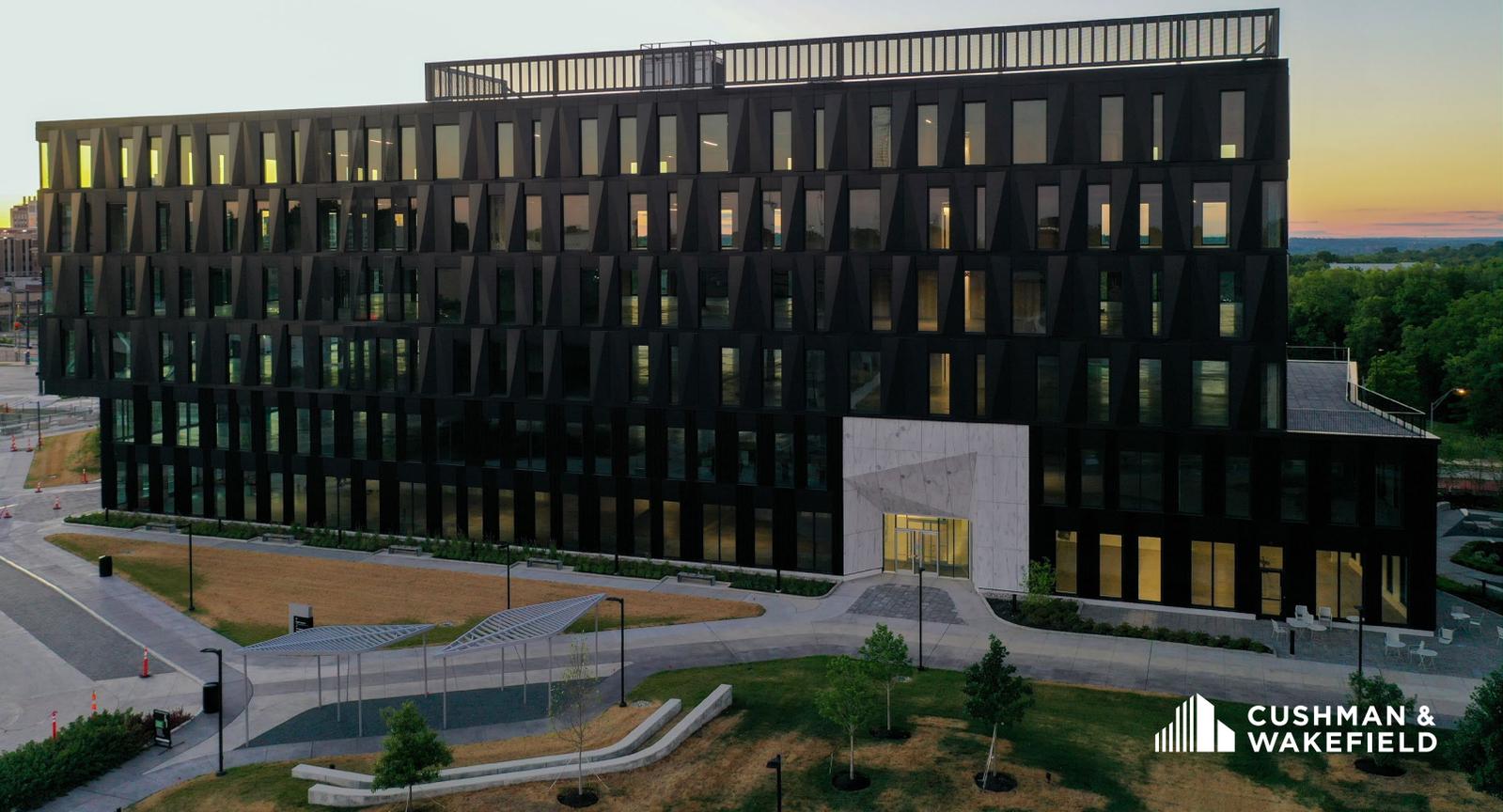




# CINCINNATI'S MOST INNOVATIVE ADDRESS

3090 Exploration Ave, Cincinnati, OH 45206





Discover your future at 3090 Exploration Avenue, offering 116,231 square feet of best-in-class space in Cincinnati's thriving Uptown Innovation Corridor. Anchored by leading medical and R&D institutions and surrounded by over \$1 billion in new, mixed-use development, this Class A building provides a unique opportunity for forward-thinking companies to thrive and grow within a cutting-edge research environment.



