



GATEWAY TO THE EAST



COLUMBIA
SQUARE



TURLEY
MARTIN
TUCKER

Commercial Real Estate Services





• ONE COLUMBIA SQUARE •

Five minutes east of Downtown Cincinnati, Columbia Square is a new focal point of a treasured city neighborhood. A 48,100 square foot office building is the cornerstone of an inviting new district featuring shops and restaurants along the east side's most prominent thoroughfare.

Developed by Al. Neyer, Inc., Columbia Square will offer outstanding architecture, quality finishes, executive parking and a future signature restaurant, all with exceptional access to downtown businesses, Interstate 71 and 471, and many of the city's most prestigious retail areas.



A state-of-the-art workplace to enhance your business

One Columbia Square is the central feature of a new commercial core under development in Columbia Tusculum, a historic riverside neighborhood just east of Downtown Cincinnati.

- 48,100 Total SF with 45,600 SF Available
- Three levels of Class A office space
- Part of a larger, mixed-use development
- High quality interior finishes
- Dramatic, two-story lobby
- Custom build-out of tenant spaces
- Secure, designated executive parking
- 1,500 SF Minimum
- Exterior signage available to anchor tenant
- Ample on-site parking
- Upscale restaurant planned for first floor
- Close to Mt. Lookout, Hyde Park, Anderson and eastern suburbs
- Local ownership and property management





Exceptional design, thoughtful planning and unsurpassed quality

For more than a century, Al. Neyer, Inc. has delivered quality workmanship and unwavering integrity in the development of commercial real estate projects. Having developed more than 3 million square feet of quality office space, Neyer knows what it takes to create environments that help businesses thrive.

Tailored to suit its unique location, One Columbia Square's striking brick and stone exterior commands attention at the prominent intersection of Columbia Parkway and Delta Avenue. Soaring windows provide magnificent light for the impressive two-story main lobby. Custom-built interiors reflect each tenant's professional identity. Columbia Square is a brilliant addition to an office portfolio owned and managed with pride and professionalism by Al. Neyer, Inc.





A new destination in an historic Cincinnati neighborhood

Columbia Square is bounded by Columbia Parkway, Delta Avenue and Eastern Avenue, three of the most traveled routes on Cincinnati's east side. New river-view residential development along Eastern Avenue and surrounding areas has sparked the rejuvenation of this diverse community. Multimillion-dollar infrastructure improvements have paved the way for Columbia Square and other significant investment.

Columbia Square features tree-lined walkways, extensive landscaping and distinctive design details to create an inviting setting for area residents and visitors. One Columbia Square is just the beginning of an exciting new community in a historically prominent location.



An exceptional location

- Five minutes from Downtown Cincinnati
- Easy access to I-71 and I-471
- Convenient for Lunken corporate airfield
- Immediate proximity to Hyde Park, Mariemont, Mt. Look-out, and other prestigious neighborhoods
- Within walking distance of client entertainment and dining options
- Five minutes from Uptown and University of Cincinnati

