

Kenwood's Premier
Office Address

The GREENS™
at KENWOOD

TENANT

2006



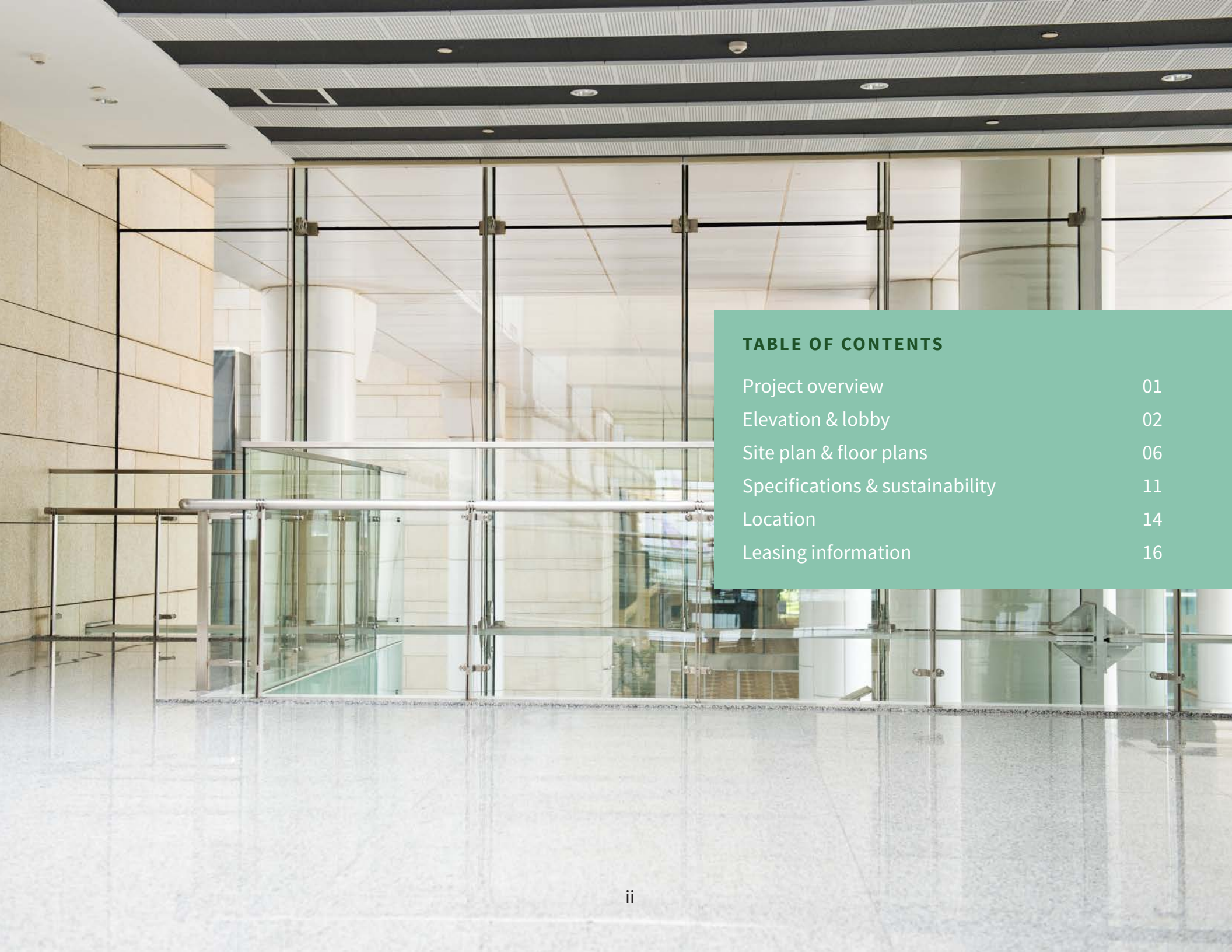


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Project overview

The GREENS at Kenwood provides the advantages of access, amenities and atmosphere that only this Kenwood location can provide. The GREENS will soon become home to Greater Cincinnati's most influential companies, joining other Fortune 200, multi-billion dollar corporations in the area.

The GREENS boast sleek, modern architecture and a two-story atrium lobby finished in wood, glass and metal accents. Open floor plans offer tenants flexibility and efficient space planning conducive to a creative and collaborative work environment.

