

McClain

THE EDGE

310 CULVERT STREET | CINCINNATI, OH 45202



THE EDGE AT A GLANCE

UNIQUE & MODERN SPACE With floor to ceiling glass windows, incredible views, natural sunlight, and customizable floor plans, each space in the Edge is customized to fit our tenants' unique needs and styles.



HIGHLIGHTS **38,834 SF Available**

Asking \$21.00/SF Gross (+ electric)

- >> 18,393 SF Contiguous Space
- >> 11' to 16' Ceiling Heights
- >> Floor to ceiling glass with great views
- >> Rooftop Deck with entertainment area
- >> LEED certified - lower energy costs!

- >> Concrete construction
- >> 1 Passenger & 1 Freight Elevator
- >> Campus Management on Site
- >> Free visitor parking with 22 spaces
- >> Easy Access Off I-71 & Columbia Parkway

THE SITE

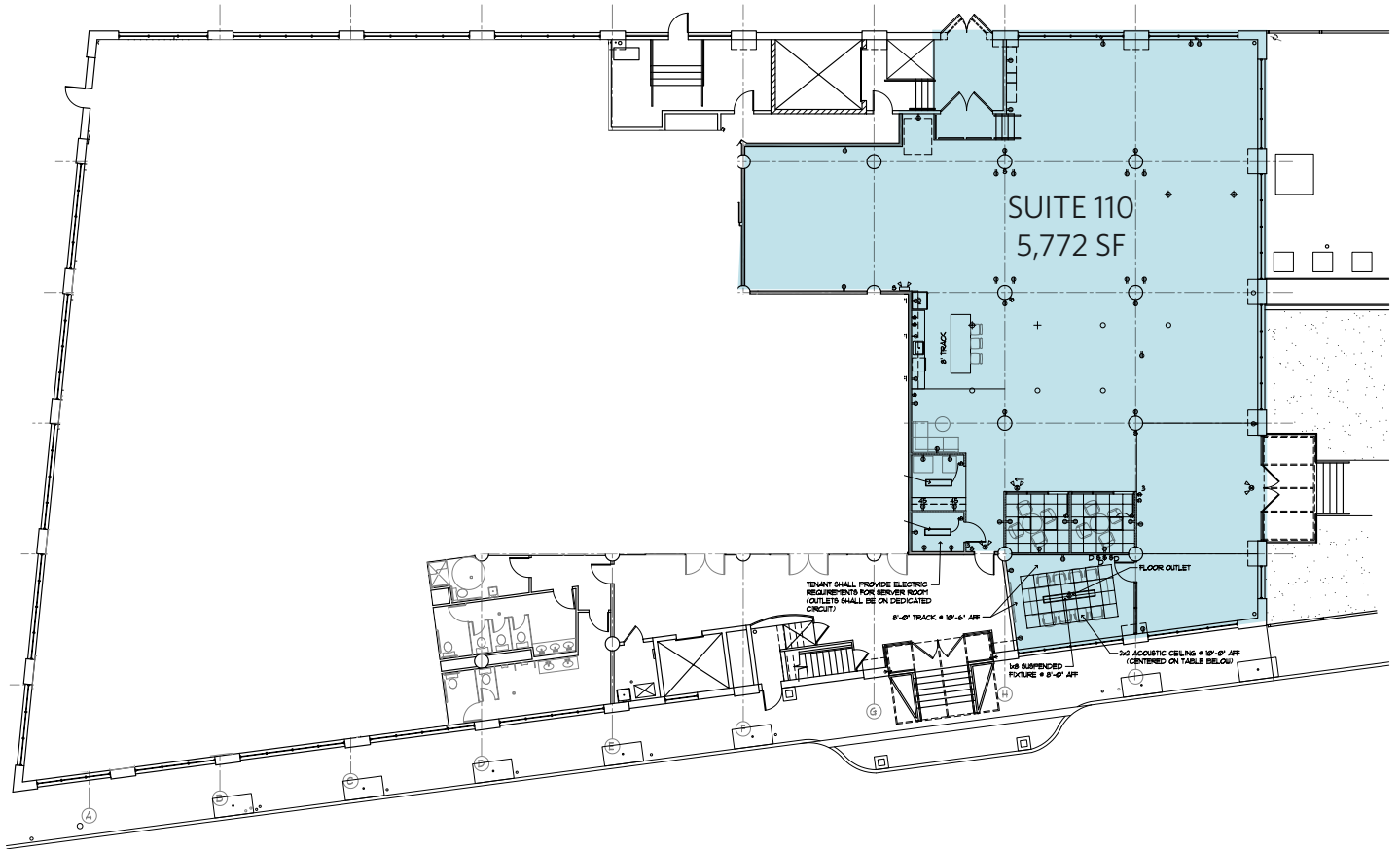


SPECIFICATIONS

Submarket	CBD
Address	310 Culvert Street Cincinnati, OH 45202
Total Building Size	89,710 SF
Total Parking	22 Car Visitor Lot
Available Parking	Affordable Garage and Surface Lots Nearby
Acreage	0.828
Access	Easy access off I-71 & Columbia Parkway
Features	
<i>Ceiling Heights</i>	Varies from 11' to 16'
