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<https://www.bizjournals.com/cincinnati/news/2022/05/24/pnc-center-renovations-complete.html>

See PNC Tower's \$3.5 million upgrade in downtown Cincinnati: PHOTOS

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One of the largest office buildings in downtown Cincinnati recently wrapped up a complete overhaul of its lobby and is looking to continue upgrading its amenities for tenants.

The owners of PNC Center, Group RMC Corp., invested in lobby and amenity upgrades for the building. Group RMC purchased the 26-story



CORRIE SCHAFFELD | CBC

building at the beginning of 2020 for more than \$50 million. It invested another \$3 million to renovate the lobby. Group RMC announced plans to make upgrades to the property when it acquired the office tower at 201 E. Fifth St.

This gather space in PNC Center has a fireplace and soft seating options.

Travis Likes, first vice president with CBRE, said the lobby improvements include new flooring, seating and other upgrades. One of the improvements is a Full Swing golf simulator, which can be seen from Fifth Street.

“It gets more use than the common conference rooms,” Likes told me.

To get a look inside PNC Center, click on the images above.

PNC Center has its own app that tenants can use to reserve common spaces in the building. Use of the golf simulator is free to building tenants.

The lobby renovations included taking space that was formerly used by PNC’s wealth management team and making a couple of different tenant areas. The first floor now has a place to grab coffee, an informal meeting space complete with a fireplace, a conference room for 60 people that can be split into two rooms, and a gaming area complete with table tennis and shuffleboard. The conference room has garage doors that can be opened to connect it to the rest of the lobby area.

BHDP Architecture was the architect for PNC Center’s new lobby. Hunt Builders Corp. handled construction of the PNC Center

renovation. Loth Inc. provided all of the new furniture, which includes couches that have USB and electrical outlets built into them. That way, if workers want to take a break from being in their office, they can bring their laptop to the lobby, plug in and keep working.

Since the building completed its renovations, Likes said leases in the building are up about \$5 per square foot compared to pre-renovation. The CBRE team that lists PNC Center has signed new leases and renewals for 70,000 square feet of space in the past two years with rents at \$16 per square foot. Before the upgrade, the downtown office tower at 201 E. Fifth St. had an asking rate of \$11 per square foot.

PNC Center is now about 85% occupied.

In addition to the completed lobby renovation, Group RMC is renovating a nearly 3,700-square-foot space on the seventh floor of the 27-story tower that will be a new fitness center.

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