# Highlights



**6-STORY BUILDING**  
TOTALING 180,000 SF



**116,231 SF OF AVAILABLE**  
BTS SPACE



**FULLY EQUIPPED**  
FITNESS CENTER



**STATE-OF-THE-ART**  
CONFERENCE CENTER



**MODERN TENANT**  
LOUNGE SPACES



**ACTIVATED**  
OUTDOOR PLAZA



**PARKING RATIO 5/1,000 SF**  
GARAGE PARKING



**FUTURE ON-SITE HOTEL,**  
RESTAURANT AND RETAIL



**MODERN, NEW CAFE**  
LOCATED IN  
TENANT LOUNGE

## Floors 1 & 6

Occupied by



### Floor 5

31,669 RSF

### Floor 4

31,669 RSF

### Floor 3

31,470 RSF

### Floor 2

31,667 RSF



# Exploration Commons Complex



SUSTAINABLE LEED  
SILVER DESIGN

DESIGNED TO ENHANCE  
HEALTH AND WELLBEING

FLOOR-TO-CEILING GLASS

BUILDING SIGNAGE  
OPPORTUNITIES

EFFICIENT FLOOR PLATES

CUSTOM DESIGNED  
LAYOUT AND FINISHES

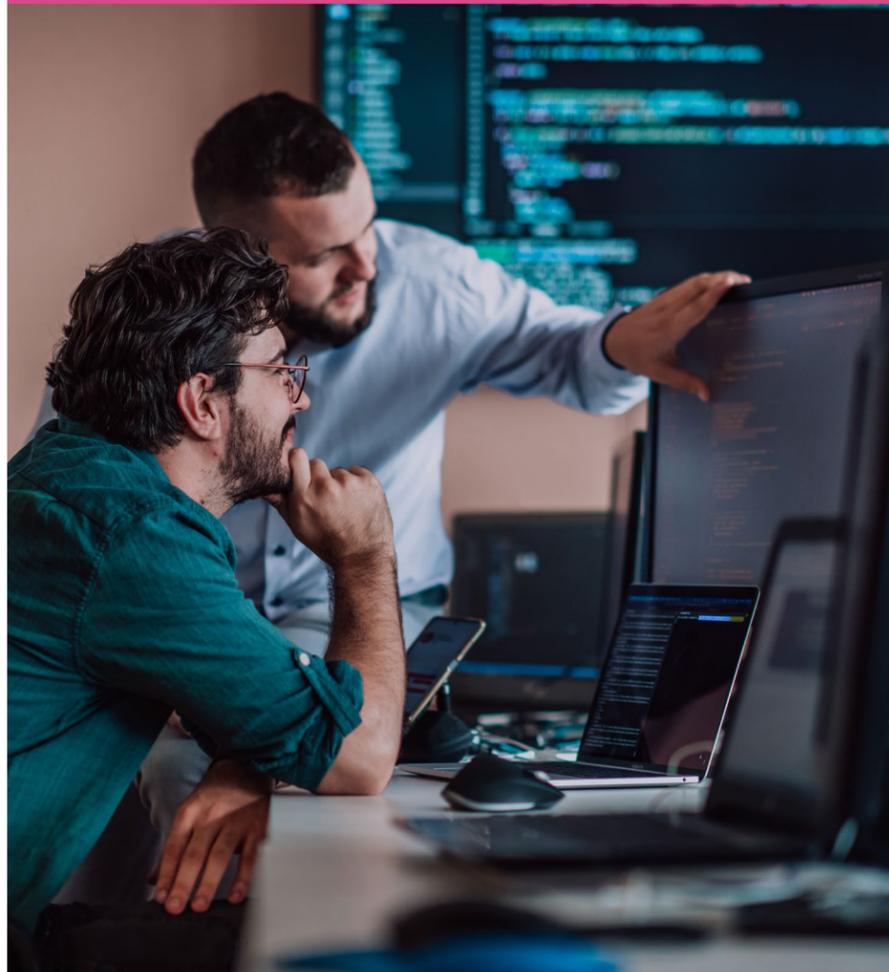
STATE-OF-THE-ART  
ENERGY EFFICIENT  
SYSTEMS





