



## QUEEN CITY SQUARE

### CINCINNATI'S PREMIER BUSINESS CENTER

A new era for Cincinnati arrives with Great American Tower at Queen City Square, now under construction and scheduled to open in early 2011. Powerfully enhancing the downtown skyline, this skyscraper – designed to achieve LEED certification – will provide the finest office environments for the city's premier tenants.

Named after its lead tenant, Great American Insurance Company, the building will rise 41-stories and contain 800,000 square foot of office space over a 2,000+ car parking garage. The spectacular design and dramatic tiara, at 660 feet above street level, will create a defining image for the city. Registered for LEED Certification, it will be the most environmentally sensitive building in downtown Cincinnati.

Designed by Mr. Gyo Obata, founding partner of Hellmuth, Obata + Kassabaum (HOK), one of the world's largest architectural firms, the building features an inviting entry plaza and grand rotunda at Fourth and Sycamore, with a spacious promenade extending to the office tower lobby. The location of the office tower on the overall site, and the tower's predominantly glass exterior, maximize the views from the office floors, which are unobstructed in all directions.

Interior features include floor-to-ceiling windows and 9'6" ceilings, which provide abundant natural light in office areas. State-of-the art heating and cooling systems save energy and promote a healthy environment with generous amounts of fresh outdoor air. Column-free floors of up to 26,000 square feet allow for efficient space planning and flexibility for future office reconfigurations. Advanced technological infrastructure offers users the opportunity to take advantage of the latest in communications and high-speed data transmission.

Queen City Square is a development of Eagle Realty Group (a member of Western & Southern Financial Group), and is co-sponsored by its funding partners, the Port of Greater Cincinnati Development Authority and the City of Cincinnati. The project's construction manager is Turner Construction Company.