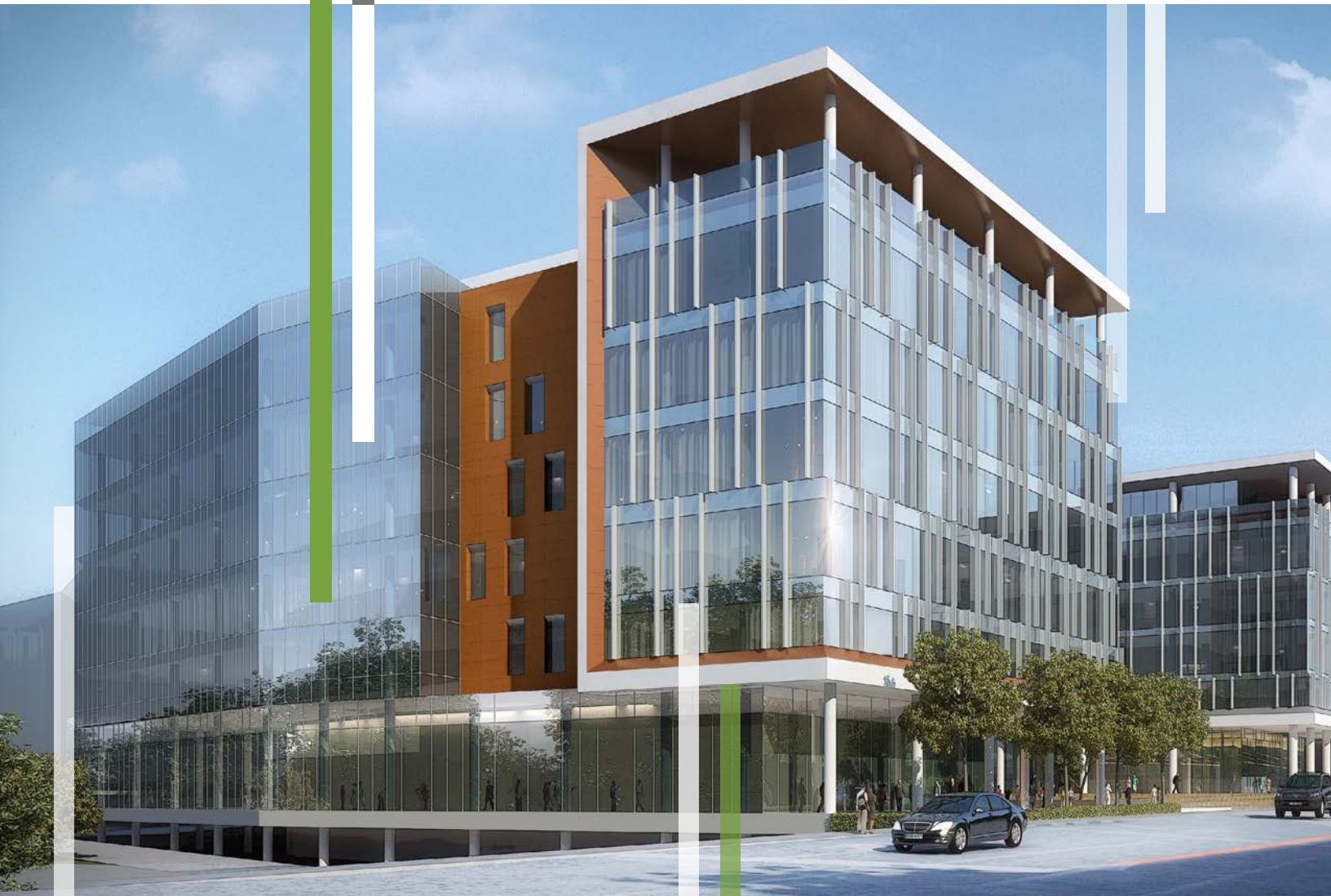


# UPTOWN | GATEWAY



West View from MLK Drive

# Uptown Gateway Opportunity

The Uptown Gateway is Cincinnati's most exciting address.

