



# 180 WALNUT

AT THE BANKS



LINCOLN  
PROPERTY  
COMPANY





## An Urban, Mixed-Use Development in the Heart of Downtown Cincinnati

180 at the Banks offers Cincinnati a new alternative that has not been available to tenants in over thirty years. The project is a new, ground-up construction, 304,211 square foot office building located in Cincinnati's premier live/work/play environment: The Banks. Developed by Lincoln Property Company and designed by SCB, 180 at the Banks is a modern marvel that will be celebrated for years to come.

### ENVIABLE AMENITIES

Open concept floor plans | Dramatic 360-degree views | Abundant, on-site structured parking (3/1,000 s.f.) | Unbeatable tenant amenity deck | Highly visible signage opportunities | Efficient and modern finishes | Full-service fitness center | Bike storage | State-of-the-art conference center | Direct dispatch elevator system | First-floor retail



#### LIVE - WORK - PLAY ENVIRONMENT

180 Walnut at the Banks provides the ultimate tenant experience, fostering an interactive, collaborative and exciting place to work:

- State-of-the-art conference center
- Indoor and outdoor tenant spaces
- On-site food and drink



#### FOCUS ON HEALTH AND WELLNESS

Health and wellness is top-of-mind at 180 Walnut at the Banks:

- State-of-the-art ventilation
- LEED Certified
- Secure bike storage
- Abundance of natural light and open-air spaces
- On-site fitness facility with showers



#### 180 AT THE BANKS: THE PLACE TO BE

180 at the Banks is in the heart of Cincinnati's riverfront neighborhood, surrounded by food and drink, entertainment and sports - all within walking distance.

# The Banks Neighborhood



- |   |   |   |  |    |                             |
|---|---|---|--|----|-----------------------------|
| 1 | U.S. Bank Arena                                     | 5 | AC Hotel by Marriott                         | 9  | GE Global Operations Center |
| 2 | Great American Ballpark                             | 6 | Morelein Lager House                         | 10 | Radius at the Banks         |
| 3 | Current at the Banks /<br>Central Riverfront Garage | 7 | Yard House                                   | 11 | Smale Riverfront Park       |
| 4 | Current at the Banks                                | 8 | National Underground Railroad Freedom Center | 12 | Paul Brown Stadium          |

# The Banks Amenities



**The Banks serves as the front door to the Cincinnati business district and the heart of the riverfront.** The Banks is a marquee, mixed use development that incorporates residential, office, dining, leisure and entertainment venues. The Banks is Cincinnati's gathering place providing a variety of attractions and events throughout the year.

The Banks is home to:

## Restaurants:

- Ruth's Chris Steakhouse
- Morelein Lager House
- Yard House
- Pies + Pints
- Taste of Belgium
- Galla Park
- Holy Grail
- Condado Tacos
- BurgerFi
- Fishbowl
- Joella's Hot Chicken
- Jefferson Social
- Jimmy John's
- Smoothie King

## Fitness:

- Planet Fitness
- Schmidlapp Event Lawn offering free Barre, Yoga and Ragga Fit

## Bars:

- The Stretch
- Tin Roof
- Jefferson Social
- Holy Grail
- AC Upper Deck Rooftop
- Galla Park

## Entertainment:

- Cincinnati Reds
- Cincinnati Bengals
- Skystar Wheel
- The Escape Room

## Hotel:

- AC Hotel by Marriott

## Service:

- Street Corner Market

# View of Cincinnati Skyline from the Southwest



# 180 Walnut at the Banks

## PROJECT TEAM:

Developer: Lincoln Property Company  
Architect: Solomon Cordwell Buenz  
Leasing: JLL / Rusty Myers / +1 513 252 2158

## LOCATION:

The Banks Cincinnati

## BUILDING HEIGHT:

15 stories

## BUILDING SIZE:

Approx 371,116 gsf

## Office Space:

304,211 rsf

## FLOOR SIZES:

Floors 4-6: 24,707 rsf

Floors 7-14: 27,099 rsf

## CEILING HEIGHTS:

10'-0" Finished, 13'-6" Slab to Slab

## AMENITIES:

Top floor tenant lounge with outdoor patio  
4000 SF exercise facility  
Conference center for up to 200

