

Cincinnati's most
innovative office address

digital
future
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CINCINNATI INNOVATION DISTRICT

GREATER CINCINNATI'S HUB FOR INNOVATION AND TALENT.

The Cincinnati Innovation District® (CID) is a 65-acre innovation and technology hub, integrated into the region's innovation ecosystem. Anchored by the University of Cincinnati, a Tier 1, Carnegie-level research university and nationally ranked medical centers, the CID offers a unique platform for companies of all stages to connect to talent and build partnerships to accelerate innovations.

More than 1.1 million square feet of new space totaling more than \$1 billion of investment has been completed or is currently underway. When fully implemented, the master plan anticipates \$2.5 billion of project investment, more than 3.5 million square feet of mixed-use development (research, office, clinical, residential, hotel, and retail) and 7,500 jobs.

The Cincinnati Innovation District® is Greater Cincinnati's newest, premier development and economic opportunity. And it's happening right now—some of Cincinnati's largest companies and innovators have already made the CID home.

ANCHORED BY SOME OF THE COUNTRY'S MOST IMPORTANT AND INNOVATIVE INSTITUTIONS

Cincinnati Children's Hospital Medical Center, Cincinnati Zoo and Botanical Garden, TriHealth, the University of Cincinnati (UC), and UC Health combined are stewards of hundreds of millions of dollars in research every year. Their innovations, discoveries, and breakthroughs are world renowned and help make the Cincinnati Innovation District® the highest concentration of PhDs in the region.

PURPOSEFULLY DESIGNED TO FOSTER TALENT RECRUITMENT AND RETENTION

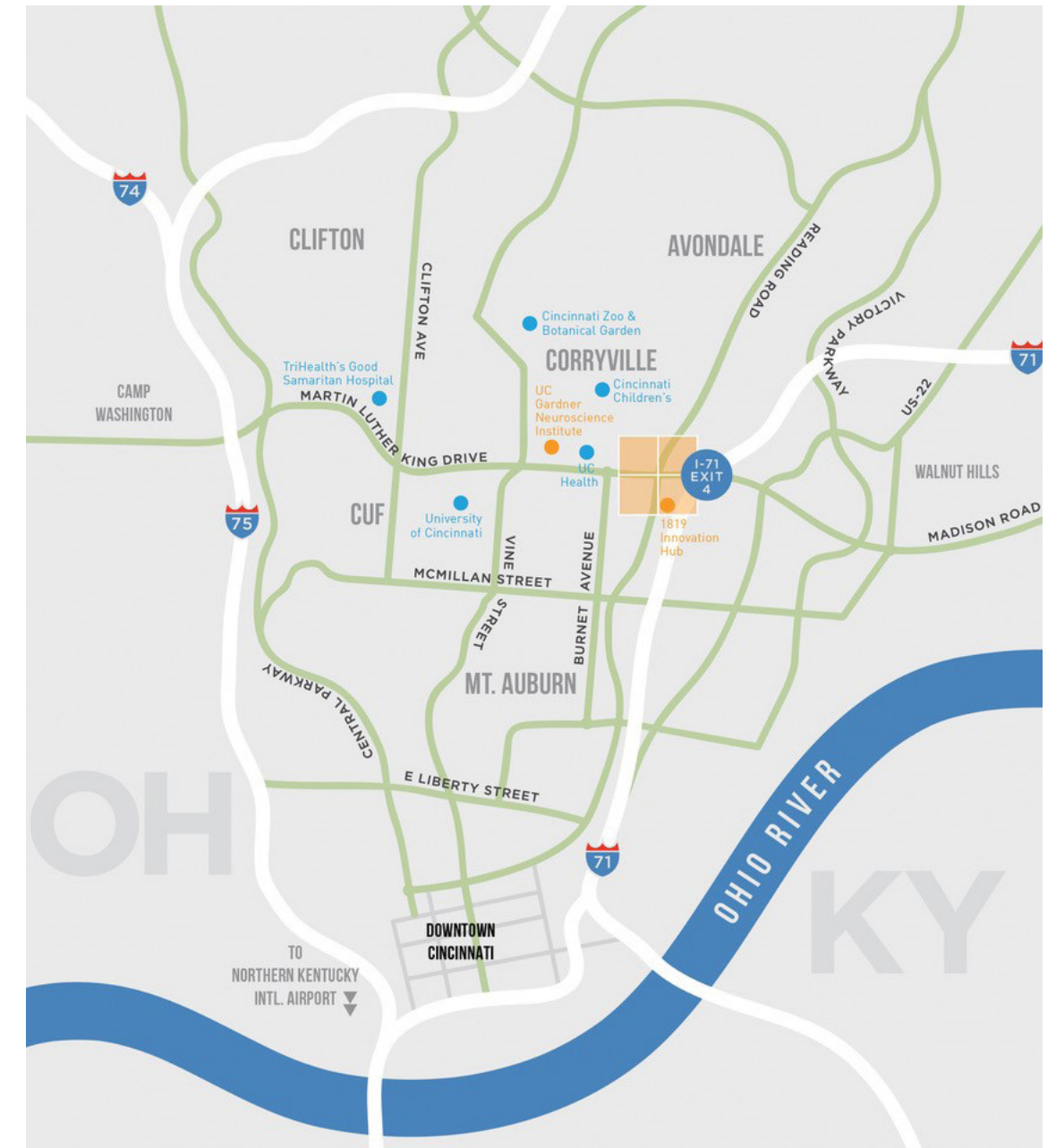
Greater Cincinnati's robust talent pipeline has been recognized by Forbes, Time Magazine, CNN Money and Under 30 CEOs. The CID will provide the kinds of amenities that talent appreciates: bikeways, walking paths, programming, and housing choices; all integrated into established, thriving urban neighborhoods.

LOCATION. LOCATION. LOCATION.

The Cincinnati Innovation District® is perfectly located with convenient interstate access and proximity to downtown Cincinnati and Over-the-Rhine.