<i>Lighting</i>	0.9 Watts PSF per LEED certification
<i>Flooring</i>	Polished Concrete
<i>Windows</i>	Low E - 1" Insulated Glass
<i>Construction</i>	Concrete with 20' x 20' column spacing
<i>Year Built</i>	1936
<i>Number of Floors</i>	5
<i>Elevators</i>	2 - 1 passenger and 1 freight (10,000 lb capacity)
Utilities	
<i>Gas and Electric</i>	Duke Energy - Separately Metered for Each Tenant
<i>Water/Sewer</i>	City of Cincinnati
<i>Phone/Data</i>	Time Warner and Cincinnati Bell Fiber
Operating Expenses	
<i>Real Estate Taxes</i>	Included in Rate
<i>Building Insurance</i>	Included in Rate
<i>CAM</i>	Included in Rate
<i>Management</i>	Campus Management on site
<i>Janitorial</i>	5 Night Included
<i>Utilities</i>	Separately Metered
Zoning	
<i>Municipality</i>	City of Cincinnati
<i>Income Tax Rate</i>	2.1%
Building Systems	
<i>HVAC</i>	V.R.F. System
<i>Building Hours</i>	7:00 AM - 6:00 PM Monday-Friday
<i>Security System</i>	Key-card system and security cameras
<i>Sprinkler System</i>	100%
<i>ADA</i>	ADA compliant to existing building standards
Building Renovations	Extensive renovations started in 2009
Signage	Building monument sign available

