



180 WALNUT

AT THE BANKS



LINCOLN
PROPERTY
COMPANY



The Banks Neighborhood



- | | | | | | |
|---|---|---|--|----|-----------------------------|
| 1 | U.S. Bank Arena | 5 | AC Hotel by Marriott | 9 | GE Global Operations Center |
| 2 | Great American Ballpark | 6 | Morelein Lager House | 10 | Radius at the Banks |
| 3 | Current at the Banks /
Central Riverfront Garage | 7 | Yard House | 11 | Smale Riverfront Park |
| 4 | Current at the Banks | 8 | National Underground Railroad Freedom Center | 12 | Paul Brown Stadium |

The Banks Amenities



The Banks serves as the front door to the Cincinnati business district and the heart of the riverfront. The Banks is a marquee, mixed use development that incorporates residential, office, dining, leisure and entertainment venues. The Banks is Cincinnati's gathering place providing a variety of attractions and events throughout the year.

The Banks is home to:

Restaurants:

- Ruth's Chris Steakhouse
- Morelein Lager House
- Yard House
- Pies + Pints
- Taste of Belgium
- Galla Park
- Holy Grail
- Condado Tacos
- BurgerFi
- Fishbowl
- Joella's Hot Chicken
- Jefferson Social
- Jimmy John's
- Smoothie King

Fitness:

- Planet Fitness
- Schmidlapp Event Lawn offering free Barre, Yoga and Ragga Fit

Bars:

- The Stretch
- Tin Roof
- Jefferson Social
- Holy Grail
- AC Upper Deck Rooftop
- Galla Park

Entertainment:

- Cincinnati Reds
- Cincinnati Bengals
- Skystar Wheel
- The Escape Room

Hotel:

- AC Hotel by Marriott

Service:

- Street Corner Market

View of Cincinnati Skyline from the Southwest



180 Walnut at the Banks

PROJECT TEAM:

Developer: Lincoln Property Company
Architect: Solomon Cordwell Buenz
Leasing: JLL / Rusty Myers / +1 513 252 2158

LOCATION:

The Banks Cincinnati

BUILDING HEIGHT:

15 stories

BUILDING SIZE:

Approx 371,116 gsf

Office Space:

304,211 rsf

FLOOR SIZES:

Floors 4-6: 24,707 rsf

Floors 7-14: 27,099 rsf

CEILING HEIGHTS:

10'-0" Finished, 13'-6" Slab to Slab

AMENITIES:

Top floor tenant lounge with outdoor patio
4000 SF exercise facility
Conference center for up to 200

DESIGN ELEMENTS:

Concrete structure for open plan design
Full height windows for dramatic 360° views

PARKING:

90 executive parking stalls located on levels 2 and 3.
Dedicated parking in The Banks garage of 3/1,000
Additional parking in The Banks 7,000 car garage

ELEVATORS:

6 Passenger Elevators
2 Parking Elevators
1 Freight Elevator

SUSTAINABILITY:

LEED Silver
Low Flow Plumbing
LED Lighting with daylighting control

HVAC SYSTEM:

Water Source Heat Pump with flexible zoning capabilities
Dedicated roof space for tenant IT Room condensing units

ELECTRICAL CAPACITY:

10 watts per foot
Tenant electrical rooms for enhanced security

COMMUNICATIONS PLATFORM:

Web-enabled, integrated building system platform for easy control of HVAC and lighting
Fiber backbone for tenant connectivity

SECURITY:

Tenant tailored platform
Smart device and key card access
Camera monitoring

View of 180 Walnut at the Banks from the Southwest



Amenity Floor View from the Southeast



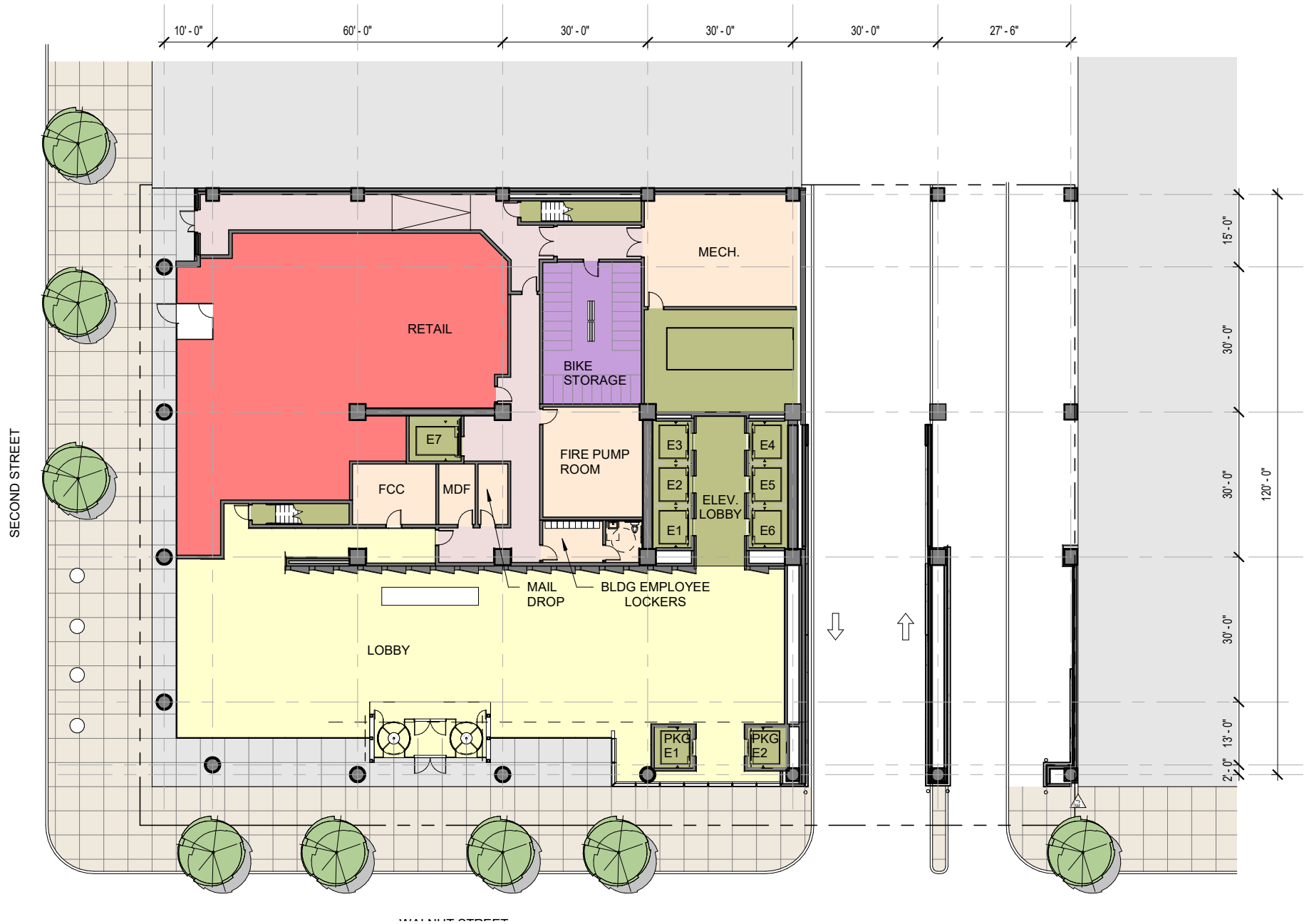
View of 180 Walnut at the Banks from the Northwest



