



CBRE



Capping off the \$80 million infrastructure project at Martin Luther King Drive and I-71, **the node** leads the way for workplace innovation. **The node** introduces up to 600,000 SF of Class A office space, Phase I of which will be delivered in early 2021. Leveraged by the nearby 52,000 employees and 800 businesses, **the node** represents the pinnacle opportunity for companies looking to create a magnet for high growth and sustained innovation. Complementing the office component will be a 158 room hotel, set to open in early 2021.





PROJECT TEAM

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MLK Investors I, LLC, is a joint venture development partnership between Neyer Properties, Inc. and Kulkarni Properties. MLK Investors I was formed in late 2015 and the two companies have worked tirelessly to bring to life a project that will transform the community for generations to come.

LEASING

CBRE

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WHAT YOU NEED TO KNOW ABOUT THE CINCINNATI INNOVATION DISTRICT

The Cincinnati Innovation District is Greater Cincinnati's regional hub for innovation and talent

Anchored by a Tier 1 research university and nationally ranked medical centers, the District offers a unique platform for companies of all stages to connect to talent and build partnerships to accelerate innovations.

More than 1.1 million square feet of new space totaling more than \$1 billion of investment has been completed or is currently underway. When fully implemented, the District anticipates \$2.5 billion of project investment, more than 2.5

million square feet of mixed-use development (research, office, clinical, residential, hotel, and retail) and 7,500 jobs.

The Cincinnati Innovation District is Greater Cincinnati's newest, best development and economic opportunity and it's happening right now. Some of Cincinnati's largest companies and innovators have already made the District home.

INNOVATION | COMMUNITY | EXPERIENCE | EXPOSURE | INTEGRATION

Create. Connect. Live.



WHAT YOU NEED TO KNOW ABOUT THE CINCINNATI INNOVATION DISTRICT

ANCHOR INSTITUTIONS

The Cincinnati Innovation District is located in Uptown Cincinnati. Uptown is the region's center of learning, research and healthcare and - with 52,000 employees - is southwest Ohio's second largest employment hub.

- **800** area businesses
- **51,000** residents
- **43,000** students
- **\$80 million** infrastructure project at MLK and I-71 interchange
- **\$110 million** in direct investment from the federal government via the new NIOSH facility, creating **800** jobs
- Institutions in Uptown have received more than **\$2.9 billion** in research funding over the last 5 years
- **30** emerging technology-based companies
- Five major hospitals, two universities, and more than 35 healthcare related facilities
- Over **\$590 million** planned in development

INNOVATION | COMMUNITY | EXPERIENCE | EXPOSURE | INTEGRATION



CONTEXT MAP





PROJECT OVERVIEW



PHASE I

- **Office:** Six Stories - ±144,000 SF
- **Hotel:** Seven Stories - 158 Rooms ±5,000 SF Conference Space
- **Residential:** 178 Units
- **Retail:** ±5,000 SF
- **Structured Parking:** 726 spaces on two levels
- **Delivery Date:** Spring 2021



WALKING TRAILS



5:1000 PARKING RATIO



SUPERIOR VISIBILITY AND EXPOSURE

Create. Connect. Live.



PHASE I OFFICE BUILDING

144,000 SF of Class A Office space

Six stories of up to 25,340 SF floor plates

5:1000 parking ratio

Asking Rate: \$19.75 NNN

Significant floor to ceiling glass throughout

Intuitive access and circulation

Sixth floor observation deck overlooking downtown Cincinnati and the Cincinnati Innovation District

Located within a vibrant, urban environment





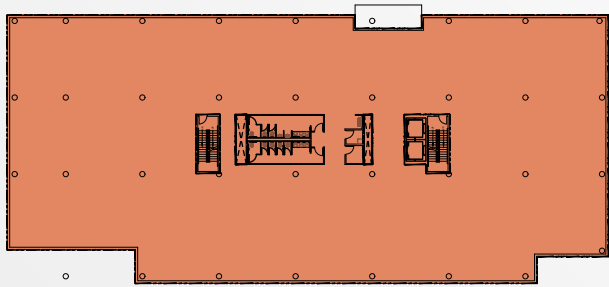
BRANDING OPPORTUNITY



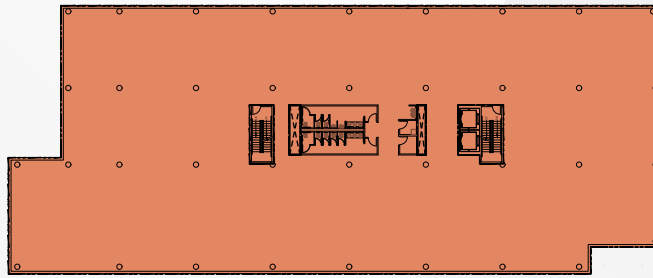
Create. Connect. Live.



