



The GREENS™
at KENWOOD

The GREENS



The GREENS allows business leaders and clients alike the advantages of **access, amenities and atmosphere** that no other office complex in greater Cincinnati can provide. The site is strategically positioned within a 600 mile radius of over half of the nation's population, purchasing power and manufacturing operations. This unique urban/suburban campus in Cincinnati's premiere business address, Kenwood, is conveniently located minutes from both downtown and the most prestigious suburban living in Cincinnati. The GREENS will soon become home to Greater Cincinnati's most influential companies, joining other multi-billion dollar corporations on the Fortune 200 list already established here.

With a Kenwood address, The GREENS is located in Sycamore Township, boasting a **.75% local earnings taxes**, which is lower than surrounding municipalities, for resident corporations.

The GREENS is a mixed-use, Class A development with highway visibility, **signage** opportunities and exposure to over 140,000 cars per day. It is situated directly across from the #1 mall location in the region, Kenwood Towne Center, and easily accessible from Interstate 71. The campus includes a 118-room Hampton Inn & Suites with meeting and banquet facilities, two high-rise office buildings totaling 200,000 square feet, and a free, structured, 800-car parking garage directly adjacent and below the office buildings.

Open floor plans offer flexibility and efficient space planning for tenants, allowing for maximum lease savings. Conceived to be the most **sustainable** office campus in the region, The GREENS boasts sleek, modern architecture and a two-story atrium lobby finished in dark wood, glass, and metal accents.



For leasing information, contact:

Scott Abernethy
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The SITE



SITE PLAN

AREA PLAN

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The PROPOSED PLAN for a HOSPITAL FACILITY



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The HOTEL



NORTH BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

HOTEL RENDERING - HAMPTON INN & SUITES BREAKING GROUND MAY 2014

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The SURROUNDINGS



- Directly across from Kenwood Towne Centre, a destination retail center with three leading department stores, 180 specialty retailers, and 15 million shoppers annually.
- Close proximity to Sycamore Plaza, The Shoppes of Kenwood, the Jos A. Bank Center and Kenwood Place, with all Kenwood retail totaling approximately 3 million square feet of retailers, many upscale and unique.
- 25 full-service restaurants within 1 mile
- 3 fitness facilities located within 1 mile
- Less than 2 miles from Kenwood Country Club, a golf, tennis, swimming, dining, social and entertainment venue, with a banquet room that can accommodate up to 500 guests
- Over 50 hotels within 5 miles, one of which will be on campus
- Over 100 day care / preschool facilities within 5 miles

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The ACCESS



ACCESS AERIAL



ENTRANCE FROM HOSBROOK ROAD



STREETSCAPING ALONG
HOSBROOK ROAD ENTRANCE

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The AMENITIES

- Excellent I-71 visibility, providing powerful signage options
- .75% local earnings tax - which is lower than surrounding municipalities
- Eco-friendly building features
- High-speed internet & fiber optics
- Free, safe, convenient covered parking
- On-site ATM, concierge services, dry cleaning services, and reservations
- Scheduled event catering services
- Notary services
- Corporate entertainment discounts
- Reliable security features including on-site security personnel, controlled keycard access, and state of the art camera system and monitoring
- Building conference / media room
- On-site building manager
- Fitness gym membership discounts (adjacent to complex)

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The FEATURES

- **Building size:** Over 200,000 square feet of Class A office space
- **Building envelope:** Contemporary combination of extensive curtain wall glazing and sunshades, stone and metal accents, and precast wall panels
- **Building structure:** Structural steel and structural / architectural concrete (garage)
- **Interior core finishes:** Imported marble and granite, rich Brazilian wood paneling, glass and metal accents, metallic pendant lighting, and high quality carpeting, porcelain tile, and wallcoverings
- **Restrooms:** Separate stalls with tiled walls, wood doors, granite and tiled flooring, and distinctive fixtures
- **Entrances:** Easily accessed from a large visitor parking and drop off area.
- **Plaza level:** Features a large fountain, decorative stamped concrete hardscaping, extensive landscaping, and sophisticated entry canopies.
- **Parking:** A free, four-story covered parking garage for over 800 cars will provide direct access into multiple levels of each office building.
- **Elevators:** Two cutting edge, gearless traction passenger elevators featuring wood paneling and trim, metal accents, and a granite floor (matching the lobbies) will operate in both buildings. A separate freight elevator will be in each building and a separate garage elevator will also provide internal access to all levels within the freestanding portion of the garage.
- **Tenant spaces:** Minimum 9'-0" ceiling height standard, minimal columns, full height energy efficient glass windows, aluminum and glazed entrances, solid core prefinished wood doors, reveal edge ceiling tiles, and high efficiency fluorescent lighting with a variety of automatic sensor controls.
- **HVAC:** A high efficiency water source heat pump system with circulating water loops will be used to heat and cool each floor. The returned air energy will be recaptured with an Energy Recovery Ventilation system. A state of the art energy management system will provide control and comfort for all tenants.
- **Security:** A fully integrated building surveillance and card access system will be provided at all exterior doors and entries, with expansion capability and customization abilities for each tenant.
- **Deliveries:** Fully functioning loading docks will provide delivery access to the garage adjacent to each building.
- **Signage:** Electronic tenant directories will be provided in each lobby with additional directories in lower level garage lobbies. Building and ground mounted signage will be available as agreed in each lease.