Entrance View from the Walnut Street and 2nd Street Intersection



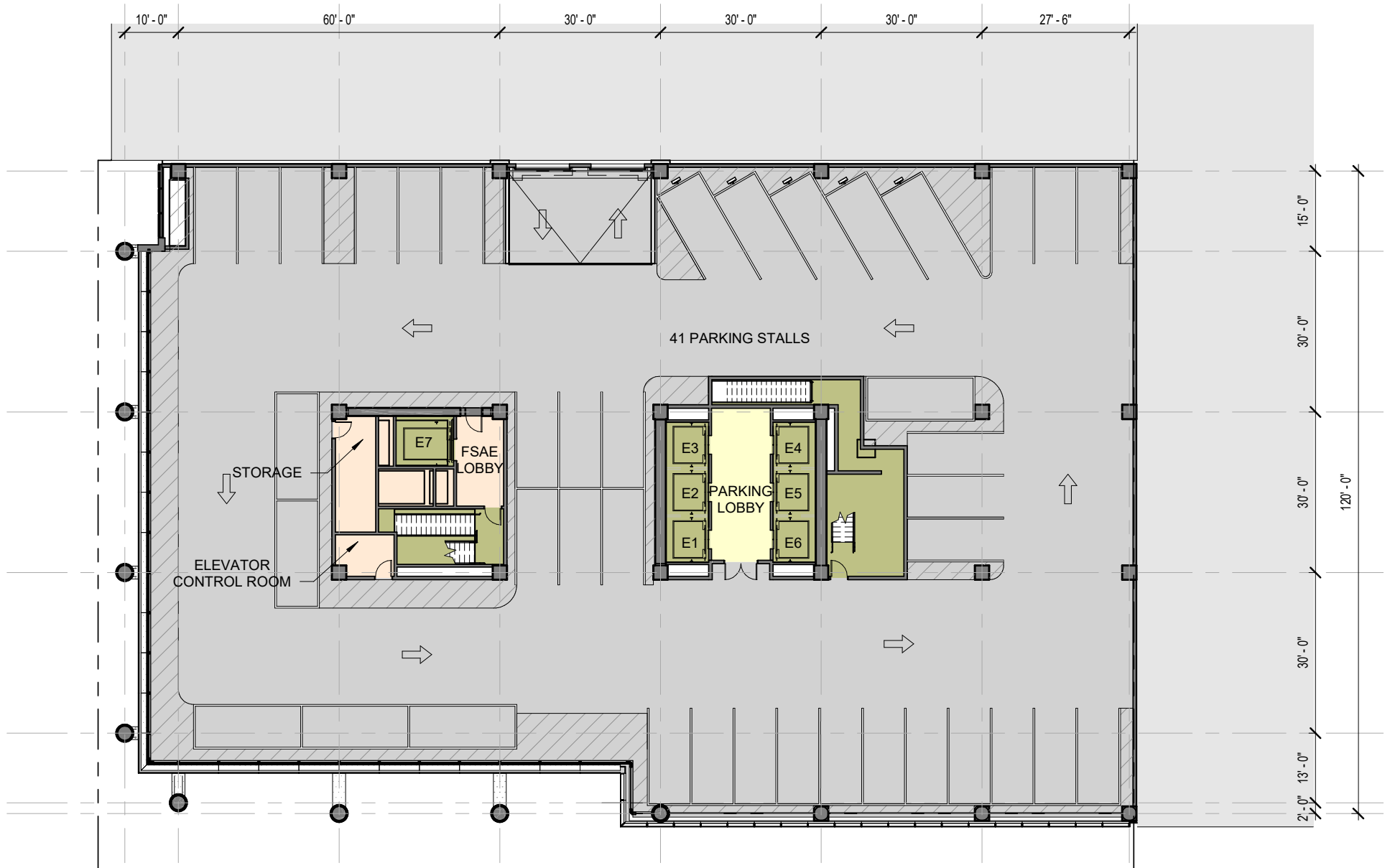
180 Walnut at the Banks: 1st Floor / Lobby



