

# 175

Progress Place



40,000 - 187,000 Square Feet of  
Highly Efficient Office Space

Cincinnati, Ohio



# 175

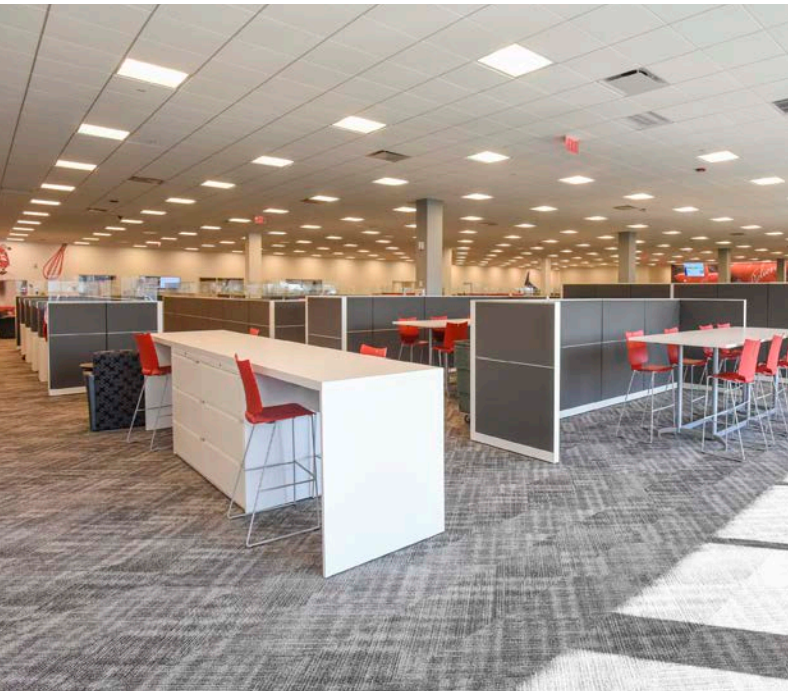
## Progress Place



### PROPERTY HIGHLIGHTS

- 187,000 square feet available for lease divisible to 40,000 square feet
- Brand new, custom designed office space
- Ceiling heights up to 16'
- Full height glass with abundant natural light
- In place infrastructure for call center use with multiple fiber feeds, Cincinnati Bell Sonet ring capability, Spectrum Business and British Telecom service availability
- Parking of 7/1,000 square feet or more as required
- Prominent visibility and signage opportunities on I-275 with 2,500 feet of frontage
- Immediate and easy access to I-275 and SR 747
- Abundant amenities including restaurants, services, retail and hotels
- Tax incentives available





## PROPERTY OVERVIEW

Progress Place offers the most economically attractive creative office space in Greater Cincinnati. Office users can custom design their space in this highly efficient, high volume facility. As an example, Macy's took advantage of the high ceilings and abundant natural light to develop a creative and collaborative open office environment for its 120,000 square foot office space in the building.

Conveniently located on I-275 just one exit from I-75, Progress Place is in the heart of the Cincinnati / Dayton metroplex, with a readily available workforce within a 20-minute drive of the site. Tri-County is a regional retail trade area for Cincinnati with an abundance of restaurants, hotels, services, retail, and entertainment amenities for the office user. Springdale is extremely business friendly offering tax incentives on top of the State of Ohio Job Creation Tax Credits and other incentive programs. Progress Place is the ideal corporate office environment and location for the attraction and retention of employees.