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The PLAZA

PLAZA WALKS AND BUILDING ENTRIES



PLAZA FOUNTAIN

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The FACADE



BUILDING ONE - NORTH ELEVATION



BUILDING TWO - WEST ELEVATION

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The LOBBIES



VIEW OF GROUND FLOOR LOBBY



VIEW OF UPPER FLOOR LOBBY

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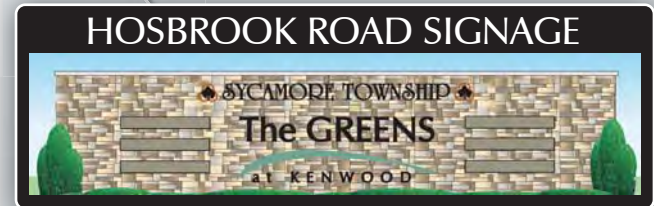
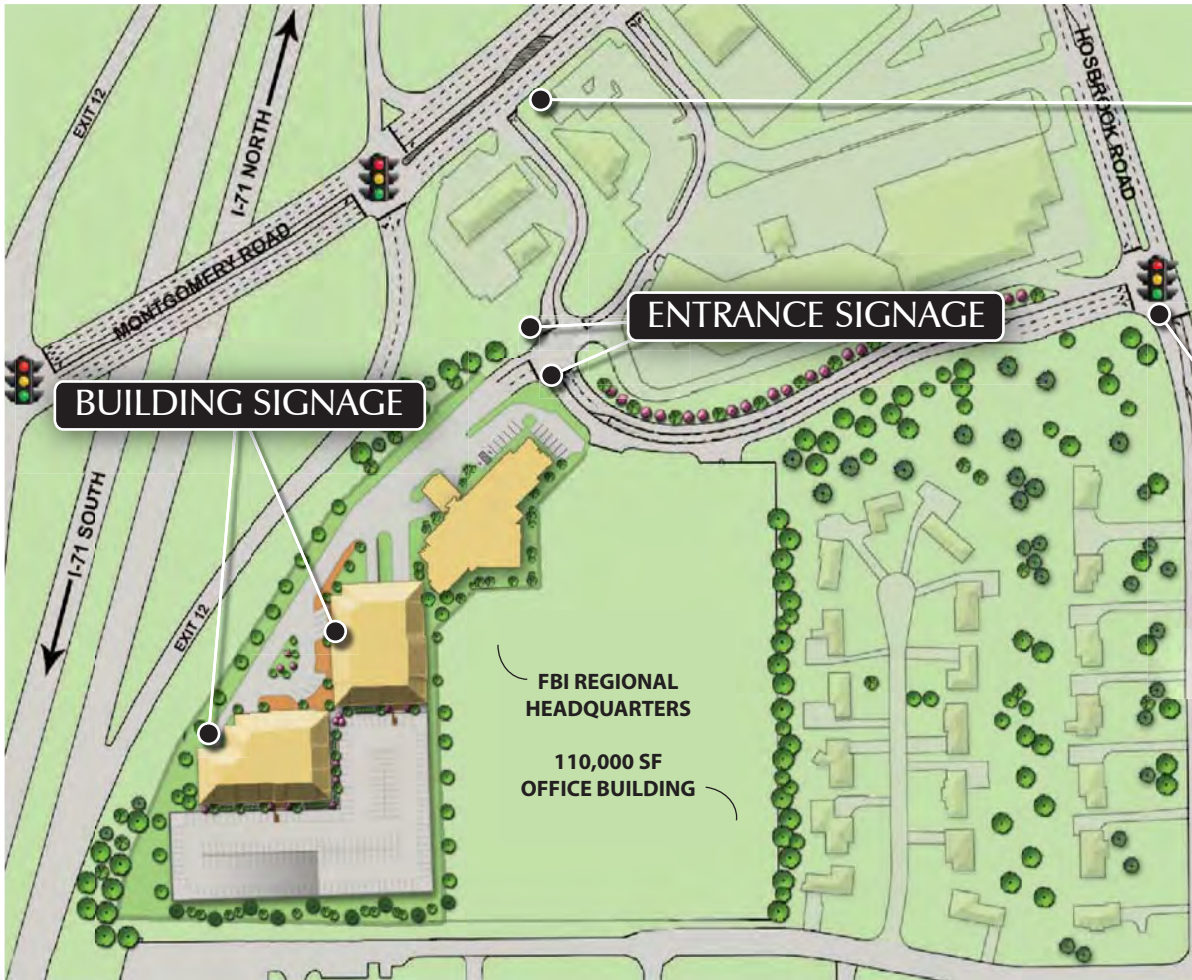
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The SIGNAGE



