





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

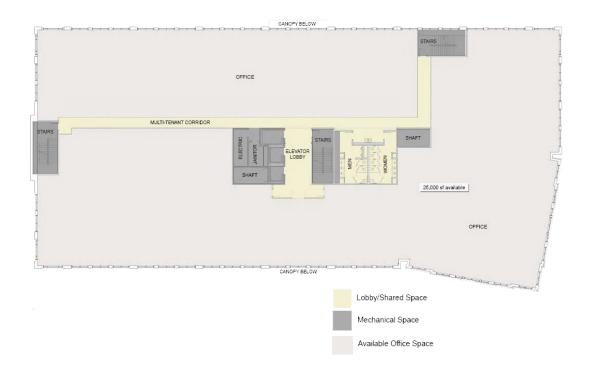






Highly efficient open floor plans

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

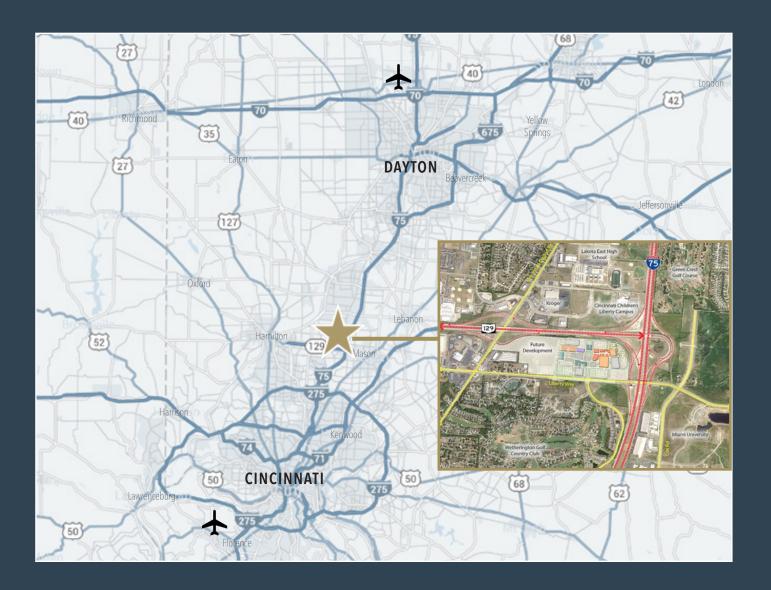
Operating expenses: \$9.04 / s.f.

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

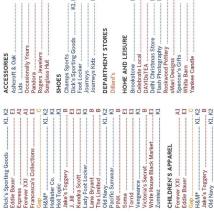
The Offices at Liberty Center is located on the northern portion of the Liberty Center site, accessible to Liberty Center's countless amenities, and adjacent to surface and underground parking. The offices are clearly visible from Butler County Veterans Highway.

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





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MEN'S APPAREL

K1, K2 B B K K K K2 K K K K

WOMEN'S APPAREL
American Eagle
Banana Republic*

ORIES	HOBBIES, CRAFTS, TOYS	Flip Side Burger*
s Oak	Build-A-Bear K2	Graeter's Ice Cream F
	Marbles the Brain Store* F	Great American Cookie K1
illy Yours E1		Kona Grill E1, E2
I	HEALTH, BEAUTY, ATHLETICS	Nori Japan K2
Welers F	Adore K2	Northstar Café* C
- E1	Anthony Vince Nail Spa K1	Pies & Pints
	Art of Shaving E1	Qdoba Mexican Grill K2
	Bath & Body Works E1	Rodizio Grill
ports KI	Lenscrafters*	The Rusty Bucket
rrting Goods K1, K2	LUSH E1	Sbarro K2
TA KI	Miracle Brow Bar K1	Starbucks*
Ŋ	Scentology K1	
Kidz K2	Sports Possessions K2	Entertainment & Attractions
JENT STORES	STAY CONNECTED	Cincinnati Children's
	T-Mobile*	Discovery Center K2
	Simply Mac E1	Cobb Luxury 15 & CinéBistro A1
4D LEISURE		Funny Bone Comedy Club* A1
le K2	Dining and Specialty Foods	Liberty Express Train Display The Park
Local		
ΑΕ1	Auntie Anne's Pretzels K1	Accommodations
stmas Store K2	Bibliop	
tography K2	Brio Tuscan Grille F	AC Hotel by Marriott
Pottery F	Cantina Laredo* D	
igns G	Charley's Grilled Subs* K2	Liberty Center Apartments
GITTS KI	Cheesecake Factory	
n E1	China Wok K2	The Fillmore
andle G	Cooper's Hawk*	The Grant
	Deg's Grilled Chicken* K2	
	Five Guys Burgers & Fries*K1	

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For additional information, please contact:

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