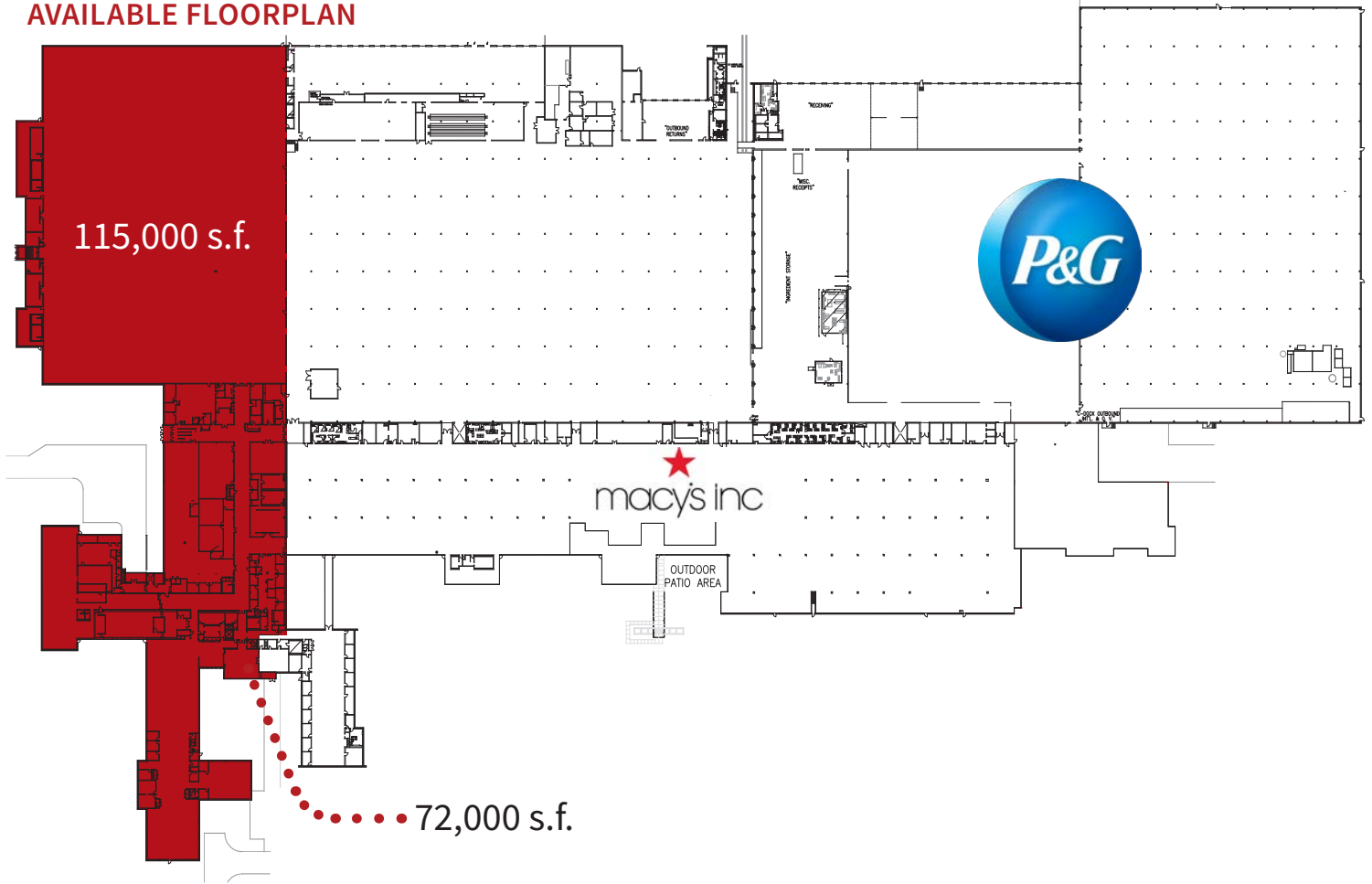


The office space at Progress Place will be completely updated to provide a fresh, current design to attract and retain the best employees.

Innovative, open and collaborative space with outdoor gathering and meeting areas are designed to enhance productivity and employee satisfaction.



AVAILABLE FLOORPLAN



SITE PLAN





Progress Place is located in the heart of Tri-County with an abundance of amenities including restaurants, services, shopping and entertainment.