## DESIGN ELEMENTS:

Concrete structure for open plan design  
Full height windows for dramatic 360° views

## PARKING:

90 executive parking stalls located on levels 2 and 3.  
Dedicated parking in The Banks garage of 3/1,000  
Additional parking in The Banks 7,000 car garage

## ELEVATORS:

6 Passenger Elevators  
2 Parking Elevators  
1 Freight Elevator

## SUSTAINABILITY:

LEED Silver  
Low Flow Plumbing  
LED Lighting with daylighting control

## HVAC SYSTEM:

Water Source Heat Pump with flexible zoning capabilities  
Dedicated roof space for tenant IT Room condensing units

## ELECTRICAL CAPACITY:

10 watts per foot  
Tenant electrical rooms for enhanced security

## COMMUNICATIONS PLATFORM:

Web-enabled, integrated building system platform for easy control of HVAC and lighting  
Fiber backbone for tenant connectivity

## SECURITY:

Tenant tailored platform  
Smart device and key card access  
Camera monitoring

View of 180 Walnut at the Banks from the Southwest



# Amenity Floor View from the Southeast





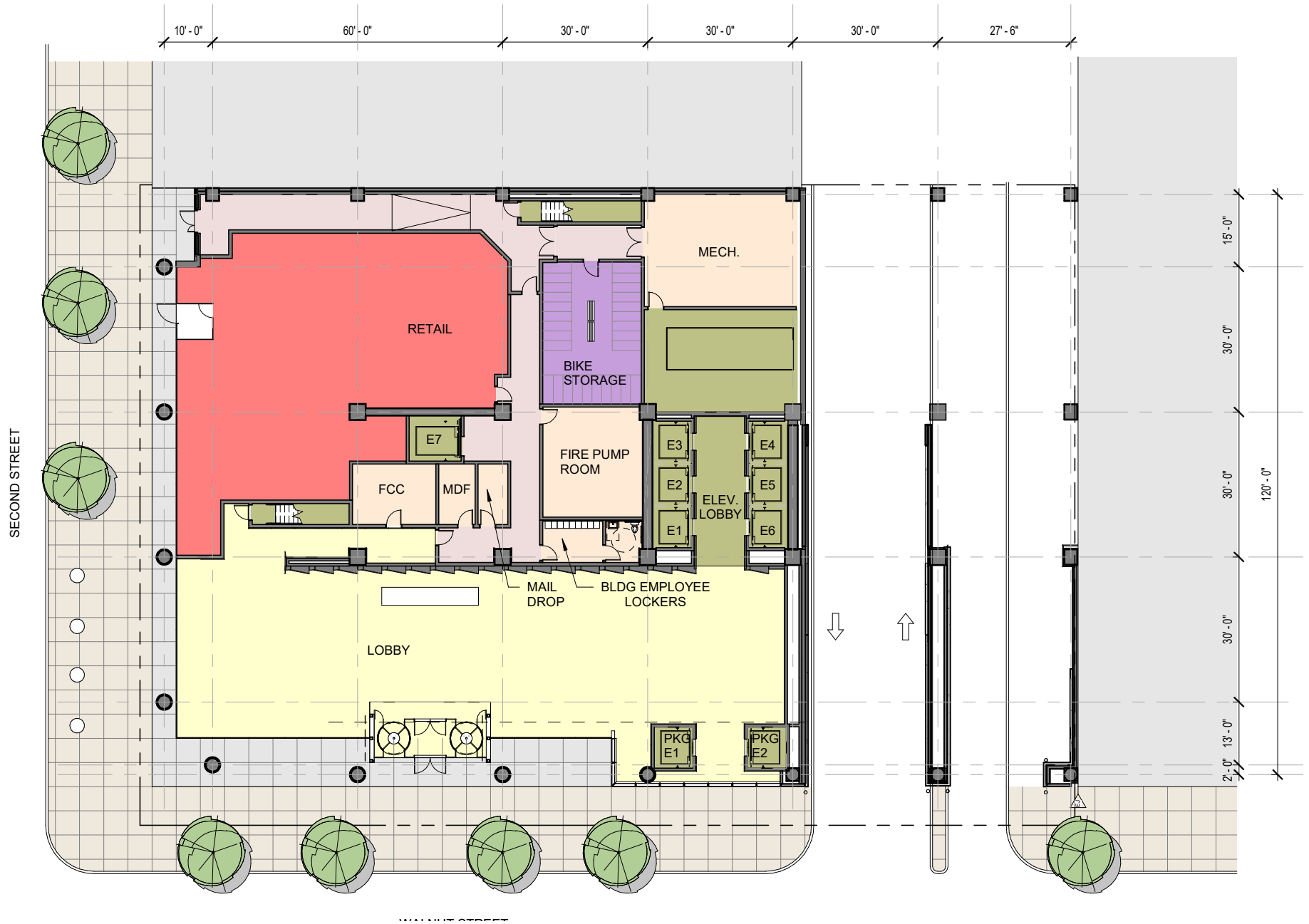
View of 180 Walnut at the Banks from the Northwest