THE INNOVATION CENTER OF THE REGION'S MAJOR COMPANIES

The region's leading companies have already made the CID their innovation address by located research and development operations at UC's 1819 Innovation Hub. They include P&G (worldwide leader in consumer goods), Kroger (one of the world's largest retailers), Cincinnati Insurance Companies (publicly traded provider of business, home, and auto insurance), Cincinnati Bell (high speed internet, video, voice, and data provider in areas of Ohio, Kentucky, Indiana, and Hawaii), Cincy Tech (a regionally focused investor in high growth startup technology companies), as well as a host of local companies and organizations.



CINCINNATI BUSINESS COURIER Crane Watch: A guide to developments throughout the region >

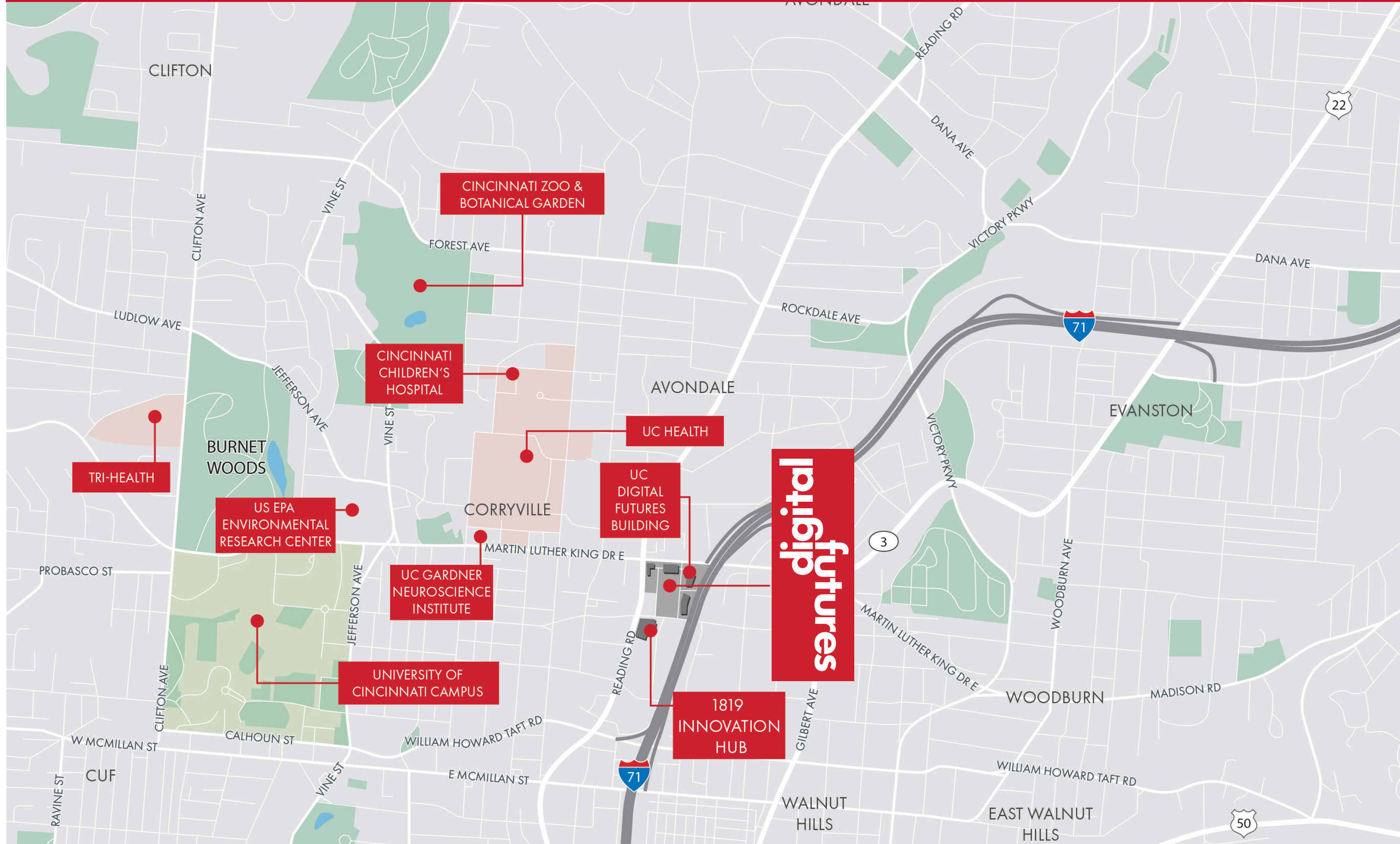
INDUSTRIES & TOPICS NEWS LISTS & LEADS PEOPLE & COMPANIES EVENTS LEADERSHIP TRUST MORE...

Education

JobsOhio to invest \$100 million in Cincinnati Innovation District

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CINCINNATI INNOVATION DISTRICT



INNOVATION DISTRICT INSTITUTIONS



The University of Cincinnati offers a balance of educational excellence and real-world experience. UC is a Tier 1, public, Carnegie Research 1 institution and has been named “Among the top tier of the Best National Universities”. Empowering students to challenge and change the world through real-world learning, the urban university has inspired countless transformative ideas.



UC Health has a rich history in medical discovery and innovation and is accredited to conduct clinical research by the Association for the Accreditation of Human Research Protection Programs (AAHRPP). Researchers routinely conduct industry, investigator-initiated and National Institutes of Health (NIH) sponsored clinical trials (phase I-IV) in nearly all therapeutic areas.



Cincinnati Children's Hospital Medical Center is the largest pediatric research facility in the country with over 1 million square feet of dedicated research space. Cincinnati Children's scientists are conducting breakthrough research to improve care for children. Cincinnati Children's is annually ranked as one of the top children's hospitals in the country, currently #2 in US News Hospital Rankings.