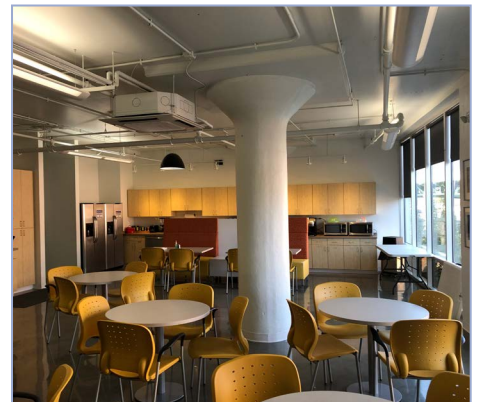
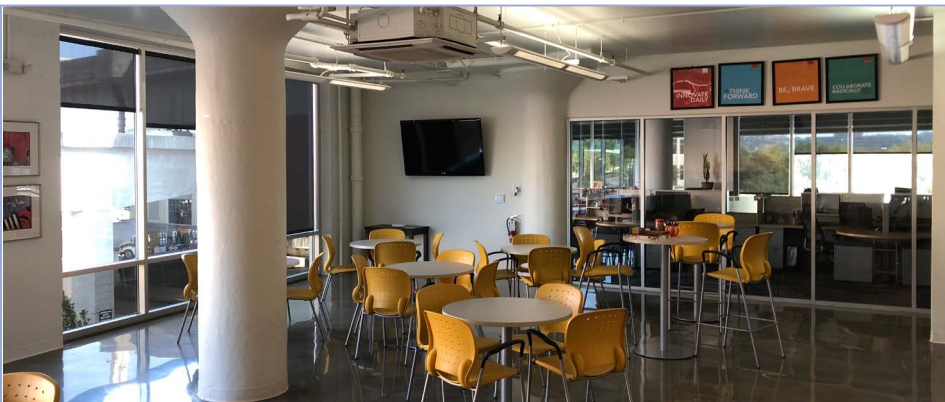
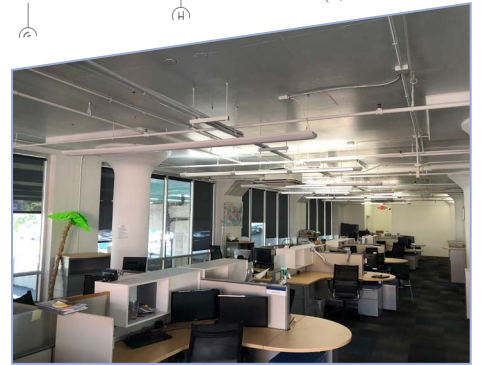
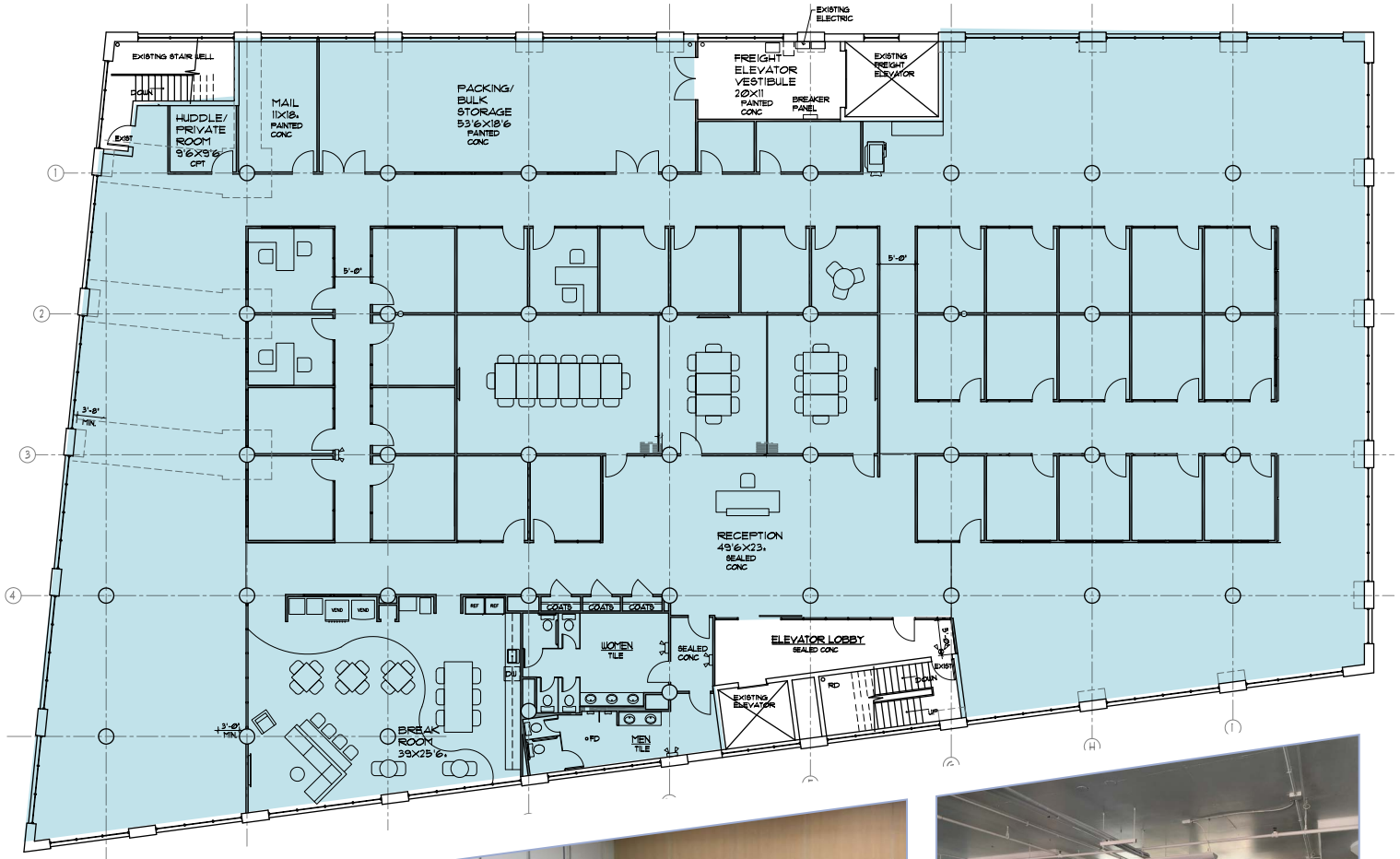
THE EDGE AVAILABILITY