# Entrance View from the Walnut Street and 2nd Street Intersection



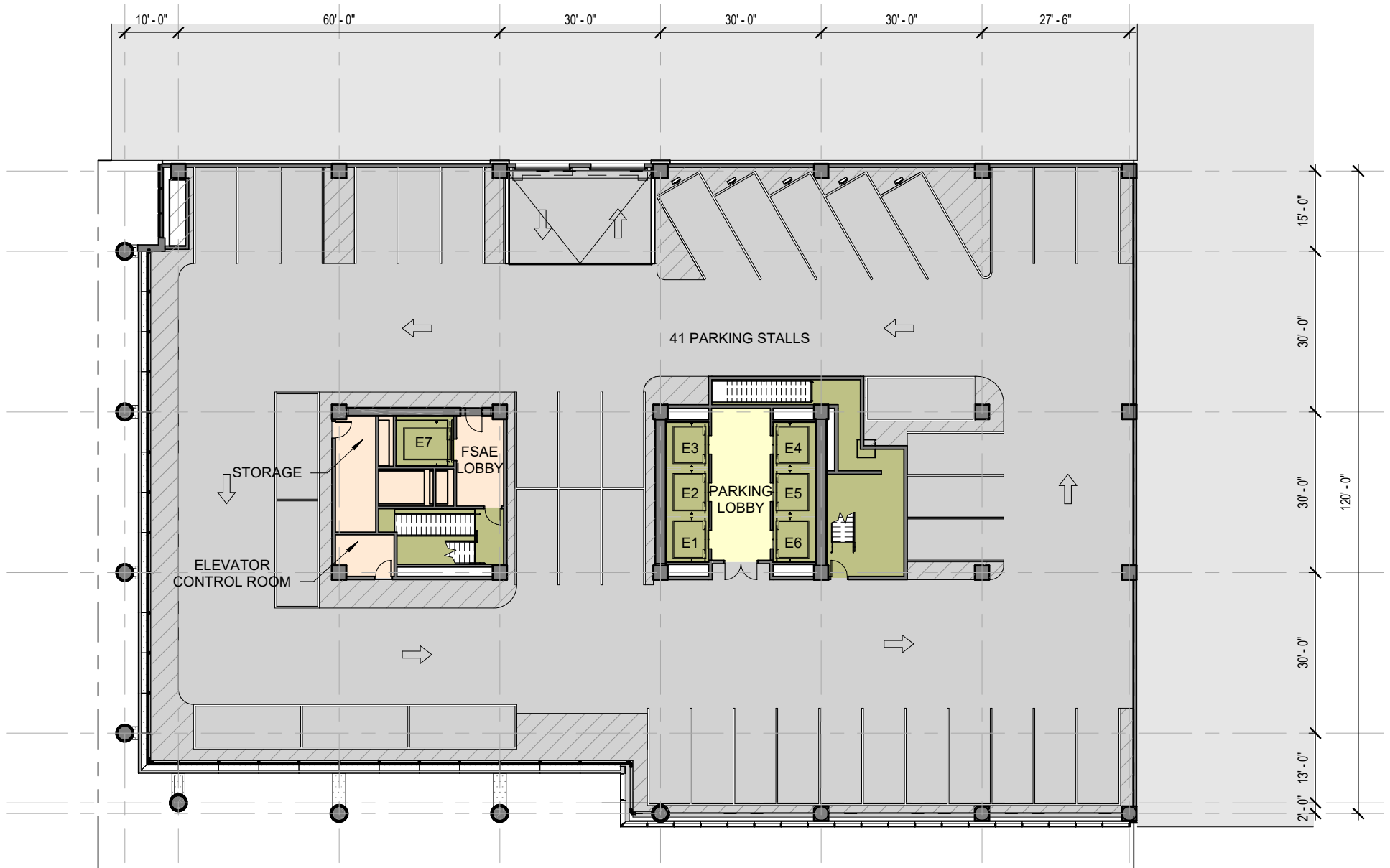
# 180 Walnut at the Banks: 1st Floor / Lobby