TriHealth is an integrated health care system that provides a wide range of clinical, educational, preventive, and social programs throughout Greater Cincinnati. TriHealth's vision is to be where people want to work, where physicians want to practice, and most importantly, where the community wants to go when they need the best quality, service, safety, and value in health care.



The Environmental Protection Agency operates a 22-acre complex which currently serves as the second largest research and development facility and is internationally recognized for water research, bioremediation, and pollution prevention. With a mission to protect human health and the environment, the EPA implements environmental laws through research and the development of regulations and standards.



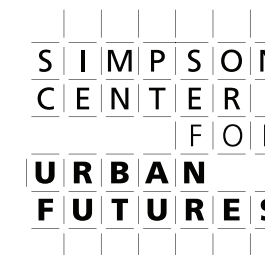
The Cincinnati Zoo and Botanical Garden is the second-oldest zoo in the United States and is perennially ranked as one of the top zoos in the country. The Center for Conservation and Research of Endangered Wildlife (CREW) and the Cincinnati Zoo's globally recognized breeding program saves species through science.



WHERE INDUSTRY MEETS UNIVERSITY



The nerve center of the Cincinnati Innovation District®. Home to startups, mid-sized, and Fortune 500 companies, the 1819 Innovation Hub is an ecosystem that serves as a catalyst for collaboration for industry and talent. The 1819 Innovation Hub is the home to UC's Office of Innovation, Venture Lab (a startup accelerator program), Makerspace, Office of Technology Transfer, and corporate partners who are seeking access to talent along with proximity for cross-collaboration. Partners that are currently embedded include: Procter & Gamble, Kroger, FIS, Kingsgate Logistics, Cincinnati Bell, Kao Brands, Hillman Accelerator, CincyTech, Great American Insurance, Village Life Outreach Project, Fifth Third Bank, Cincinnati Insurance Company, Live Well Collaborative, and Simpson Center for Urban Futures.



NEXT LIVES HERE

As the global founder of cooperative education, UC remains a world-class leader in experience-based learning. U.S. News & World Report ranks UC's cooperative program 1st among public institutions in the country, and our students earn a collective \$75 million annually working for about 1,300 international employers via their co-op work placements.

The National Science Foundation places UC 33rd among America's public research universities. UC is one of only 115 institutions classified as housing the very highest activity by the Carnegie Classification of Institutions of Higher Education. U.S. News & World Report ranks UC in the Top Tier of America's Best Colleges (67th among public universities) and Reuters named UC among the world's top 100 most-innovative universities (one of only 46 U.S. universities to make that prestigious list).

TOP TALENT

Graduating top talent from 14 colleges, UC students deliver opportunity and are at the forefront of research and innovative change.

RESEARCH EXCELLENCE

UC is transforming the way communities live, work, and learn. With \$551 million in research expenditures in 2021, UC research projects advance multi- and trans-disciplinary initiatives in existing and emerging communities of research excellence at UC and have resulted in visionary ideas and breakthrough discoveries. Together with partnering companies and organizations, UC is positively impacting the lives, environment, and economy of our region and beyond.

DIGITAL FUTURES

UC is leasing 189,000 square feet of the 369,000 square foot Phase I within the Digital Futures Complex. Digital Futures will connect UC researchers and students with industry focused on developing solutions to problems in the digital world.

The range of solutions will include expertise and artificial intelligence, big data, drones, intelligence sensors, and human interaction and interfaces to name just a few.



UC at a Glance

BY THE NUMBERS

- **46,000+** full-time and part-time students
- **6,000+** faculty members
- **4,000+** staff members



"A research heavyweight"
– Chronicle of Higher Education



Top tier "Best National Universities"
– U.S. News



Top-ranked co-op and internships
– U.S. News & World Report



Top 100 most innovative universities in the world
– Reuters



"Excellence in Diversity Award"
– INSIGHT Into Diversity Award



27% first-generation college students

UC CORPORATE PARTNER ADVANTAGES

As a tenant in the Cincinnati Innovation District, including the 1819 Innovation Hub and the Digital Futures Complex, partner companies have access to the following exclusive benefits focused on talent attraction and retention, B2B connections, and special amenities.

PREMIER ACCESS TO UC TALENT

The Office of Innovation's Corporate Relations Team provides an assigned relationship manager who navigates UC and provides access to top student talent, research partnerships, and a wide variety of education and training opportunities.

- Relationship manager assigned to your company
- Student talent recruitment assistance
- Guidance to find best UC researchers and service providers for a particular need/project
- Assistance with student hackathons and innovation sprints
- Opportunities for your company to engage with classes, curricula, and student capstone projects

ACCESS TO CINCINNATI INNOVATION ECOSYSTEM

As a tenant in the Cincinnati Innovation District, you gain unparalleled interaction with other corporate partner tenants and the broader innovation community at 1819 and UC.

- Access to exclusive networking and educational events
- Networking meetings with the leadership of partner companies
- Participation in co-marketing opportunities with UC and other 1819 partner companies
- Connection for specialized training including certificate and credentialing programs
- Rapid guided progress through all operational aspects of engaging the university (legal, accounting, etc.)

ACCESS TO SPECIAL AMENITIES AT UC

- Corporate access to the 1819 MakerSpace
- Priority access to 1819 meeting and event facilities for company-sponsored events
- Special access to the entrepreneurial resources in the UC Venture Lab at 1819
- UC Affiliate Status – access to amenities ranging from online library materials to discount athletics tickets



CINCINNATI'S MOST INNOVATIVE ADDRESS

HIGHLIGHTS

- Anchored by Cincinnati's premier institutions including the University of Cincinnati's Digital Futures Complex and 1819 Innovation Hub
- Landmark visibility on I-71
- Gateway to the Innovation Corridor at I-71's MLK interchange
- Tenant signage opportunities
- Iconic architecture
- On-site amenities including meeting / conference spaces, hotels and dining
- Activated and engaging outdoor plaza
- Full height windows with sweeping views
- Convenient access to the entire metropolitan area
- Abundant 5 spaces/1,000 SF garage parking available under each office building

