

The Merchant Building

30 Merchant Street Cincinnati OH



E.V. BISHOFF CO.
OWNERS OPERATED PROPERTIES

Office Leasing
MADE SIMPLE.®

www.evbc.com



The Merchant Building PROPERTY HIGHLIGHTS

- Approximately 100,000 square feet, approximately 33,000 square feet per floor
 - underground secured parking
 - Located in a beautifully landscaped setting in the Tri-County market
 - Easy access to I-75 & I-275
 - Plenty of nearby amenities, including restaurants, hotels, and shopping
- Abundant parking, including a 40-car executive parking garage, with direct access to building elevators



The Merchant Building AREA AMENITIES

RESTAURANTS

O'Charley's, TGI Friday's, Jersey Mike's, Jimmy John's, Chipotle, Steak & Shake, Firehouse Subs, Dunkin' Donuts, Panera Bread, First Watch, Chick-Fil-A, Dos Amigos, Benihana, and more!

BANKING

KeyBank, PNC, Chase, US Bank

SHOPPING

Cassinelli Square, Tri-County Mall, Princeton Plaza Shopping Center, Tri-County Commons

HOTELS

Atrium Hotel & Conference Center, Residence Inn, LivINN Cincinnati, Fairfield Inn & Suites

RECREATION

WashingtonPark, Tri-County Golf Ranch

Class A Suburban Office Building with Excellent Highway Access from I-75 and I-275 Interchanges