Access, amenities and atmosphere

The GREENS are a landmark Class A development with I-71 visibility, signage opportunities and exposure to over 140,000 cars per day. They are situated directly across from the most prestigious mall location in the region, Kenwood Towne Centre, with an abundance of amenities including restaurants, hotels and retail. The campus includes the 118-room Hampton Inn & Suites with meeting and banquet facilities, a proposed 100,000 square foot office building and a free, structured parking garage directly adjacent and below the office buildings providing 4.5 spaces per 1,000 square feet.

With easy access to public transportation, secure bicycle racks and close proximity to ample amenities, The GREENS are a pedestrian-friendly campus and conceived to be one of the most sustainable office campus in the region. The GREENS are designed to ensure efficient use of limited energy resources while garnering financial benefits for the owner and tenants.

Vehicular access is second to none with direct access from I-71 and Montgomery Road, with ingress / egress at two points on Montgomery Road or via a traffic-light controlled ingress / egress point on Hosbrook Road.

The site is strategically positioned within a 600 mile radius of over half of the nation's population, purchasing power and manufacturing operations. The GREENS are located in Sycamore Township a business-friendly community with just a 0.75% local earnings taxes, lower than surrounding municipalities. This unique urban/suburban campus is conveniently located minutes from both downtown and the most prestigious suburban living in Cincinnati.

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SECTION ONE:

