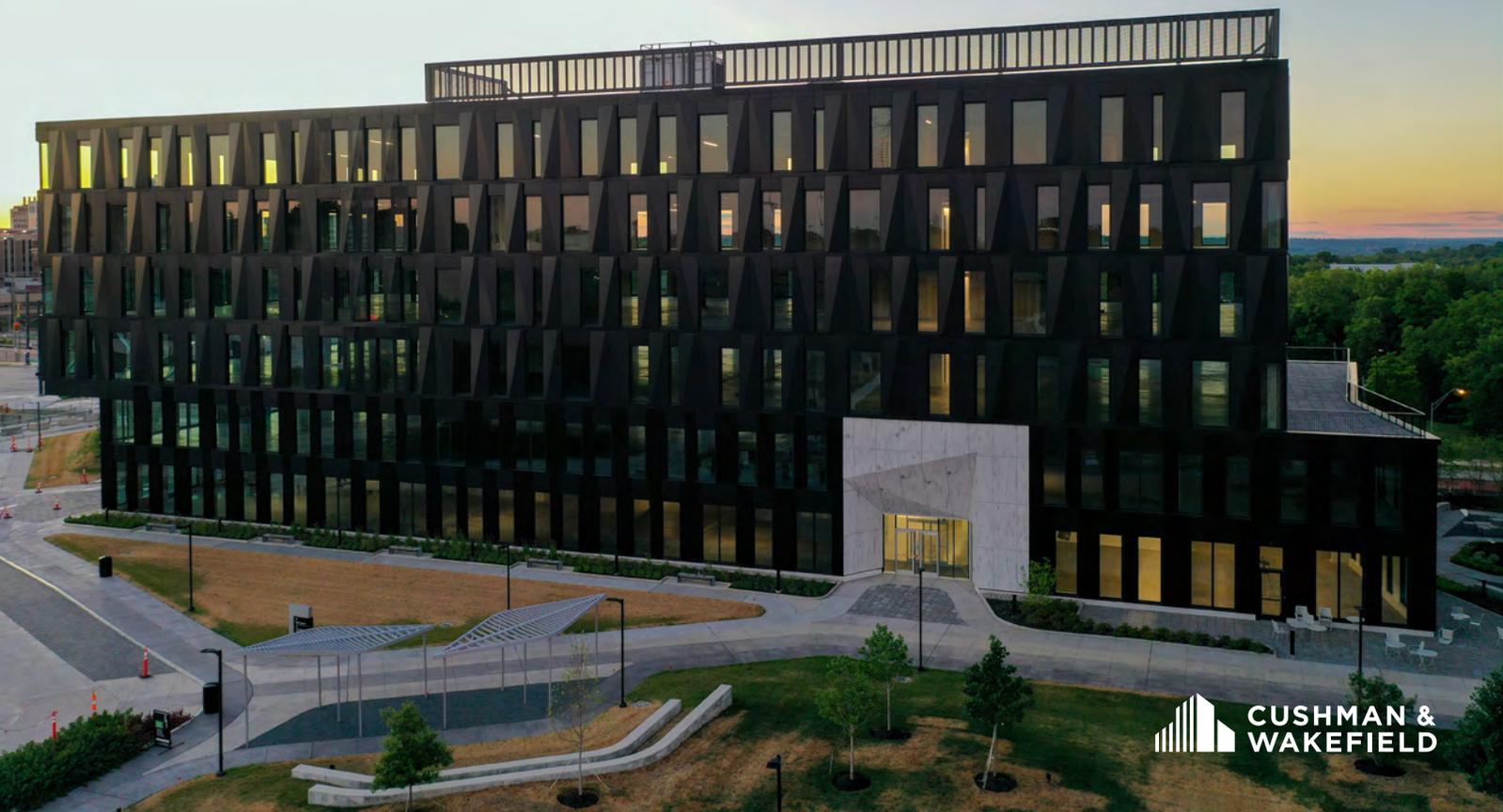




CINCINNATI'S MOST INNOVATIVE ADDRESS

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 5 & 6

Occupied by



Floor 4

31,669 RSF

Floor 3

31,470 RSF

Floor 2

31,667 RSF

Floor 1

21,425 RSF



Exploration Commons Complex




SUSTAINABLE LEED SILVER DESIGN