# A National Leader in Pediatric Health

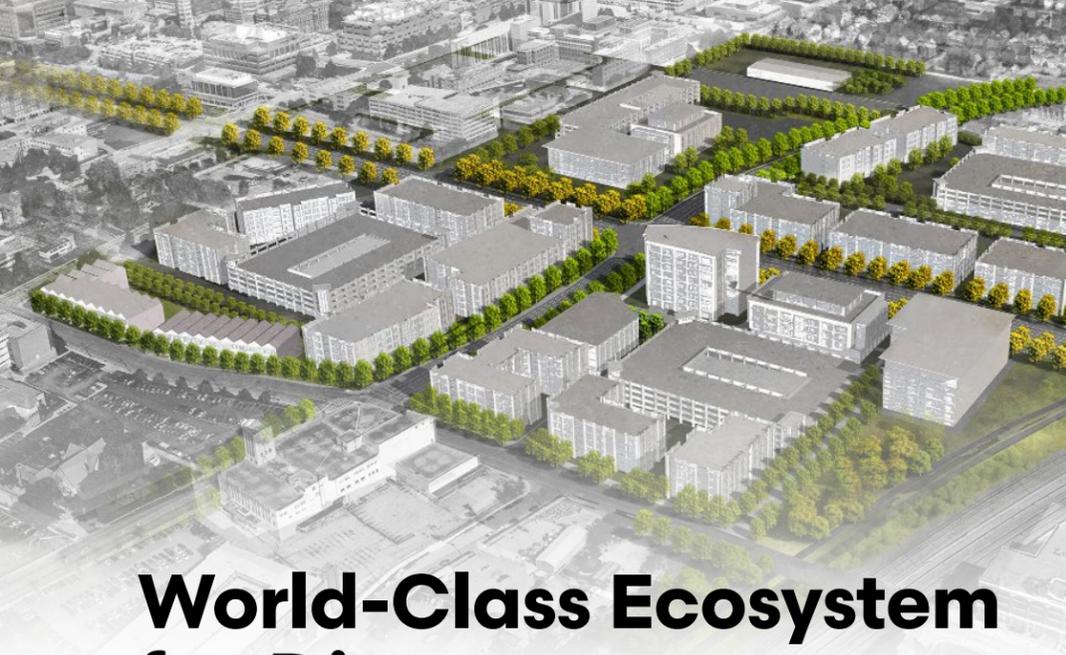
Cincinnati Children's Hospital, the nation's top-ranked pediatric hospital, is set to bring its world-renowned research and education expertise to 3090 Exploration Ave. The city's largest employer will introduce over 200 dedicated professionals focused on pioneering non-laboratory research to improve pediatric care worldwide. This strategic investment within the Cincinnati Innovation District will empower researchers to expand their groundbreaking work and further enhance global health outcomes.



*As the leader in improving child health, Cincinnati Children's leads the way in research and innovation – and 3090 Exploration Avenue will be the premier address for this work. The building will be anchored by hundreds of our researchers, which we believe will be a catalyst to help drive additional investment and jobs in the Cincinnati Innovation District.*

— Steve Davis, MD, President and CEO of Cincinnati Children's.





**3.5M SF**  
of mixed-use development

**800+**  
businesses

**2,000**  
employees

## World-Class Ecosystem for Discovery

Join the city's robust ecosystem of life science and technology trailblazers from the heart of the Cincinnati Innovation District® (CID)—a 65-acre hub anchored by the University of Cincinnati and other nationally ranked medical centers. With over \$1 billion invested and a master plan projecting \$2.5 billion in total development, 3090 Exploration Ave offers unmatched access to a thriving environment where ideas flourish, partnerships thrive, and industry leaders collaborate to shape a brighter future.

