

ONE NORTHLAKE PLACE



11500 NORTHLAKE DRIVE | CINCINNATI, OHIO 45249

CBRE

PROPERTY HIGHLIGHTS



TOTAL BUILDING Sq. Ft.: 177,033



\$12.95/SF Net



\$7.50/SF opex



0% earnings tax



On-Site Management



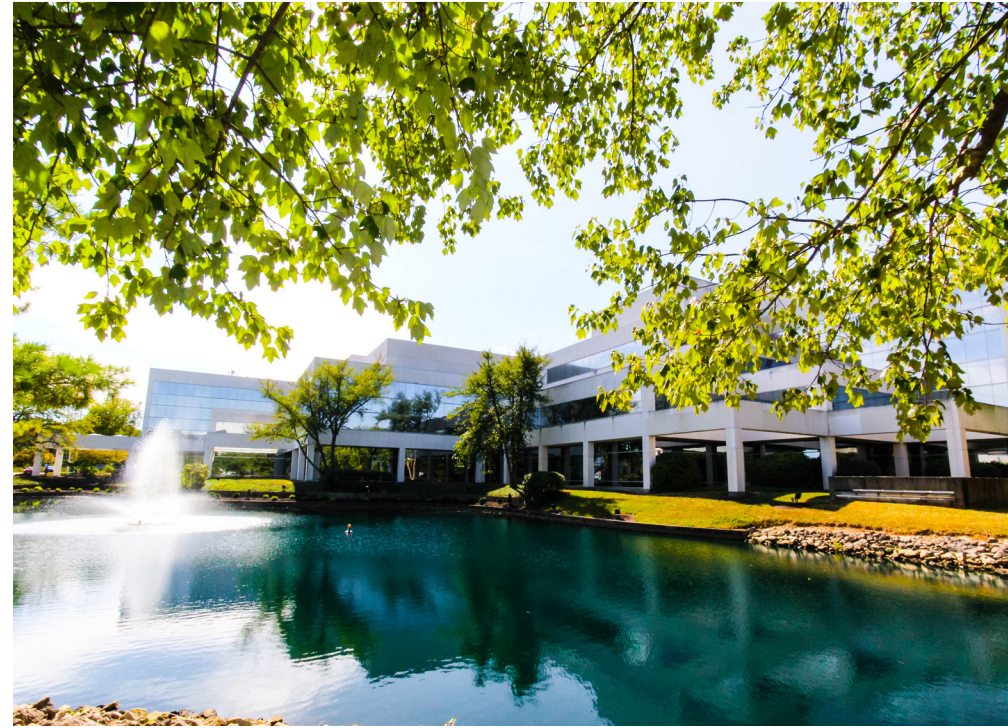
Parking ratio (4.6/1,000)



Building & monument signage available



Highly Visible and Accessible via I-71 & I-275, 4 minutes from I-275 and Montgomery Road Interchange



BUILDING IMPROVEMENTS UNDERWAY



Exterior Renovations

- Landscaping (Completed)
- Patio
- Façade (Completed)
- Parking Lot Resurfacing (Completed)