## NEARBY AMENITIES

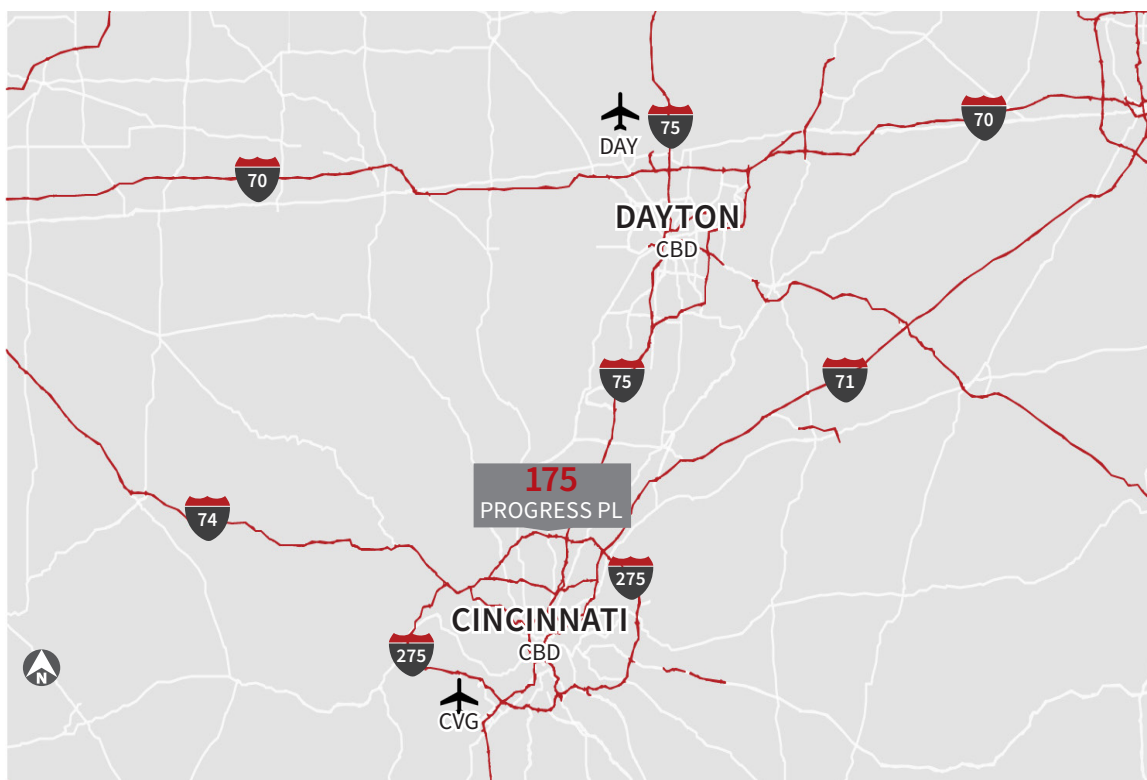
- |                          |                                     |                           |
|--------------------------|-------------------------------------|---------------------------|
| 1 Planet Fitness         | 10 Outback Steakhouse               | 20 Graeter's Ice Cream    |
| 2 U.S. Bank Branch       | 11 Tri-County Mall                  | 21 Jade Buffet            |
| 3 Chase Bank             | Sears                               | 22 Jimmy John's           |
| 4 Noodles & Company      | Macy's                              | 23 Marco's Pizza          |
| 5 McDonald's             | 12 BJ's Restaurant & Brewhouse      | 24 Jersey Mike's Subs     |
| 6 Firehouse Subs         | 13 Dave & Buster's                  | 25 Mariscos Lindo Nayarti |
| LaRosa's Pizza           | 14 Ponderosa Steakhouse             | Lulu's Rice & Noodles     |
| 7 Blue Ash Chili         | 15 Skyline Chili                    | 26 Jake Sweeney Autogroup |
| First Watch              | 16 Panera Bread                     |                           |
| 8 Office Depot           | 17 Chick-fil-A                      |                           |
| 9 Chipotle Mexican Grill | 18 Steak 'n Shake                   |                           |
| Starbucks                | 19 FedEx Office Print & Ship Center |                           |





## SPRINGDALE, OHIO

Springdale is at the center of the Cincinnati-Dayton Metroplex and offers access to two major international airports, four major interstate highways and a labor force of over one million workers. The city is home to more than 1,500 national and local businesses and prides itself on its robust business and commercial community.



