

Be a Part of **Broadway Square** The Next Exciting Over The Rhine Neighborhood!

New Office Available Early 2015

LEASING NOW | CALL TO CLAIM YOUR SPOT

- Completely Renovated Office and Retail Spaces
- Easy Parking
- Revitalized Park Adjacent
- Walkable Distance to:
 - Main Street
 - Horseshoe Casino
 - The CBD and Courthouse



Presented By:

modelgroup

Here's your opportunity to get in on the ground floor of
the OTR renaissance!"

CONTACT

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Pendleton is a historic neighborhood with wonderful old buildings and quiet streets.

In 2015 it is also going to be a walkable new center of downtown activity with high creative office space, a pub, a coffee house, and more than 200 hip urban apartments.



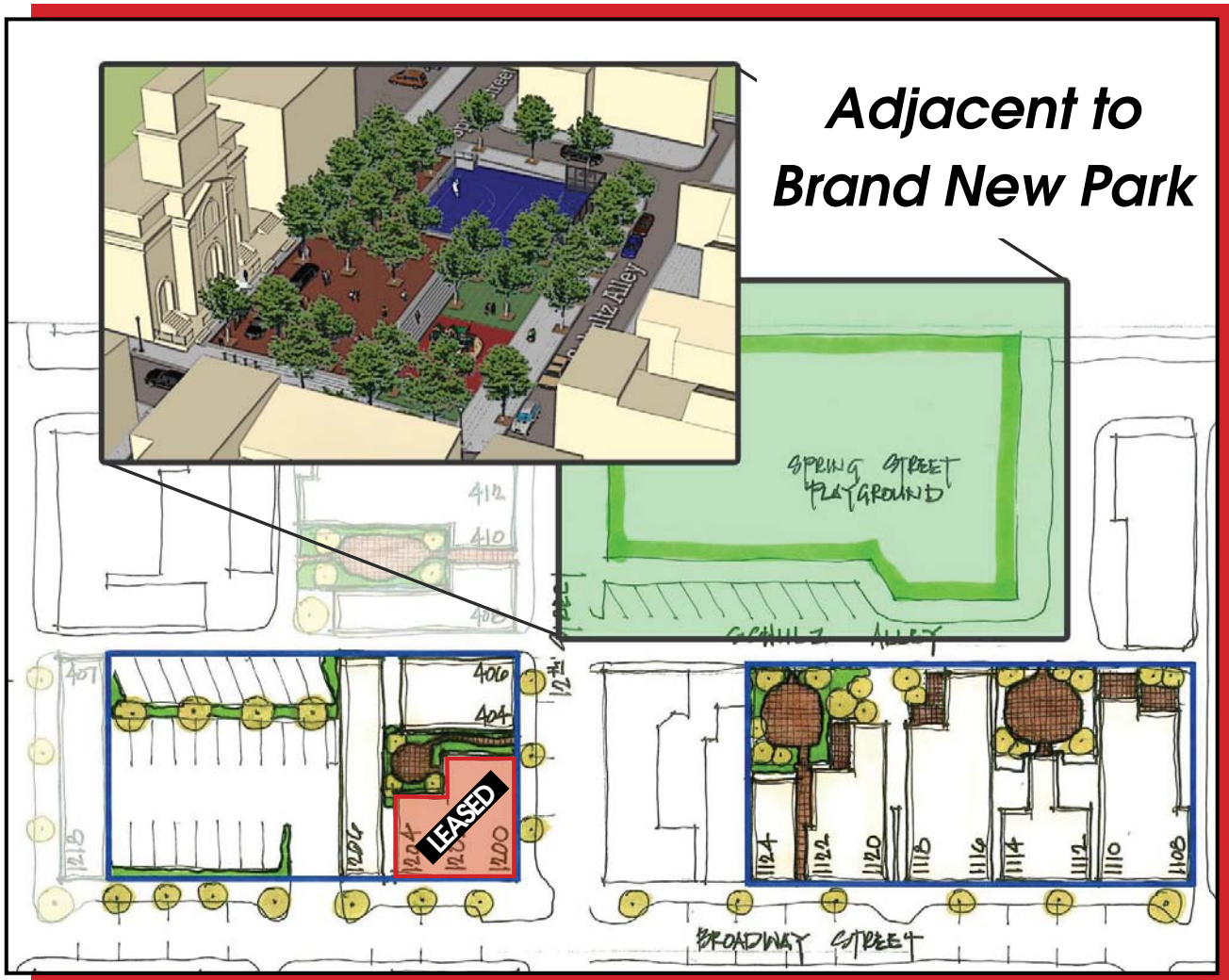
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Broadway Square

AVAILABLE COMMERCIAL SPACES | CALL TO CLAIM YOUR SPOT

Address	1st Floor SF	2nd Floor SF	Total Available
1108-1110 Broadway	1,070	1,190	2,260
1112-1114 Broadway	1,050	0	1,050
1116-1118 Broadway	835	805	1,640
1200-1204 Broadway	LEASED	LEASED	LEASED
1120-1122 Broadway	780	965	1,745
1124 Broadway	495	0	495
1206 Broadway	715	0	715
404-406 Twelfth Street	1,010	1,015	2,025



