

## Downtown Facts

- More than 2,350 businesses operate in downtown Cincinnati, including the headquarters for five Fortune 500 companies: Kroger, Federated Department Stores, Cinergy, American Financial and Procter & Gamble.

- The CBD has more than 14 million square feet of office space and 80,000 daily office workers.

- According to Downtown Cincinnati, Inc., downtown attracts 120,000 visitors daily. Downtown Cincinnati has ample off-street and metered on-street parking spaces, with no charge for evening and Sunday visitors.

- Thousands of off-street spaces will be added in conjunction with the riverfront development.

- The downtown's market-rate housing is at 98% occupancy, and hundreds of apartments and lofts are added to the market each year to meet the growing residential demand, according to Downtown Cincinnati Inc.

- The recently implemented "Downtown Walk to Work" program provides incentives for prospective homeowners to buy residences within walking distance of the CBD.

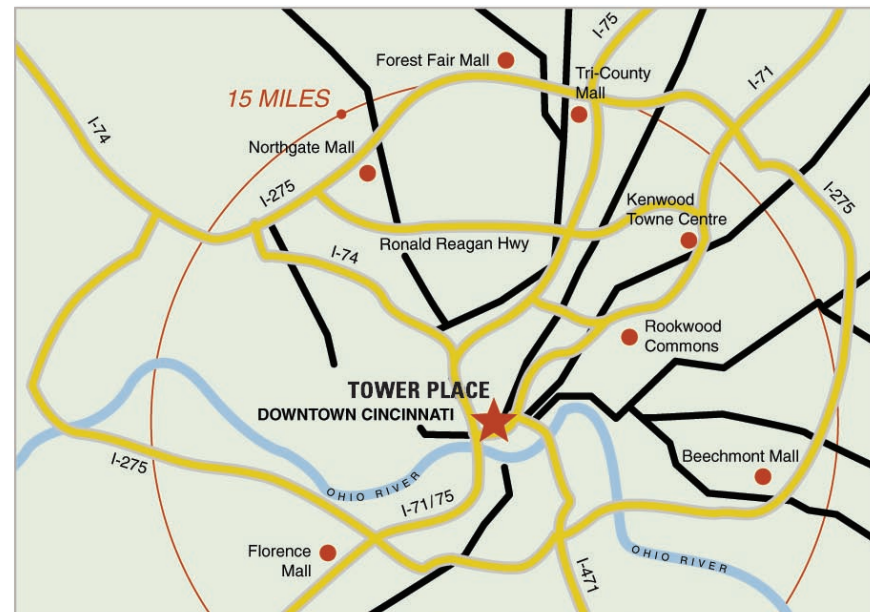
## Demographics

### Metropolitan Area

- Population 2.1 million in the CMSA
- 7.4 million within 100 miles
- Workforce: 1 million
- Average household income \$72,244
- 85,000 students at 10 colleges and universities

### 15-Mile Radius

Population: 1.167 million  
 Total households: 481,593  
 Average Household Income: \$71,240  
 Household Size: 2.37  
 Median Age: 35.9



**KEY:**  
 Primary Trade Area  
 Freeway  
 Major Roads



# Tower Place

Cincinnati, Ohio



For leasing and property information, contact:

### Madison Marquette

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## TOWER PLACE

[www.towerplace.com](http://www.towerplace.com)

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*Creating Special places*

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- Tower Place is a 100,000 square foot urban retail center located in the heart of Cincinnati's central business district.

- The center features three levels of exciting retail and food merchants including Ann Taylor, Victoria's Secret, Nine West, Foot Locker, Brentano's, Margarita's and Morton's.

- It also includes a 1,600 space parking garage and skyway access to distinguished retail neighborhoods and hotels.

