



BALDWIN
500

2090 Florence Avenue, Cincinnati, OH 45202

PROPERTY DESCRIPTION

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UNIQUE ATTRIBUTES

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





- **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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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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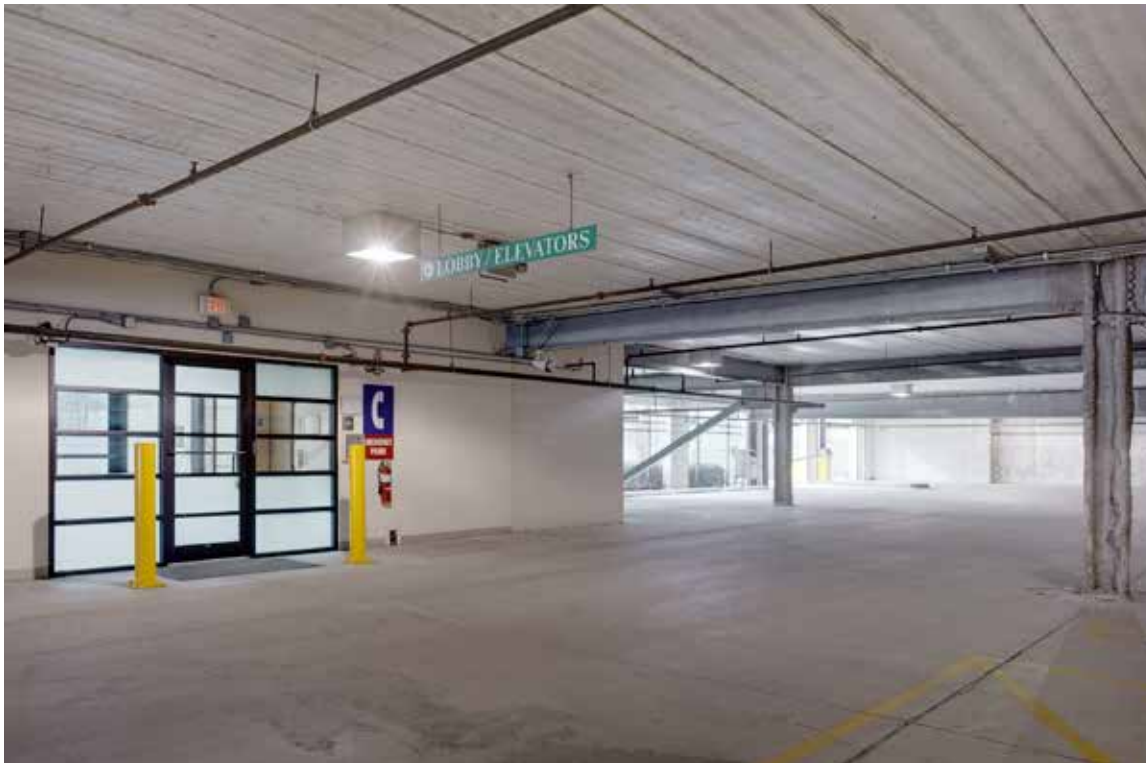
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Lobby

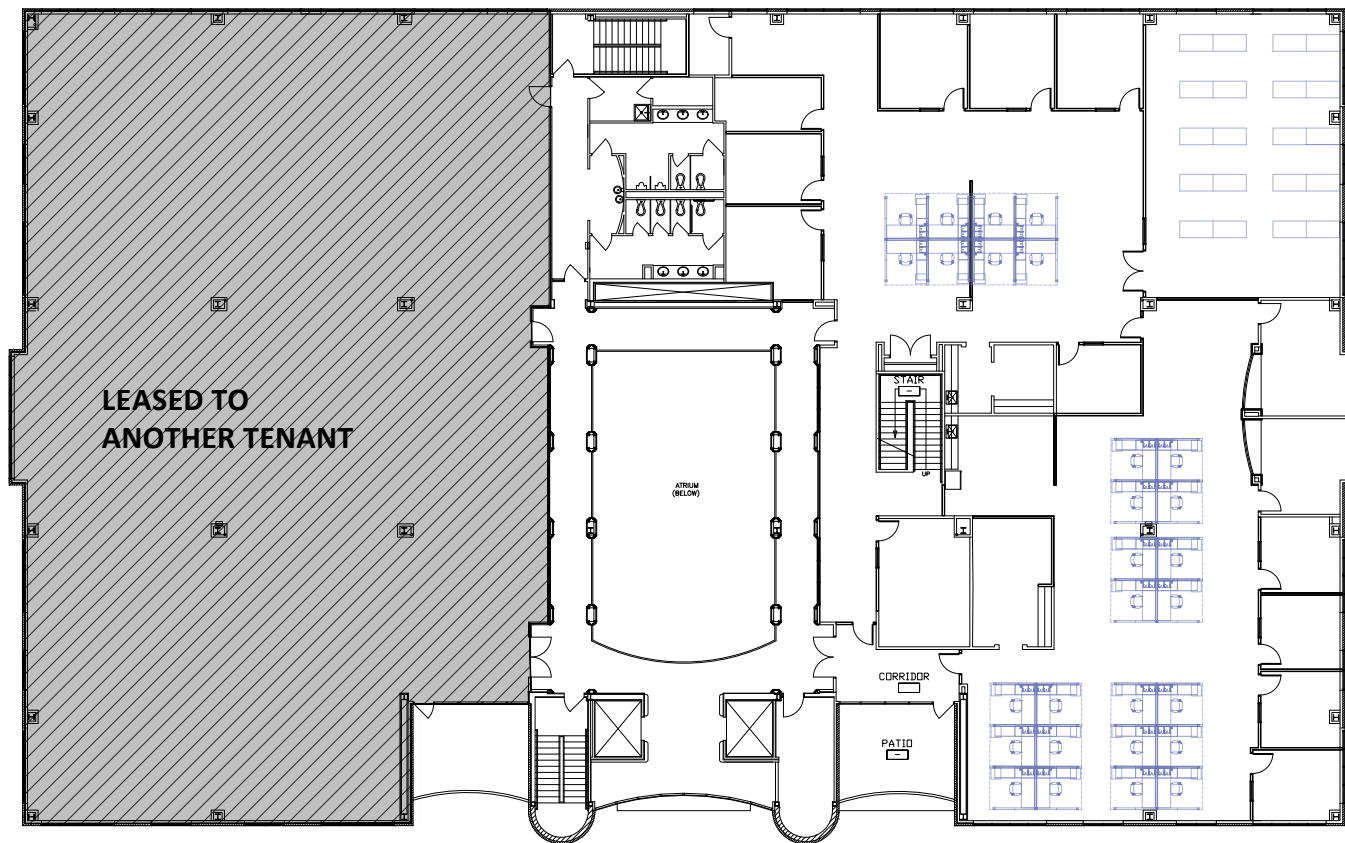
UNIQUE ATTRIBUTES – PRIVATE PARKING

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



FLOOR 2

38,026 RSF (Combined Floor 2 & 3)



FLOOR 3

38,026 RSF (Combined Floor 2 & 3)