# 180 Walnut at the Banks Lobby



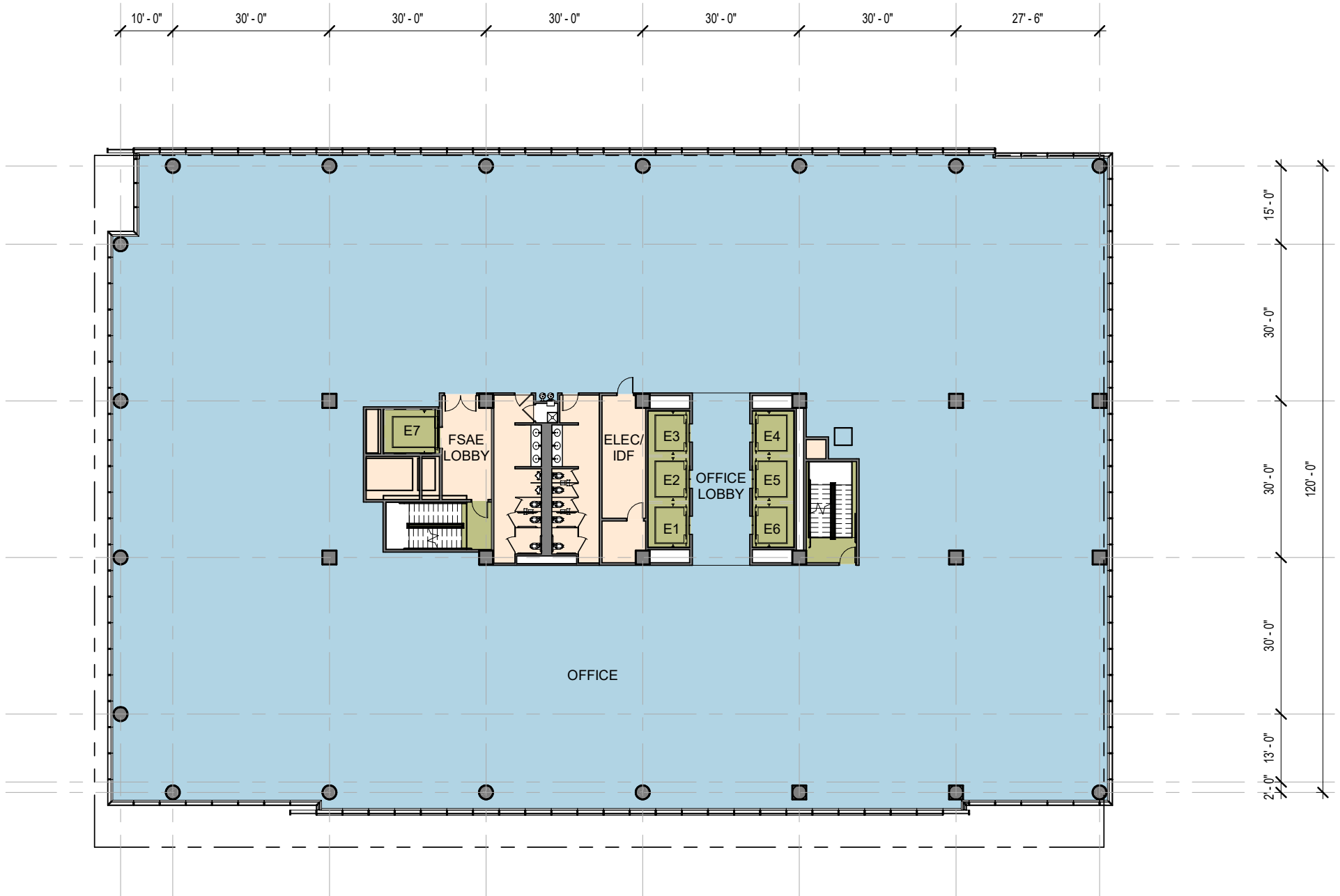
# 180 Walnut at the Banks: Parking on 2nd and 3rd Floors