180 Walnut at the Banks Lobby



180 Walnut at the Banks: Parking on 2nd and 3rd Floors



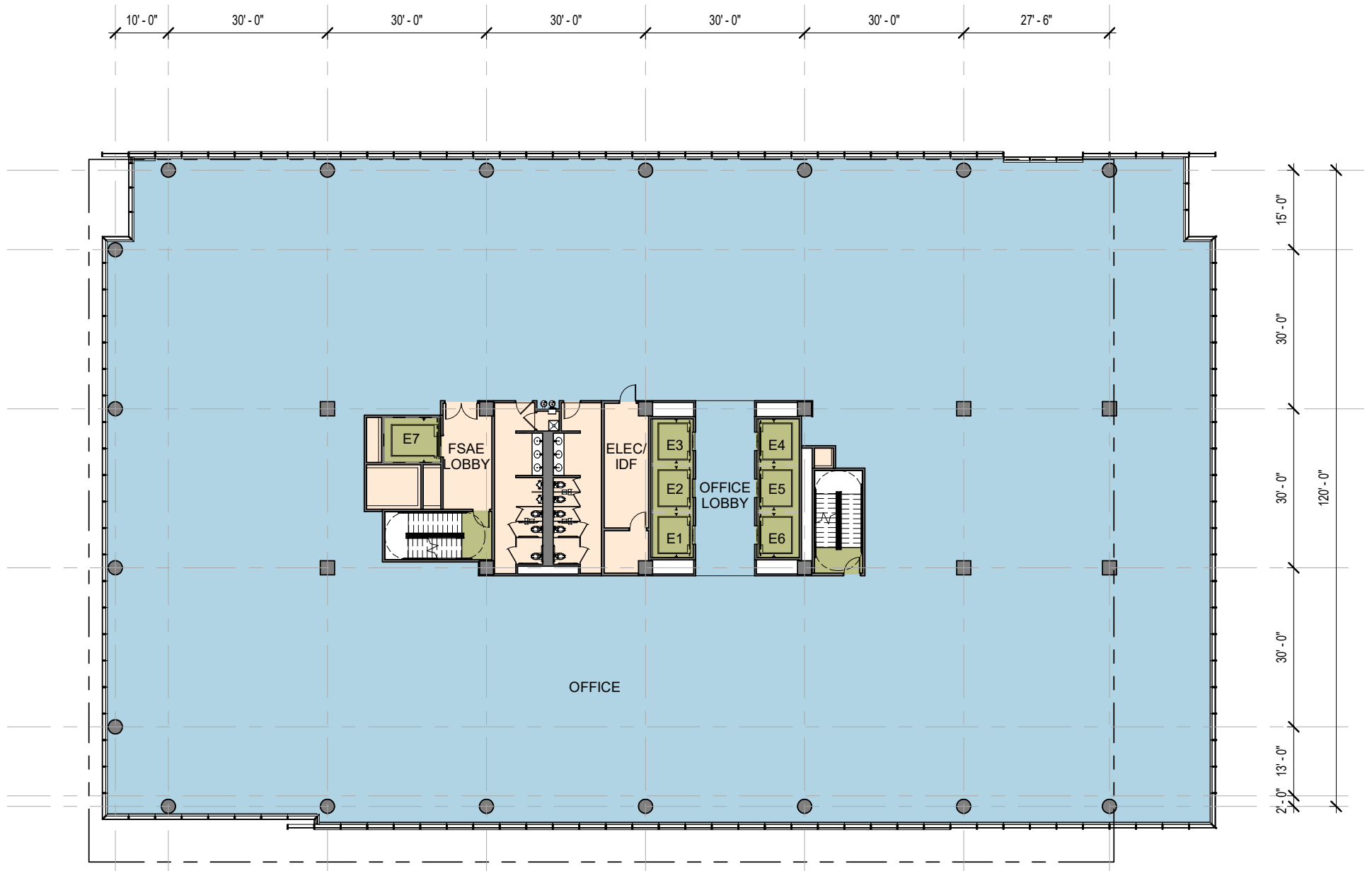
180 Walnut at the Banks: 4th Floor Fitness and Conference Center



