

us bank tower
CINCINNATI



THE BUILDING

U.S. Bank Tower is a 27 story 365 foot tall skyscraper located at 5th and Walnut Streets in downtown Cincinnati. The building's tenant population is comprised of a variety of businesses and organizations such as law firms, financial and investment organizations, and real estate companies. The building connects to The Westin Hotel, a AAA four-diamond hotel that features 456 guest rooms.

NEW OWNERSHIP!

MAP Property Holdings is a high net worth private equity investment firm specializing in value oriented commercial real estate investments across the continental US.

MAP's current investment portfolio totals over 3.8 million square feet in nine states.

PROPERTY HIGHLIGHTS



MANY ON-SITE AND
NEARBY RESTAURANTS



WALK TO YOUR DESTINATION
OR TAKE THE STREET-CAR



ON-SITE PARKING
AVAILABLE



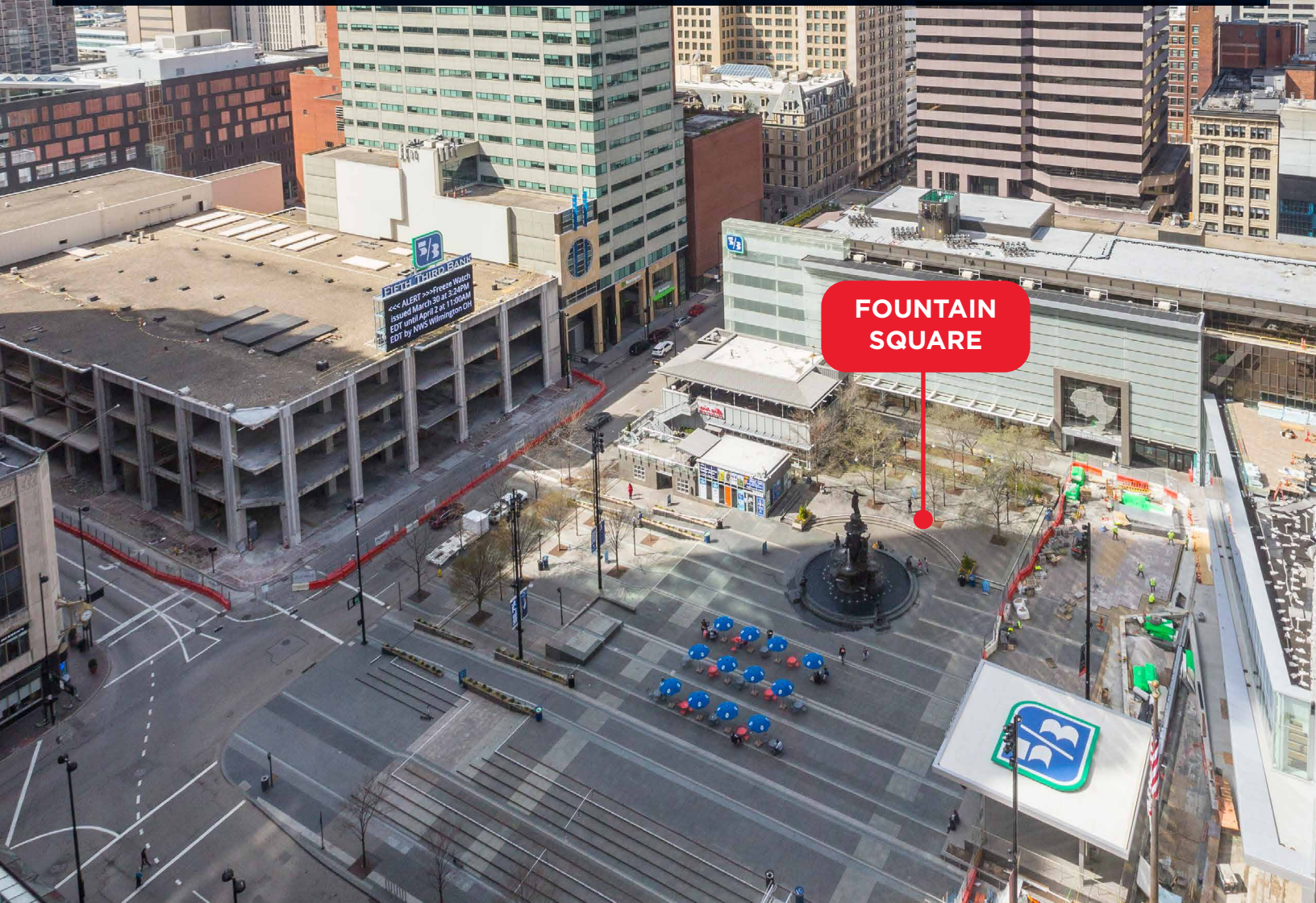
SHARED
CONFERENCE CENTER



CENTRALIZED LOCATION
IN THE HEART OF THE CBD



ENERGY STAR CERTIFIED AND
BOMA 360 ACCREDITATION



GENERAL BUILDING INFORMATION

TYPICAL FLOORPLATE	Floors 1-19 approximately 24,000 SF, Floors 20-26 approximately 14,500 SF
TYPICAL CEILING HEIGHT	8'-5" finished, 12' deck to deck
ELEVATOR SERVICE	Two banks of (6) elevators (1-11, 12-26)
SECURITY	24/7/365 Guard Service, Closed Circuit TV System
TELECOM	Providers with fiber in building; Cincinnati Bell, Time Warner, Cogent Communications.
FLOOR LOAD	Ground Floor & 2nd Floor: 100# sq. ft. / Office Floors: 70# sq. ft.