Main Lobby



Elevators



Conference Center



Café



Tenant Lounge



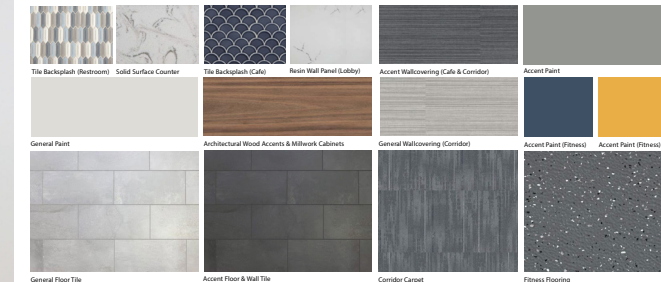
Fitness Center



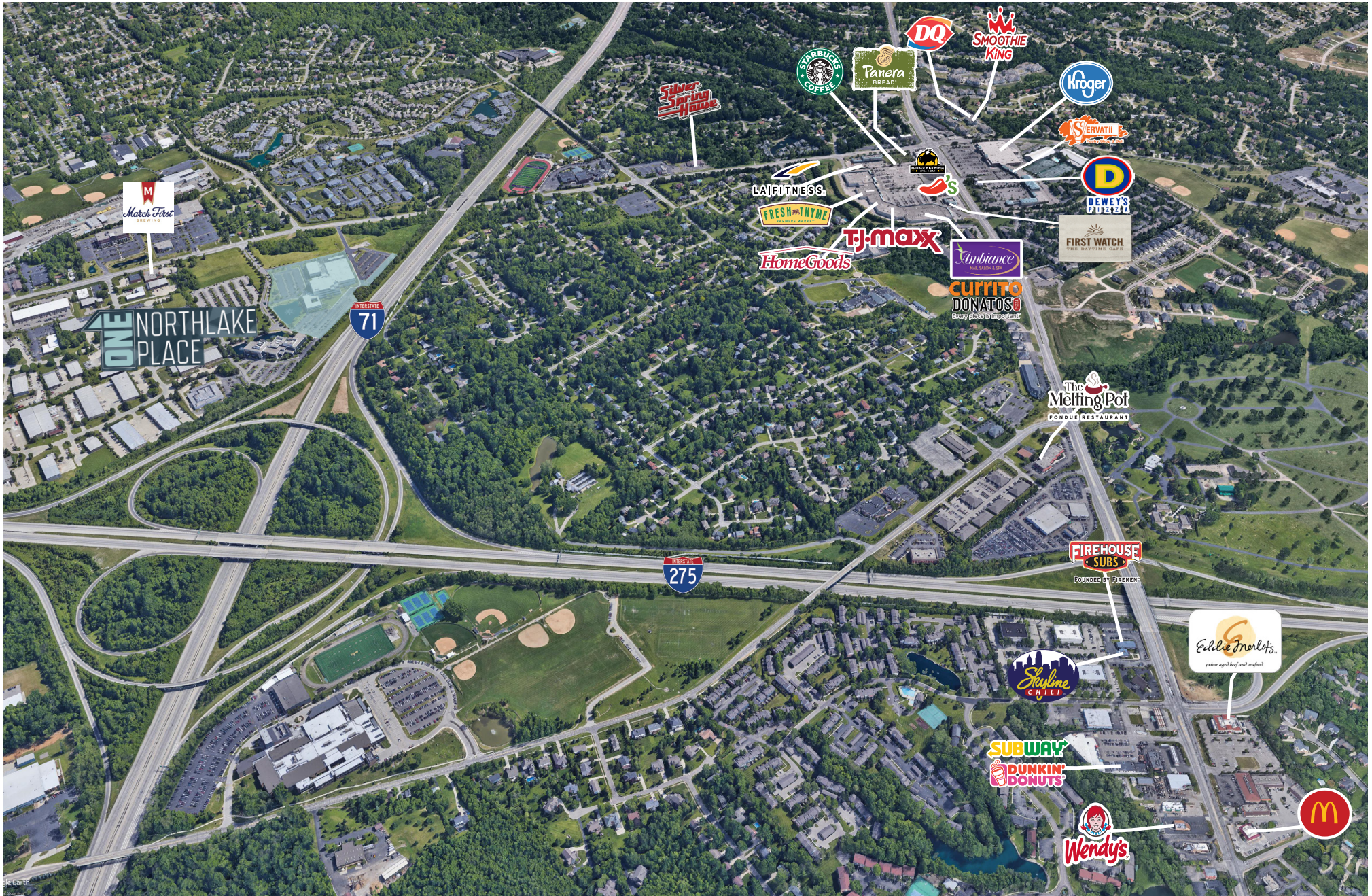
Restrooms



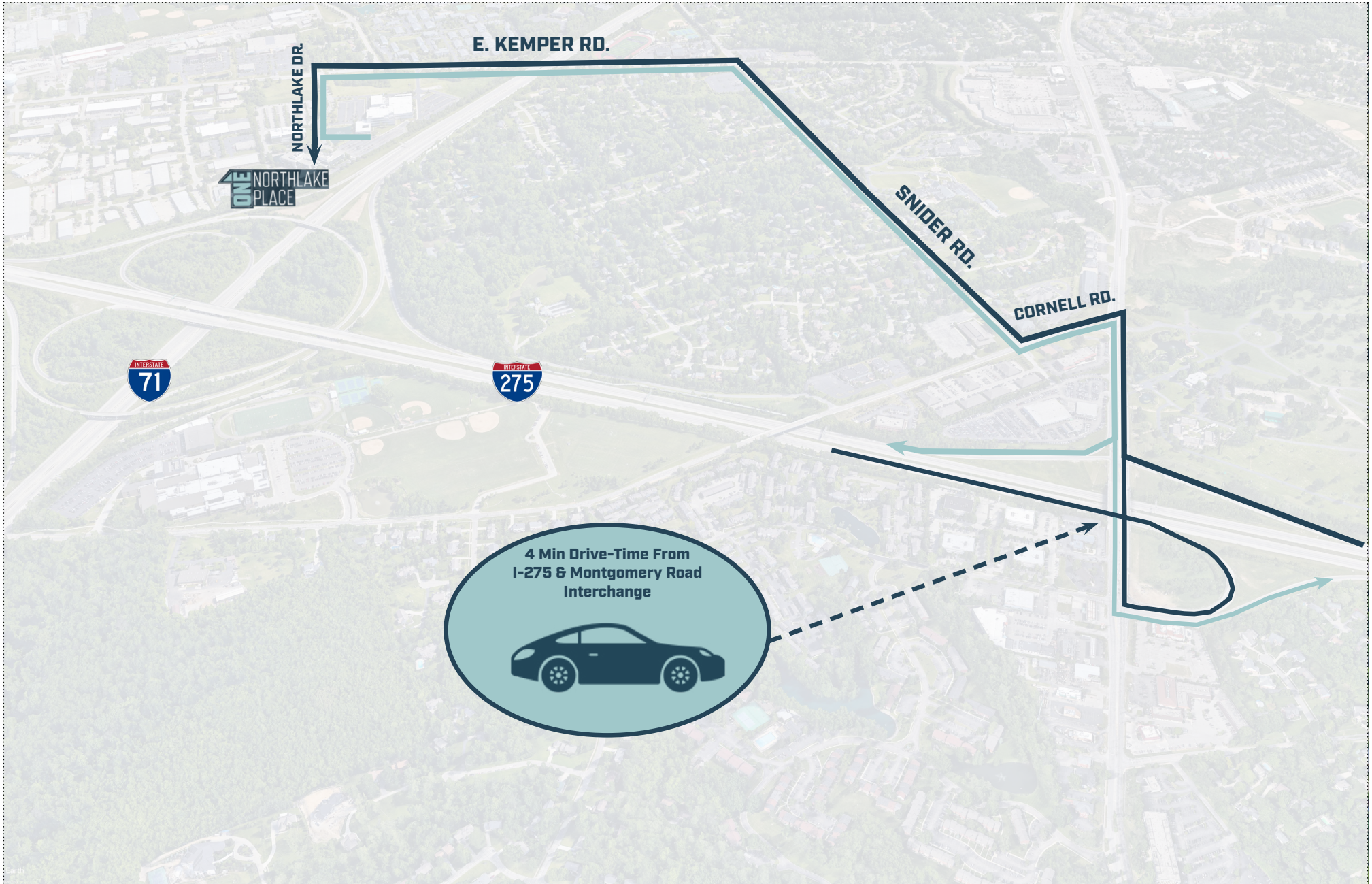
FINISH PALETTE



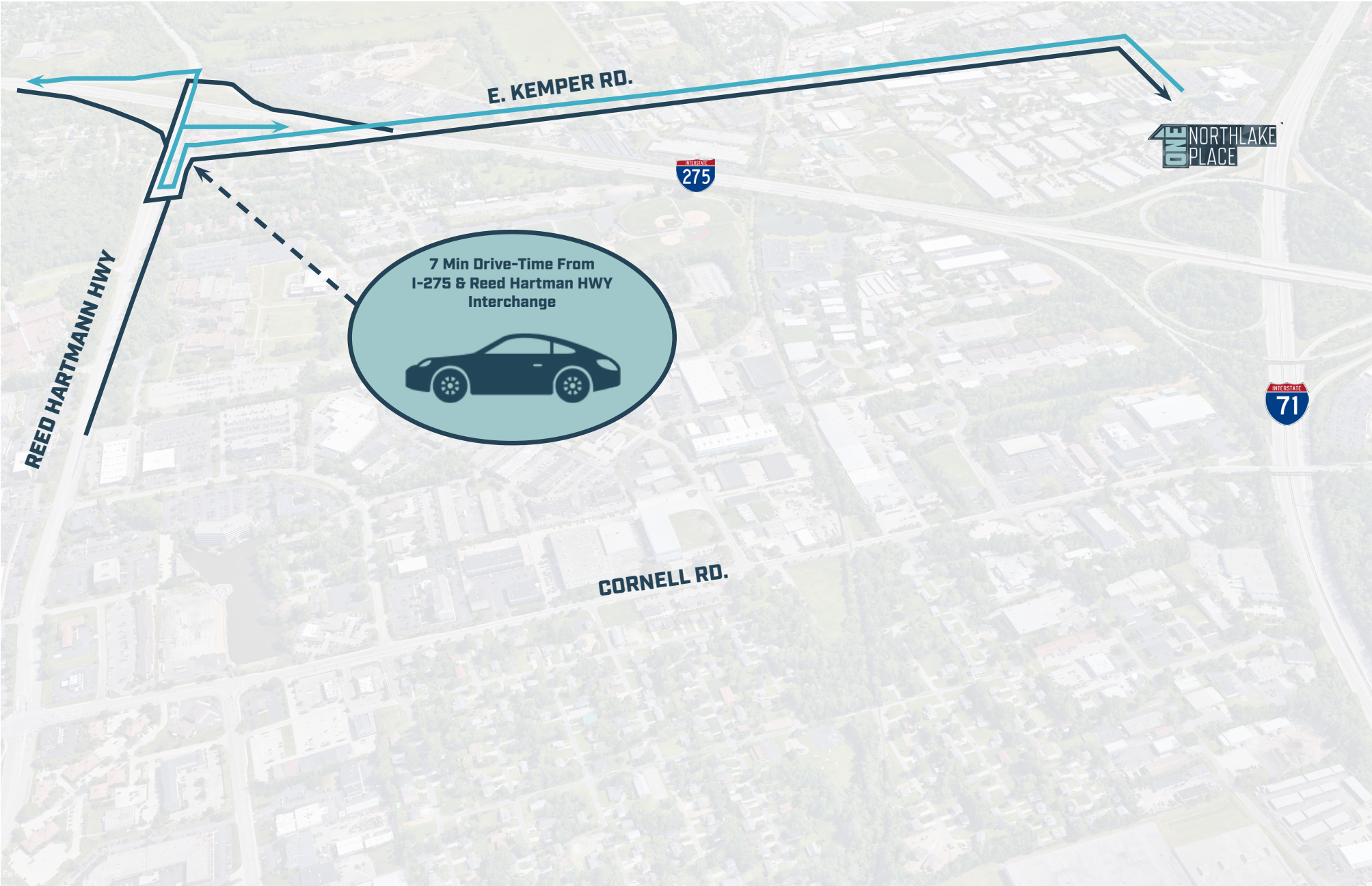
AMENITY MAP



DRIVING ROUTE - I-275



DRIVING ROUTE - REED HARTMAN



GENERAL BUILDING INFORMATION

PROPERTY DESCRIPTION

Year Built/Renovated	1986
Rentable Office Area	177,033
Parking Ratio	4.6/1,000
Land Area	10.022 acreage
Loading Docks	1 Dock, 1 Drive-in
Telecom	Cincinnati Bell / Time Warner-Spectrum (voice and fiber)
Janitorial	Nightly services, with on site day porter 10 AM – 2 PM daily, green cleaning program