For leasing information, contact:

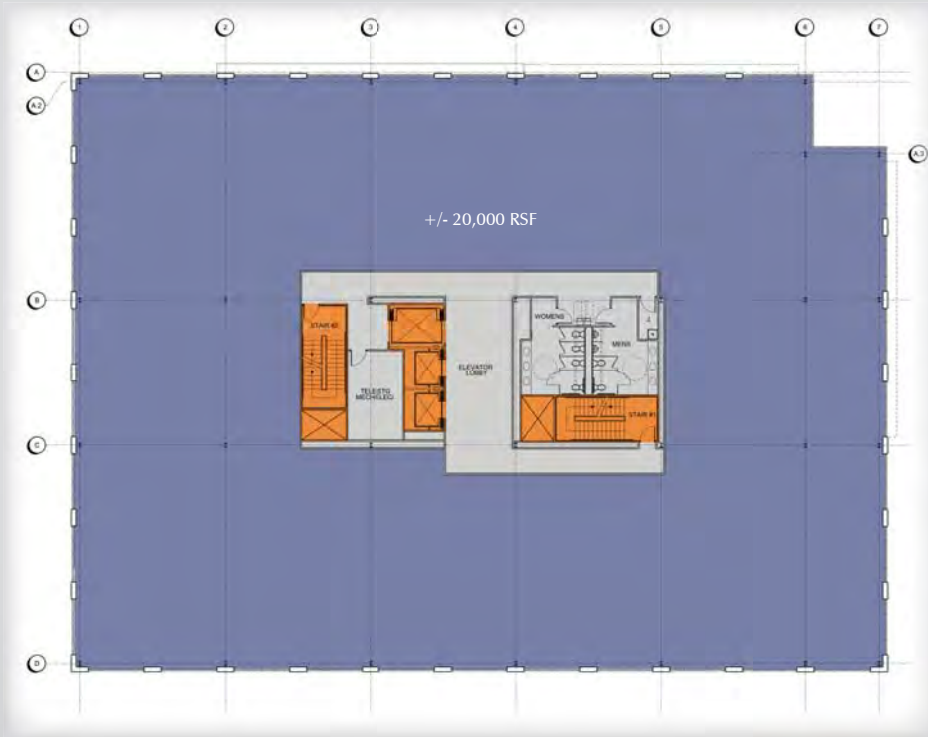
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The PLAN



SAMPLE SINGLE-TENANT FLOOR PLAN



SAMPLE MULTI-TENANT FLOOR PLAN

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The SUSTAINABILITY



Underground Parking ➤

SITE:

- ① Pedestrian friendly campus adjacent to abundant amenities
- ② Easy access to public transportation
- ③ Secure bicycle racks
- ④ White reflective roof and structured parking reduce the heat island effect

WATER:

- ⑤ Landscaping with native plants will minimize irrigation
- ⑥ High efficiency, low flow, automatic fixtures reduce water consumption by 40% and help reduce the burden on municipal water supplies

ENERGY:

- ⑦ Building management controls are designed for maximum energy performance
- ⑧ Building envelope has highly-efficient glazing & well-insulated wall cavities
- ⑨ Extensive occupancy sensor and time of day controls on lighting save 30% on energy
- ⑩ Energy recovery wheel transfers exhaust typically lost into heat or cooling
- ⑪ Solar panels provide an automatic 10-15% savings on energy for tenants

INDOOR AIR QUALITY:

- ⑫ High degree of glazing provides a connection between indoor and outdoor spaces and maximizes interior daylighting
- ⑬ Outside air delivered to the building will be regularly monitored to assess ventilation system performance
- ⑭ Non-smoking buildings and 24/7 monitoring of building air intake ensures clean air, comfort and well-being
- ⑮ Building will utilize low-emitting sealants, paints & coatings, carpets and wood products
- ⑯ Building systems are designed to allow tenant comfort and control to individual spaces

MATERIALS:

- ⑰ Building products will incorporate recycled content
- ⑱ Buildings will feature a campus recycling program
- ⑲ Using regional materials will reduce the environmental impacts from transportation
- ⑳ 75% of all construction debris will be recycled and diverted from landfills

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The SUSTAINABILITY

Q: What is green building and why is it important?

A: *Green building is the incorporation of construction materials and techniques that allows owners to save energy while improving both the environment and the health of building occupants. Additionally, green, or high-performance buildings, like The Greens, are designed to ensure efficient use of limited energy resources while garnering financial benefits for the owner and tenants. Engaging sustainable, green building practices demonstrates being a good neighbor and business partner to the community. Buildings are responsible for 60% of total electricity and over 30% of total annual energy used in the United States. They also account for significant portions of fresh water consumption. In these times of increasing energy costs and concerns about the environment, green building stretches construction dollars to the limits of efficiency. Green is the right way to build for the future.*

Q: Why has Neyer Properties embraced green building practices?

A: *There are three main reasons Neyer Properties has embraced green building:*

1. Performance and Efficiency

The quality of a workplace impacts an organization both directly and indirectly. That is why Neyer Properties made a commitment to focus design and construction efforts at The Greens on energy and water efficiency, responsible use of building materials, and deliverance of good indoor air quality for a healthy, productive environment.

2. Benefits of a Quality Workplace

Direct costs such as utilities and waste disposal are often passed on to the tenant. Indirect costs, such as non-productivity or sick-leave (the maximum amount of non-productivity), are also borne by the tenant. When workplace improvement yields increased employee retention and reduced direct cost, the end result is profit to the tenant.

Studies show that when employees believe their employers care about their well-being by addressing their concerns of noise or odor distractions, and a lack of connection to the outside, by providing offices with a view and natural light, productivity rises dramatically.

3. Social Consciousness

A green, sustainable building presents a positive, environmentally-responsible image to the public, which can be a contributing factor in attracting employees and producing positive corporate public relations.

In today's world of increased energy costs and environmental health concerns, green building is the most cost-efficient, environmentally-conscious way to build and renovate.

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Q: What is LEED, and what impact do its certifications have?

A: *Leadership in Energy and Environmental Design (LEED) is a worldwide organization providing a third-party, independent rating system for certifying design, construction and operations of sustainable buildings. It is the nation's premier green-building rating system.*

Adhering to LEED standards and earning its certifications is an acknowledgement that your building meets or exceeds the most current cost- and energy-efficient design and building practices.

The LEED Program is implemented by the United States Green Building Council (USGBC) whose mission is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy and prosperous environment that improves the quality of life.

Q: Why is The Greens important to the Cincinnati region?

A: *Neyer Properties is the known leader and earliest proponent for sustainable practices in development and LEED (Leadership in Energy and Environmental Design) certification. Neyer's Red Bank Crossing II was the first building in the region to receive LEED Core & Shell certification; its development at Keystone Parke was the second to be LEED certified. Neyer's headquarters, located within Keystone Parke, was the first in the state to receive LEED Gold for its interior design. Also at Keystone Parke, Neyer developed the first LEED certified Red Cross building in the nation. The company has pledged to build all future projects with sustainable construction and LEED certification.*

When complete, The Greens development will promote additional future community growth and fill the void of top-quality hotels that are desperately needed in this area. The convenient, high-end hotel planned here will support the successful and popular Kenwood Towne Center as the destination retail center in the region.

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