HVAC	NEW cooling towers installed in 2018 and new Trane Chiller installed in 2019 to ensure the system exceeds occupancy loads and increase reliability Central plant delivers chilled water to the AHU's on the 27th floor and 12th floor and SL Heating provided via hot water boiler system. Perimeter heat provided via convection style fin tube registers along exterior walls
ELECTRIC	277/460v, three phase 120/208v power for receptacles/typical use
DOCK	One (1) dock accomodates maximum truck size of 12ft in height by 24ft in length (cab & trailer). The dock can NOT accommodate semi-trucks or straight trucks over 24' in length
GARAGE/PARKING	Fountain Square South Garage (Located in US Bank Tower via elevator access from lobby): 408 Parking Spaces Fountain Square North Garage: 604 Parking Spaces Mabley Garage: 775 Parking Spaces
CLEANING	Nightly standard cleaning M-F excluding holidays + full time day cleaning staff
MAINTENANCE/SERVICES	Dedicated on-site property management team Service requests managed via Angus software Full time Maintenance Personnel staff Common areas and common systems maintenance included in operating expenses
RENT	\$22.00/psf Full Service Gross



US BANK LOBBY

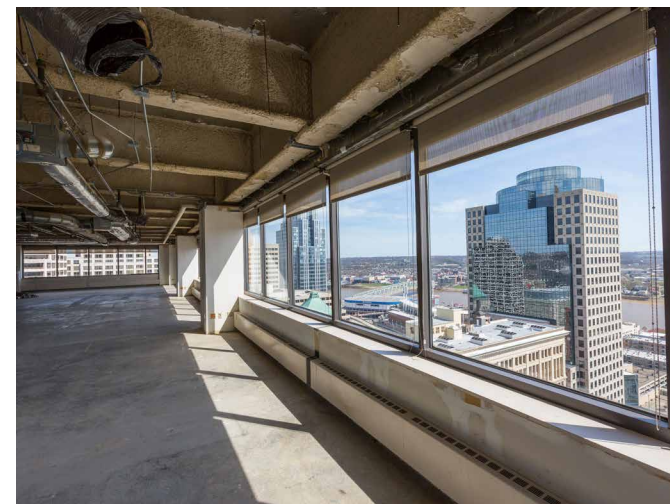
THE ULTIMATE LOCATION

Located along the Ohio River, Downtown Cincinnati is home to the city's largest corporations, several apartment complexes, dozens of restaurants, a plethora of bars and coffee shops, and professional sports stadiums.

Rich with culture and history, the downtown area acts as the economic hub of the city as well as the home for many festivals, marathons, and other public events.