FEATURES

- Sustainable/green design
- Designed to enhance health and wellbeing
- Floor-to-ceiling glass
- Efficient and customizable floor plates
- Custom designed layout and finishes
- State-of-the-art energy efficient systems



CINCINNATI'S MOST INNOVATIVE ADDRESS

LANDMARK DEVELOPMENT

PHASE 1

University of Cincinnati Digital Futures Building

- 6 stories
- 189,000 sq ft

Digital Futures 2 Building

- 6 stories
- 180,000 sq ft
- Parking ratio of 5/1,000

Hotel

- Up to 10 stories
- Up to 250 guest rooms

Parking

- 1,350 garage spaces
- 26 surface lot spaces

PHASE 2

Digital Futures 3 Building

- 5–8 stories
- 120,000–200,000 sq ft

Parking

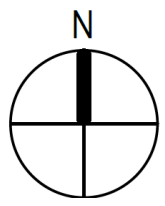
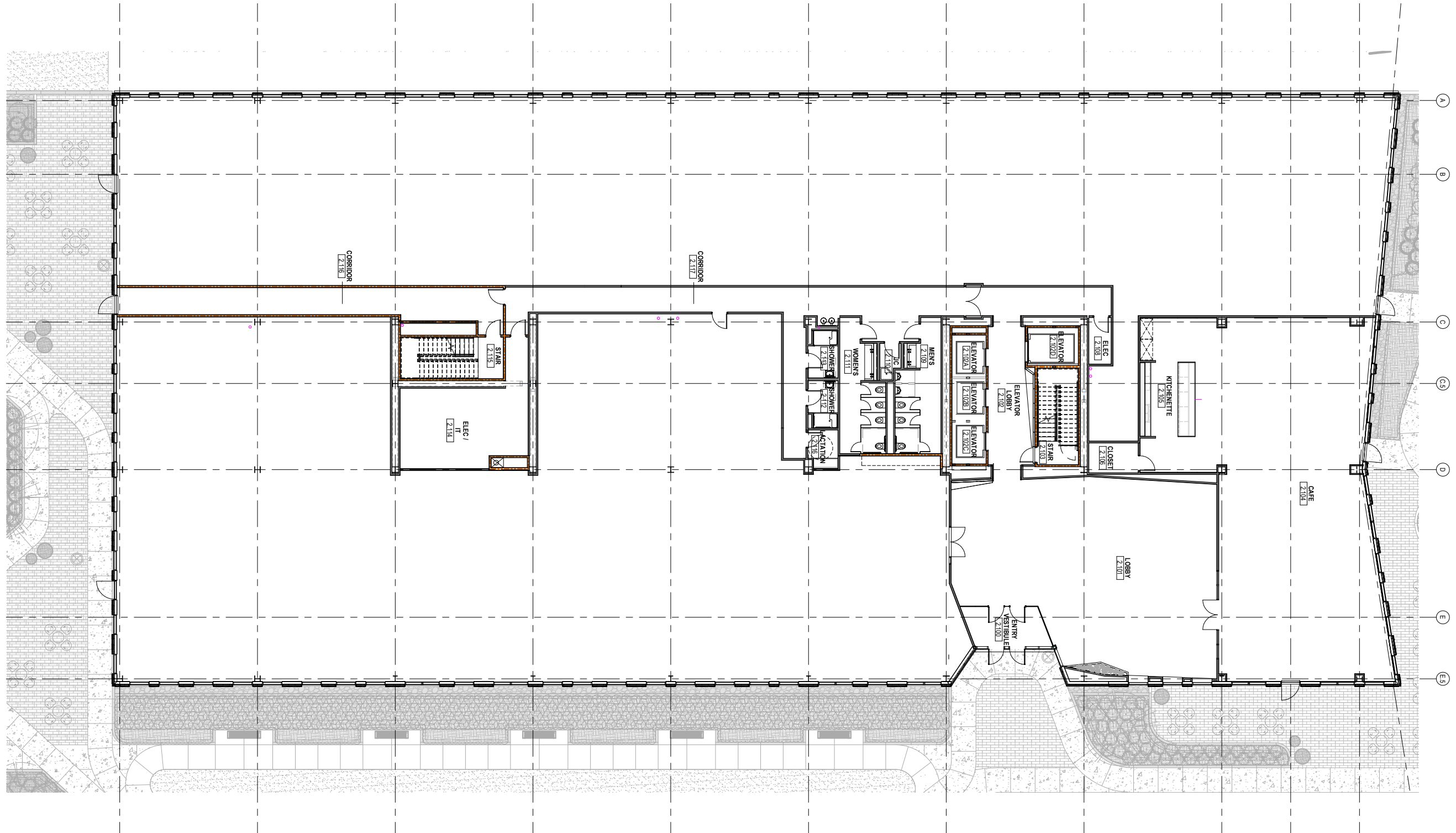
- 480–1,000 garage spaces
- 54 surface lot spaces