DESIGNED TO ENHANCE HEALTH AND WELLBEING

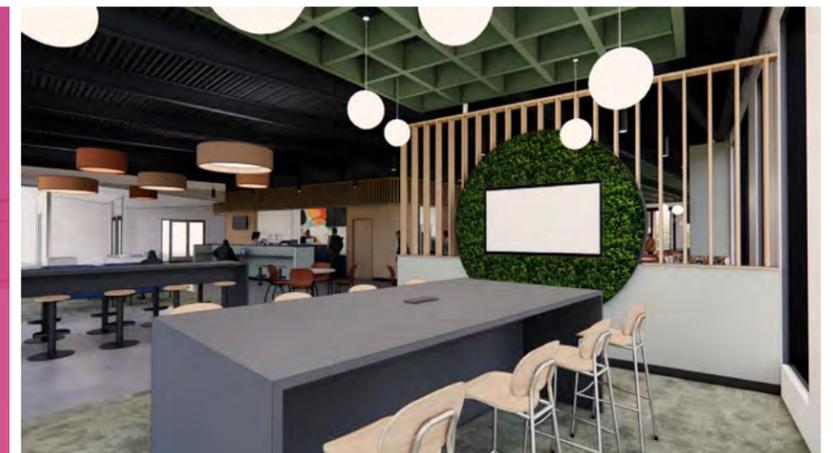
FLOOR-TO-CEILING GLASS

BUILDING SIGNAGE OPPORTUNITIES

EFFICIENT FLOOR PLATES

CUSTOM DESIGNED LAYOUT AND FINISHES

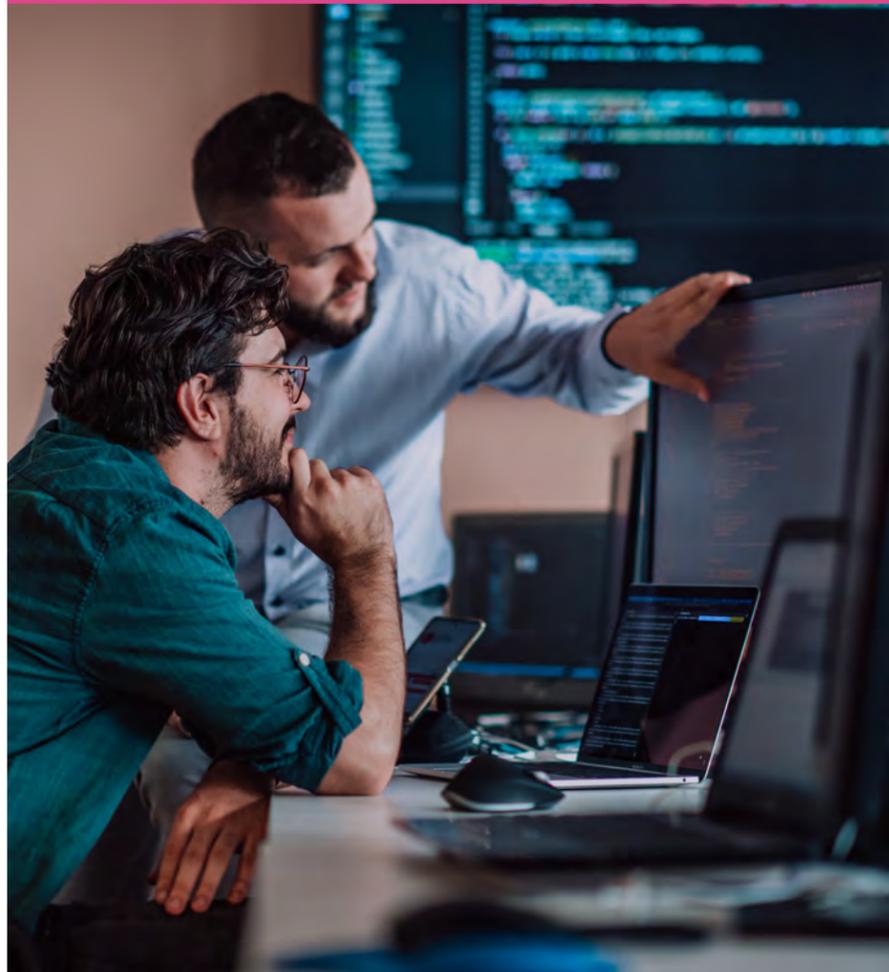
STATE-OF-THE-ART ENERGY EFFICIENT SYSTEMS