## Highlights

- Landmark visibility on I-71
- Tenant signage opportunities
- Iconic architecture
- On-site amenities including meeting/conference spaces, hotel and dining
- Striking outdoor plaza
- Sweeping views of downtown and surrounding Uptown neighborhoods
- Convenient access to the entire metropolitan area
- Abundant garage parking available under office building

## Features

- Sustainable/green design
- Floor-to-ceiling glass
- Efficient and customizable floor-plates
- Custom designed layout and finishes
- State-of-the-art energy efficient systems

This prominent landmark will serve as the gateway to the Uptown Innovation Corridor at the new I-71/MLK interchange. The Uptown Gateway's unique location is situated among Cincinnati's only anchor district and its institutions and employers.

## BY THE NUMBERS

- **3 phase project** consisting of office, hotel and retail developments
- **450,000 square feet** of Class A office space
- **1,800 parking spaces** for employee, guest and client use

Northeast Aerial View



# Masterplan

Where creativity and innovation come together.

## PHASE 1

### Office Building 1

- 6 stories
- 150,000 sq ft

### Hotel

- 7 stories
- 200 guest rooms

### Office Building 2

- 8 stories
- 184,000 sq ft

### Parking

- 1,300 garage spaces
- 26 surface lot spaces

## PHASE 2

### Office Building 3

- 5–8 stories
- 120,000–200,000 sq ft

### Parking

- 480–1,000 garage spaces
- 54 surface lot spaces

## FUTURE

- Mixed-use office, retail and residential

Site Plan



# Uptown Innovation Corridor

**Anchored by Cincinnati's premier educational, health care and research institutions.**

Greater Cincinnati's newest, best development and economic opportunity. The Uptown Innovation Corridor is located in Uptown Cincinnati, approximately one-mile north of the heart of downtown Cincinnati. The corridor is centered on the new I-71 interchange at Martin

Luther King Jr. Drive, and extends north and south along MLK and Reading Road to link with the five Uptown anchor institutions: The University of Cincinnati, UC Health, Cincinnati Children's Hospital Medical Center, TriHealth and the Cincinnati Zoo & Botanical Garden.

## BY THE NUMBERS

- **5 anchor institutions** located in the five surrounding neighborhoods
- **100+ properties** acquired for corridor development
- **\$25M** invested in property acquisitions

Aerial Rendering of Uptown Innovation Corridor



# New I-71 Interchange and Uptown Cincinnati

The new Interstate-71 Interchange at Martin Luther King Drive provides immediate access to the Uptown Gateway development.

Located at the front door of the \$80 million interchange, Uptown Gateway will be a landmark on Interstate-71 and an anchor to the Uptown Innovation Corridor.