Maintenance/Services	On site management office and on building engineer
Building Hours	8 AM – 6 PM Monday – Friday / 8 AM – 1 PM Saturday (excluding holidays)

STRUCTURAL

Structural Exterior	Steel frame / concrete
Floors	Poured concrete
Height (Deck to Deck)	Floor 1: 15 ½' , Floors 2-4: 11 1/2' – 12'
Ceiling Height	Floor 1: 9 ½' , Floors 2-4: 8' - 10'
Windows	Tinted thermopane glass / aluminum curtain wall

BUILDING SYSTEMS

Cooling	9 Roof Top Units (RTUs) and 4 rooftop split systems
Air Distribution Flow	3 Air Handler Units (AHUs) and VAVs
Boilers/Heat Systems	3 gas fired boilers
Heat Distribution	VAVs with fan assist for hot water boilers
Electric	Duke Energy provided 480/3 phase transformers (2)
Lighting	3 lamp fluorescent T8 fixtures with electronic ballast

ELEVATORS

Manufacturer/Type	Dover/ Hydraulic
Number of Cabs	4 passenger / 1 freight
Load Capacity	2,500 lbs – 16 passengers/4,000 lbs. - Service

SECURITY & LIFE SAFETY SYSTEMS

Security Type	After hours card key access
Fire Detection & Protection	Centralized alarm system, fully sprinklered with fire pump, smoke detection throughout, monitored by a central station.
Emergency Power	Battery pack emergency lighting.

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4E NORTHLAKE
PLACE



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