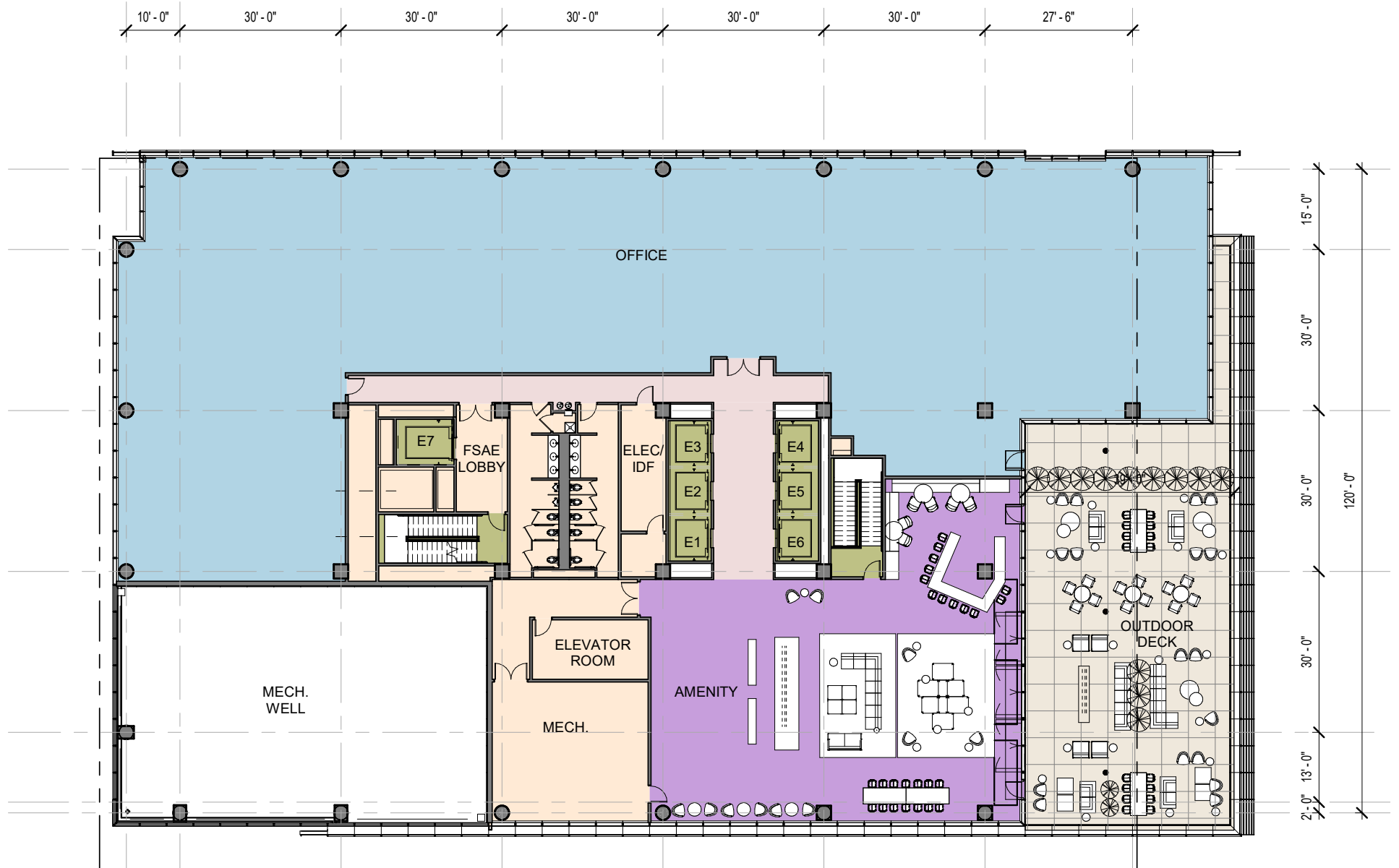
180 Walnut at the Banks: 4th - 6th Floors (24,707 RSF)