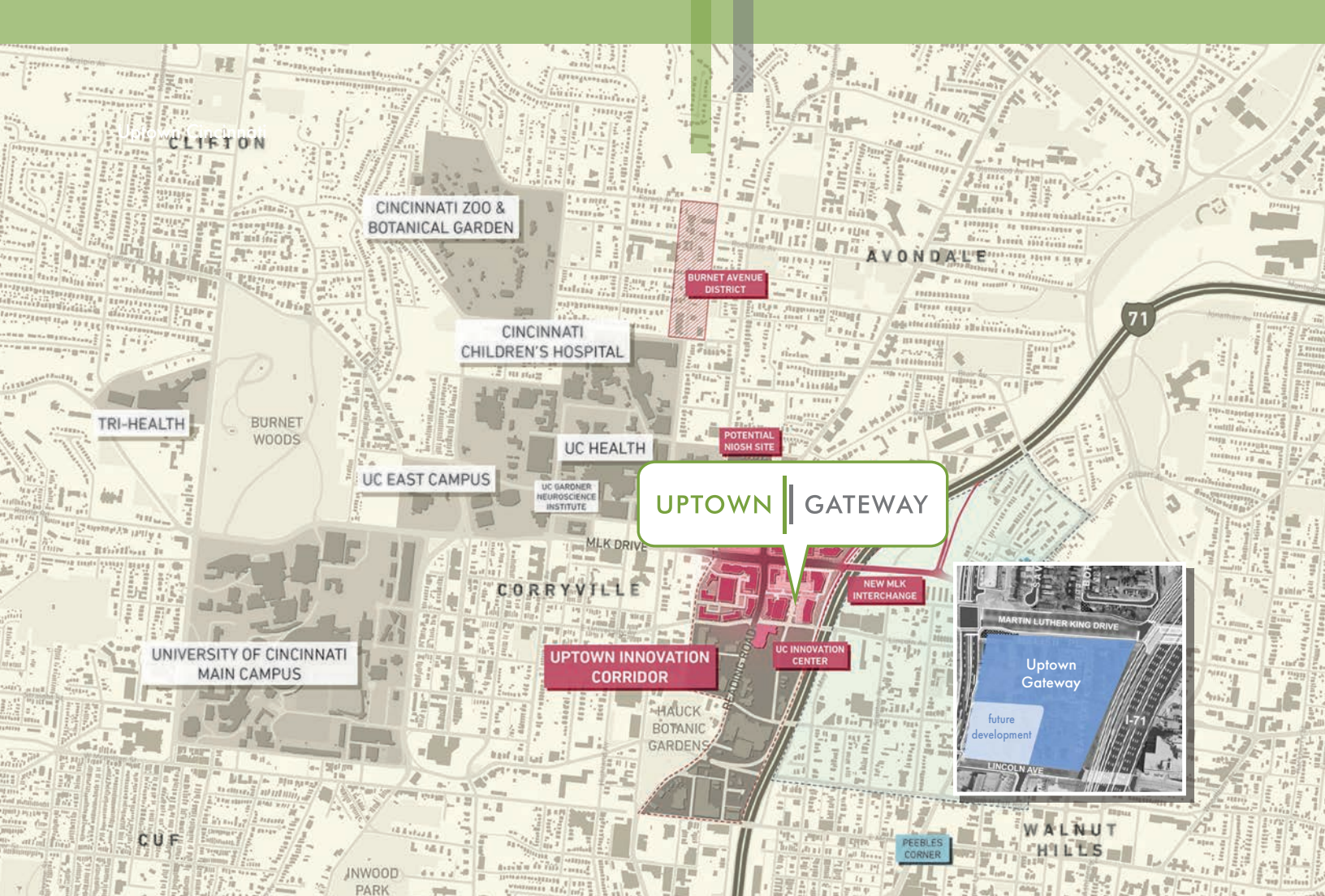
Anchored by nationally top-rated hospitals, the greenest zoo in America and a world-class university, Uptown Cincinnati has the fastest-growing economy in the region while

maintaining a walkable area that 45,000 people call home. Located just one mile north of downtown, Uptown has a total employment impact of over 84,000 jobs, with 52,000 of those employees working within the five Uptown neighborhoods of Avondale, Clifton, Corryville, CUF and Mt. Auburn.

Uptown Cincinnati infuses \$11.6 billion annually into the regional economy and is where world changing breakthroughs and discoveries take place.

## BY THE NUMBERS

- 800 plus businesses located in the surrounding area
- 52,000 employees within the Uptown Corridor
- \$3 billion paid in wages annually



# Uptown Consortium, Inc.

The Uptown Consortium, Inc. (UCI), was founded in 2004 by the leaders of Cincinnati Children's Hospital Medical Center, Cincinnati Zoo & Botanical Garden, TriHealth, The University of Cincinnati and UC Health (formerly Health Alliance of Greater Cincinnati).

