



NATIONAL
CORPORATE OFFICE CAMPUS
OPPORTUNITY
Up to 300 Acres

Cincinnati Metro: 2.2 Million Population
10 Minutes from Downtown Cincinnati
Rare Infill Location in Vibrant Region



A Superlative Opportunity



About Metro Cincinnati

- ✓ Pro-Business Metro
- ✓ Strong, Sizable, Well-Trained Workforce
- ✓ Tax & Incentive Friendly Local & State Governments
- ✓ High quality of life and amenities
- ✓ Affordable Cost of Living
- ✓ Business-Aligned Educational Institutions – Collaborations for Training & R&D
- ✓ Moderate four-season climate



About the Development

- ✓ Master-Planned Office and Mixed-Use Development
- ✓ Developed by Eagle Realty Group, developer of Cincinnati's tallest building, the 1 million sq. ft. Queen City Square
- ✓ Master Planning by national award-winning MKSK Studios
- ✓ Civil Engineering by premier local firm Viox & Viox
- ✓ Strong backing of Western & Southern Financial Group, a Fortune 500 company and affiliate of developer
- ✓ Flexible zoning and pro-development support from the City of Florence and Boone County



About the Site

- ✓ Nearly 300 acres – largest assemblage of infill land
- ✓ Ten minutes to Downtown Cincinnati and one-half mile to I-71/75 interchange
- ✓ One mile to Cincinnati/Northern Kentucky International Airport (CVG) – 50+ nonstop destinations
- ✓ Extensive neighboring retail, dining, lodging, and entertainment district
- ✓ Park-like environment amid rolling terrain and lake
- ✓ Full utilities on-site
- ✓ Outstanding access – primary adjoining roads expanded to five lanes (complete or underway)

Remarkable Cincinnati



Fortune 500 Headquarters



Higher Education



Professional Sports



Performing & Visual Arts

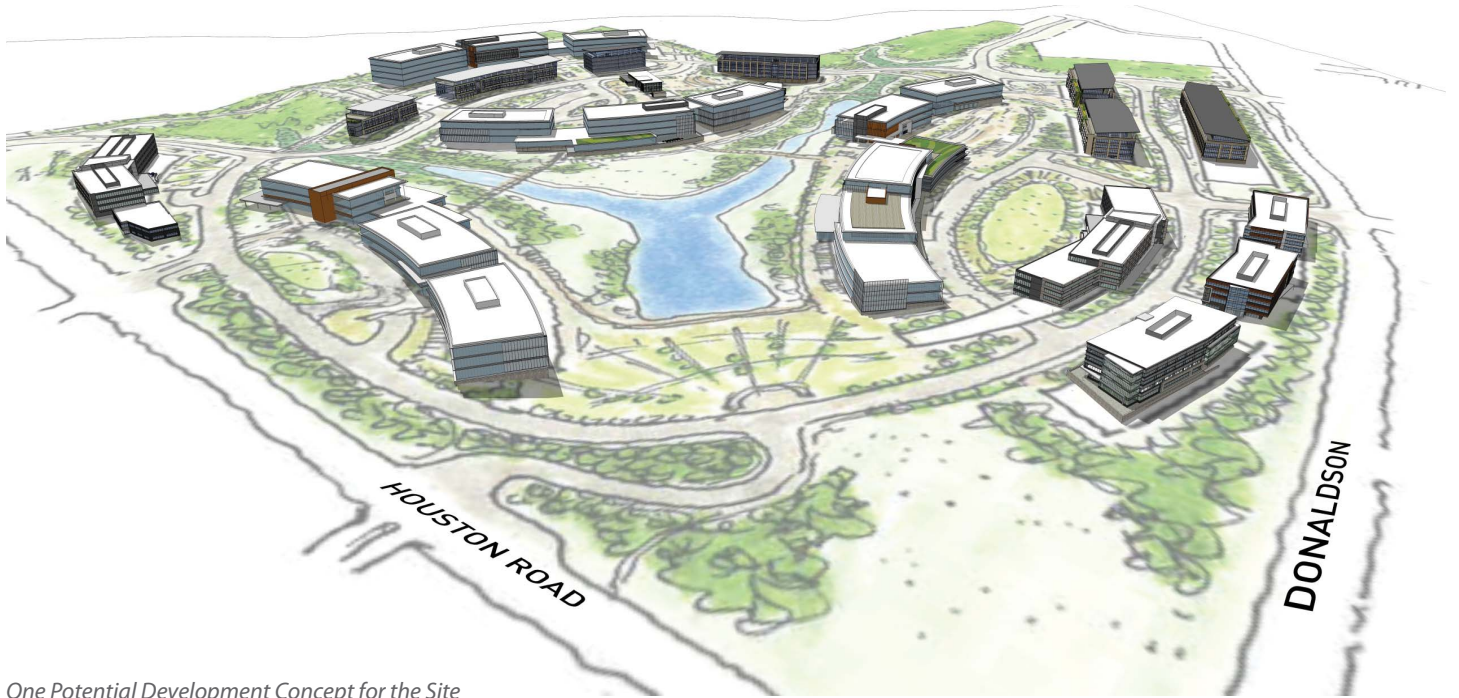


Activities & Recreation



Homemade Tastes





One Potential Development Concept for the Site

M MARYDALE