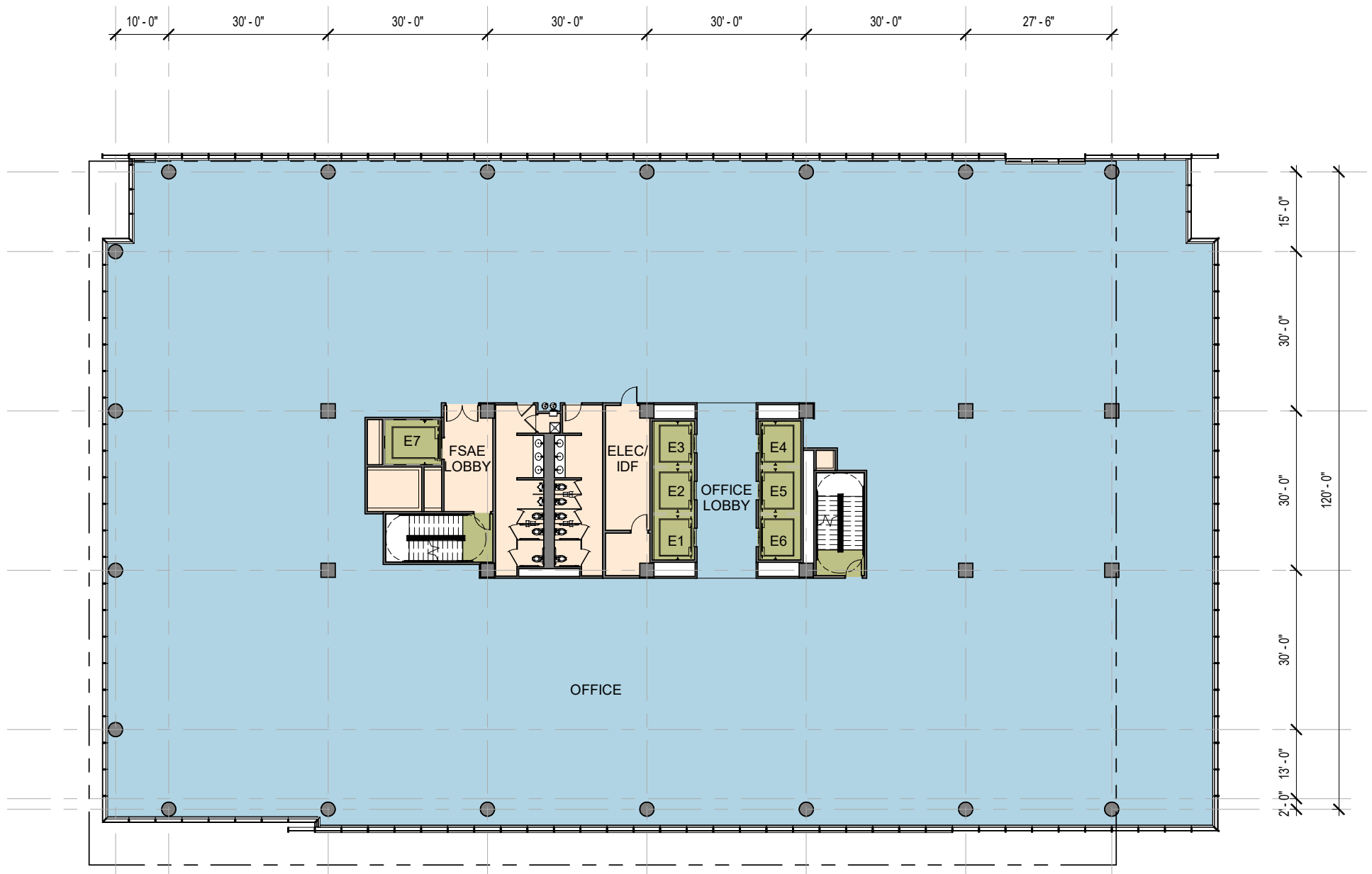
# 180 Walnut at the Banks: 4th Floor Fitness and Conference Center