With Uptown Cincinnati, UCI brings local neighborhood, civic and institutional leaders together to advance economic development, transportation, community inclusion and public/private partnerships. To date, UCI's efforts have secured more than \$400 million in redevelopment, new construction and neighborhood improvements in Uptown Cincinnati.

## **Cincinnati Children's Hospital Medical Center**

Cincinnati Children's is the largest pediatric research facility in the country with over 1 million square feet of dedicated research space. Cincinnati Children's scientists are conducting breakthrough research to improve care for children. Cincinnati Children's is annually ranked as one of the top children's hospitals in the country, currently #3 in US News Hospital Rankings.

## **The Cincinnati Zoo and Botanical Garden**

The Cincinnati Zoo and Botanical Garden is the second-oldest zoo in the United States and is perennially ranked as one of the top zoos in the country. The Center for Conservation and Research of Endangered Wildlife (CREW) and the Cincinnati Zoo's globally recognized breeding program saves species through science.

Southwest Aerial View



### TriHealth

Through Good Samaritan Hospital and multiple sites of care, TriHealth provides a wide range of clinical, educational, preventive and social programs to the Uptown area. TriHealth is the fourth largest employer in Cincinnati, with approximately 11,500 team members.

### The University of Cincinnati

UC has been called a “research heavyweight” and “one of America’s top public research universities.” The University has nearly 200 years of history as a research pioneer. UC is classified as a “very high” research university by the Carnegie Commission and is consistently ranked as one of America’s top public research universities for expenditures according to the National Science Foundation.

### UC Health

UC Health has a rich history in medical discovery and innovation and is accredited to conduct clinical research by the Association for the Accreditation of Human Research Protection Programs (AAHRPP). Researchers routinely conduct industry, investigator-initiated and National Institutes of Health (NIH) sponsored clinical trials (phase I-IV) in nearly all therapeutic areas.

South View from MLK Drive



# UPTOWN | GATEWAY

Collaboration  
Inspiration  
Transformation

## LEASING INFORMATION

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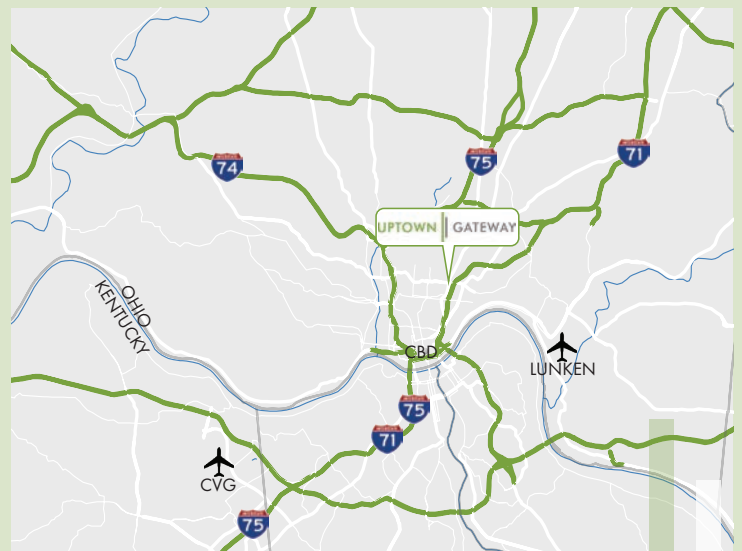
## DEVELOPED BY

Terrex Development & Construction  
Messer Construction

About Uptown Gateway:  
[www.uptown-gateway.com](http://www.uptown-gateway.com)

About Uptown Consortium:  
[www.uptowncincinnati.com](http://www.uptowncincinnati.com)

About Uptown Innovation Corridor Video:  
[www.uptown-gateway.com/innovationcorridor](http://www.uptown-gateway.com/innovationcorridor)



## DISTANCE FROM UPTOWN GATEWAY

Cincinnati Business District: 2.5 miles  
Lunken Airport: 5 miles  
CVG Airport: 16 miles