Elevation & lobby







Lobby Rendering



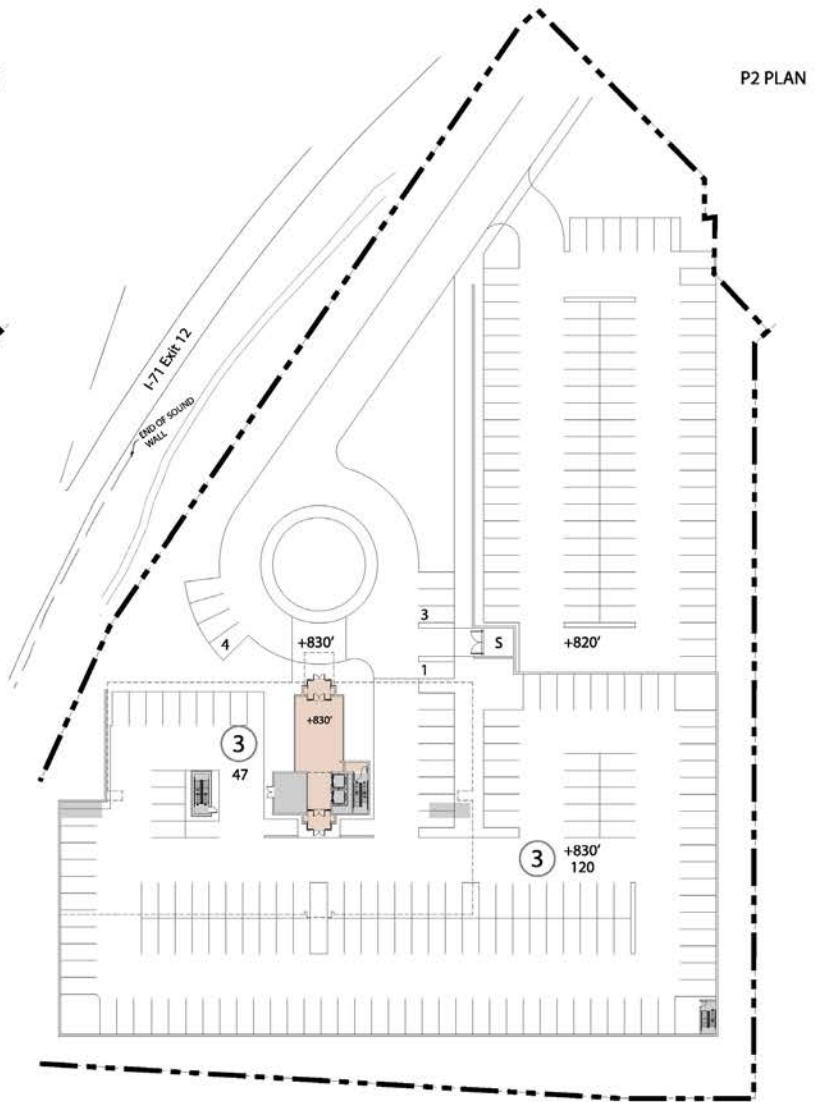
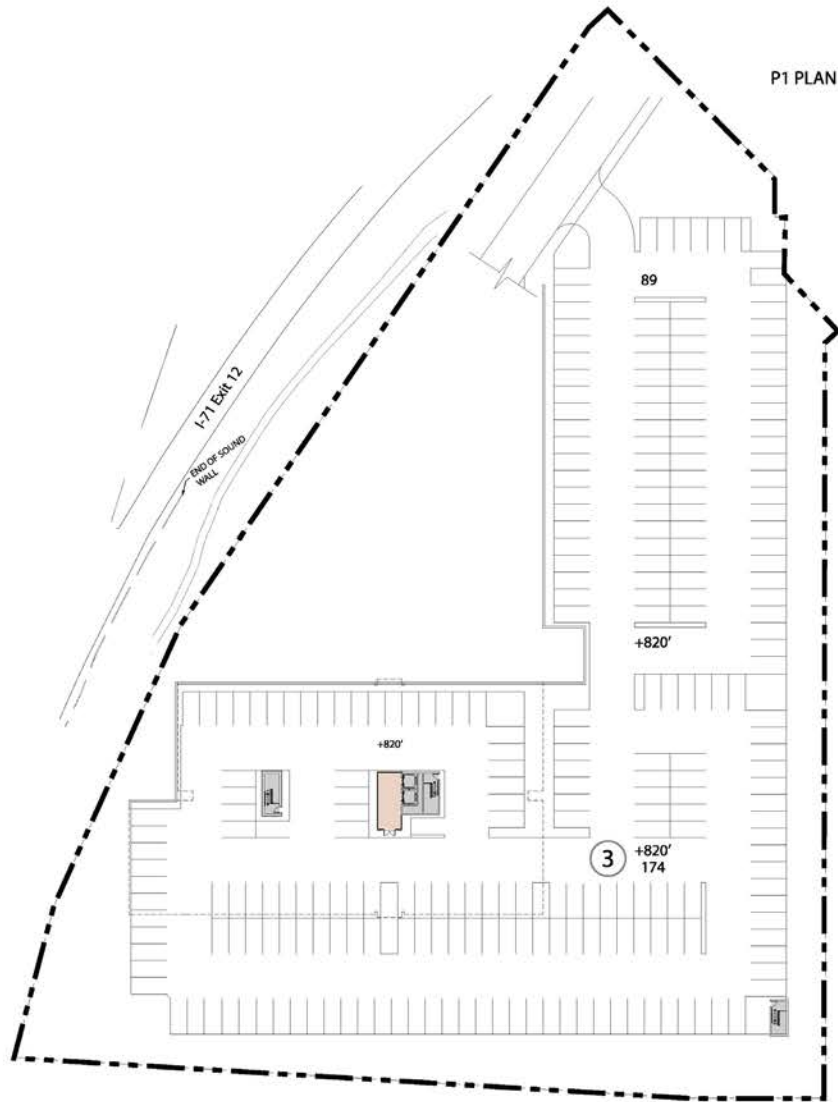
Alternate Lobby Rendering