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

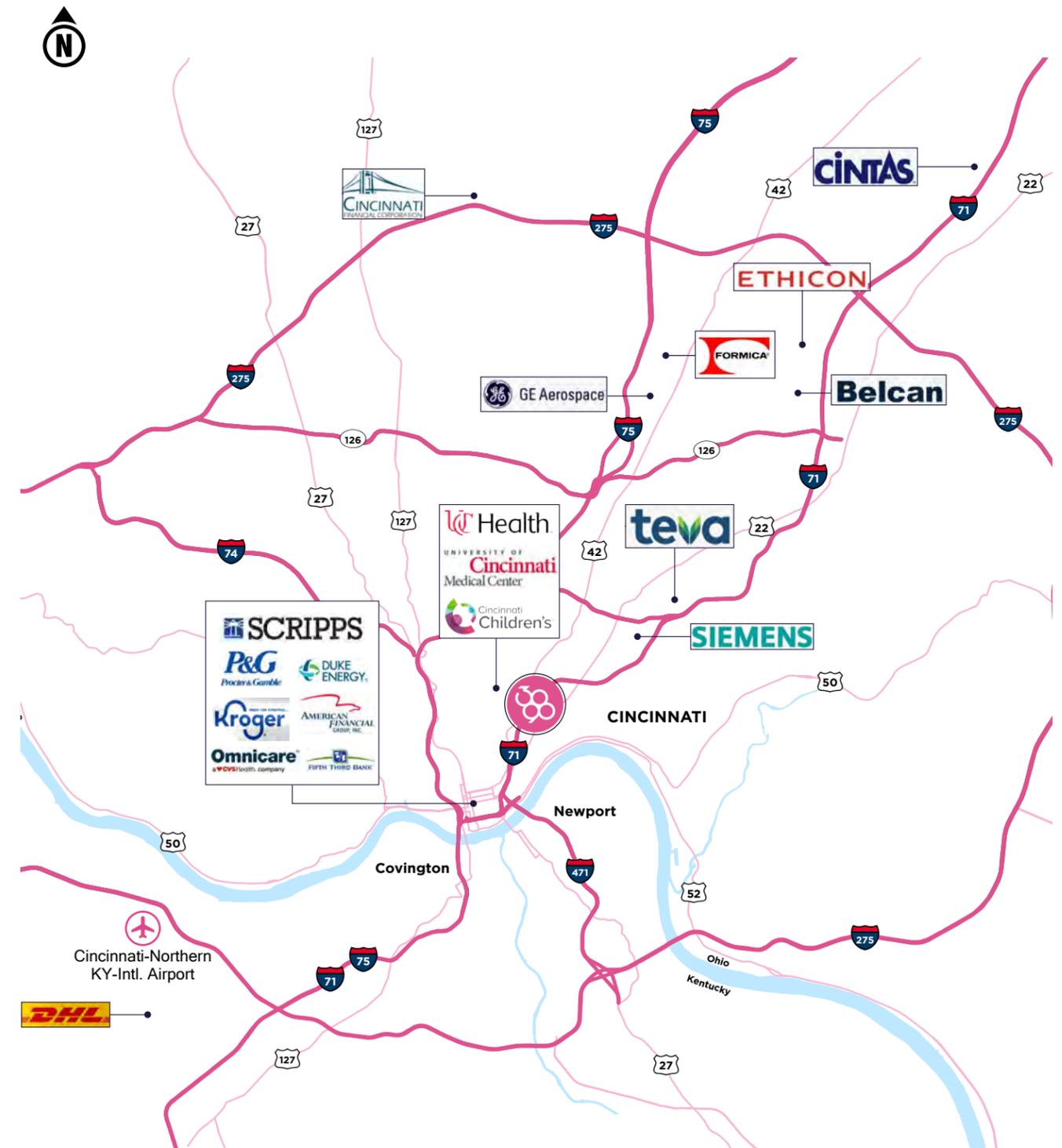
27% first-generation college students

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

