

## Live from Norwood – Broadcaster signs lease at Linden Pointe

Al. Neyer's Linden Pointe on the Lateral office development will be home to three FM radio stations

Cumulus Media, Inc. will move from downtown Cincinnati to Norwood in May 2009. Locally, Cumulus Media operates three FM radio stations - WRRM, an adult contemporary format at 98.5; WGGR, a classic hits station at 103.5; and WFTK, a rock station at 96.5. Nationally, Cumulus Media (NASDAQ GS) is the second-largest radio broadcasting company, measured by the number of stations owned and operated.

Cumulus recently signed a 10-year lease to occupy 16,288 square feet at Linden Pointe on the Lateral after looking at a number of Greater Cincinnati locations. Designed and developed by Al. Neyer, Linden Pointe is a 22-acre Class A corporate office campus and retail development at Montgomery Road and the Norwood Lateral, state Route 562.



"We love the central location of Linden Pointe and the classically contemporary architecture of the building," according to Karrie Sudbrack, Cumulus market manager. "It has a cool and creative environment that will be a great fit for our culture - with lots of daylight and open office interiors," she says.

"The City of Norwood is honored to be the new broadcasting home to three stations with such a significant regional following," according to The Hon. Thomas Williams, Mayor of Norwood.

Al. Neyer is providing all design-build work for the Cumulus stations' interior buildout; SHP Leading Design is project architect. As a media company with busy operations at all hours, Cumulus will enjoy the convenience of Linden Pointe's urban campus," according to Christopher Dobrozsi, CCIM, director, real estate development, Al. Neyer. "Linden Pointe is walking distance to a few restaurants - with more on the way -- and a three-mile access point to either Interstate," he says. "It's the best location and value among new buildings in the Midtown office market."

Russell Myers, principal of Cincinnati Capital Properties, represented Al. Neyer in the lease transaction. The office leasing team of Don Murphy, CCIM, Scott Abernethy, CCIM, and Peter Snow of Colliers, Turley, Martin, Tucker, represented the tenant.

## Award-Winning Space: SHP Leading Design offices honored often in 2008

Lease gets nod as Deal of the Year

SHP Leading Design received several prestigious design awards during 2008 for its new office at Linden Pointe. Developer Al. Neyer was also separately recognized for the project. Earlier this year, SHP relocated and redesigned the office to better reflect the firm's commitment to sustainable architecture. The firm was presented with three awards for office design, including Cincinnati Magazine's Interior Design Award and the Interior Design Award and the Local Favorite Award from the Cincinnati Chapter of American Institute of Architect Committee on the Environment (AIA Cote). Al. Neyer received an "Office Deal of the Year" award from National Association of Industrial and Office Properties, Cincinnati/Northern Kentucky Chapter, for the consummation of the 10-year lease to SHP on the building's fourth floor. The new 22,000-square-foot office is registered with a LEED Commercial Interiors (CI) certification goal of Gold.



Kitchen area promotes recycling



Linden Pointe's past included manufacturing



Renewable materials, such as cork flooring, define the space

One of several spaces for informal meetings

## Available Space For Lease/Sale

### Linden Pointe on the Lateral

4805 Montgomery Rd  
Cincinnati, OH 45212  
Year Dev: 2007  
Property Type: Mixed-Use  
Office/Retail  
Total Office SF: 92,000  
SF Available: 10,000

Total Retail SF: 28,000  
SF Retail Available: 25,000

### Leasing

Cincinnati Capital Properties  
Rusty Myers  
513-831-5533  
[rcm@cincinnati-capital.com](mailto:rcm@cincinnati-capital.com)

### Columbia Square

3505 Columbia Parkway  
Cincinnati, OH 45226  
Year Dev: 2008  
Property Type: Office/Retail  
Office SF Avail: 39,777  
Restaurant SF Avail: 8,083  
Retail SF Avail: 19,838

### Office

Carey Laumer Commercial  
Realty  
Michele Laumer, CCIM  
513-745-9060  
[Michele@clcrealty.com](mailto:Michele@clcrealty.com)

### Retail

Midland Retail  
Casey Ward  
513-891-2526  
[cward@midlandretail.com](mailto:cward@midlandretail.com)