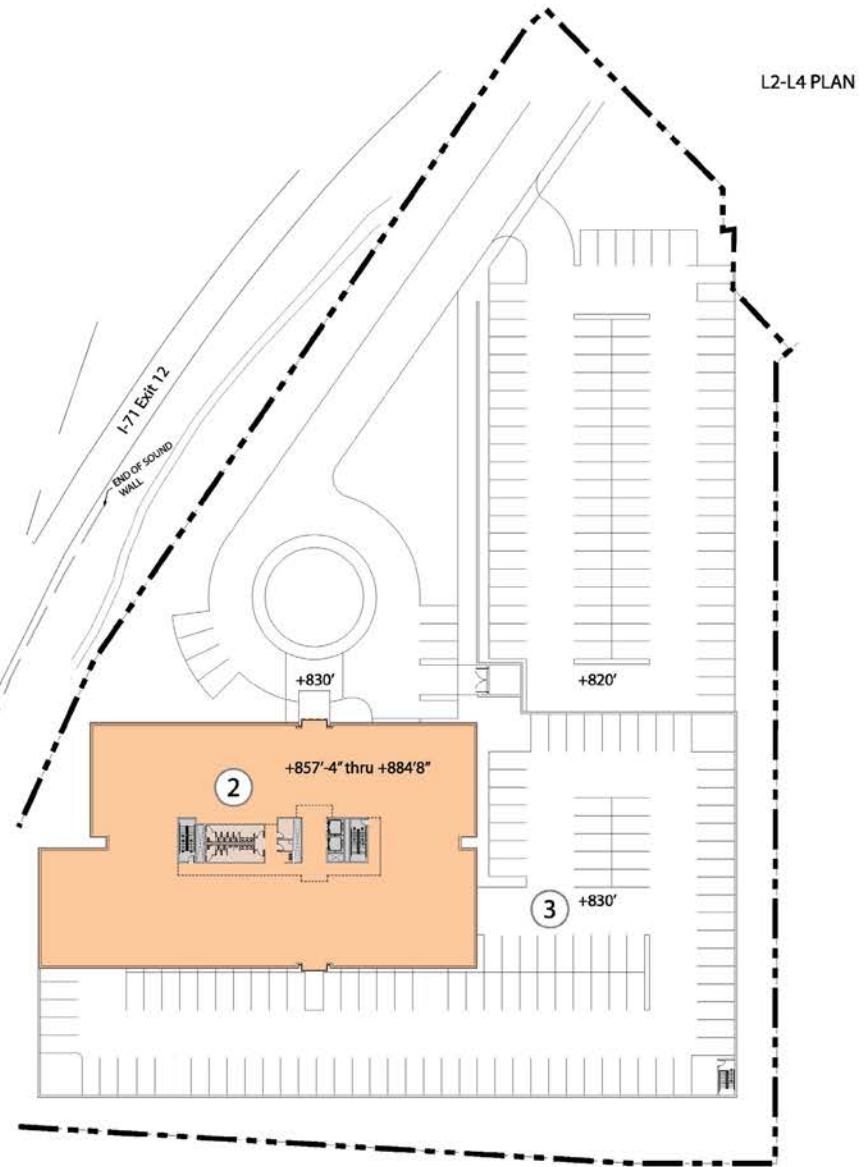
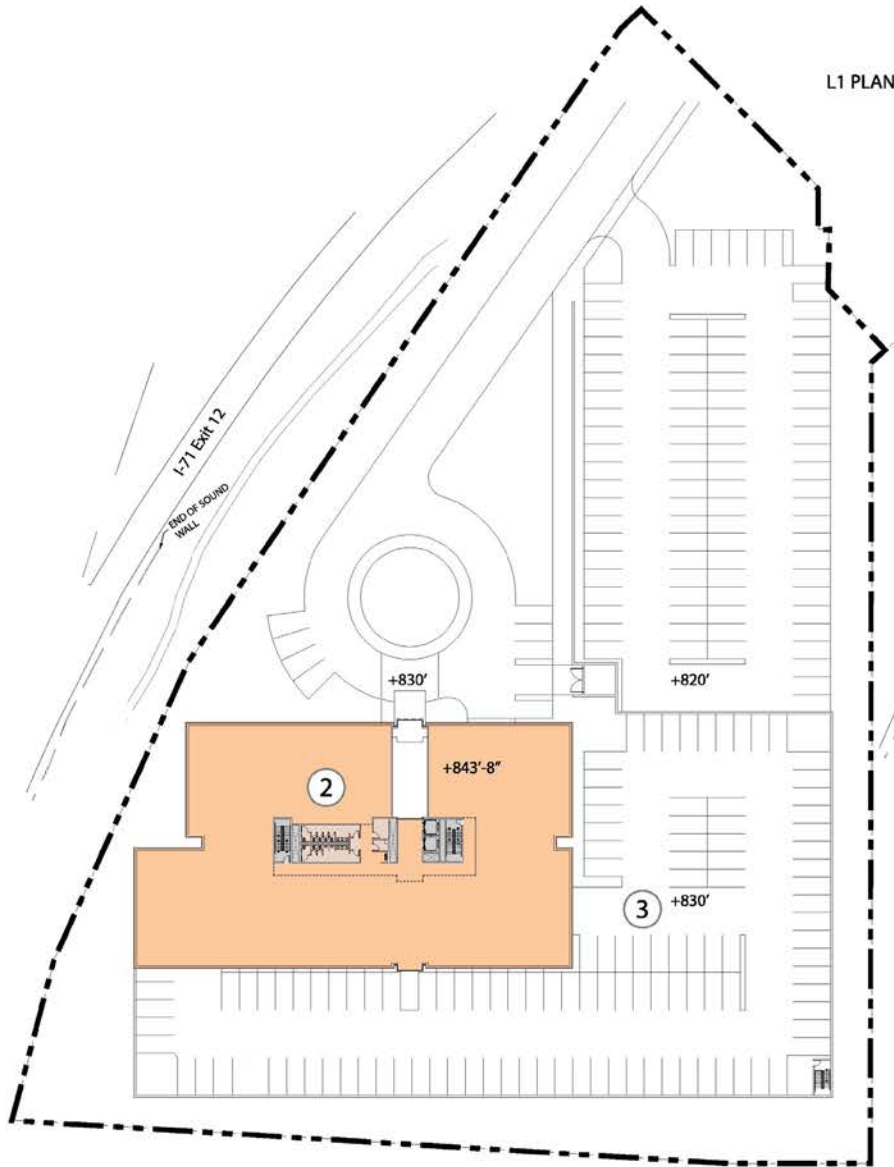


