

225 Pictoria Drive
Springdale Ohio 45246



Pictoria Tower

253,353 r.s.f. Class A Building



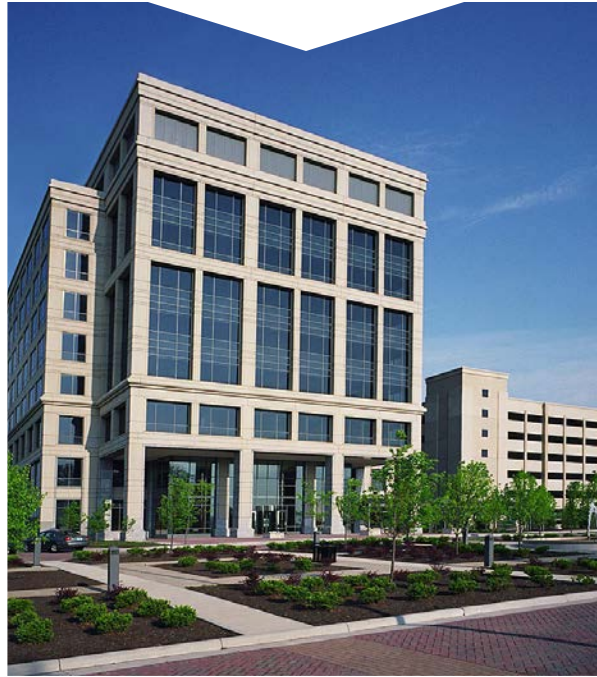
The Property

Pictoria Tower is northern Cincinnati's finest office building. Located at I-275 and Route 4, the building contains 253,353 rentable square feet on eight floors, offers free covered parking and enjoys prominent visibility on I-275.

The conference center provides training, meeting and conferencing capabilities for over 100. The center, free of charge for tenants, contains state-of-the-art multimedia audio and video equipment, high-speed internet and a catering kitchen.

The two-story lobby is exceptionally striking with granite flooring, mirror-finish stainless steel, West African makore wood paneling, a two-story granite water wall and recessed planters along the perimeter.

The structural steel frame, with a pre-cast granite and tinted "low-E" glass exterior skin, provides high energy efficiency. The composite floor system affords much higher floor loading capabilities (100 lbs.) and longer column spans. With 45 feet from the exterior column to the interior column in the core of the building, the floor plates are virtually column-free.



Building size
253,353 r.s.f.



Typical floor
34,000 r.s.f.



Stories
8



Parking
4.47/1,000 r.s.f.



Year built
2001



Conference center
Seats 100+



Access control
Card access system



Connectivity
MetroPLEXSM



Floor load
100 lbs



Column spacing
45 feet



Exterior skin
Tinted low-E glass



Elevators
5 passenger, 1 freight



Visibility
Interstate



Quality

Pictoria Tower, with its dramatic lobby and finishes, is one of the highest-quality office buildings in suburban Cincinnati and features a state-of-the-art conference center and seven-level parking garage linked via a covered walkway. Building management and maintenance staff are on-site, and janitorial service is offered during the day to keep restrooms stocked and common areas tidy. Touchscreen directories are flush-mounted in the main elevator lobby walls and can list individual employees, whole departments and a link to your corporate website. Pictoria Tower I is located within Cincinnati Bell's MetroPLEX area which provides a ring of self-healing fiber to offer protection from service outages.



first financial bank

Location

Pictoria Tower offers "affordable luxury" in a corporate campus setting with a brick walkway system connecting the building to adjacent restaurants. The fountain and seating areas allow occupants and visitors to take a break outside; and locker rooms and shower rooms, available for use by tenants, afford convenience to those wishing to fully utilize the The Pictoria Corporate Center trail.



The Area

Pictoria Tower provides immediate access from I-275 without stop lights, stop signs and traffic congestion.

Pappadeaux and smoQ are adjacent to the building with numerous restaurants within a two-minute drive including Rooster's, Applebee's and many fast food options. Food trucks regularly visit for added variety. Nearby Tri-County and Cincinnati Mills have an abundance of restaurants, shopping, hotels and services including some within walking distance.

Also within walking distance is Springdale 18: Cinema de Lux which offers the latest movies on digital and IMAX® screens as well as dining options and a Starbucks.

The Springdale Recreation Center is one mile away, and Mercy HealthPlex is one exit to the west off of I-275.



Acres
5.07



Walking trails
1



Walk-to dining
4



Showers
2



Traffic lights
0



On-site banks
1



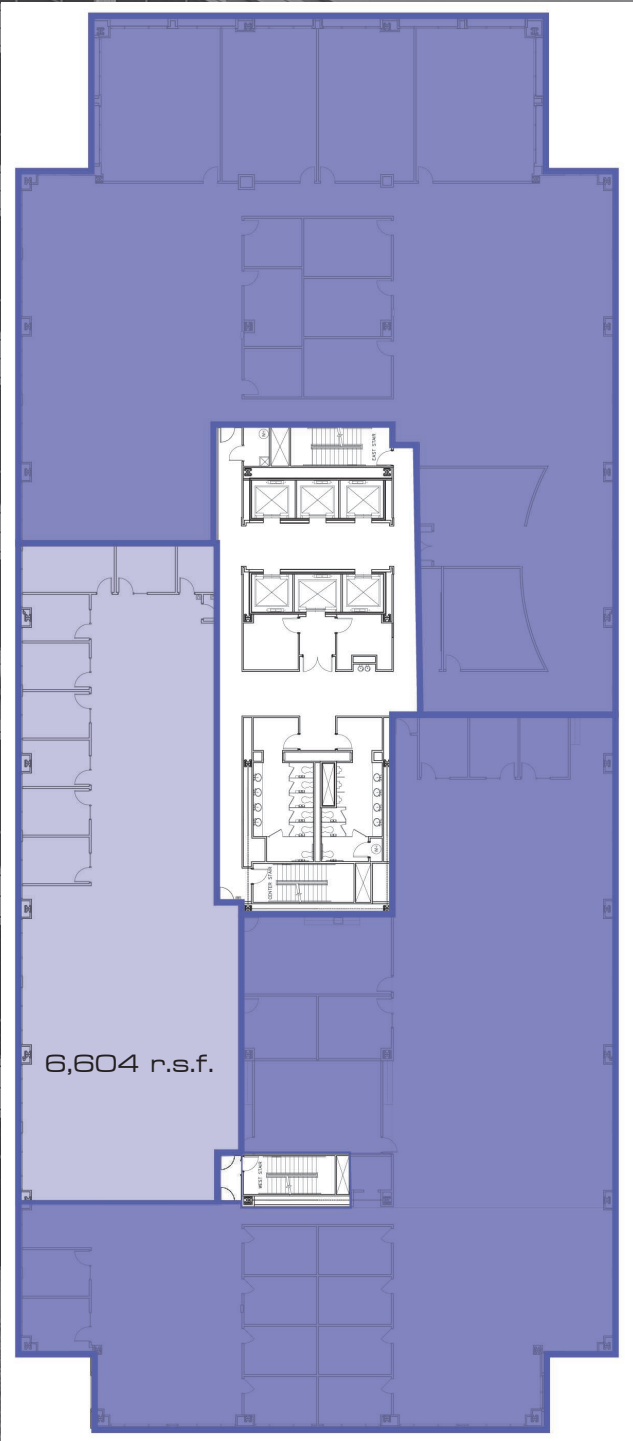
Movie screens
18



Major malls
2



Fifth Floor Availability
6,604 r.s.f.





6,604 r.s.f. available

For more information, contact:

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Visit pictoriatower.com



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