



## Cincinnati



**Office Leasing  
MADE SIMPLE.®**

[www.evbco.com](http://www.evbco.com)  
513-878-0824  
[leasing@evbco.com](mailto:leasing@evbco.com)

# E.V. Bishoff Company



E.V. Bishoff Company  
Cincinnati

38 Triangle Park Dr.  
Cincinnati, Ohio 45246  
[www.evbco.com](http://www.evbco.com)  
513-878-0824

**The finest office space with the highest quality of management**

Founded in 1966 E.V. Bishoff Company's mission was to create a commercial real estate company unlike any other. The company was founded on the principal of purchasing investments and holding on to those investments. What came next was the ability to create an office leasing experience that was fast, cost effective and easy to comprehend. The result was Office Leasing MADE SIMPLE.

Our company makes it easy for you to tour the office suite you want with the amenities you deserve and now we are offering something more. Each one of our office suites will be designed and developed to meet today's standard!

These office suites will get rid of the old drop ceilings, closed off conference rooms, out of touch private offices and introduce a new creative and collaborative office experience.

Our suites will now feature glass enclosed conference rooms, barn-style office doors, solar shades and glass enclosed private offices. In addition, we are making a push to go green by installing LED Lighting in each of our suites.

All of these new features combined with our commitment to 5-Star Service, easy leasing process and our top notch maintenance service makes our office suites the best choice in the market.





## Why Companies Locate Their Offices with E.V. Bishoff Co.

Lifetime Office Warranties

Complimentary Conference/Project rooms by the hour, day or week

The Easy Leasing Process

Simple Short Form Leases

Lay out and design services

Exterior Signage Programs

Fixed Op. Expense (no surprises)

24 hour manned Control Center

Scalable Building Internet Program

Move Management Assistance

Access to Club Level CoWorking Space for Projects and Increased Headcount

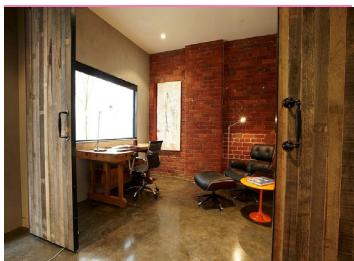
Community Kitchens and Breakout Areas

## Fairness Guarantee

The E.V. Bishoff Company has a long standing policy concerning its insistence of delivering competitive, fairly priced office solutions to all new clients. Our commitment to our new clients is this: If you feel that our pricing is not competitive, simply show us a written quote from a comparable building, for comparable space and we'll match it. It's that easy and illustrates our commitment to our customer to make office leasing SIMPLE.