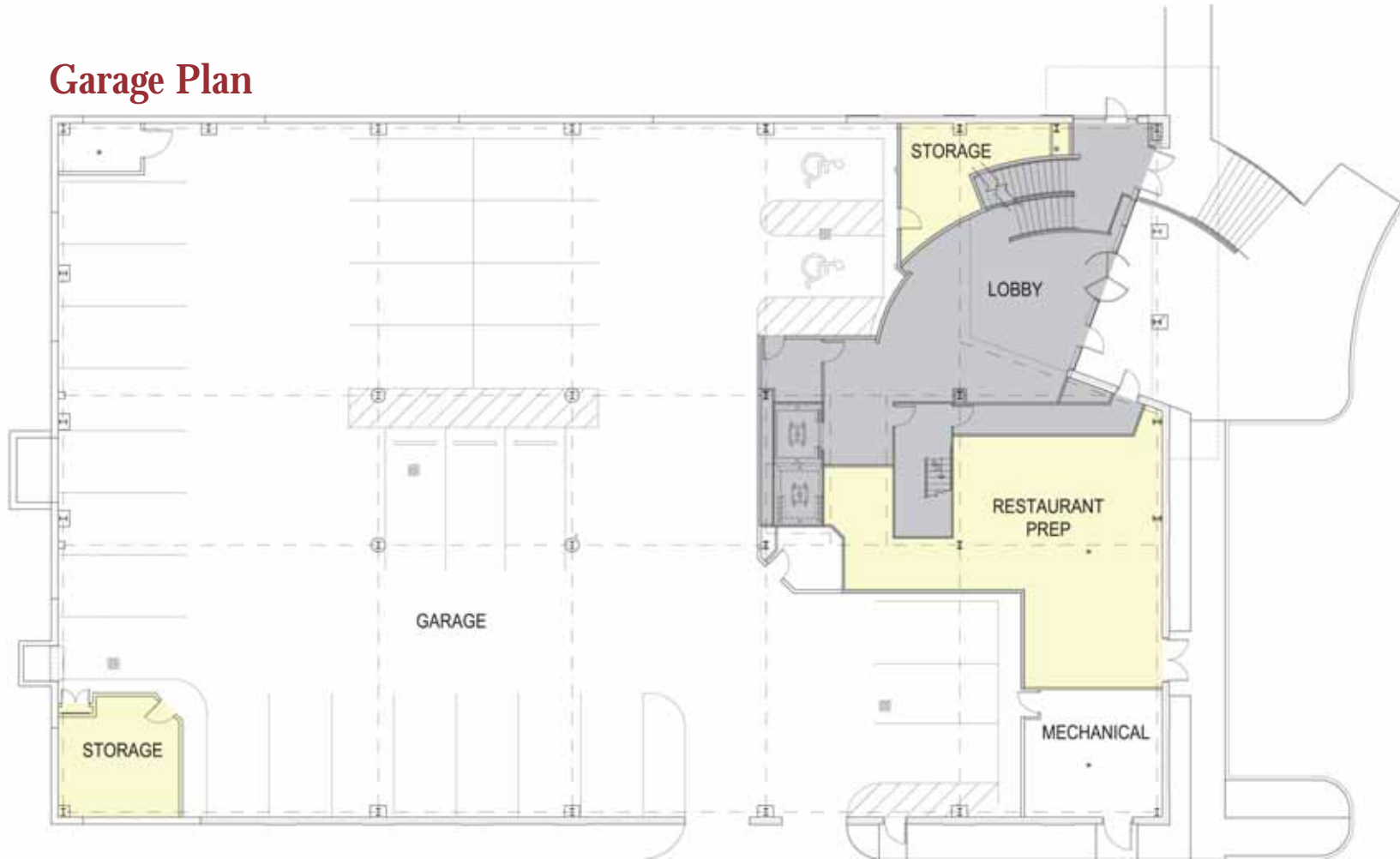


Flexible, efficient floor plans

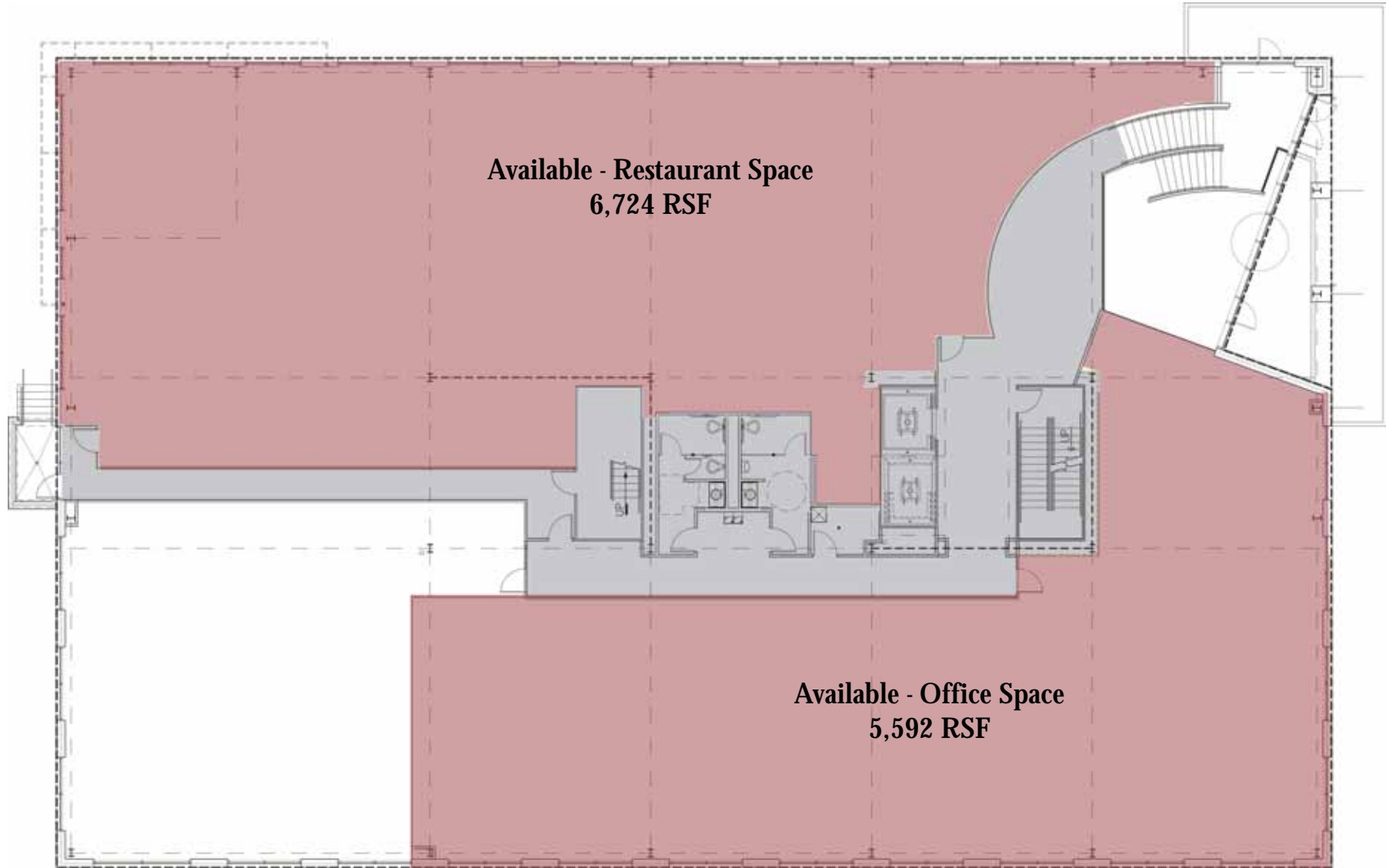
One Columbia Square is tailor made for a growing professional firm that requires an adaptable environment. Office spaces of 1,500 square feet and up are available - an emphasis on interior planning and design promotes functionality and encourages interaction.