### University of Cincinnati

TOP R&D TALENT

**6,000+**

Life Sciences Graduates

**52,000+**

STEM Graduates

**103,000+**

Total Graduates

**5.8M**

Total Workforce

"A research heavyweight"  
— Chronicle of Higher Education

Top 100 most innovative universities in the world  
— Reuters

Top-ranked co-op and internships  
— U.S. News & World Report

"Excellence in Diversity Award"  
— INSIGHT Into Diversity Award

Top tier "Best National Universities"  
— U.S. News

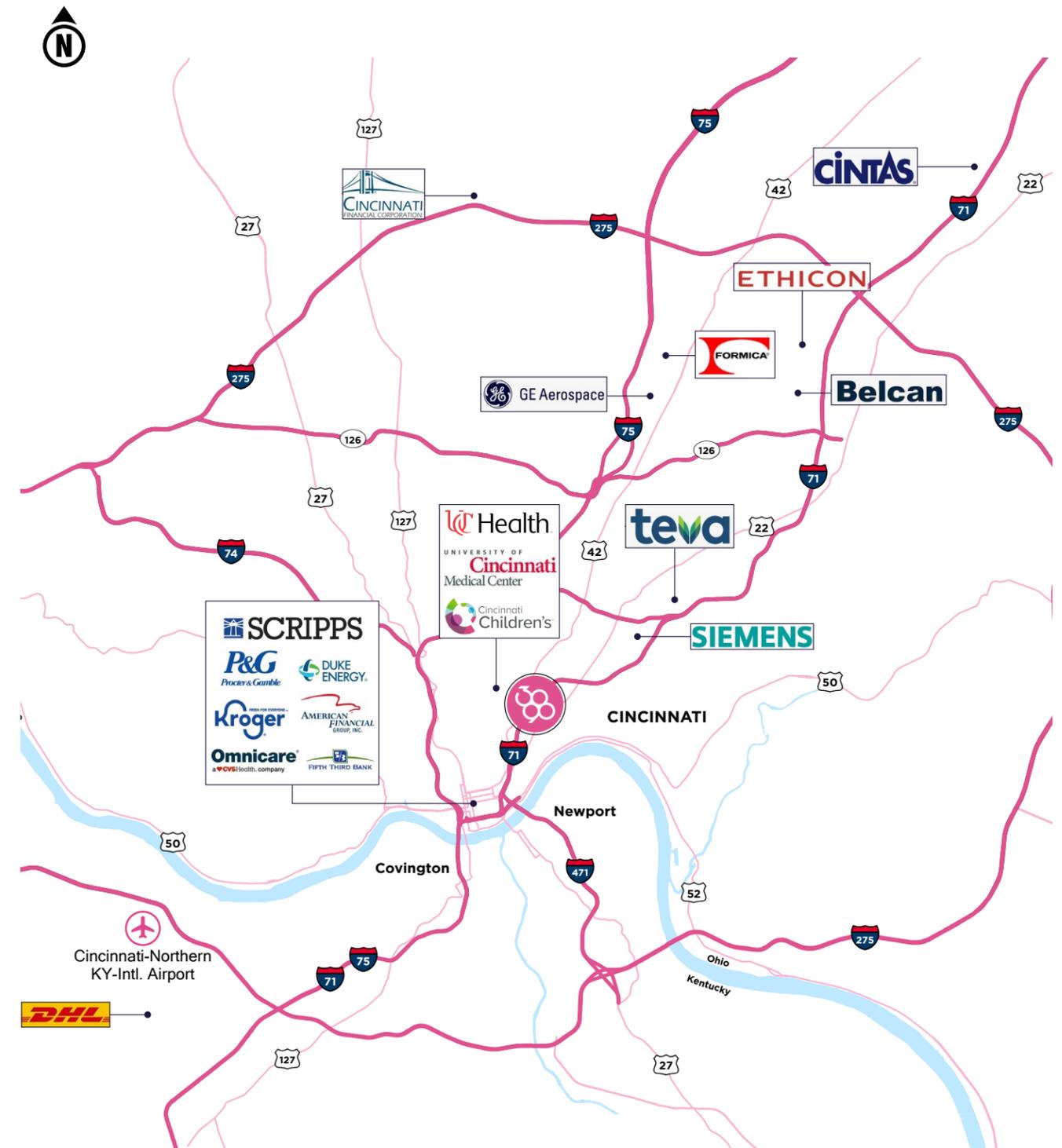
27% first-generation college students

The Cincinnati Innovation District® is part of the Ohio Discovery Corridor, connecting the state's three Innovation Districts in Cincinnati, Columbus, and Cleveland. This powerful network of world-class medical and research facilities, leading academic institutions, and private companies is expected to inspire 47,500 additional STEM graduates and fuel an estimated 60,000 new jobs over 10 years.