Enjoy hundreds of events located just across the street at Fountain Square. A public square where concerts, festivals, tree lighting ceremony, ice rink, food trucks and other events take place throughout the year.

US Bank Tower is just a short walk to all your favorite entertainment venues that Cincinnati has to offer. Including Great American Ball Park, Paycor Stadium, The Banks, Fountain Square, and the new Icon Music Center. Take the Streetcar to Findley Market, Music Hall, Washington Park or the new FC Cincinnati Stadium located in Over-The-Rhine!



**CINCINNATI BELL CONNECTOR
ELECTRIC STREETCAR**

VIEWS FROM THE TOP

Enjoy spectacular views of downtown Cincinnati, Over-the-Rhine & Northern Kentucky from your office chair. Enjoy aerial views of Fountain Square and events such as music concerts, farmer's markets and ice skating. Admire the fireworks during Riverfest and cheer on the Red's during a homerun. You're in the heart of Cincinnati!



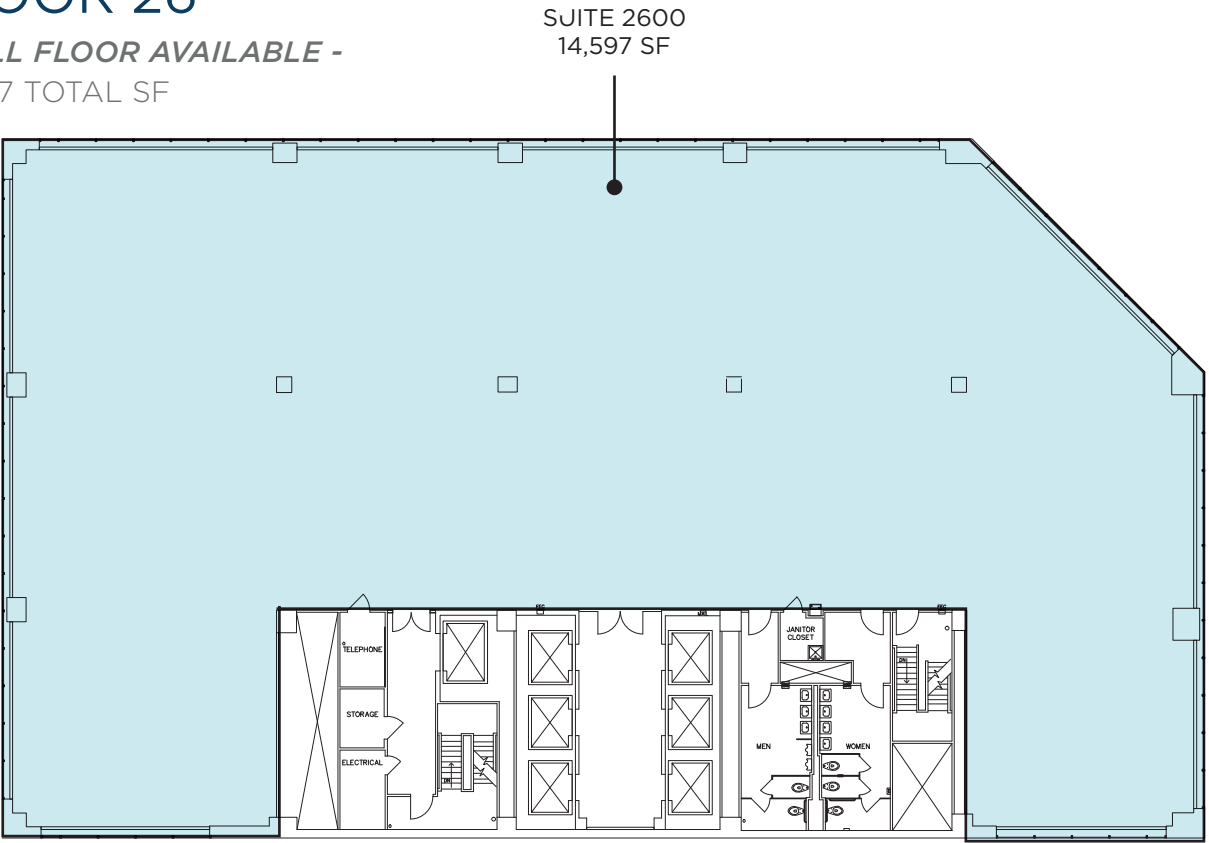
AVAILABILITIES

SUITE	SF
2600	14,597
2420	3,262
2300	6,648
2310	1,124
2315	1,792
2330	3,230
2240	2,958
2200	7,739



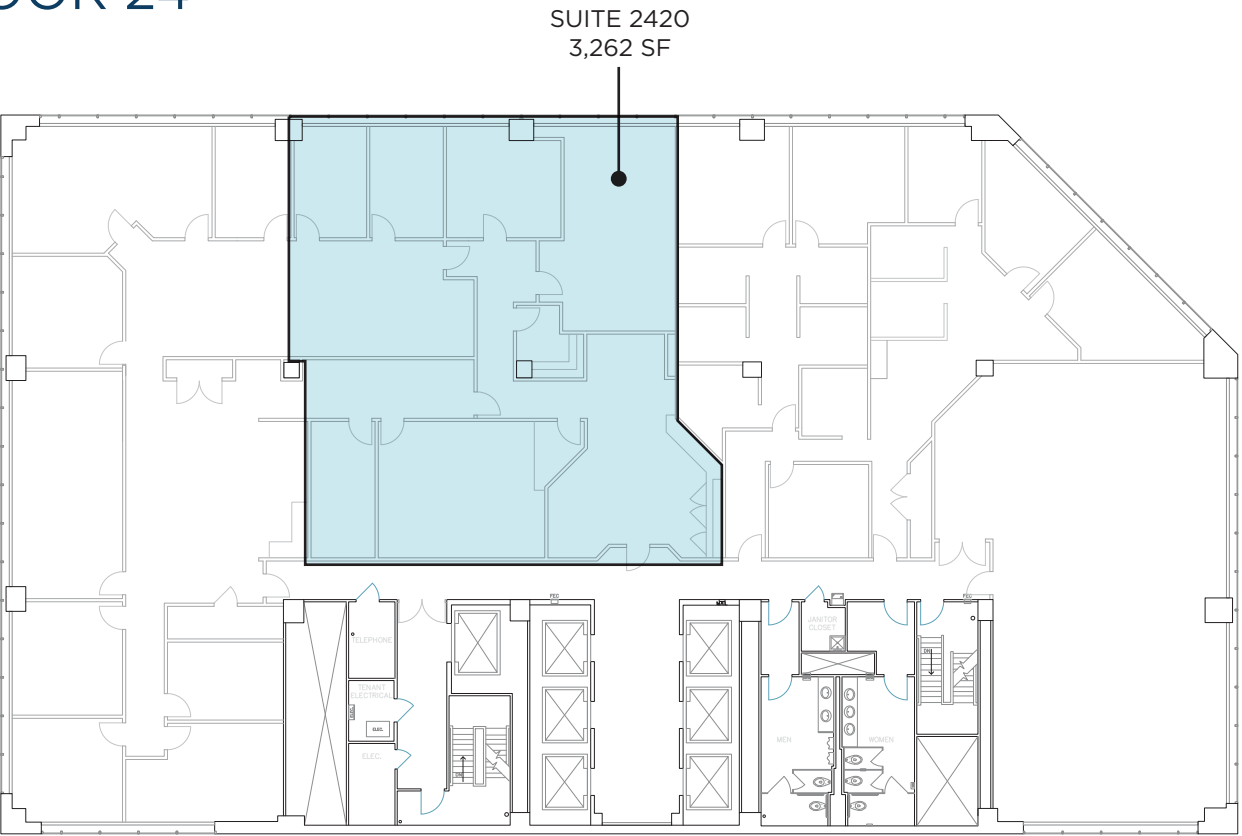
FLOOR 26

- FULL FLOOR AVAILABLE -
14,597 TOTAL SF