PHASE 3

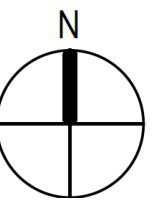
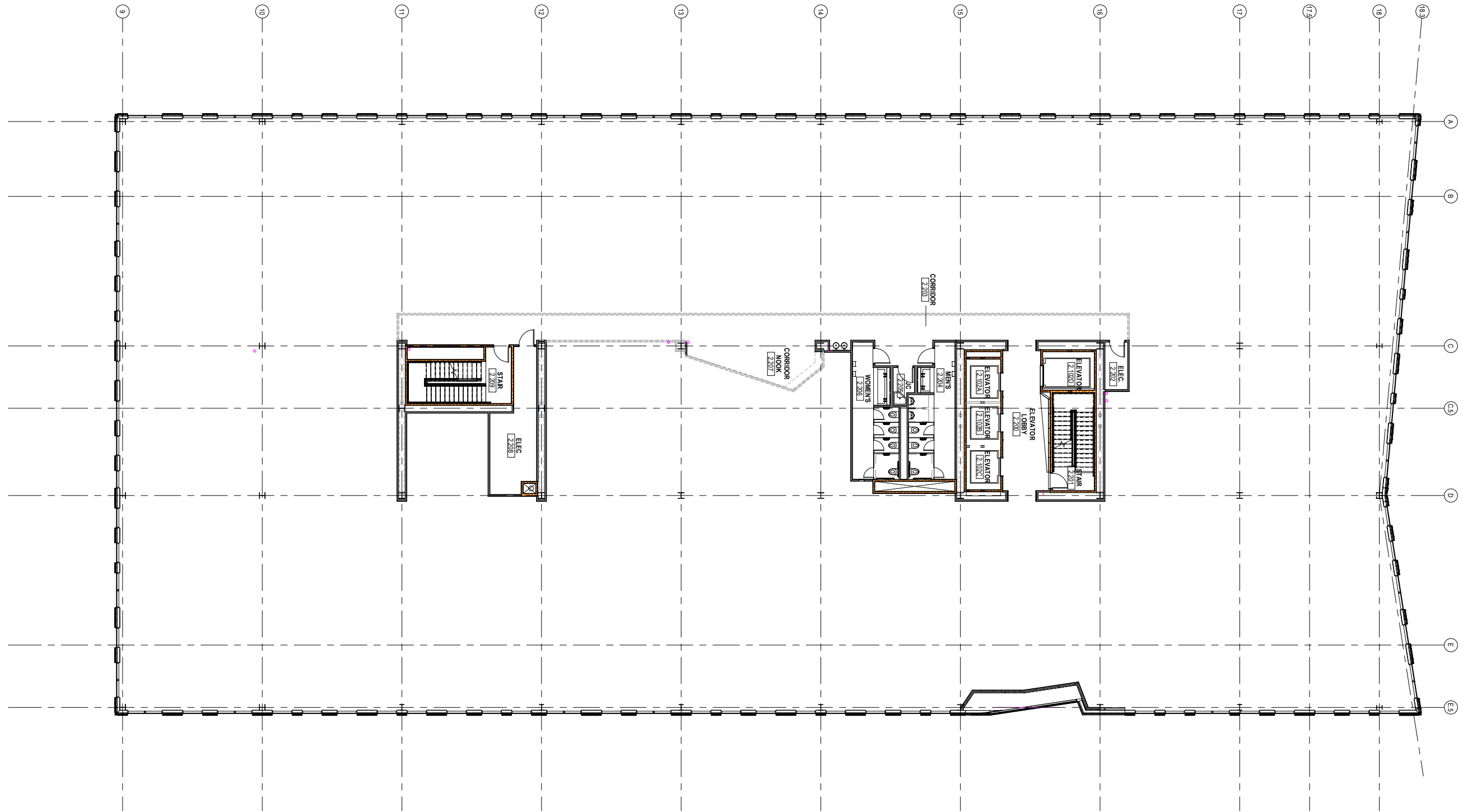
- Mixed-use office, hotel, retail, and residential space



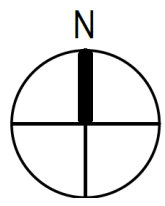
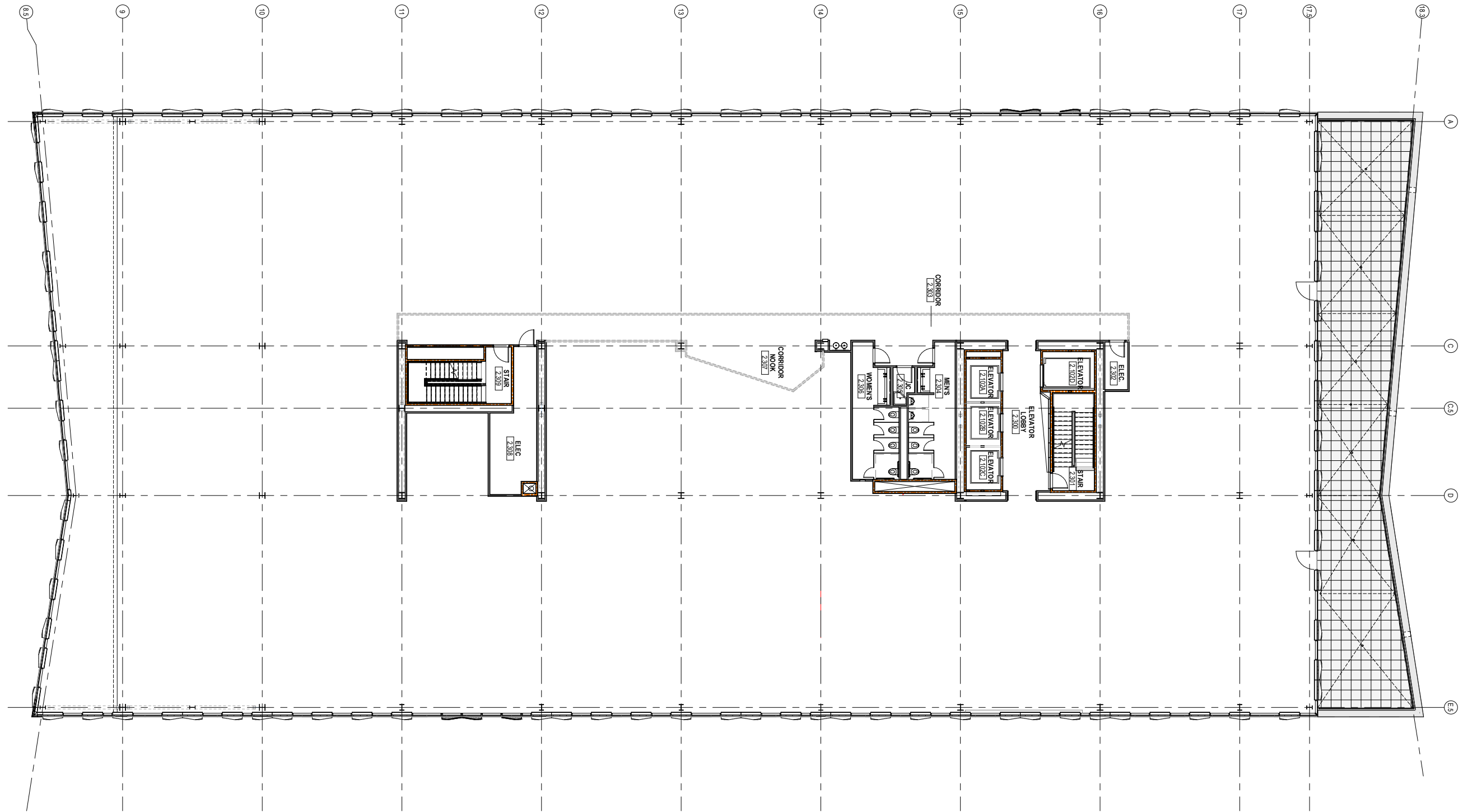
PODIUM LEVEL



