



# The Offices at Liberty Center

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# Life. Centered.

Liberty Center is all about quality of life and employee morale. Employees and clients alike enjoy the variety of walkable amenities including restaurants, services, entertainment and retail. Parking is free and readily accessible. Pristine landscaped walkways and open green spaces complete the town atmosphere.

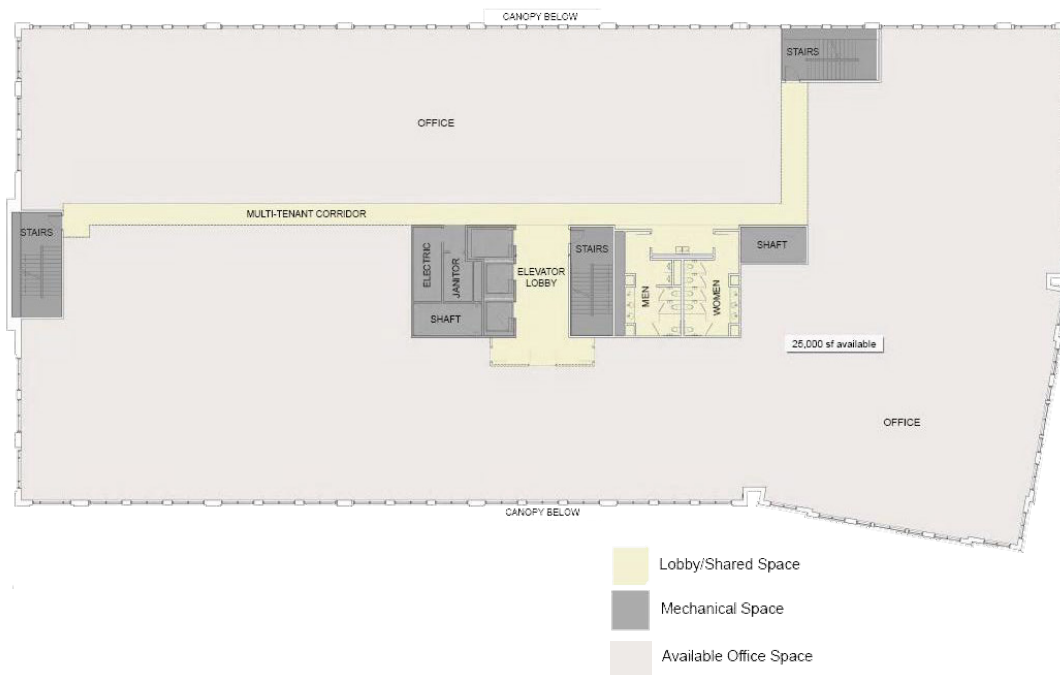
## Project amenities

- Adjacent 770 spaced parking garage
- Excellent freeway access via I-75 and SR 129
- High profile visibility from SR 129
- Pristinely landscaped
- 6,000 s.f. conference center
- 60,000 s.f. of restaurant space
- 150-key Marriott AC Hotel
- 75,000 s.f. of office space
- 220 luxury residential units
- 350,000 s.f. of specialty retail
- 280,000 s.f. of anchored retail