# The New Normal

**Included in our everyday pricing are the following design standards.**



**Barn Style Office Doors**



**Glass Enclosed Private Offices**



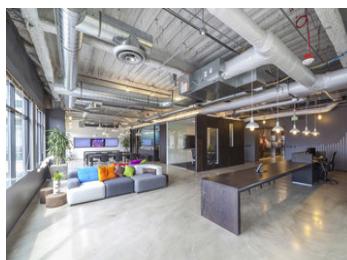
**Glass Enclosed Conference Rooms**



**Exposed Brick Walls**



**LED Lighting**



**High Ceilings with Exposed Ductwork**

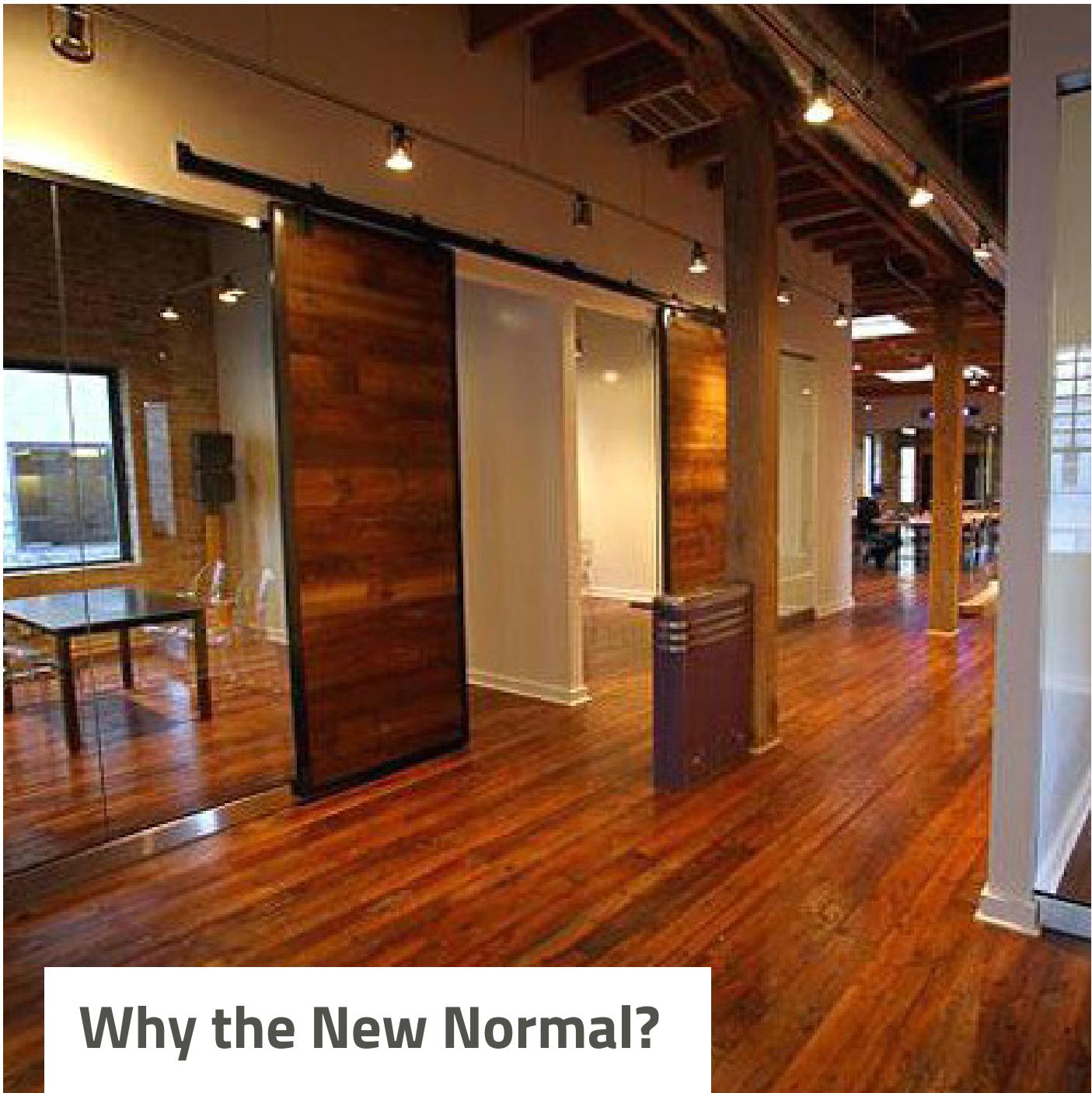


**Solar Shades**



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## Why the New Normal?

- Because it makes selecting your office suite much easier
- Because we spend more time in our office than in our home
- Because we want it to be nice, inspiring and something we are proud of