## CINCINNATI, OHIO

Cincinnati is the third-largest city in Ohio and the 65th-largest city in the United States. The city is also the anchor of the Cincinnati Metropolitan Statistical Area (MSA), which has a population of over 2.1 million. Cincinnati has been successful in blending its culture, rich heritage and arts with social and economic initiatives that create an exceptional quality of life. Its robust, diverse economy shelters the region from the highs and lows of the national economy.

Named by KPMG as the least costly location to do business among all large U.S. cities, it is no surprise that Cincinnati is home to more Fortune companies per capita than New York, LA or Chicago. Two Foreign Trade Zones and the number one-ranked city for tax friendliness attract new businesses on a regular basis.

Greater Cincinnati has a legacy of producing startups that become some of the world's most successful companies. From P&G, the world's largest consumer products company, to The Kroger Co., a leading grocery chain, the region understands how to help young businesses thrive.

In fact, more than 450 foreign-owned firms from over 20 countries employing over 45,000 people chose to locate in Greater Cincinnati to grow their businesses.

Greater Cincinnati has the resources and support necessary to nurture the next generation of homegrown successes. The region's world-class entrepreneurial ecosystem consistently ranks as one of the best places in the nation for entrepreneurs and state startup funding.

Most recently, online retail giant Amazon invested \$1.49 billion and brought 2,000+ jobs to the Cincinnati Metropolitan Area when they move their primary cargo hub to the Cincinnati International Airport, located in Hebron, KY. Businesses further fuel growth by tapping into the large, talented workforce that is boosted by 200,000 graduates annually from 300 colleges and universities in a 200-mile radius. Major Fortune 500 companies are beneficiaries of this deep talent pool and business-friendly environments.







## **SOUTHWEST OHIO**

Cincinnati has a diverse concentration of organizations in key industry clusters including aerospace, consumer goods, financial services, biotechnology, advanced energy, marketing and branding, automotive and IT services. The region's strength in these industries serve as a competitive advantage for companies in those fields. Cincinnati's central location and access to key logistics corridors also offer companies of all sizes exceptional access to customers and suppliers across the globe.

## **LOCATION**

The Greater Cincinnati market consists of 15 counties in the three-state area in Ohio, Kentucky and Indiana. The region's central location provides easy access to 2.2+ million people in the area, 25 of the largest metro regions and more than half of all U.S. manufacturing establishments. Notably, Cincinnati and 175 Progress Place are located within 600 miles and a one-day drive of 54% of the nation's total population and purchasing power.



## **AIR**

Only 12 miles from the Central Business District, the Cincinnati/Northern Kentucky International Airport (CVG) is one of the top facilities in the country in terms of passenger service and convenience. The airport offers a variety of travel and shipping options with more than 80 daily non-stop flights to North America and Europe. A major mode for domestic travel, CVG is a 90-minute flight from more than 40% of the purchasing power in the U.S.

CVG is home to DHL's global hub connecting businesses in the region to more than 100 DHL service centers and five international gateways in the U.S. DHL's global hub processes more than two million international shipments monthly. CVG is also home to Amazon's primary cargo hub, bringing over 2,000 jobs to the area. The Property is conveniently located 30 miles from CVG.

## **HIGHWAY**

Cincinnati is well connected to all major regional markets via multiple interstates. Twenty major metro areas are located within 400 miles and served by one-day truck driving time with access to 30 additional markets by second-day service. Three interstate highway systems (I-75, I-74 and I-71) and two interstate corridors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. I-75, the major route from Michigan to Florida, is vital to the region's highway structure with 150,000 vehicles passing through daily. Trucking is also a key factor to Cincinnati's success as a distribution point with over 900 interstate motor freight carriers and 29 freight forwarders. 175 Progress Place is located two miles from the I-275 / I-75 interchange.





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175 Progress Place, Cincinnati, Ohio

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