The Merchant Building SITE PLAN



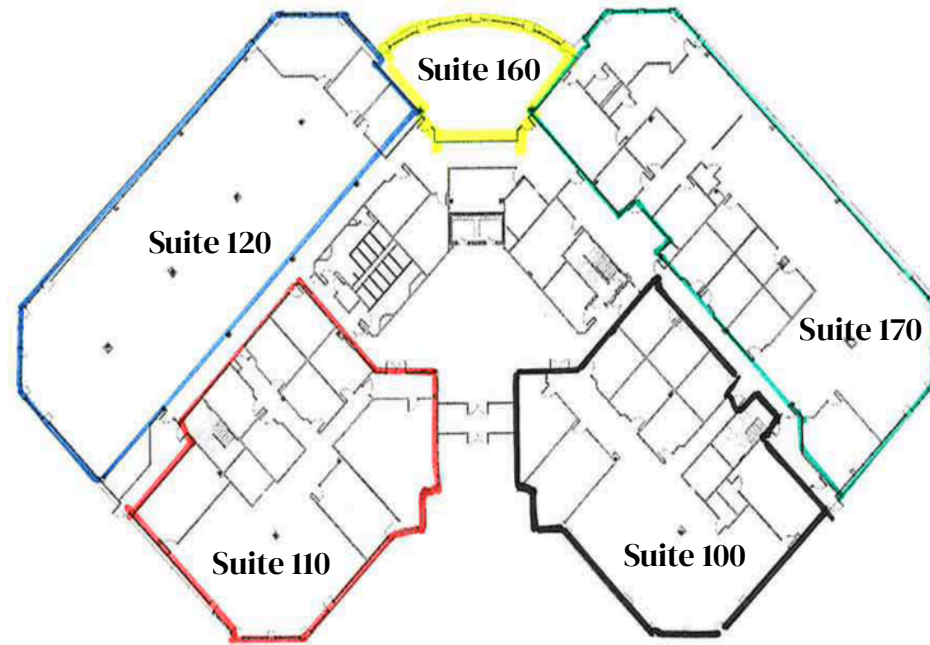
The Merchant Building

FLOOR PLANS

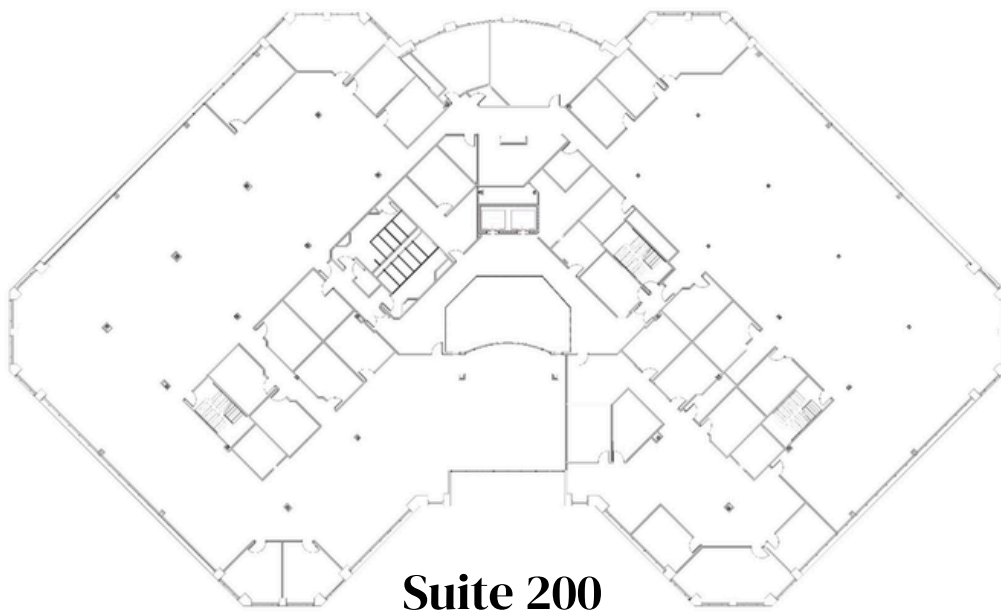
100,000 SF
Total

33,000 SF
Floor Plates

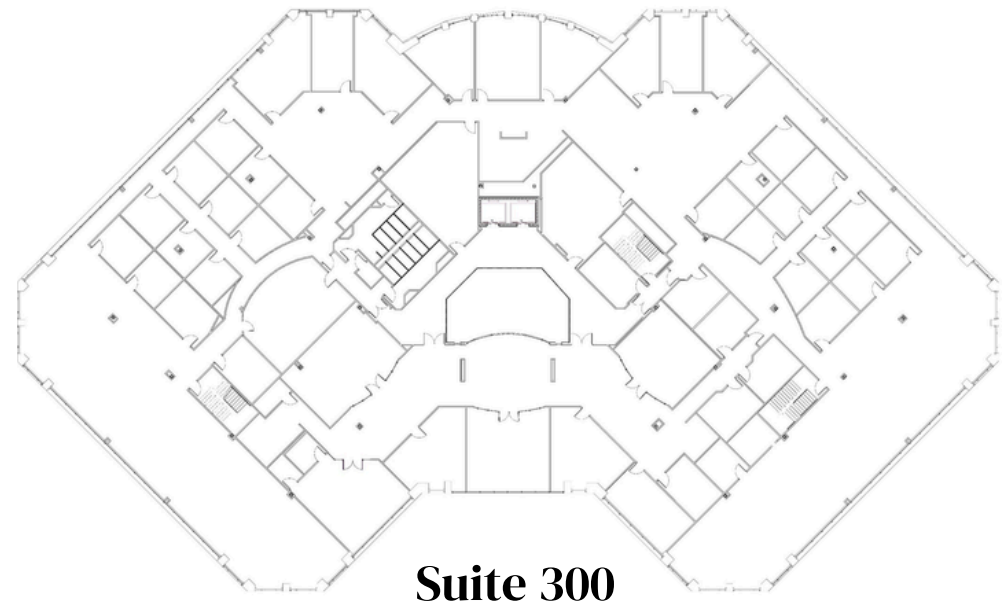
FLOOR 1



FLOOR 2



FLOOR 3

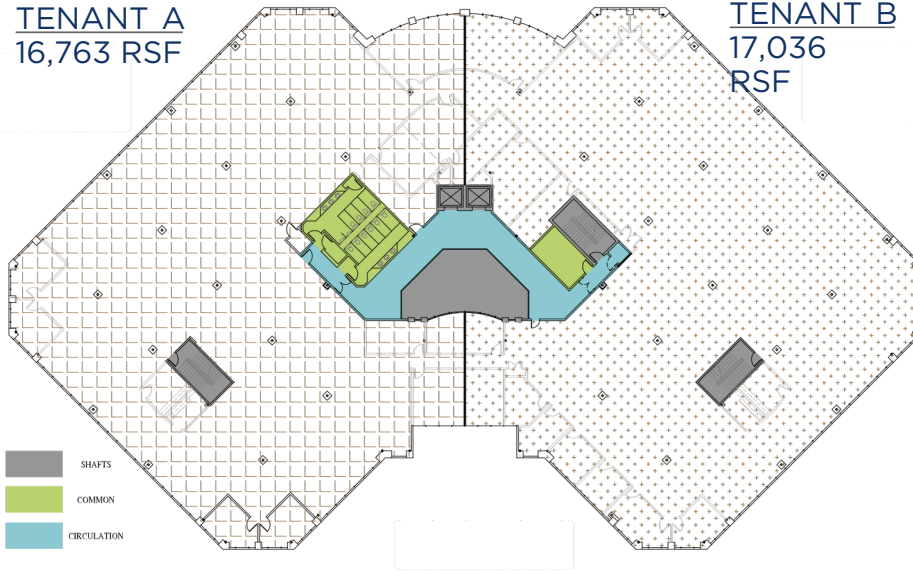


The Merchant Building DEMISING OPTIONS

OPTION 1

TENANT A
16,763 RSF

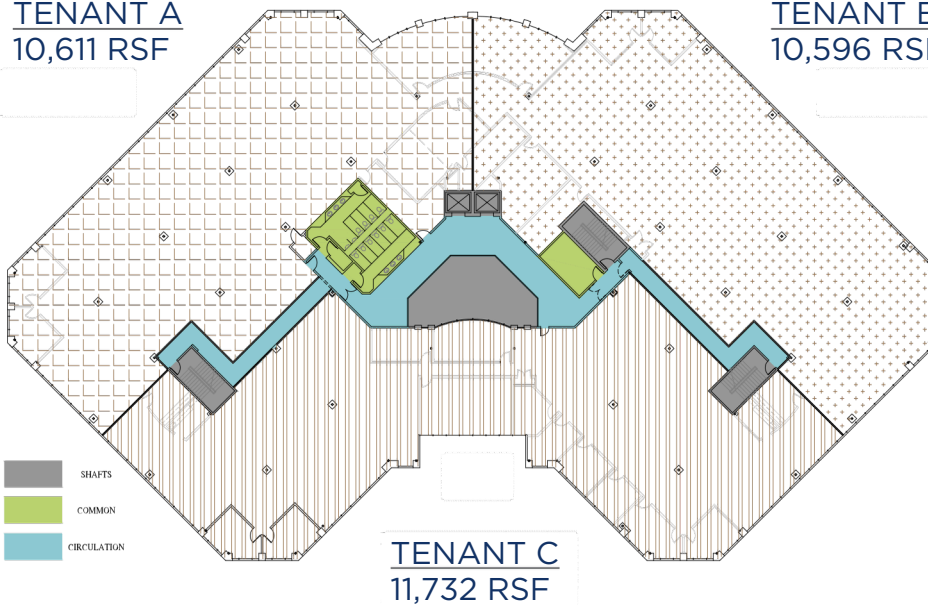
TENANT B
17,036
RSF



OPTION 2

TENANT A
10,611 RSF

TENANT B
10,596 RSF



Center of the Cincinnati-Dayton Metroplex

The Tri-County submarket is comprised of the cities of Springdale, Sharonville and Evendale. It historically has been well received, and has been the target of GE Aircraft expansions since the 1980's. The development growth that began in the 1980's has made the Tri-County submarket one of the top three suburban office submarkets in all of Cincinnati.

SPRINGDALE

The City of Springdale is located in northern Hamilton County, approximately twenty miles from downtown Cincinnati. Bisected by I-275 and bordered by I-75, it is the home of a highly developed commercial/industrial community, as well as stable, well maintained residential neighborhoods. The city of Springdale has a population of 11,223 but boasts a daytime population of more than 30,000.