FIRST FLOOR | 5,772 SF



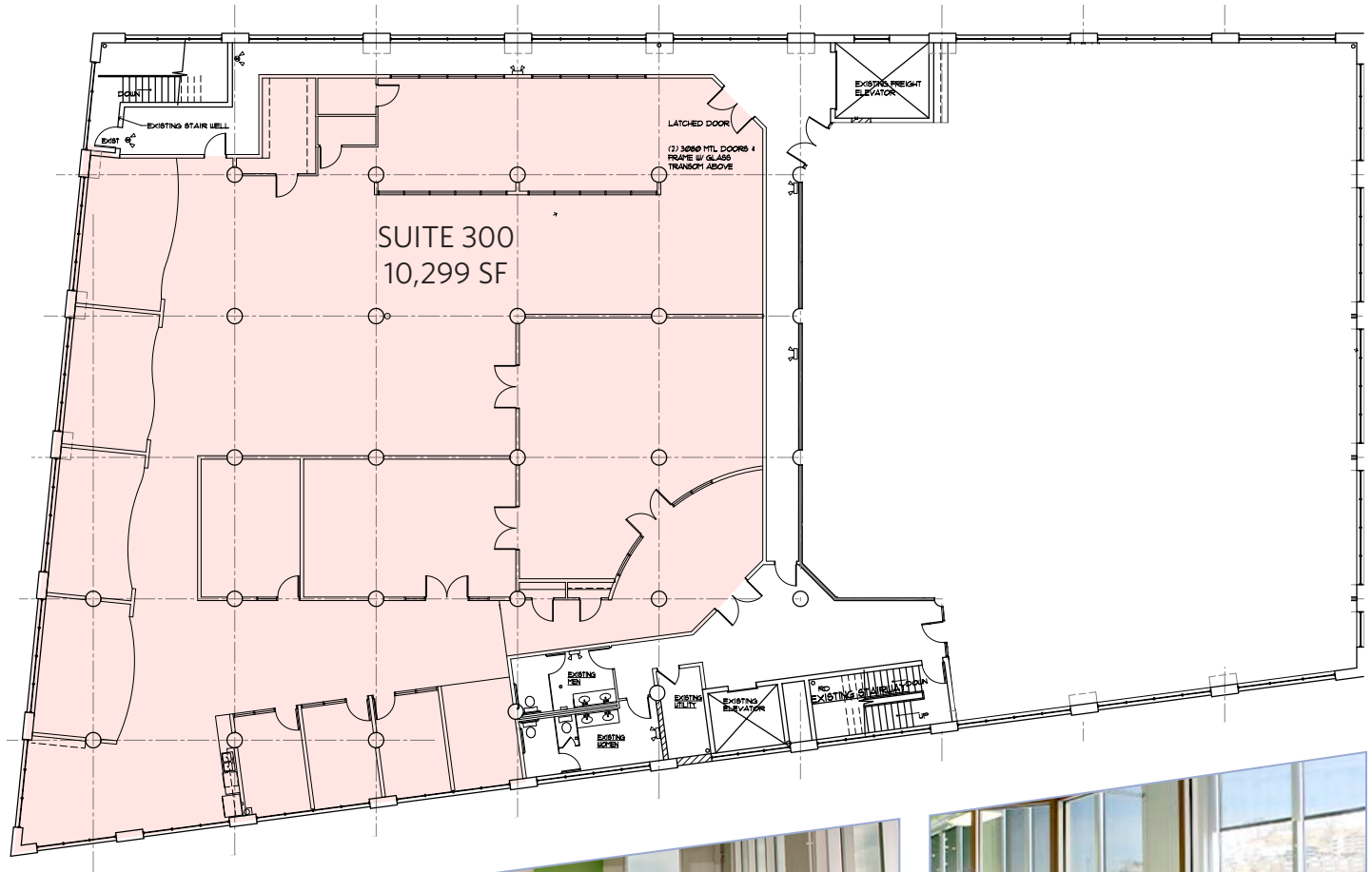
THE EDGE AVAILABILITY

SECOND FLOOR | 18,393 SF (FULL FLOOR AVAILABLE)