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*Creating Special places*

## A Special Place

**Tower Place is a 100,000 square foot downtown shopping center located in the heart of Cincinnati's central business district.**

**This three-level shopping center features dozens of exclusive shops and renowned retail establishments plus a food court with over a dozen dining options.**

**Two parking garages offering twelve decks of enclosed parking (over 1,600 spaces) are also available for customers. Plus a skywalk system links Tower Place with fellow downtown shopping and dining exclusives including Saks Fifth Avenue, Lazarus, Tiffany & Company, Brooks Brothers, and Palomino Euro Bistro.**

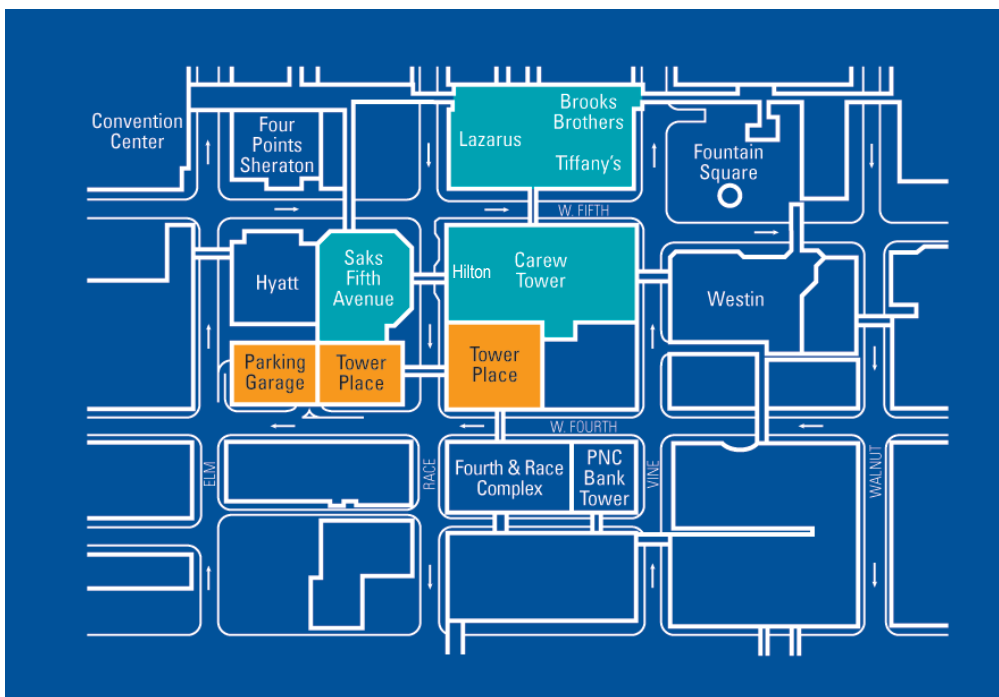


## The Place With the Right Mix

- Ann Taylor
- Brentano's
- Footlocker
- FYE
- Morton's
- Nine West
- Talbots
- Margarita's
- The Limited
- Victoria's Secret

## Our Customers

- 1,200 people park daily in the Tower Place garage and access their workplace through the mall.
- 2,750 hotel rooms linked via the skywalk with over 8 million tourists annually.
- Over 318,000 residents within a 5 mile radius including over 50,000 households with incomes in excess of \$50,000.
- 93,686 estimated number of employees within central business district.



## The Place to Be

- Conveniently located in downtown Cincinnati's central business district.
- Surrounded by office buildings, hotels and other fine retailers.
- \$1 billion new downtown and river developments surround Tower Place such as the Great American Ball Park, the Lois & Richard Rosenthal Center for Contemporary Art, Paul Brown Stadium and National Underground Railroad Freedom Center.
- The Greater Cincinnati Convention Center and six downtown hotels are all also on the skywalk within three blocks of the center.
- Average travel time to work within a 5 mile radius is 21 minutes.
- Located adjacent to Carew Tower, Cincinnati's tallest and most notable structure that includes 500,000 square feet of office space.
- 60 residential units being developed across the street, with prices ranging from \$200,000 to \$750,000, to serve this growing affluent area.
- Projected population for Greater Cincinnati CMSA by 2005 is 2,085,092.
- Cincinnati Center City Development Corp. initiating efforts for a \$30 million program to revitalize the Fountain Square district.



**Above: National Underground Railroad Freedom Center**, 185,000 square foot museum project. Opened August 2004. Photo credit: Farshid Assassi/Assassi Productions.

**Left: Performing Arts Center**  
Photo credit: Stevie Publishing Inc.

**Below: Cincinnati Convention Center**  
\$160 million renovation project scheduled to open mid-2006. Rendering by LMN Architects.