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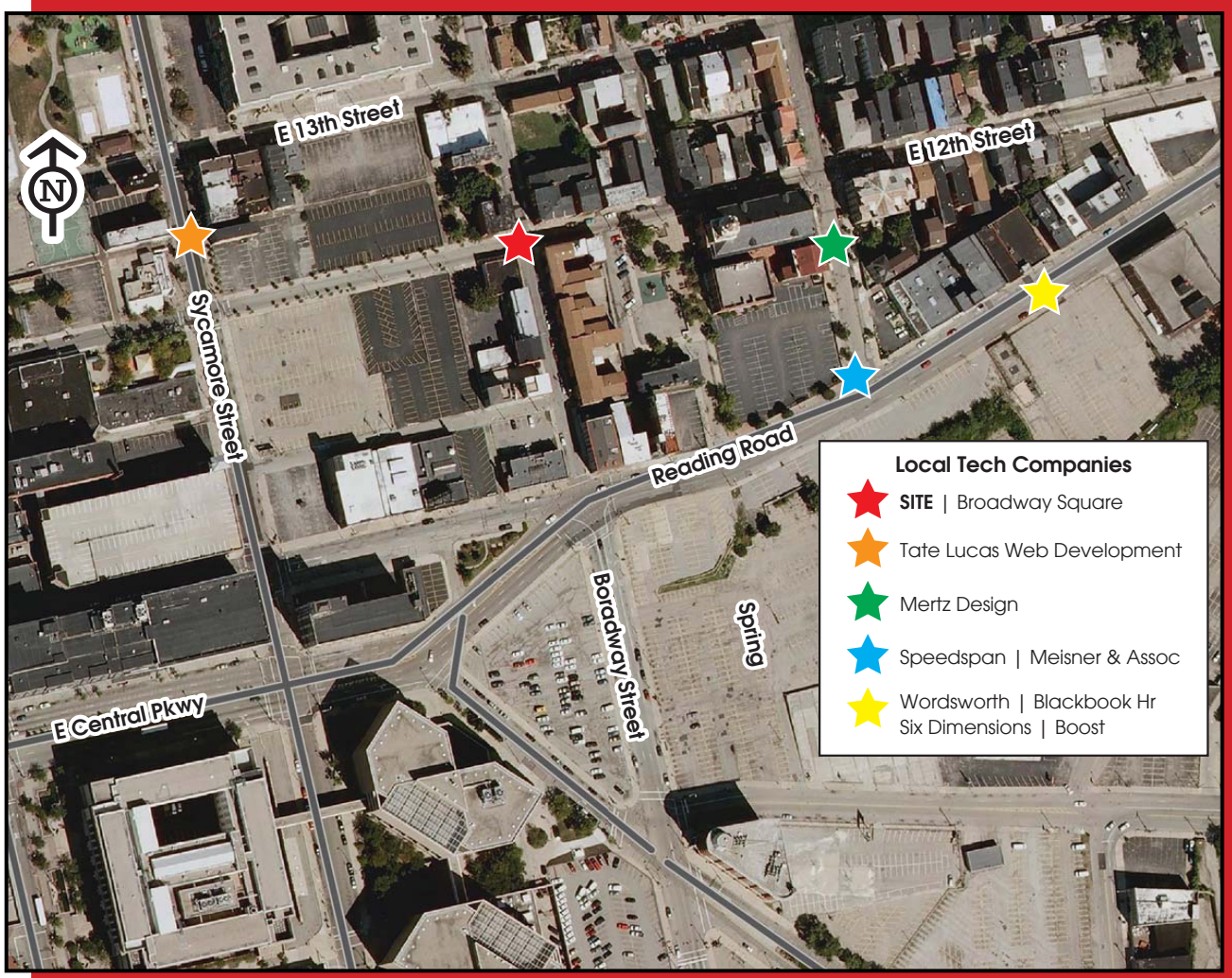
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“ALL BOOMING IN THE HEART OF OVER THE RHINE...”

**Tech... High Creative...
Design... Start Up...**

Broadway Square, with a coffee house, new pub, renovated park and great neighbors is the perfect place for your office. Join the great companies already here and launch your business into the future.



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Making A Place In The Future

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THE NEXT EXCITING OVER THE RHINE NEIGHBORHOOD

\$26M development coming near Horseshoe

Cincinnati Business Courier, Oct 2, 2013

Broadway Square, a \$26 million residential and retail redevelopment project, will start later this year in the area just north of Horseshoe Casino Cincinnati.

The redevelopment project is expected to transform a large portion of Pendleton, a small neighborhood east of Over-the-Rhine. Split into two phases, Broadway Square will stretch from Elliot Street to 13th Street and include buildings that had served as apartments at three of the four corners at Broadway and 12th streets.



"This is a big deal for Pendleton," said Bobby Maly, chief operating officer of Model Group. "We've been excited about that neighborhood for a while."

Model Group will open up the first floor store fronts, replacing brick with big glass windows. The plan is to fill the space with restaurants, boutiques, destination shops and small office users... A pub/restaurant is planned for one of the street corner spaces.

Located between the casino and the planned AC Hotel at the former School for Creative and Performing Arts, Maly expects the streets to see a lot of foot traffic. "We have the opportunity to have some unique restaurants there," Maly said.

Another factor in going forward with the project is the investment the city of Cincinnati made in the area with the opening of Horseshoe Casino.

The city of Cincinnati approved a development agreement to cover more than \$21 million in road, sidewalk and other infrastructure improvements around the Horseshoe Casino Cincinnati. The city paid for improvements to Reading Road, Broadway and Court streets, and Gilbert Avenue. The city also spent millions for street upgrades in the Pendleton area, adding trees, paving stones, public plazas and public art.

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