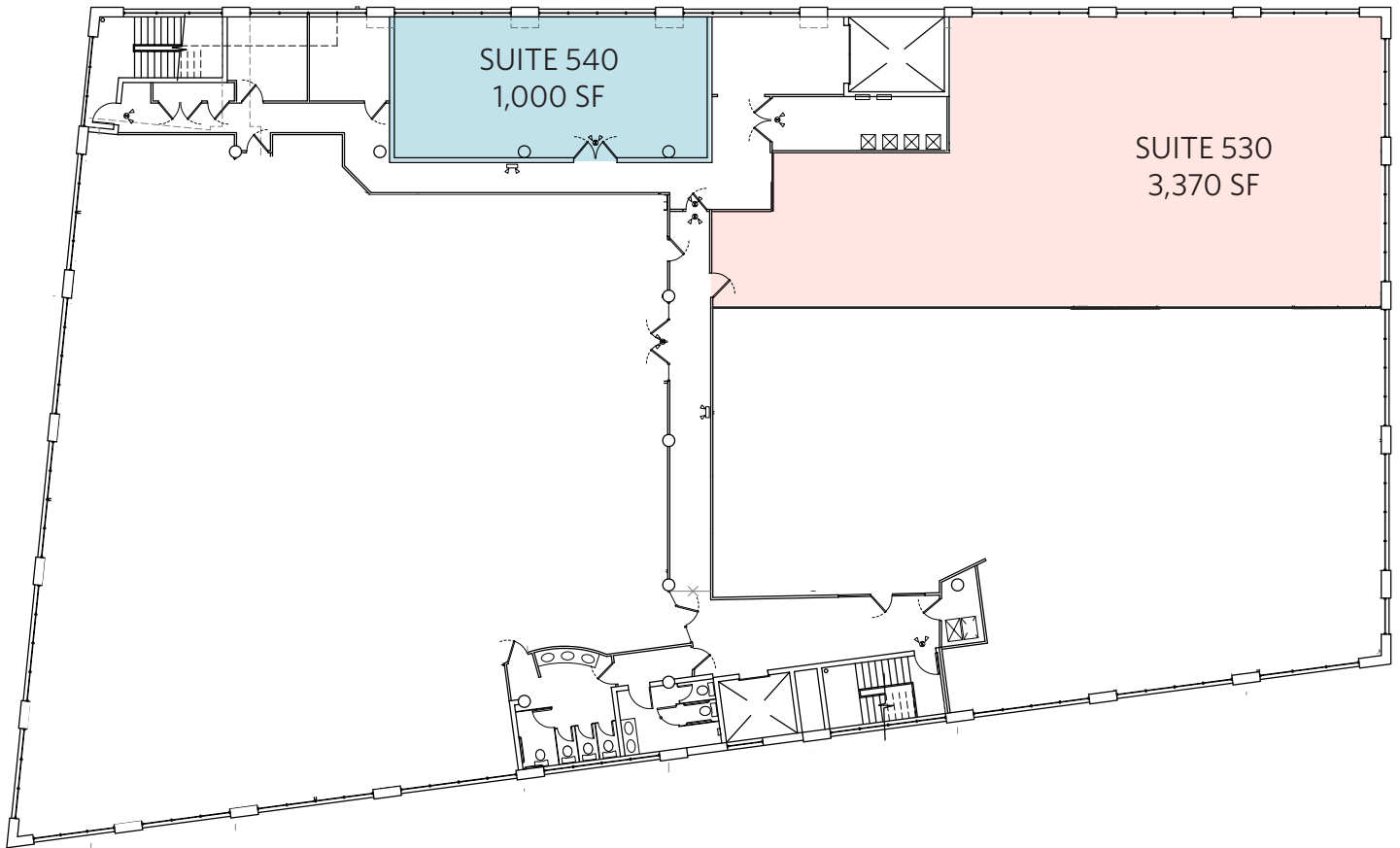
THE EDGE AVAILABILITY

THIRD FLOOR | 10,299 SF



THE EDGE AVAILABILITY

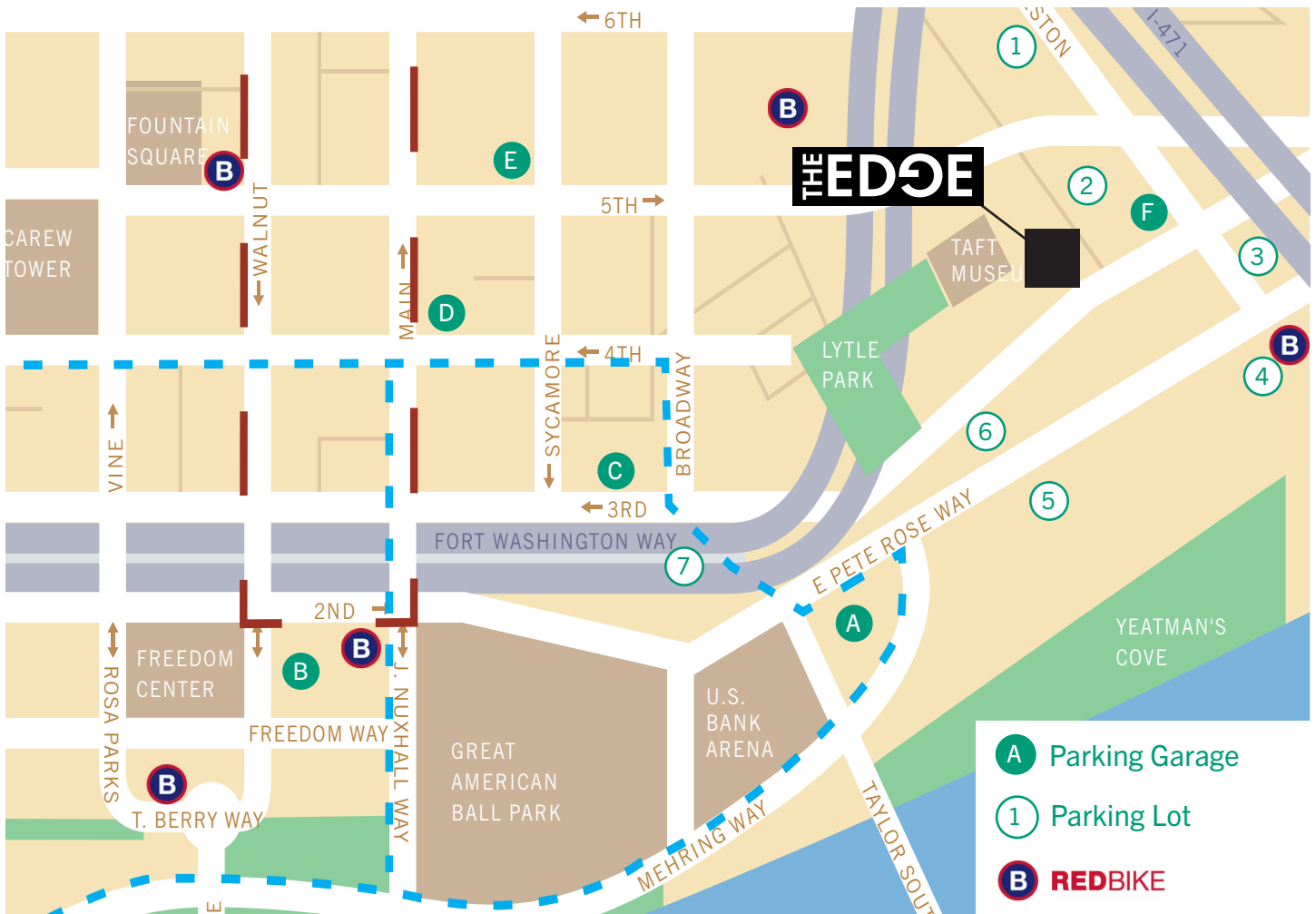
FIFTH FLOOR | 4,370 SF