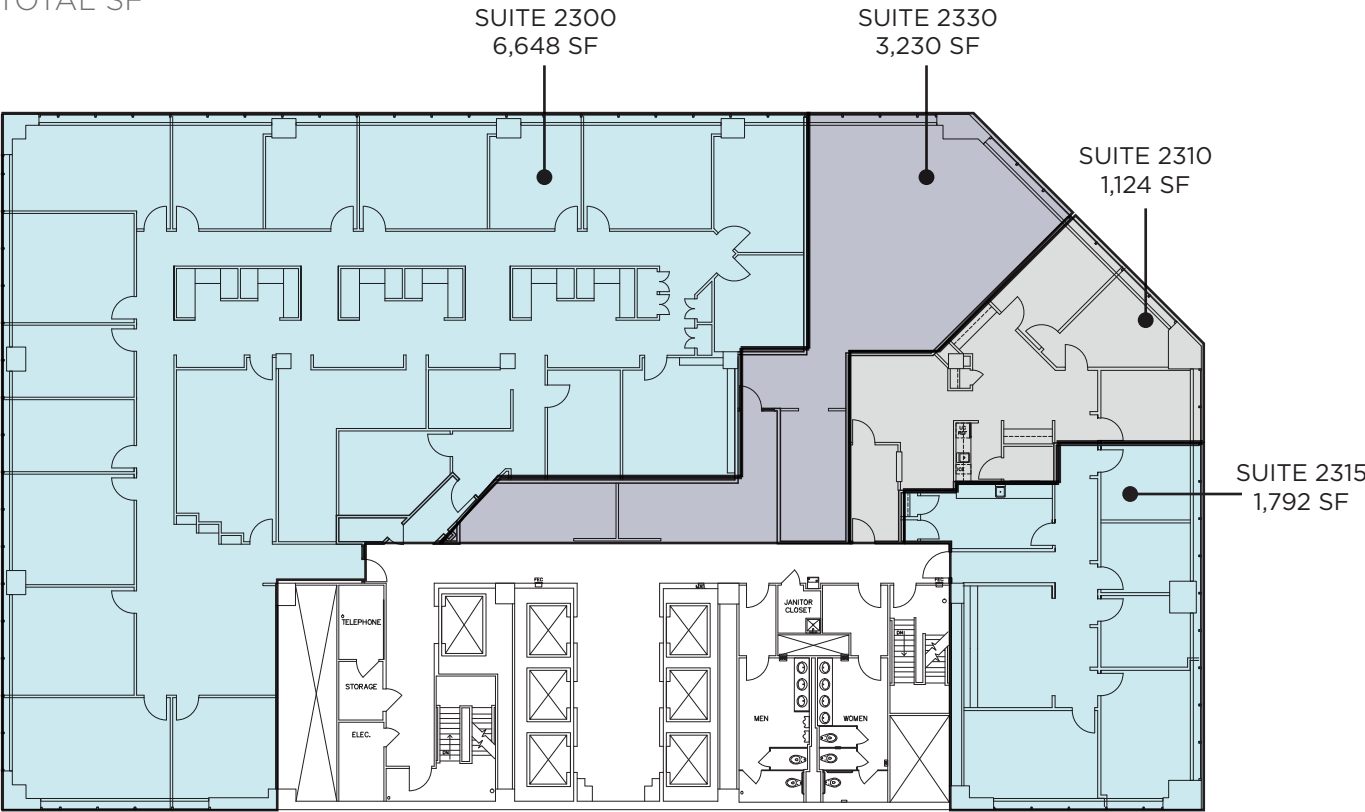
FLOOR 24

SUITE 2420
3,262 SF

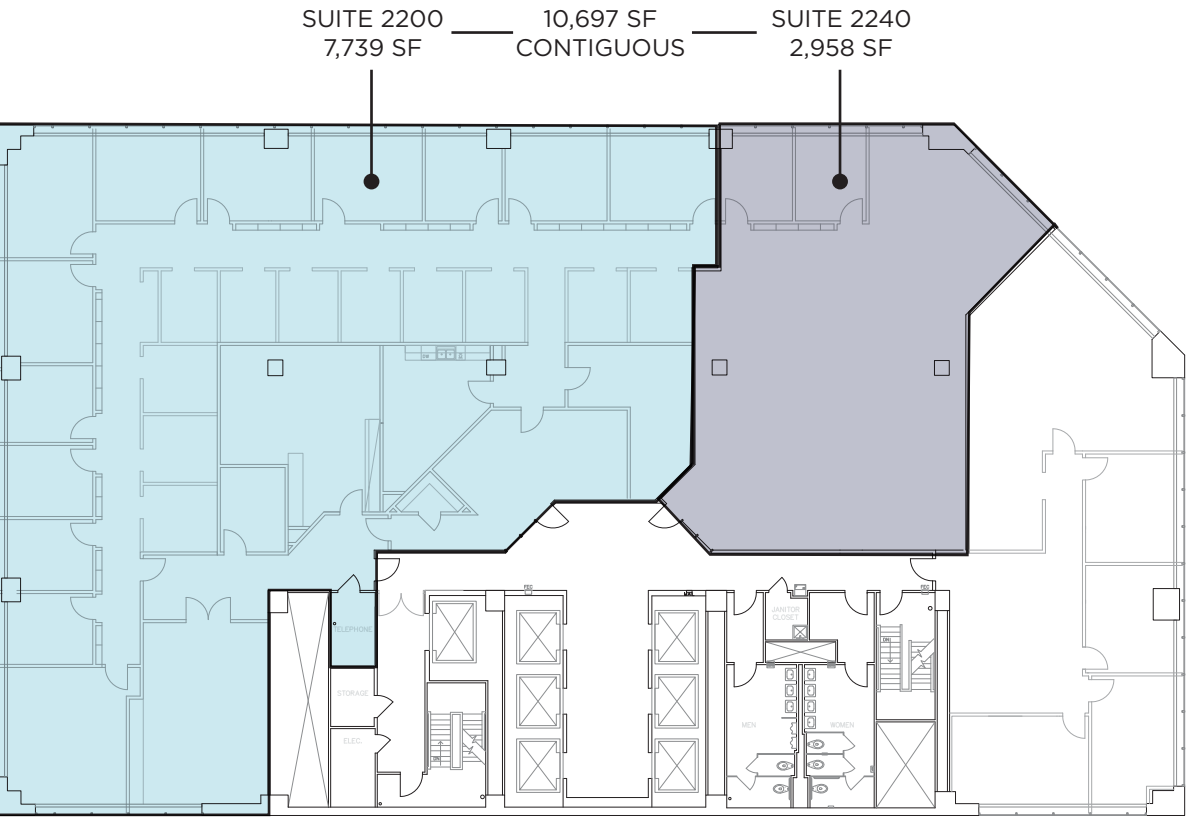


FLOOR 23

- FULL FLOOR AVAILABLE -
12,794 TOTAL SF



FLOOR 22



MAKE IT YOUR OWN

The 20th Floor is demo'd and ready to begin construction. Need help with your layout? Contact us today and we can help layout an office "test fit" using our SALTMINE tool. You'll be able to envision your new space in no time!