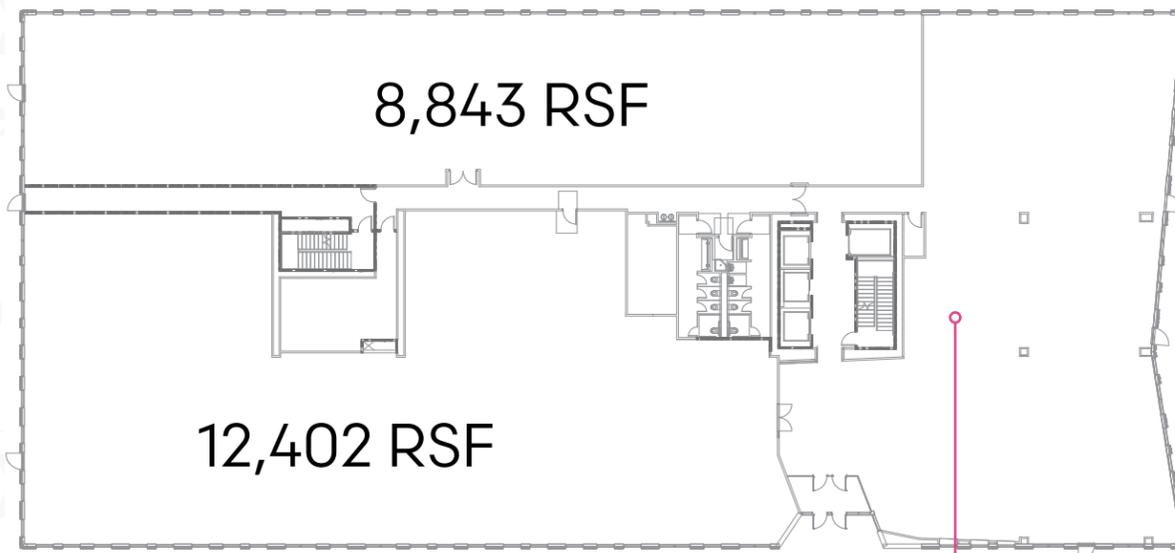
A Catalyst for Innovation and Talent





Availabilities

1st Floor / 21,245 RSF



Fitness Center

Common
Conference
Facility

Tenant Lounge

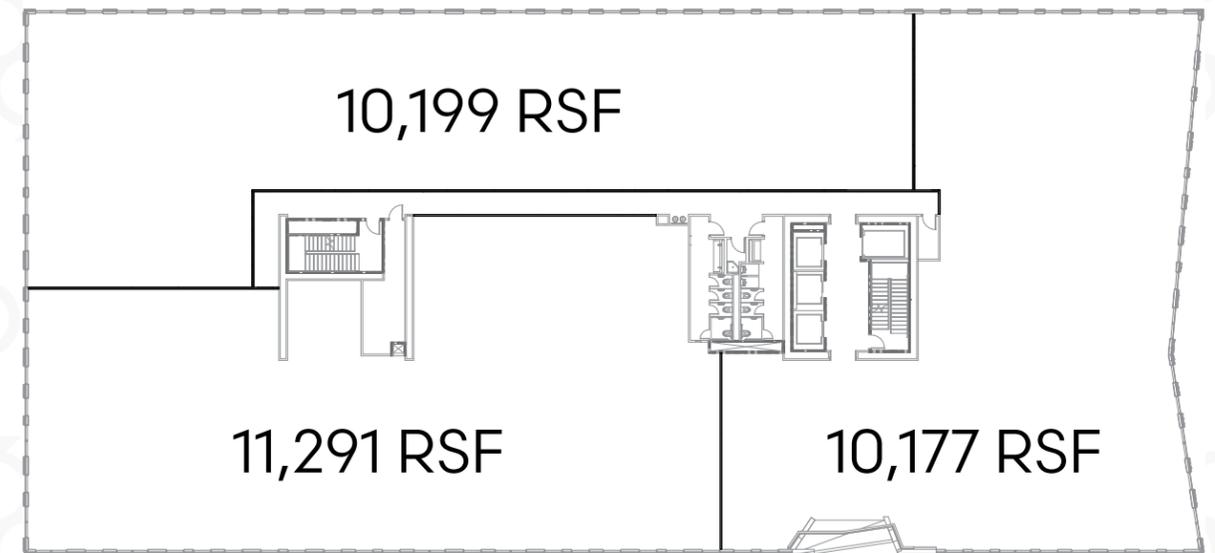
Cafe 3090