180 Walnut at the Banks: 7th - 14th Floors (27,099 RSF)



180 Walnut at the Banks: 15th Floor / Amenity Floor



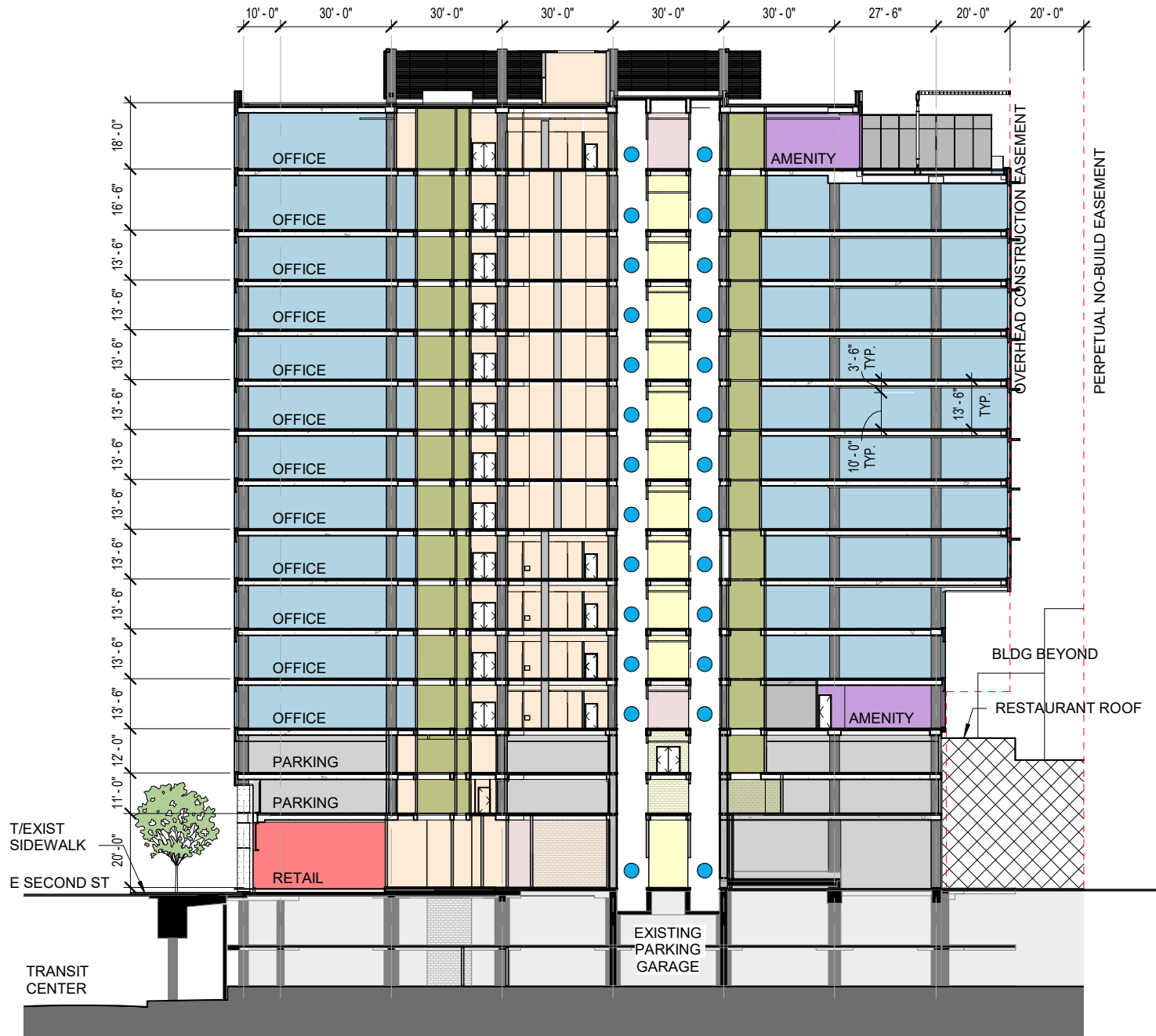
180 Walnut at the Banks Tenant Lounge Floor



180 Walnut at the Banks Tenant Lounge Patio



180 Walnut at the Banks Section





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