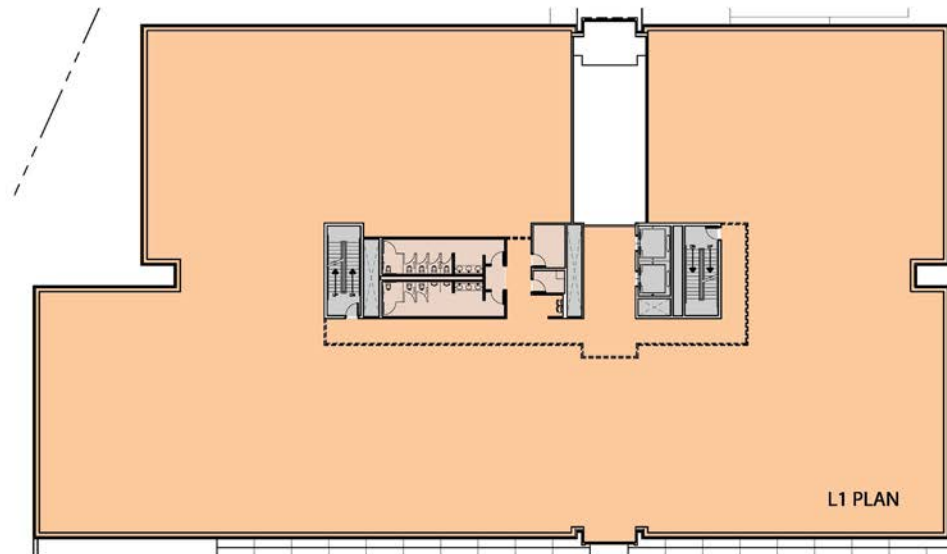
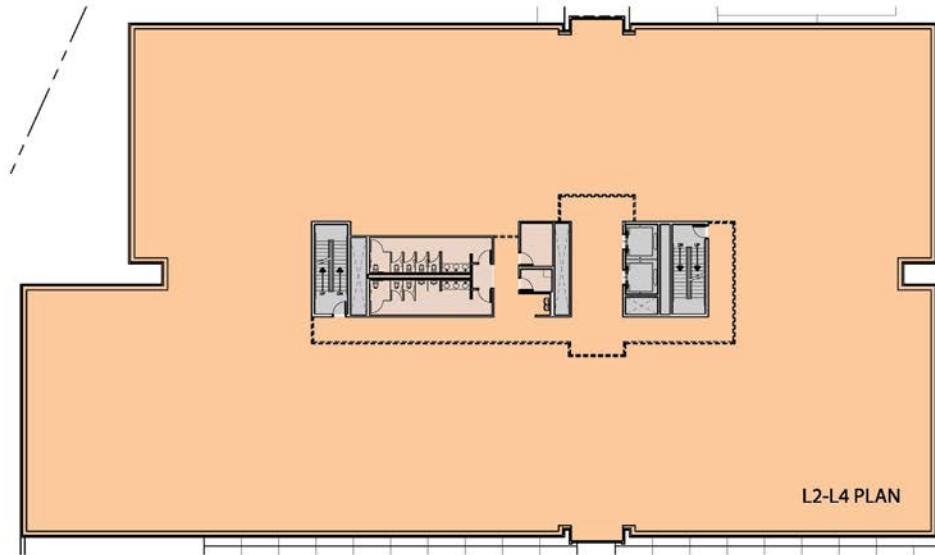
SECTION TWO:

Site plan & floor plans









25,000 s.f. per floor

A modern office lounge area with a high ceiling and large glass walls covered in horizontal blinds. The space is furnished with a light-colored sofa, a dark coffee table, and a large potted plant. A green text box is overlaid on the right side of the image.

SECTION THREE:

Specifications & sustainability

Property specifications

Building size:	Building 1 100,000 square feet of Class A office space	Restrooms:	Separate stalls with tiled walls, wood doors, granite and tiled flooring and distinctive fixtures
Building envelope:	Contemporary combination of extensive glass and masonry with wood and metal accents	HVAC:	High-efficiency water source heat pump system with circulating water loops to heat and cool each floor, the returned air energy recaptured with an Energy Recovery Ventilation system and a state-of-the-art energy management system provides control and comfort for all tenants
Building structure:	Structural steel building and structural / architectural concrete (garage)	Elevators:	Two cutting edge, gearless traction passenger elevators featuring wood paneling and trim, metal accents and a granite floor (matching the lobbies) operate in both buildings
Interior core finishes:	Imported marble and granite, rich wood paneling, glass and metal accents, metallic pendant lighting and high quality carpeting, porcelain tile and wallcoverings	Security:	Fully-integrated building surveillance and card access system provided at all exterior doors and entries with expansion capability and customization abilities for each tenant
Entrance:	Welcoming portico drop off for clients and visitors	Signage:	Building and Montgomery Road signage with I-71 visibility for anchor tenant(s), electronic tenant directories provided in each lobby
Entry plaza:	Decorative concrete hardscaping, extensive landscaping and outdoor seating		
Tenant spaces:	Minimum 9'-6" ceiling height standard, minimal columns, full height energy efficient glass windows, aluminium and glazed entrances, solid core prefinished wood doors, reveal edge ceiling tiles and high efficiency fluorescent or LED lighting		

The green behind The GREENS



Site:

- 1 Pedestrian-friendly campus adjacent to abundance amenities
- 2 Easy access to public transportation
- 3 Secure bicycle racks
- 4 White reflective roof and structured parking reduce the heat island effect

Water:

- 5 Landscaping with native plants will minimize irrigation
- 6 High efficiency, low flow, automatic fixtures reduce water consumption by 40% and help reduce the burden on municipal water supplies

Energy:

- 7 Building management controls are designed for maximum energy performance
- 8 Building envelope has highly-efficient glazing and well-insulated wall cavities
- 9 Extensive occupancy sensor and time of day controls on lighting save 30% on energy
- 10 Energy recovery wheel transfers exhaust typically lost into heat or cooling

Indoor Quality:

- 11 High degree of glazing provides a connection between indoor and outdoor spaces and maximizes interior daylighting
- 12 Outside air delivered to the building will be regularly monitored to assess ventilation system performance
- 13 Non-smoking buildings and 24/7 monitoring of building air intake ensures clean air, comfort and well-being
- 14 Building will utilize low-emitting sealants, paints & coatings, carpets and wood products
- 15 Building systems are designed to allow tenant comfort and control to individual spaces

Materials:

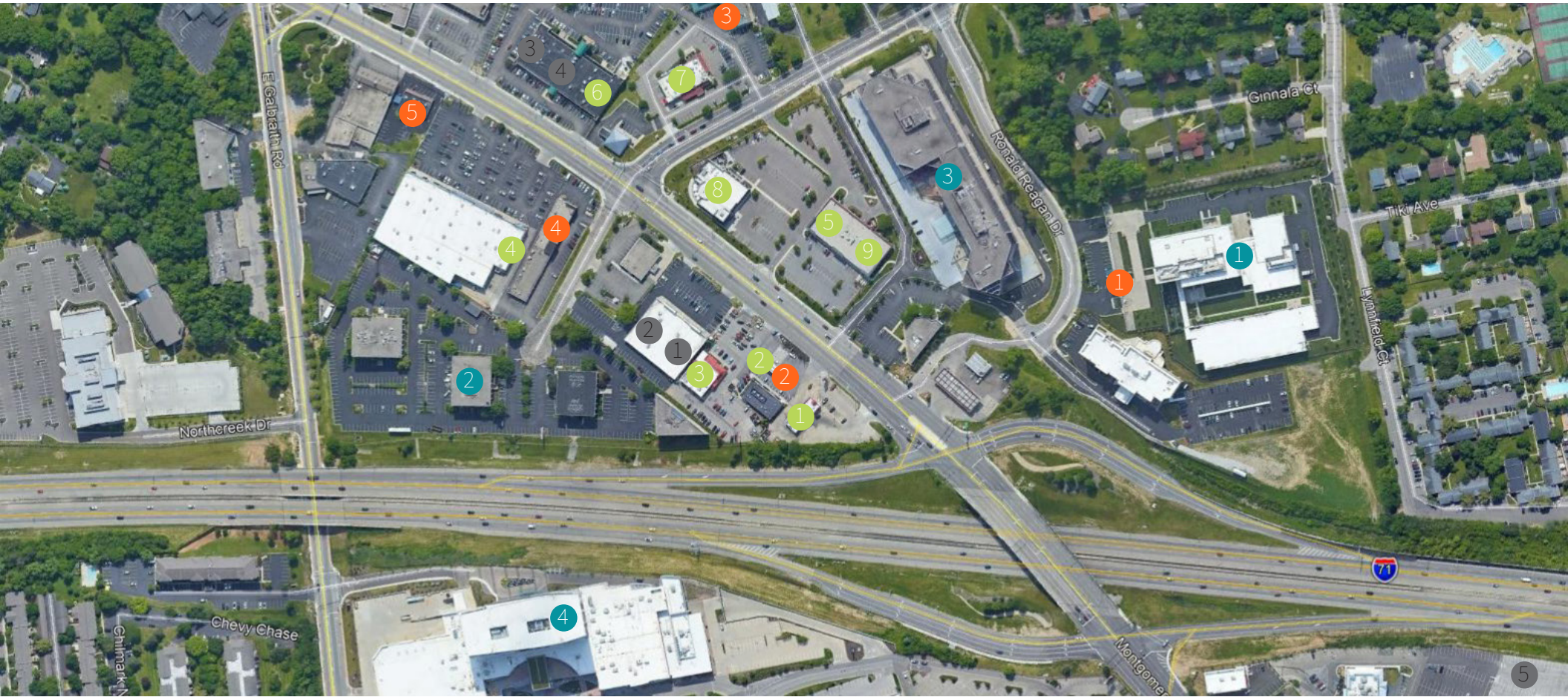
- 16 Building products will incorporate recycled content
- 17 Buildings will feature a campus recycling program
- 18 Using regional materials will reduce the environmental impacts from transportation
- 19 75% of all construction debris will be recycled and diverted from landfills

A photograph of a white ceramic coffee cup filled with a golden-brown beverage, sitting on a matching saucer. The cup and saucer are placed on a dark, reflective glass table. The background is a blurred, warm-toned interior of a restaurant or cafe, featuring wooden chairs, tables, and decorative lighting that creates a bokeh effect. A semi-transparent teal box is overlaid on the right side of the image, containing text.

SECTION FOUR:

Location & nearby amenities

Area amenities



LOCAL BUSINESSES

- 1. FBI Regional Headquarters
- 2. CBank Office Park
- 3. The Towers of Kenwood
- 4. Kenwood Collection

SERVICES

- 1. Hampton Inn
- 2. Shell Gas Station
- 3. Body Alive Fitness
- Avis Car Rental
- 5. Widmer Dry Cleaners

RESTAURANTS

- 1. Arby's
- 2. Subway
- 3. Bob Evans
- 4. Panera Bread
- 5. FUSIAN

RESTAURANTS

- 6. First Watch
- 7. Chuy's
- 8. Cooper's Hawk Winery
- 9. Currito

RETAIL

- 1. Party City
- 2. Pier One Imports
- 3. Golf Exchange
- 4. Half Price Book
- 5. Kenwood Square

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