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Availabilities

2nd Floor / 31,667 RSF



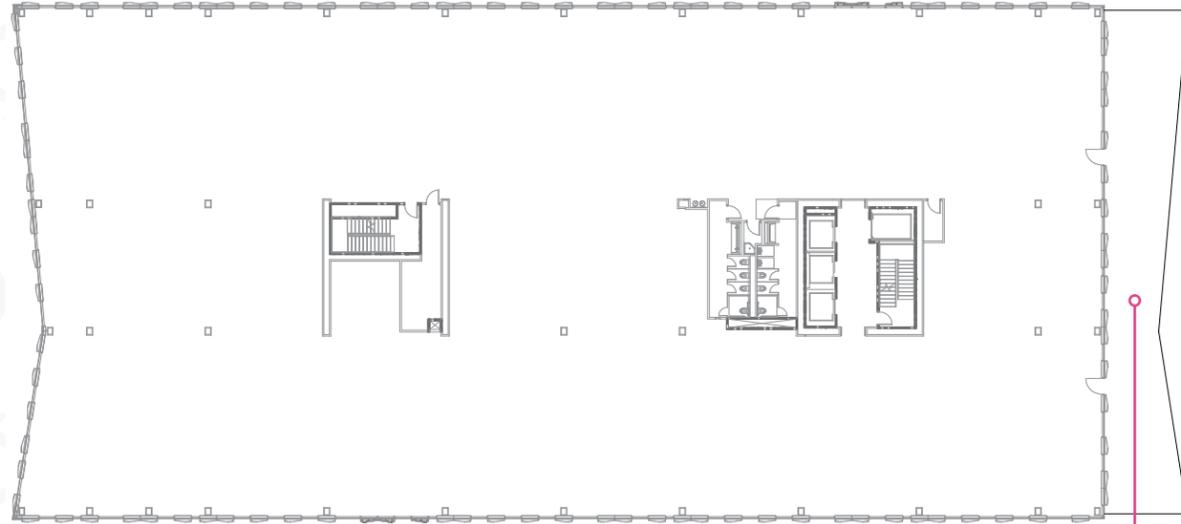
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Availabilities