NEARBY AMENITIES

RESTAURANTS

1. Chipotle

2. Bru Burger

3. Potbelly Sandwich

4. Graeter's Ice Cream

5. Zablong

6. McCormick & Schmick's

7. Sleepy Bee Cafe

8. D.Burnham's

9. Starbucks

10. Morton's Steakhouse

11. Orchids at Palm Court

12. Hathaway's Diner

13. Bagel Stop

14. Wahlburgers
15. Starbucks

16. Mr. Sushi

17. Prime Cincinnati

18. Nada

19. Boca

20. Sotto

21. Igby's

22. Metropole

23. Fusian

24. Jimmy John's

25. Horse & Barrell

26. Nicholson's Tavern

27. Jeff Ruby's

28. First Watch

HOTELS

1. The Westin

2. Renaissance

3. Hilton Netherland

4. Hyatt Regency
5. 21c Museum Hotel

6. The Cincinnati

7. Hampton Inn & Suites

8. Homewood Suites

ENTERTAINMENT

1. Fountain Square

2. Aronoff Center

3. 21c Museum

4. Duke Energy Convention

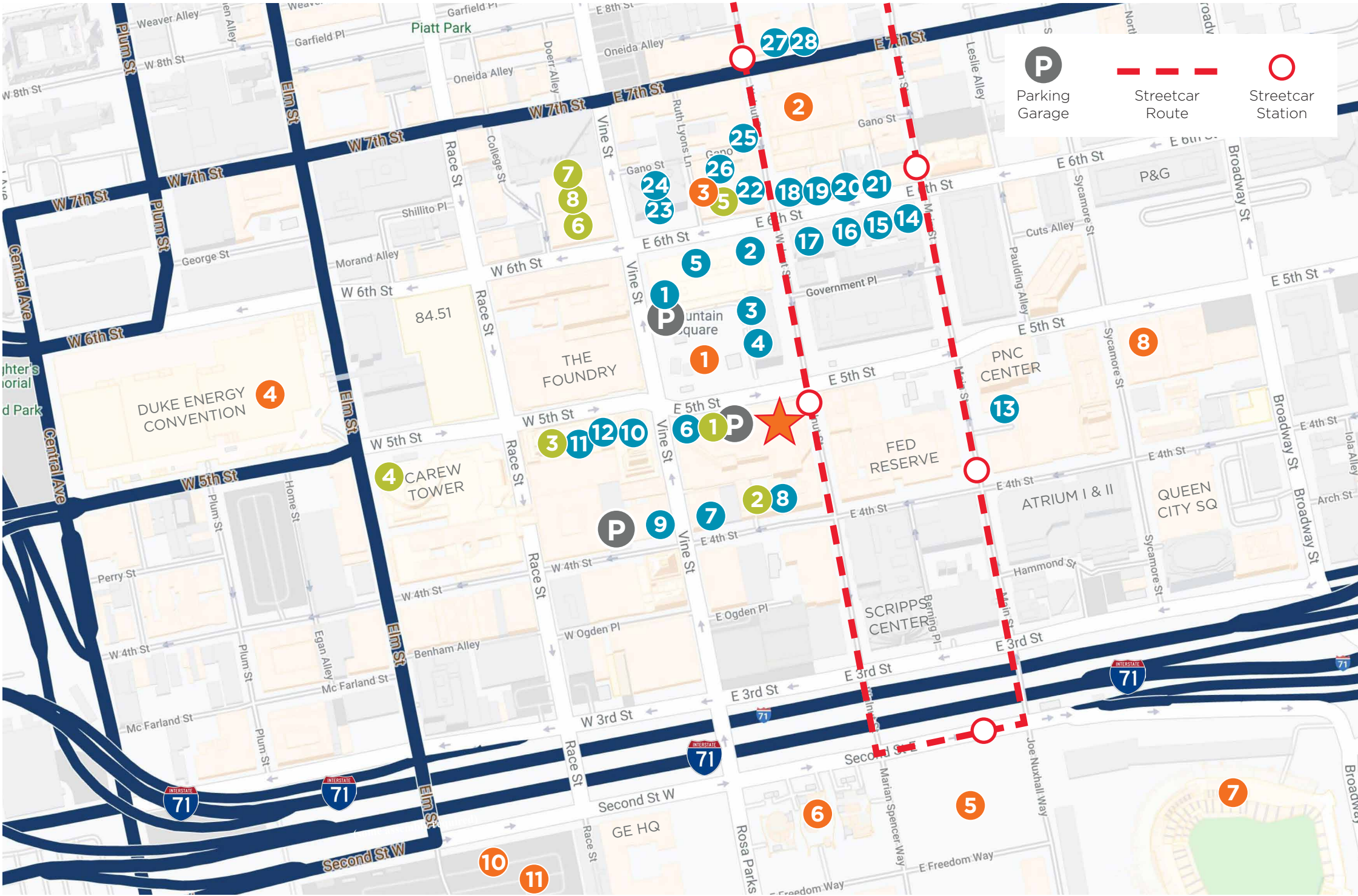
5. The Banks

6. National Underground Railroad
7. Great American Ball Park

8. Taft Theatre

9. Paycor Stadium

10. ICON Music Center



INSIDE AMENITIES





CONTACT

JOE JANSZEN
SENIOR DIRECTOR
+1 513 549 3011
joe.janszen@cushwake.com

SCOTT ABERNETHY
SENIOR DIRECTOR
+1 513 763 3013
scott.abernethy@cushwake.com

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