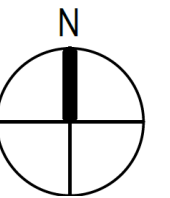
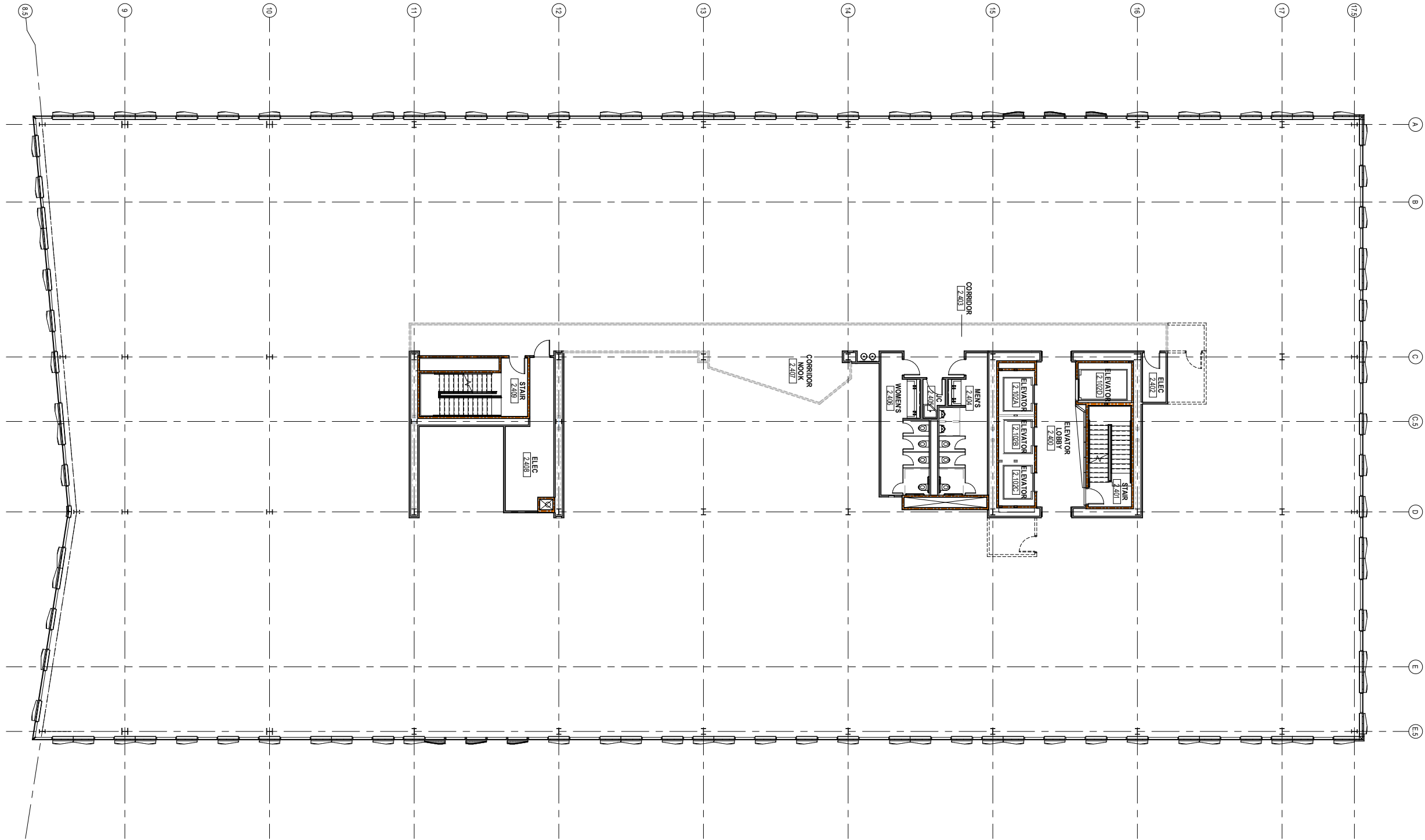
LEVEL 2