**It's New, Fresh, and Stylish.  
It's the NEW NORMAL from E.V. Bishoff Company**

# Our Offerings



**Presto!**  
OFFICE SUITES

Club Level  
CoWorking  
Columbus • Cleveland • Pittsburgh

THE  
PENTHOUSE  
SUITES



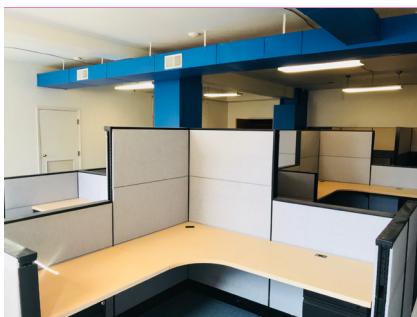


**Presto!**  
OFFICE SUITES

## Enterprise Office Space

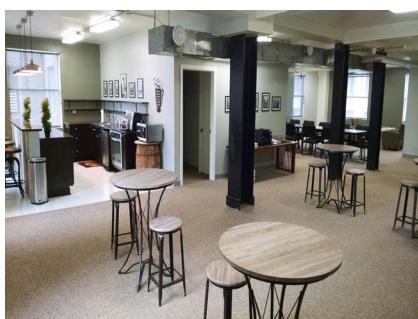


**Who Loves It**  
Corporate America  
Startups  
Staffing Firms  
Advertising Agencies  
Marketing Firms  
Architectural and Engineering Firms



### Presto Office Suites

Designed for Corporate Expansion, Project Space and Immediate Office Space Needs Move into a fully furnished office suite from 1,000SF to 15,000SF without spending your capital on office furniture, the hassle of setting up and tearing down work stations and installing your network.

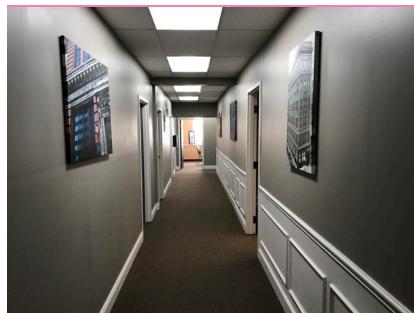


### Amenities

- Dedicated Bandwidth
- Wifi Router
- Office Furniture
- Whiteboards
- Collaboration Workspaces
- Lifetime Office Warranty
- Lifetime Furniture Warranty
- Card Swipe Entry to Secured Areas
- Nightly Cleaning
- Additional Workstations Available
- Conference Room
- Kitchen
- Private Offices



## Fully Furnished Executive Office Suites



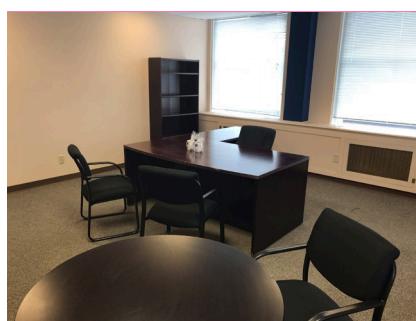
### Who Loves It

Corporate Back Office/Expansion Space  
Corporate Outplacement Services  
Attorneys  
Lobbyists  
Executives



### Superior Office Suites

Superior Office Suites are beautifully appointed, fully equipped Executive Office Suites complete with a receptionist to greet you and your guests. The Executive Office Suites and Team Spaces are beautifully laid out with excellent views. All of the above are provided to the client at a deep discount of 50% - 70% when compared to National Executive Office Suite providers, as a result of E.V. Bishoff's ability to eliminate the middle man.



### Amenities

- Team spaces perfect for multiple people
- Virtual Offices
- 24-hour video surveillance
- Complimentary conference Rooms
- Secretarial Services
- Short-term leases available



## THE PENTHOUSE SUITES

### Ultra High-End Executive Office Suites



#### Who Loves It

Corporate Back Office/Expansion Space  
Corporate Outplacement Services  
Attorneys  
Lobbyists  
Executives



#### The Penthouse Suites

Some companies simply want and need the best. This is where The Penthouse Suites comes in. E.V. Bishoff Company has created the Penthouse Suites on the Penthouse level in many of its buildings to satisfy the need for a high-end, executive office environment.

This ultra high end, low density, office environment, catering to only the most distinguished companies, is fully equipped with the common use of all office equipment, conference room, kitchenette and WiFi. If only the best will do, The Penthouse Suites is right for you!