The city has excellent local health services with access to nearby Mercy Fairfield Hospital with over 700 affiliated physicians. Community events such as the Farmers' Market are centered on Springdale Town Center and retail shopping opportunities abound in the Springdale Tri-County Retail District with over 4 million square feet of stores. The community is home to over 1,100 national and local businesses and prides itself on its business friendly atmosphere. Springdale is a great place to live, work, learn and play.



SHARONVILLE

The City of Sharonville is ideally located just 15 miles north of downtown Cincinnati, situated upon 10-square miles of prime real estate positioned at the intersections of Interstate 75, Interstate 71, and Interstate 275. The traffic traversing through this corridor adds credence to the community's nickname as "The City of Progress".

Many years ago, it was the railroad industry which spurred so much of Sharonville's progress, along with the general growth of Cincinnati, and it continues to exist as an essential transportation hub. With Interstate Highway 71 only one mile away from the city limits, there are four interstate exits which provide access to the city. The city's strategic location has encouraged development in leading regional industries like tourism, transportation, engineering, automotive and logistics.

The city's population of almost 14,000 rises to about 37,000 during the day, due to an influx of workers supporting the wide variety of over 2,000 businesses in Sharonville. The city is dedicated to building a vibrant and thriving regional economy by supporting a business-friendly environment.

EVENDALE

The Village of Evendale has a 25,000+ daytime population and 2,767 residents and is perfectly positioned along I-75, just one exit south of I-275. Evendale's vast array of commercial, retail and industry leaders include the three world headquarters of GE Aviation, Formica and Gold Medal Products.

Excellent medical services are available at the Tri-Health Evendale Hospital and the Evendale Health Care Center. Shopping opportunities are plentiful in Evendale Commons including Menards and Walmart Super Center.



The Merchant Building

PROMINENT MIDWEST MARKETPLACE

The Cincinnati metropolitan region, with a balanced economy, an attractive quality of life, a top international airport, and a significant concentration of Fortune 500 and corporate headquarters continues to be one of the most attractive, fastest growing markets in the United States.



29TH LARGEST MSA IN THE UNITED STATES AND THE LARGEST ECONOMY IN OHIO



2.19 MILLION PEOPLE IN THE 15-COUNTY CINCINNATI MSA



LOCATED WITHIN A ONE HOUR FLIGHT OR A DAYS DRIVE OF 60% OF THE U.S. POPULATION



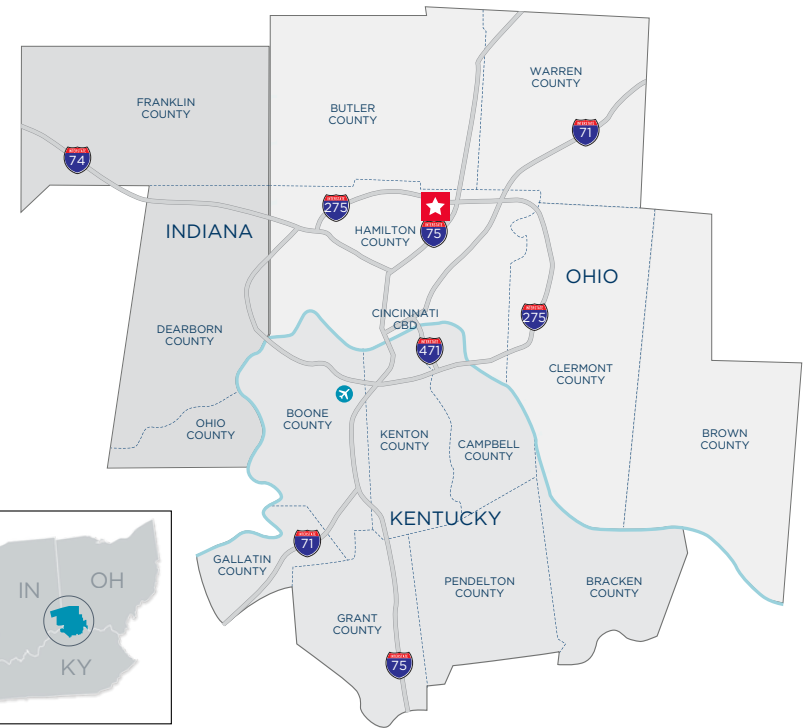
DIVERSE ECONOMY THAT IS HOME TO THE HEADQUARTERS OF MANY LARGE ORGANIZATIONS INCLUDING EIGHT FORTUNE 500 COMPANIES