Eligible companies seeking to expand or locate in the Cincinnati Innovation District® can work with the REDI Cincinnati and the City of Cincinnati and partners to incentivize new jobs, payroll, and investment. Available support may include the state or local job creation tax credit, JobsOhio grant or loan offerings, or specialized talent advisory services, among others."

REDI Cincinnati

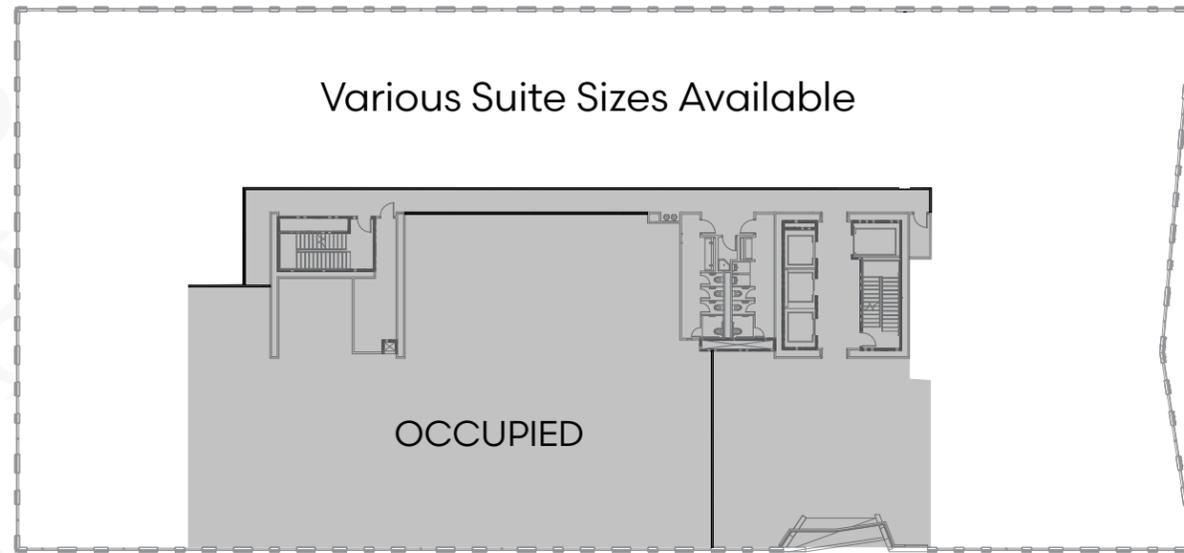
## A Catalyst for Innovation and Talent





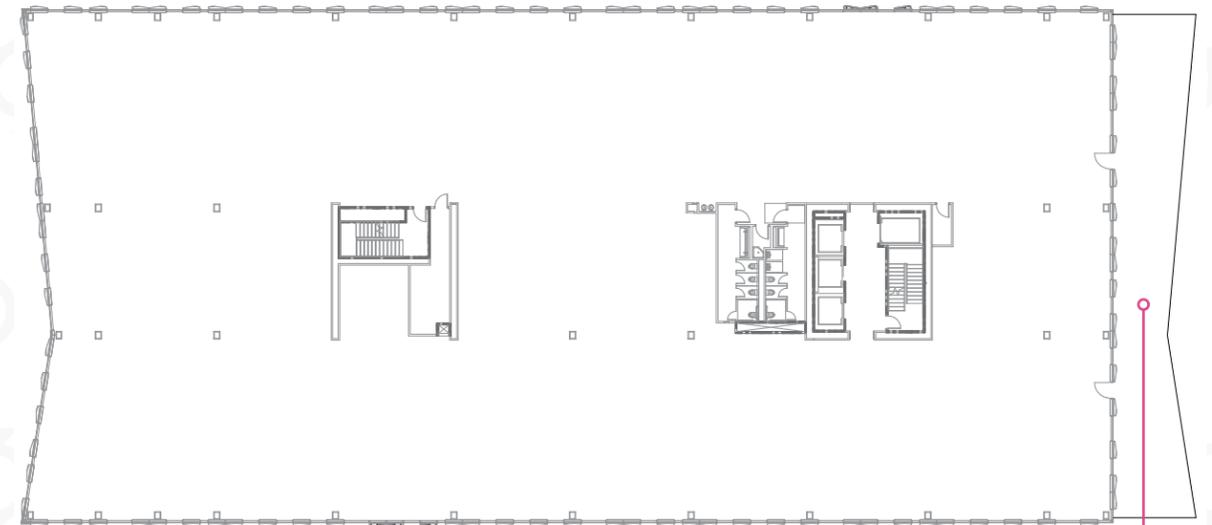
# Availabilities

2nd Floor / 31,667 RSF

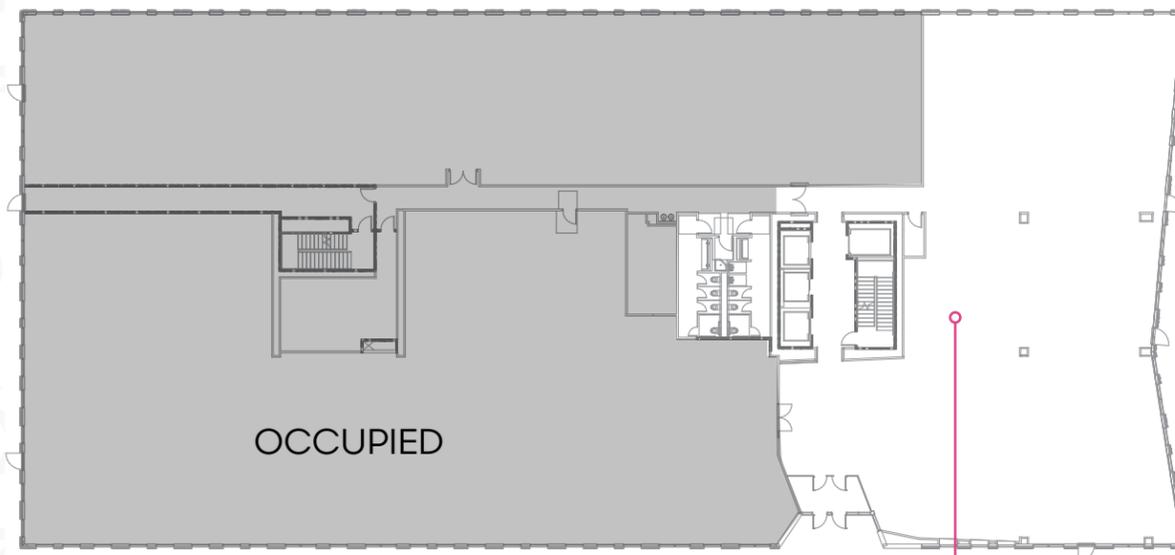


# Availabilities

3rd Floor / 31,470 RSF



## 1st Floor Amenities



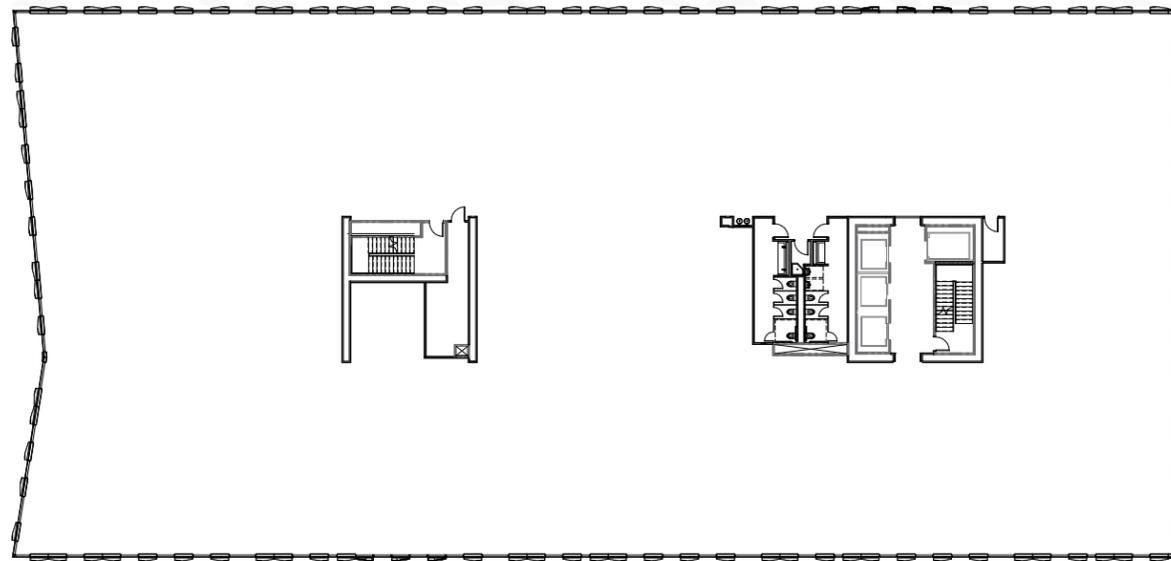
Fitness Center | Common Conference Facility  
 Tenant Lounge | Cafe 3090