3rd Floor / 31,470 RSF



Outdoor
Terrace

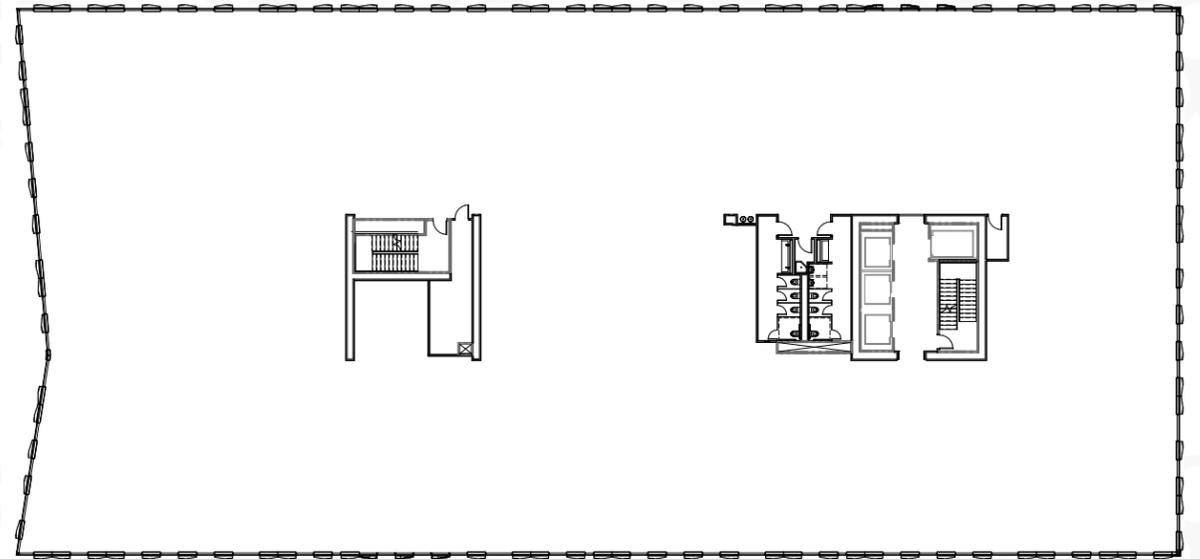
± 1,885SF

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Availabilities

4th Floor / 31,669 RSF



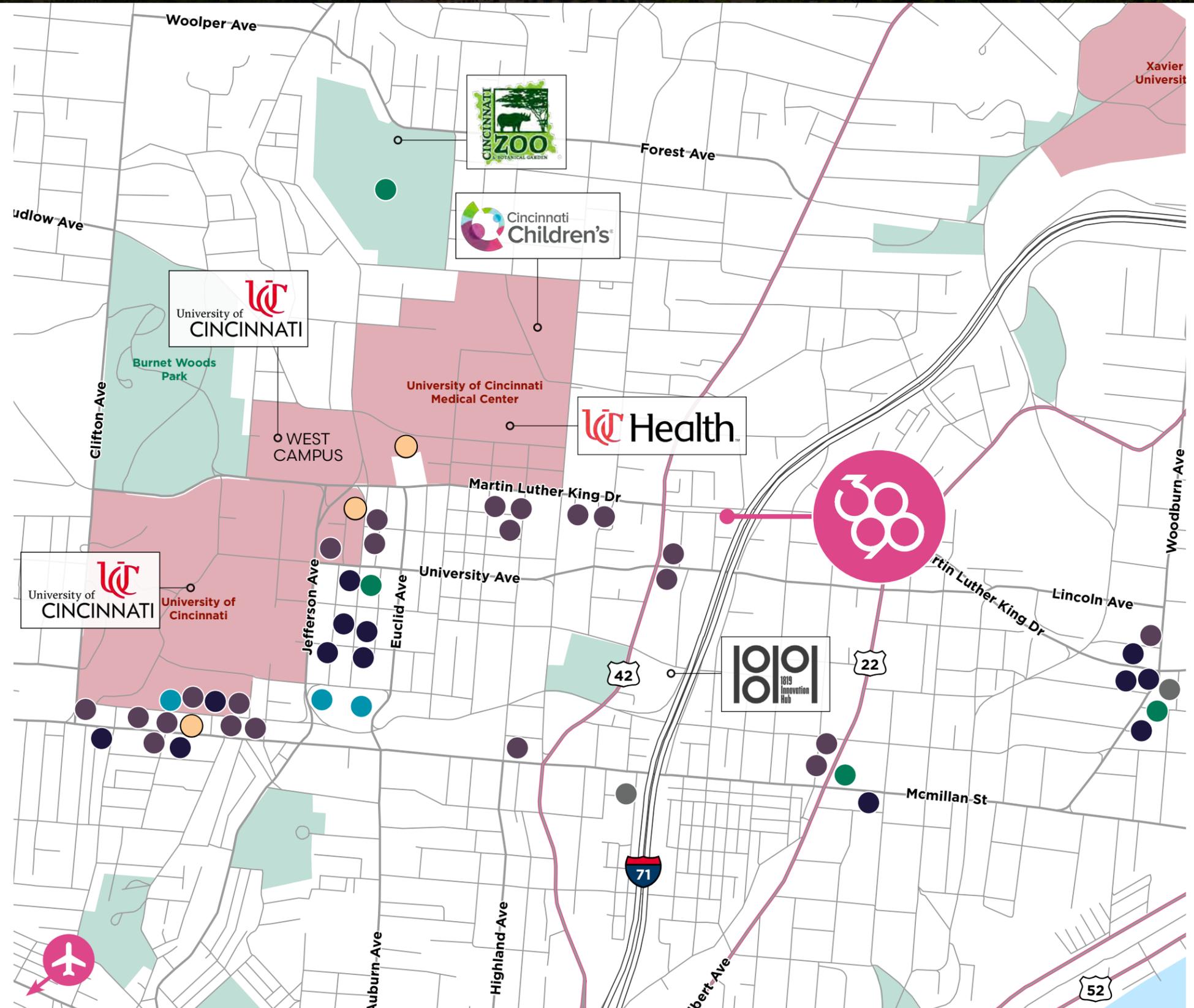
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Cincinnati Innovation Ecosystem

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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