PARKING

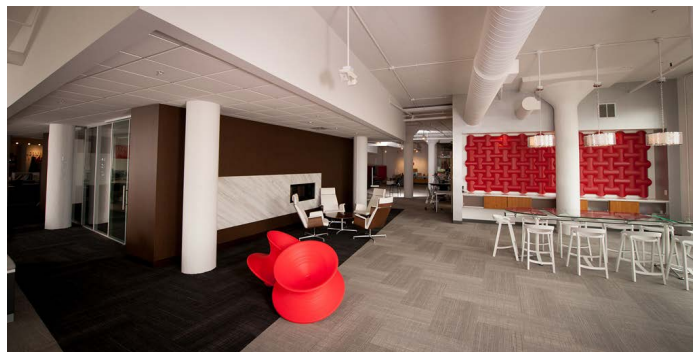
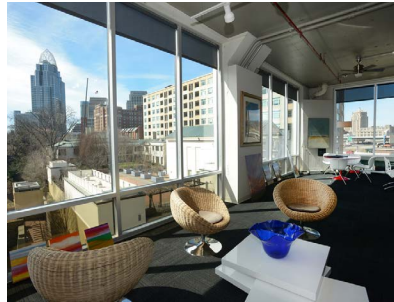
There are over a dozen garages and lots within easy walking distance to The Edge.