### Evendale Office Condos

2920, 2930, 2940, & 2950  
Glendale-Milford Road  
Evendale, OH 45241  
Year Dev: 2007  
Property Type: Office  
Condominiums  
Total SF: 33,456  
SF Available: 30,000

### Sales/Leasing

Equity  
Elaine Gillespie  
513-253-3004  
Dianne Ross  
513-702-1314  
[egillespie@equityrealestate.com](mailto:egillespie@equityrealestate.com)  
[dross@equityrealestate.com](mailto:dross@equityrealestate.com)

### Turnpike Distribution Center

1750 Shenango Road  
New Galilee, PA 16141  
Year Dev: 2007  
Property Type: Industrial  
Total SF: 410,000  
SF Available: 240,000

### Leasing

Grubb & Ellis  
Louis Oliva  
412-434-1043  
[Louis.Oliva@grubb-ellis.com](mailto:Louis.Oliva@grubb-ellis.com)

### East Pointe 200

3420 Atrium Blvd  
Middletown, OH 45005  
Year Dev: 2008  
Property Type: Office  
Total SF: 50,000  
SF Available: 25,000

### Leasing

Equity  
Brad Ruther  
513-722-6552  
[bruther@equity.net](mailto:bruther@equity.net)



Main lobby welcomes visitors



Main conference room

## City Gospel Mission expanding to help more men

### 84-year-old Over-The-Rhine agency serves urban poor, recovering addicts

In Cincinnati's Over-The-Rhine neighborhood, there has long been a beacon of hope for those too impoverished, addicted, hungry or hopeless to imagine a way out of their current situations. City Gospel Mission each year provides prayers, meals, shelter and full recovery and after-care programs to thousands who most need them. The Mission has been located at 1419 Elm Street since the early 1940s. It owns two three-story houses nearby on Magnolia Street that are in the midst of complete renovation to enable them to provide long-term housing to up to 12 men at a time in the Mission's Aftercare Program. Men in the recovery program receive addiction counseling, job skills training, education, medical care and job search aid.



Al. Neyer is leading design-build efforts on the Magnolia Street project, marshalling the talents of dozens of area construction experts from an array of companies who have volunteered time and/or materials to help stretch the Mission's budget.

"What a wonderful experience - these people have come forward and provided far more than we ever imagined," according to Sherman Bradley, vice president, City Gospel Mission. "It's allowed us to disperse money to areas we thought we might not get to, like redoing the front of our main building to accommodate wheelchairs, and fixing our very old roof."

Bradley says as a faith-based organization, City Gospel Mission relies on the generous hearts of the community for its funding. The Magnolia homes will provide safe places for men living out the sobriety skills they learned in recovery.

"The response to the Mission's request for materials and labor has been heartening," according to Jerry Tepe, Al. Neyer director, design-build. "I'm grateful to work with so many people who quietly commit themselves to the needs of this community every day." Tepe says a second funding effort will be needed to equip the Magnolia housing units with furniture and appliances. For more information about the Magnolia Street Project or how to donate, contact Paul Spence at [pspence@citygospelmission.org](mailto:pspence@citygospelmission.org) (513) 345-1048, or Jerry Tepe at [jtepe@neyer.com](mailto:jtepe@neyer.com) (513)527-1840.

Project Lead is a quarterly update from Al. Neyer, Inc. for our clients and friends. For questions on projects written about here or information on additional Al. Neyer services, call Jody Brosey, Marketing Administrator at (513) 271-6400 - [jbrosey@neyer.com](mailto:jbrosey@neyer.com) or visit [www.neyer.com](http://www.neyer.com).



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**Evandale Healthcare Center**  
10475 Reading Road  
Evandale, OH 45241  
Year Dev: 1988  
Year Renovated: 2006  
Property Type: Medical Office  
Total SF: 65,670  
SF Available: 20,032

**Leasing**  
Grubb & Ellis / West Shell  
Commercial  
Travis Likes  
513-721-4200

**US Financial Life Building**  
10290 Alliance  
Blue Ash, OH 45242  
Year Dev: 1999  
Property Type: Office  
Total SF: 42,345  
SF Available: 42,345

**Leasing**  
Cincinnati Capital Properties  
Rusty Myers  
513-721-4200  
[rcm@cincinnati-capital.com](mailto:rcm@cincinnati-capital.com)

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