOOR 2

42,000 RSF



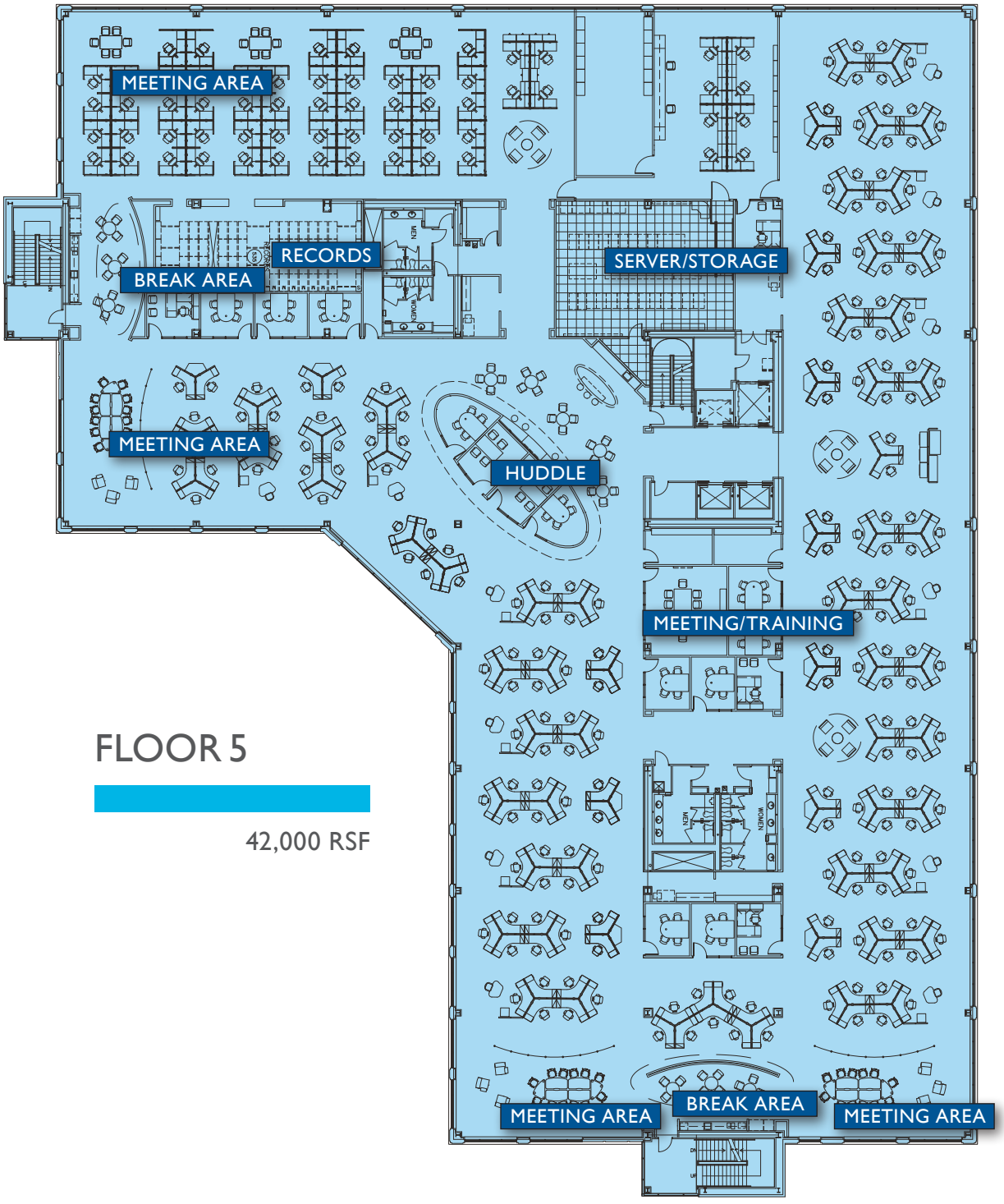
FLOOR 3

42,000 RSF



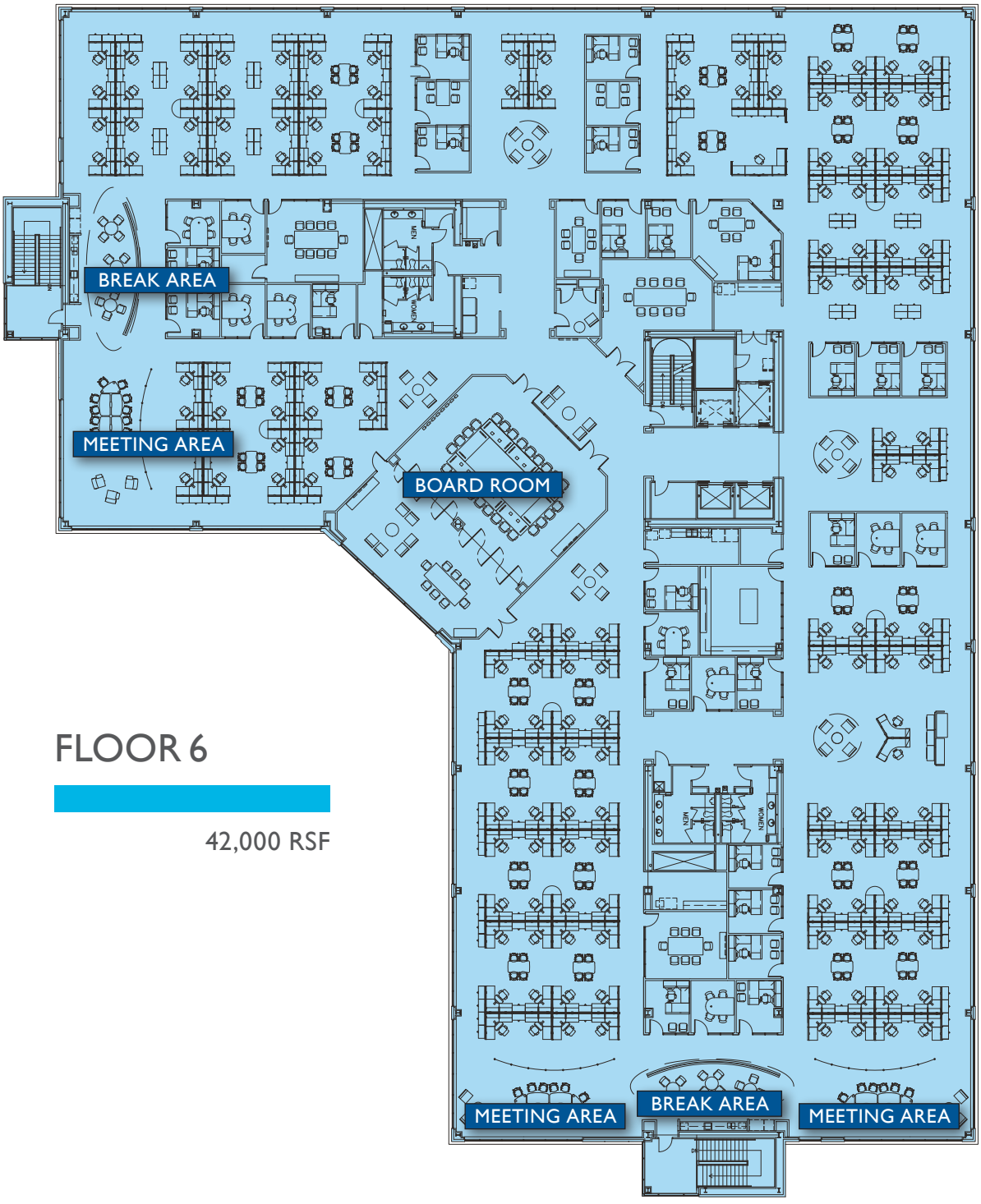
FLOOR 4

42,000 RSF



FLOOR 5

42,000 RSF



FLOOR 6

42,000 RSF


RAMP TO PARKING BELOW
FLORENCE AVE.
BALDWIN 600
COURTYARD
SPRINGHILL SUITES BY MARRIOTT
I-71 NORTHBOUND ABOVE
EDEN PARK DRIVE

SITE PLAN

HOW DOES BALDWIN 600 COMPARE?

	BALDWIN 600	OTHERS
URBAN CORE		
Location allows for greater ability to attract and retain talent	X	
Five-minute walk to Eden Park and scenic Mirror Lake	X	
Minutes from Cincinnati Art Museum, Cincinnati Playhouse in the Park, and Krohn Conservatory	X	
Over-the-Rhine and Mount Adams neighborhoods, brimming with eclectic restaurants are only minutes away	X	
AMENITIES		
Class A office	X	
State-of-the-art fitness center	X	
Abundant, well-lit structured parking on-site	X	
Full-service cafeteria	X	
Adjacent to SpringHill Suites by Marriott offering 123 rooms, contemporary lounge and special tenant rates	X	
ACCESS		
At the doorstep of the Cincinnati Business District	X	
Quickly accessible to I-71, I-75, I-471, and minutes to Columbia Parkway	X	
Spectacular location along I-71, offering signage visibility to over 110,000 cars daily	X	
OFFICE ENVIRONMENT		
Open flexible space concept	X	
Modern office environment	X	
Large floor plates of 42,000 square on 6 floors	X	
Kitchenettes, conference, training and breakout rooms on each floor	X	

BALDWIN 600

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