	NAME	ADDRESS	SPACES	RATE/MO.	COMPANY
A	East Garage	443 E. Pete Rose Way	1,185	\$110	SP+ Parking
B	The Banks Garage	99 E. Second Street	4,097	\$155	SP+ Parking
C	Queen City Square	340 Sycamore St	2,292	\$230	AMB
D	Fourth & Main Garage	430 Main St	1,236	\$200	AMB
E	Columbia Plaza Garage	250 E Fifth St	494	\$210	SP+ Parking
F	Eggleston Garage Park	Fourth & Eggleston	235	\$85	Eggleston Garage
1	PCA Lot #31	Fifth & Eggleston	226	\$100	Park Place Parking
2	Eggleston Lot SE	Eggleston, btwn 4th & 5th	184	\$80	Tri-State Parking
3	Third & Eggleston Lot	Third & Eggleston	94	\$55	Tri-State Parking
4	Sawyer Point	801 E. Pete Rose Way	400	\$55	City of Cincinnati
5	Lot BH	601 E. Pete Rose Way	225	\$60	Tri-State Parking
6	L&N Loop Lot #753	East Pete Rose Way	164	\$90	Premium Parking
7	Broadway Lot	310 Broadway	170	\$8 Daily	SP+ Parking



THE EDGE DETAIL

ONE OF A KIND SPACES The diverse and creative tenants who work at the Edge truly make the space come alive. Each floor is unique and custom – with space designed to fit each businesses' needs. From a fine arts gallery to custom furniture, to marketing agencies and more – take a sneak peak into a few of our tenants' spaces!



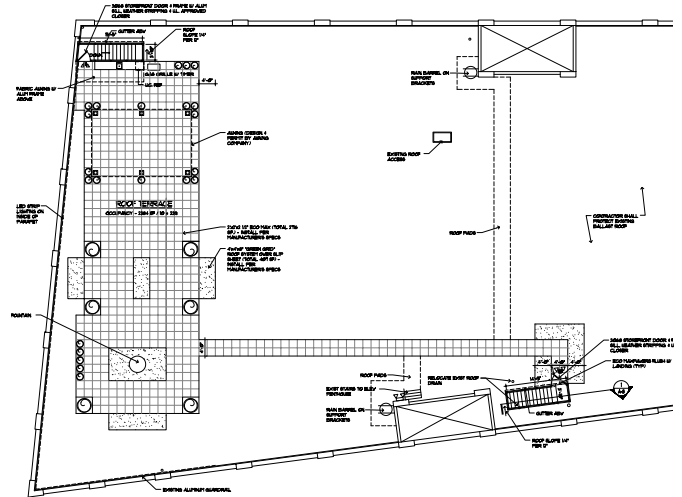
PERKS LEED Certification means lower utilities and more efficient energy and water use. Real Estate Tax Abatement is available for 12 years.



VIBRANT LOCATION The Edge is just steps away from Sawyer Point and the Purple People Bridge along the river, with direct access to Fifth Street via staircase east of Procter & Gamble, and downtown CBD. Its convenient downtown location makes biking or walking to local restaurants, art museums, the stadium, hotels, and more quick and easy.



THE FUTURE OF WORK At the Edge you can enjoy both work and play. The rooftop deck and entertainment area allows tenants to enjoy time outdoors, eat lunch in the fresh air, or entertain clients for happy hour. It might also be the best view of the Labor Day fireworks in the entire city!



The first floor bathroom with a shower allows tenants to bike to work, get a quick workout in during lunch, or go for a bike ride or run along Sawyer Point River Front Park or around the City. With Red Bike locations surrounding the building and the best running routes available, this location cannot be beat!



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FOR LEASING INFORMATION PLEASE CONTACT:

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