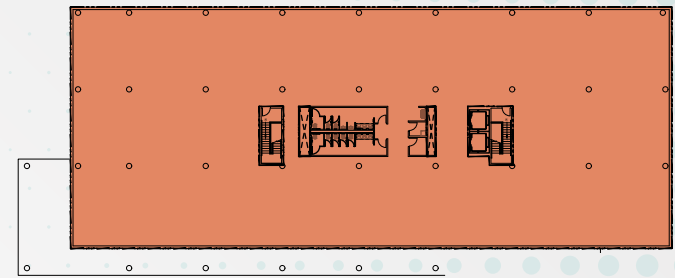
SPACE OFFERING



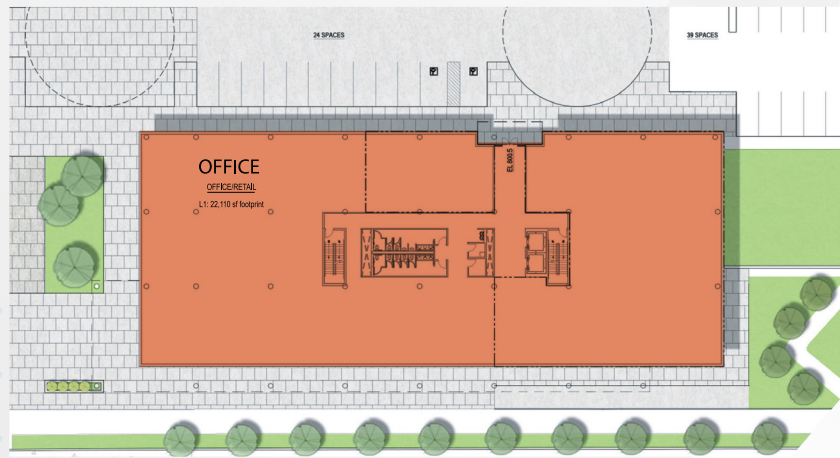
LEVEL 2



TYPICAL LEVEL



LEVEL 6

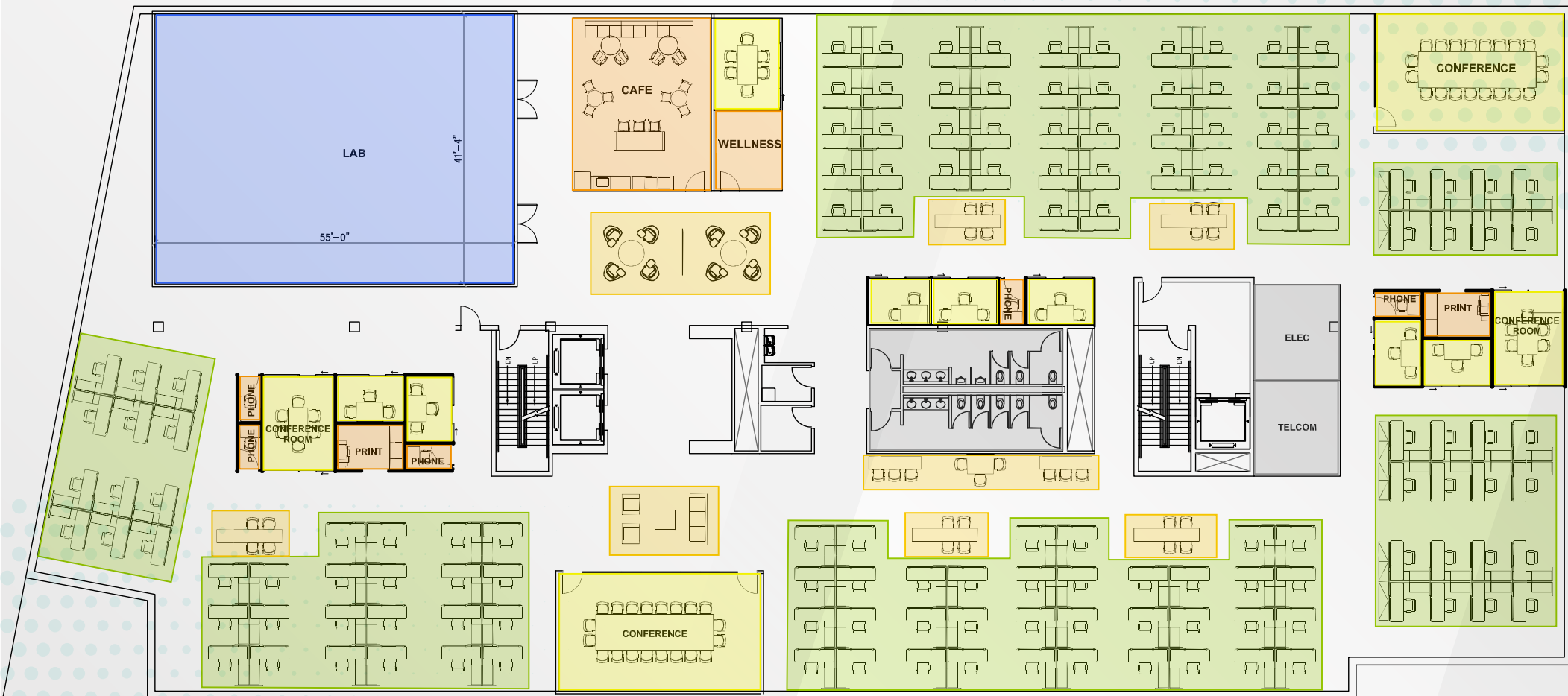


STREET LEVEL

PHASE I OFFICE BUILDING
Level 1 @ 22,110gsf (retail tenants included)
Level 2 @ 23,630gsf
Level 3 thru 5 @ 25,340gsf
Level 6 @ 22,240gsf
TOTAL = 144,000gsf



TYPICAL SPACE PLAN





AMENITIES



Conference center



Ample on-site parking



Wellness center with showers and locker rooms



Bike room



Bike/Walking trails throughout the development and Cincinnati Innovation District



Fast casual dining and retail

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