#### Amenities

- Hardwood floors and decorative crown molding
- Private bath and showers
- Private conference room
- Private kitchen
- Video surveillance
- 24/7/365 access

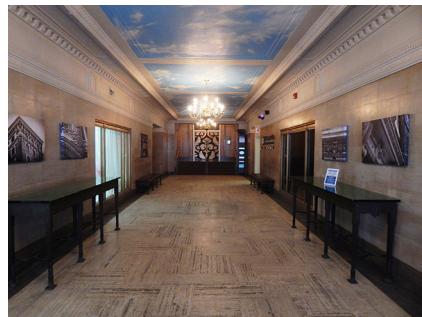




## Relaxed Office Environment



### The Club Level



The Club Level was developed by E.V. Bishoff Company to offer a relaxed office environment. The Club Level is the perfect place to start your new business or to locate your existing business. Business networking is at its best when you locate your business in The Club Level, known for its convenience and simple elegance. For those who are seeking comfort in a relaxed but professional environment, Club Level suites start as low as \$200 per month.



### Amenities

- Shared kitchen
- Electronic key card access
- 24-hour video surveillance
- Complimentary conference room
- Free WiFi
- Fully furnished business lounge



# Club Level CoWorking

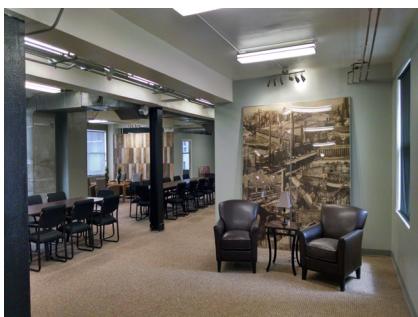
Columbus • Cleveland • Pittsburgh

## Coworking Environment



### Who Loves It

Free Lancers  
Entrepreneurs  
Corporate America  
Consultancies  
Companies with Fluctuating Headcounts  
Nonprofits



### Club Level CoWorking

Club Level CoWorking brings an exciting community based coworking space to downtown Pittsburgh, Columbus and Cleveland and gives our members plenty of office space to share with other users, collaborate and socialize. We even offer private offices as well. Perfect for everyone from free lancers to any company with a fluctuating headcount. In addition, existing clients of our office enjoy a 71% discount (\$99 per month) off their membership rate to expand and contract when needed.

### Amenities

- Telephone rooms
- Conference rooms and event Space
- WiFi
- Access to Insomnia snack bar
- Copy and Print Program
- Fully equipped kitchen
- Casual living room environment
- Membership based no lease



**DEDICATION TO ALL OF OUR  
CLIENTS!**



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**There is no comparison  
when choosing to do  
business with E.V. Bish-  
off Company**

E.V. Bishoff Company creates an office environment superior to all other buildings in its class. Through our staffing, rigid and unbending standards and our electronically monitored operations process, we assure you your experience in an E.V. Bishoff Company office will be unlike any office rental experience.

**E.V. BISHOFF Co.**  
OWNER OPERATED PROPERTIES



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MADE SIMPLE.®**

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## Lifetime Office Warranty

Committed to your satisfaction we demonstrate this by offering every one of our office clients a Lifetime Office Warranty against defects in the workmanship of your office suite. If your door sticks, call us and we'll fix it. If your lights fail to operate or your ceiling tile or grid isn't right, tell us and we'll fix it. This Lifetime Warranty covers any defect in our workmanship not related to abuse or accidents on the part of our client, their employees or any invitees. You focus on making money. We'll focus on managing your office! This is just another way we are living up to our tag line of Office Leasing MADE SIMPLE. This warranty applies to office suites only.



# Our New Management App

One of the ways we have made office leasing simple is by creating and implementing a new office management app for our clients. Our app gives clients the ability to pay rent, book a conference room, submit a maintenance request, check out upcoming client specific events and promotions and more.



- [Sign up with email](#)
- [Sign up with Facebook](#)
- [Sign up with Twitter](#)
- [Sign up with Google](#)

Have an account? [Log in](#)

## FEATURES

- Pay your rent
- Reserve a complimentary conference room
- Have documents printed by our office
- Receive emergency messages
- Receive discounts from local businesses
- Submit a maintenance request
- Shop the Marketplace
- Keep up to date on our special client events
- Event Programming
- Reserve Storage by the Box

Plus much, much more!

# NOTES

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