## Availabilities

4th Floor / 31,669 RSF

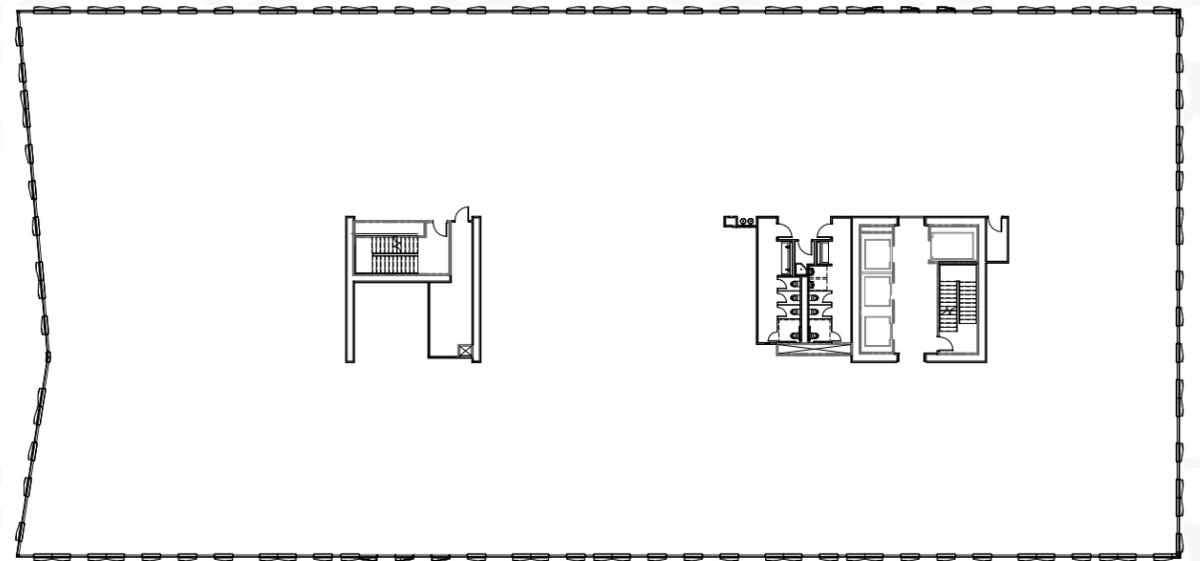


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## Availabilities

5th Floor / 31,669 RSF



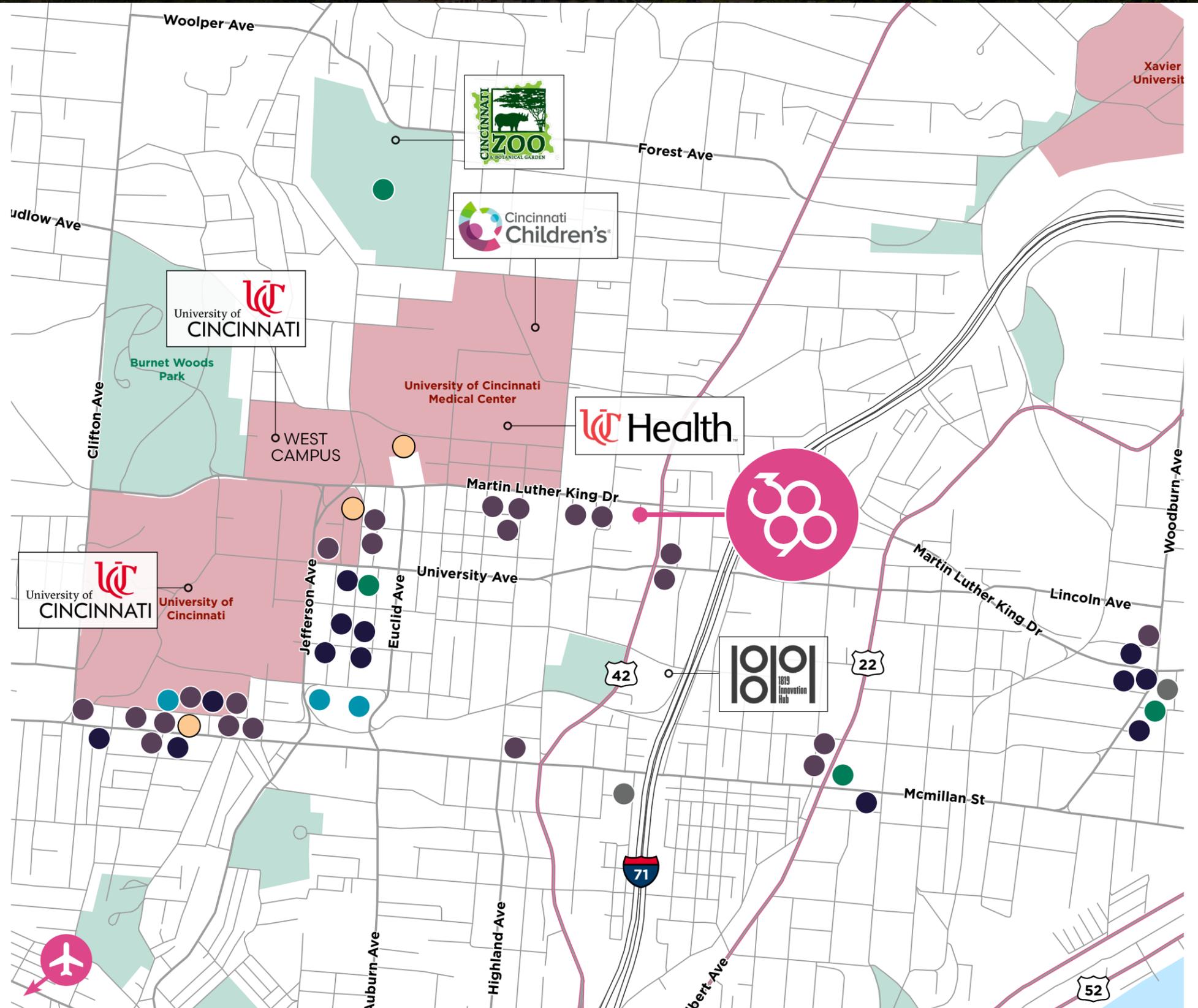
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# Cincinnati Innovation Ecosystem

Situated in the heart of Cincinnati's Uptown Innovation Corridor, 3090 Exploration Ave offers prime connectivity with convenient access to major highways and a central location, placing tenants within a day's drive of over 60% of the U.S. and Canadian populations.

- 22 Entertainment
- 3 Fitness
- 34 Restaurants
- 26 Fast Food
- 6 Hotels
- 4 Shopping





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