# 180 Walnut at the Banks: 4th - 6th Floors (24,707 RSF)

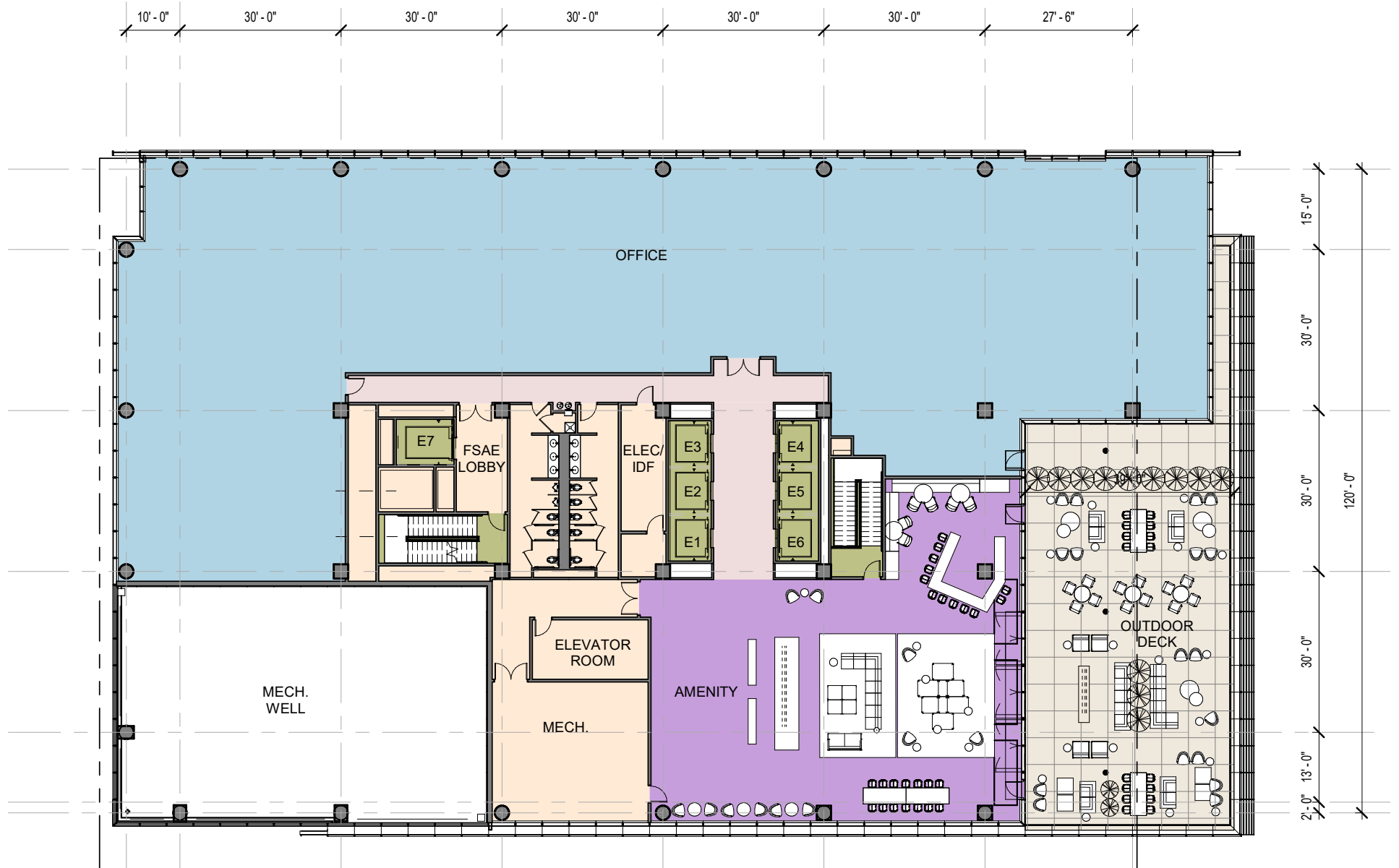


# 180 Walnut at the Banks: 7th - 14th Floors (27,099 RSF)





# 180 Walnut at the Banks: 15th Floor / Amenity Floor



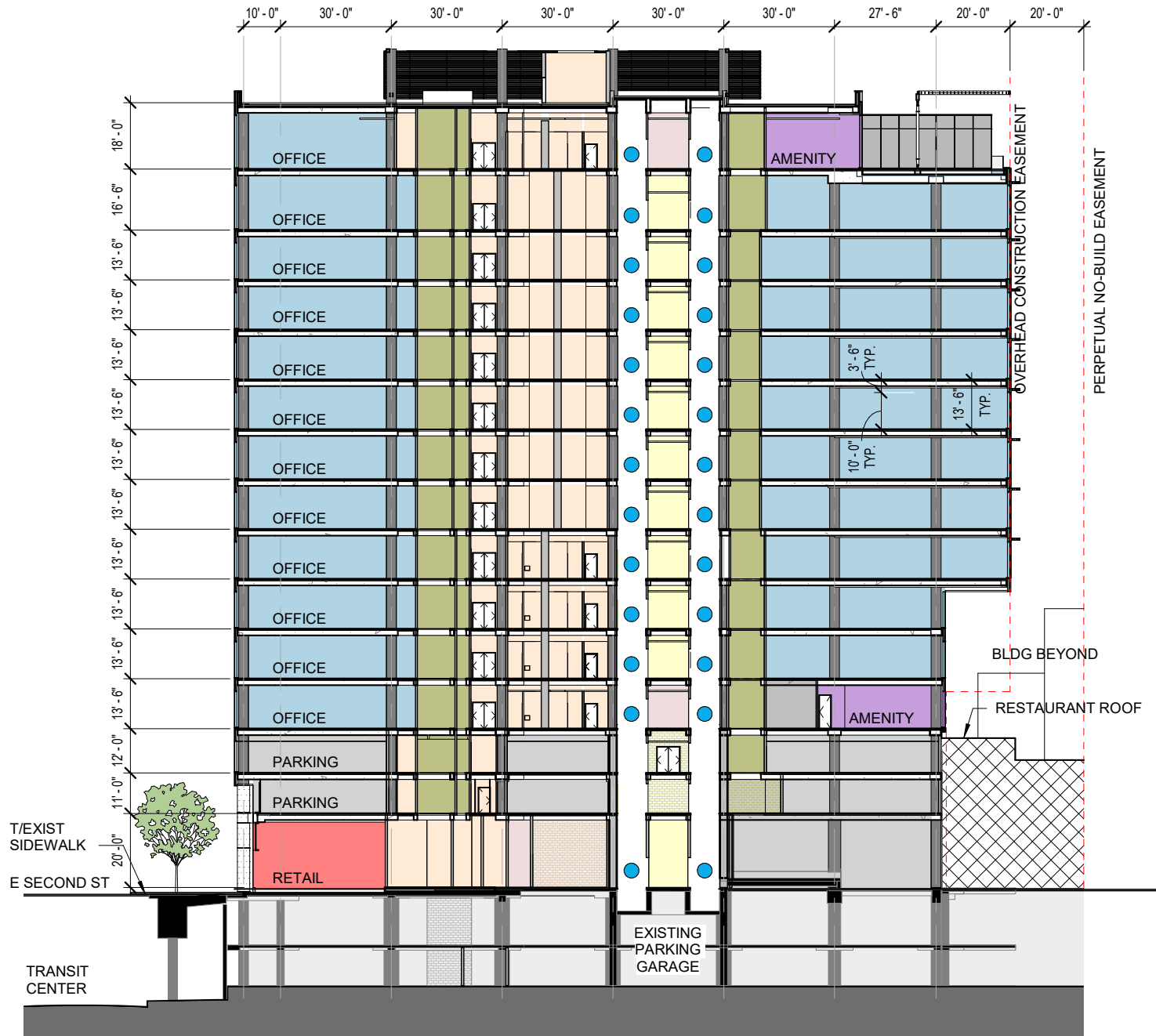
# 180 Walnut at the Banks Tenant Lounge Floor



# 180 Walnut at the Banks Tenant Lounge Patio



# 180 Walnut at the Banks Section





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Rusty Myers | +1 513 252 2158 | [rusty.myers@am.jll.com](mailto:rusty.myers@am.jll.com)