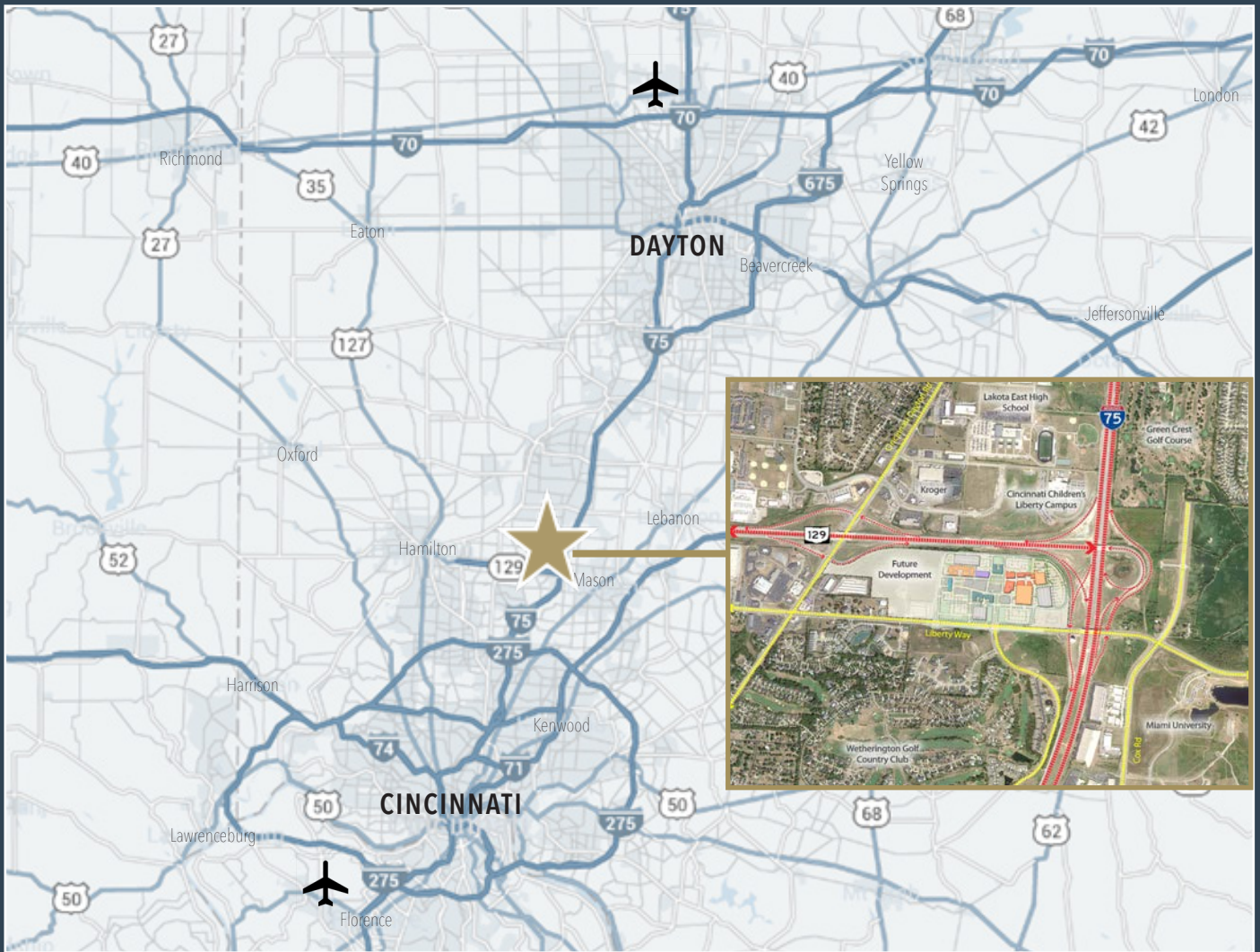
# Highly efficient open floor plans

This Class A, mixed-use structure contains approximately 75,000 gross square feet of vibrant office space



|                         |  |             |  |
|-------------------------|--|-------------|--|
| Total building size:    | 100,000 s.f. (75,000 s.f. office and 25,000 s.f. retail)   |             |  |
| Available office s.f.:  | 2nd floor:   | 7,268 s.f.  |  |
|                         | 3rd floor:   | 13,075 s.f. |  |
|                         | 4th floor:   | 26,170 s.f. |  |
| High speed data:        | Time Warner Cable and Cincinnati Bell high speed service available   |             |  |
| Initial lease term:     | The rental rates below are based upon a 7-10 year lease range  |             |  |
| Base lease rate:        | \$15.95 / s.f. - \$16.95 / s.f. net of operating expenses  |             |  |
| Operating expenses:     | \$9.04 / s.f.  |             |  |
| Parking:                | Adjacent 770 space parking structure, immediately accessible to The Offices at Liberty Center  |             |  |
| Mechanical description: | The building will be equipped with an all-electric, variable air volume (VAV) HVAC system, which shall maintain 72.5° F, plus or minus 2.5°; humidity 50%, plus or minus 10%; fresh air 21 CFM per person. This all-electric system is proven to provide the highest amount of fresh air changes in the industry and drastically reduces “sick building syndrome” often times caused by heat pump systems. |             |  |





## Prominent Location

The Offices at Liberty Center is located on the northern portion of the Liberty Center site, accessible to Liberty Center's countless amenities, and adjacent to surface and underground parking. The offices are clearly visible from Butler County Veterans Highway.

Situated between Cincinnati and Dayton, Liberty Center brings together over 100 acres to form the most community-centric and balanced approach to private-public partnerships in the region.

|   |          |
|---|----------|
| Distance to Cincinnati International Airport: | 37 miles |
| Distance to Downtown Cincinnati:              | 25 miles |
| Distance to Dayton International Airport:     | 43 miles |
| Distance to Downtown Dayton:                  | 31 miles |

[illegible]

**\*Coming Soon**





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LIBERTY CENTER

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