A restaurant with a separate entrance creates ambience and convenience and adds to the neighborhood's reputation for destination dining.

Garage Plan



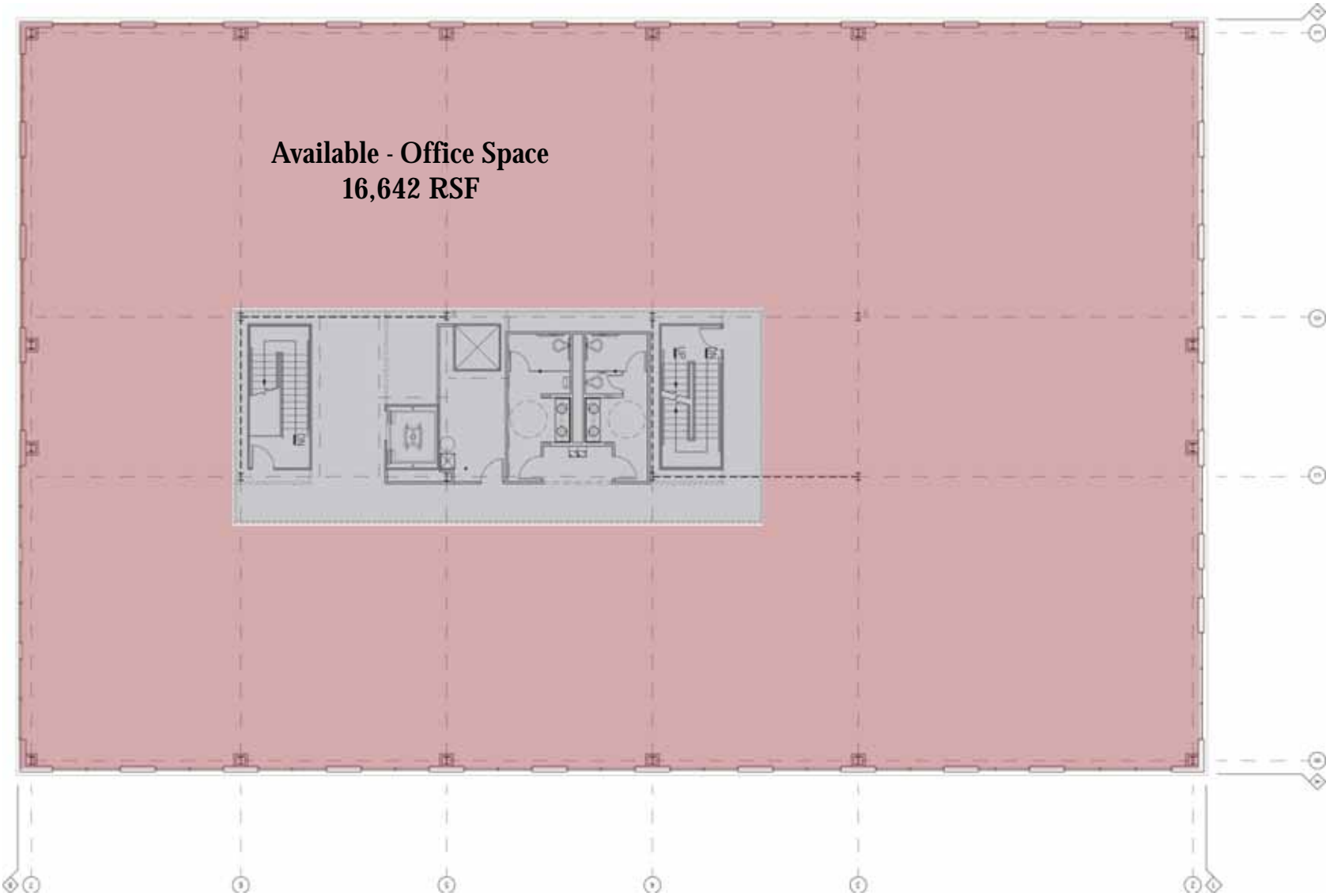
First Floor



Second Floor



Third Floor



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