LEVEL 3



LEVELS 4-6



DIGITAL FUTURES COMPLEX AMENITIES

Hotel restaurant



Hotel bar



Ground-floor retail/restaurant



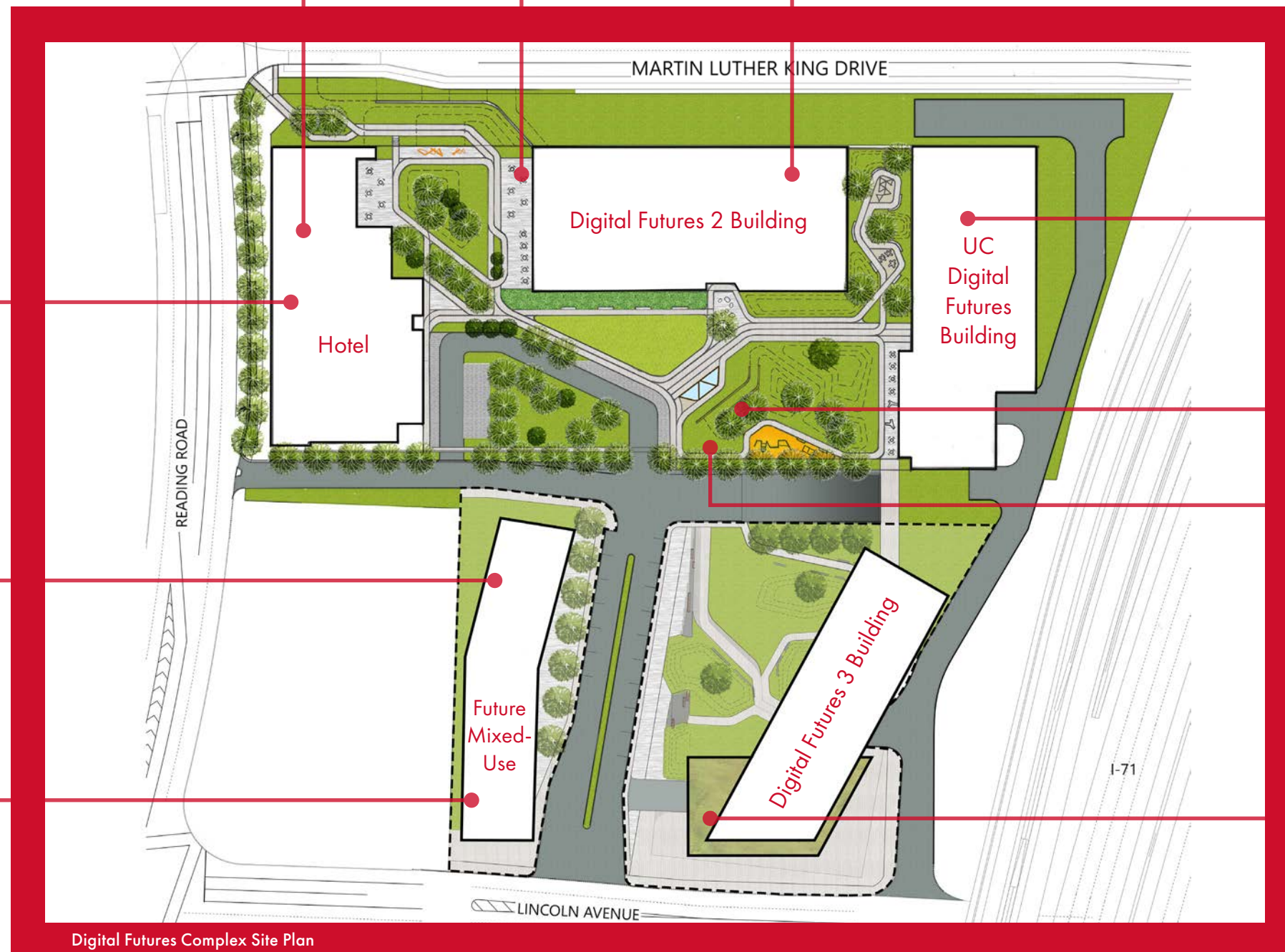
Residential



Tenant lounge



Digital Futures café



Digital Futures Complex Site Plan

Digital Futures conference center



Scheduled programs in the plaza



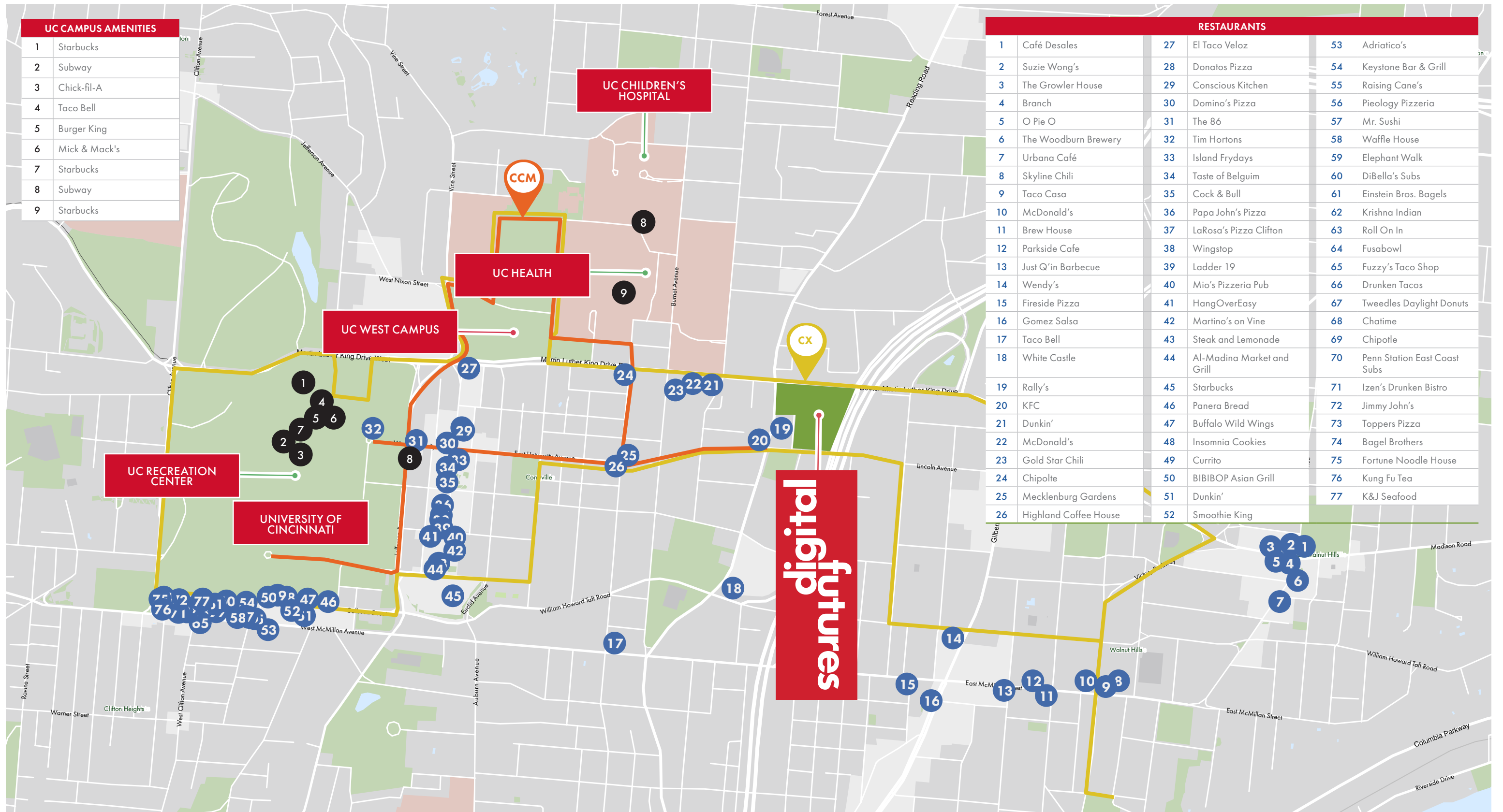
Food trucks in the plaza



Fitness center



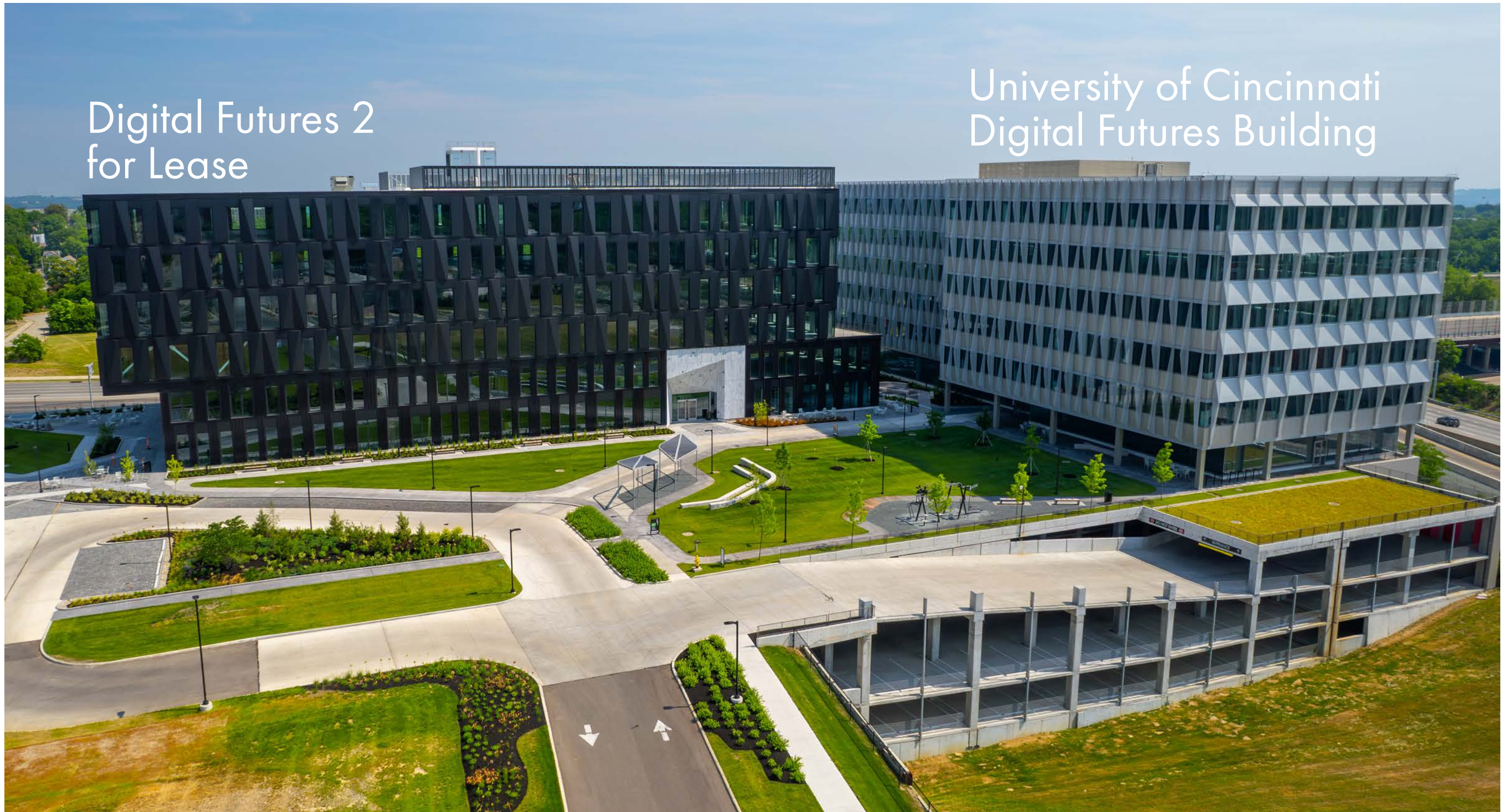
NEIGHBORHOOD AMENITIES



DIGITAL FUTURES COMPLEX

Digital Futures 2
for Lease

University of Cincinnati
Digital Futures Building



I-71 / MLK INTERCHANGE - DIGITAL FUTURES 2

Digital Futures 2



Martin Luther King Drive



I-71 / MLK INTERCHANGE - DIGITAL FUTURES 2



Collaboration Inspiration Transformation

LEASING INFORMATION

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www.uptowncincinnati.com

About Cincinnati Innovation District:
www.cincyid.com



UPTOWN CONSORTIUM, INC.