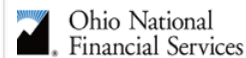
2,500 MANUFACTURING AND 590 BIOHEALTH COMPANIES



HOME TO ENDLESS AMENITIES & ACTIVITIES INCLUDING NFL, MLB, MLS, COLLEGIATE TEAMS, A WORLD-CLASS ZOO, FINE ARTS PROGRAMING AND MUSEUMS



THESE HEADQUARTERED COMPANIES CALL CINCINNATI HOME



The Merchant Building PROPERTY OVERVIEW



Building Name

The Merchant Building

Address

30 Merchant Street, Cincinnati, OH 45246

County

Hamilton

Office Submarket

Tri-County

Year Built

1988

Rentable Area

100,000 Approx.

Number of Stories

3 stories with underground parking

Developer

E.V. Bishoff Company

Structural Detail

Building Structure

Concrete foundations & steel frame

Building Exterior

Polished granite-faced exterior walls with window wall glazing system

Floor Height

1st floor = 15', 2nd floor = 10', 3rd floor = 10'

Ceiling Height

8'

Floor Load Capacity

1st floor = 100 lbs, 2nd floor = 112 lbs, 3rd floor = 125 lbs



Finishes for Public Areas and Tenant Spaces (Flooring, Wall Covering, Ceilings, etc.)

Main Lobby

Granite tile on floors; wood panel or gypsum board walls

Parking

The Merchant Building is a part of the Princeton Hill Office Complex and has access approx. 14 acres of parking including approx. 38 secured underground parking spots

Service & Loading Area

Loading Area Location

Southwest side of building at parking level

Loading Area Description

Equipped with raised concrete platform with dock leveler and bumpers; a portion of the dock area is occupied by a standard trash dumpster

Building Systems

HVAC

Heating and cooling provided by five electric, package rooftop units. The units serving the tenant floors (3 total, one for each floor) are 75- ton Trane Intellipak systems with high-efficiency condenser coils. The fourth unit is a two-section Aeon unit of approximately 25 tons, which provides only cooling and make-up air to the Atrium. The fifth unit serves conference rooms and its capacity is approximately 25 tons. Four 5-ton Trane condenser units are also located on the roof. These units supply supplemental cooling for equipment rooms. Heating and cooling are controlled by local thermostats.

Air Distribution

Heated and/or cooled air is distributed through ducts to variable air volume (VAV) terminals located in the ceilings. Return air grilles are located in each space. Stairwells, restrooms, and other areas are ventilated by mechanical exhaust fans.

Energy Management System

Johnson Controls EMS, which is run through a Niagara system

Electrical Main Service & Capacity

2,000 Amps, 277/480 Volt, three-phase, four-wire alternating current (AC)

Utility & Other Service Providers

Electricity

DukeEnergy - Service provided via underground cables

Natural Gas

No Natural Gas at the Property

Water/Sewer

Cincinnati Water Works - Water supplied via water main at Merchant Street

Telephone/Internet

Altafiber

Elevators

Passenger Elevators

| | |
|-----------------|-----------------|
| Manufacturer: | Westinghouse |
| Type: | Hydraulic |
| Number of Cabs: | 2 |
| Load Capacity: | 4,000 lbs. each |
| Speed: | 125 fpm |

Roof Deck/System

Type/Design

Low slope, single-ply, stone-ballasted EPDM system with concrete walk pavers; insulated with rigid insulation boards

Life Safety

Smoke Alarms

Fire protection system consists of a wet-pipe sprinkler system, a wet standpipe with fire department hose valves and connections in each stairwell, portable fire extinguishers, smoke detectors, pull stations, alarm horns and strobes. Common areas and corridors are equipped with battery backup exit lights, illuminated exit signs, pull stations, alarm horns, and strobe light alarms. Exterior covered areas, including below-grade parking, contain a dry-pipe sprinkler system. Fire sprinkler risers are located in fire protection equipment room in the lowest level.



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**PROPERTY
OVERVIEW**

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