

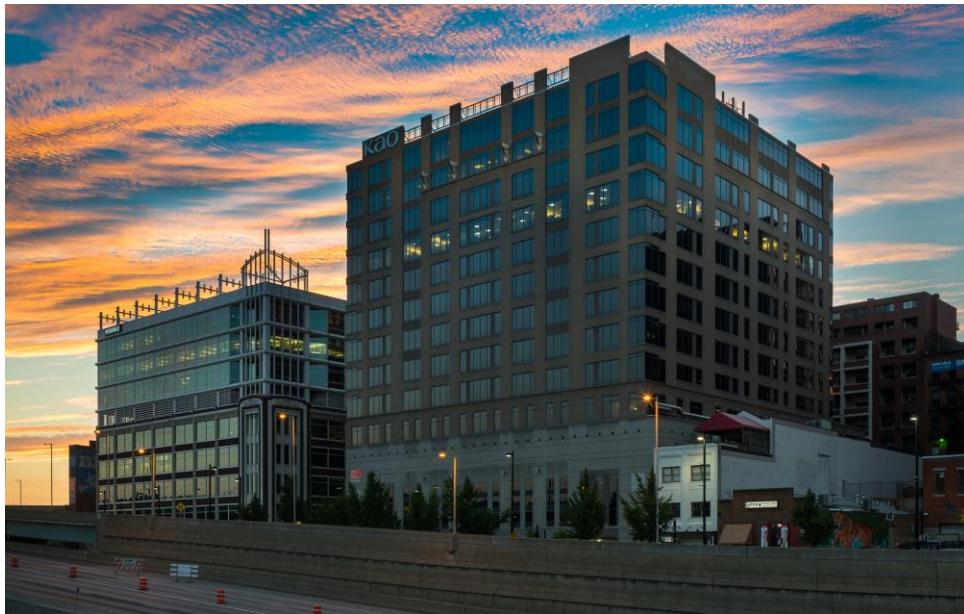


SHP Leading Design Announces Relocation to Downtown Cincinnati

*Fast-growing architecture firm will trade suburban office for
20,000 square feet in newly renovated 312 Plum Street*

December 7, 2017 – Cincinnati, OH – Downtown Cincinnati is about to get a lot more creative. SHP Leading Design—the 117-year-old firm specializing in learning-focused architecture and design—will relocate its headquarters to 312 Plum Street. The firm has leased 20,000 square feet of seventh-floor office space from Rubenstein Partners and Strategic Capital Partners.

According to SHP President Lauren Della Bella, the company's new headquarters will reflect the firm's philosophy that physical space can—and *should*—be intentionally designed to promote communication, integration of teams and disciplines, and mentoring and learning. The relationship between learning and physical space is intrinsic to SHP's company culture, vision and future growth.



"As architects and designers, we're especially in tune with how a company's physical space both reflects and cultivates its culture," said Della Bella. "We designed our new offices with collaboration and workplace learning top of mind. And we decided to relocate downtown because the palpable energy of its revitalization complements the passion we have for our work."

SHP will relocate 70+ employees to the firm's new headquarters in April 2018. Della Bella noted the firm's growth—10 percent annually for the past two years—is a contributing factor to the move.

Rubenstein Partners and Strategic Capital Partners acquired 312 Plum Street and the neighboring 312 Elm Street in 2015, with a plan to attract tenants to Cincinnati's rapidly improving central business district through strategic capital improvements and enhanced amenities. The two properties comprise 610,000 square feet of newly renovated space, including new lobbies in both buildings, a tenant lounge, conference center, state-of-the-art fitness center and other amenities. Both properties, including SHP's new headquarters, offer outstanding views of the Ohio River and access nearby attractions at The Banks.

"Downtown Cincinnati is undergoing a major revitalization, the kind that happens once in a generation, and we believe that office tenants are interested in relocating here when the right product is available," said John Sweet, vice president of Strategic Capital Partners. "With Rubenstein we think we have created that product, and we're delighted to see a leading professional firm like SHP choose 312 Plum."

"312 Plum and 312 Elm are well-positioned to capitalize on the continued momentum of the downtown Cincinnati office market, which has benefited from several large corporate relocations as well as an accelerating residential boom in the immediate vicinity of these assets," said Brandon Huffman, portfolio manager of equity investments for Rubenstein Partners. "We believe there is much more to come from this market as the city's transformation continues."

The Cushman & Wakefield team of Scott Abernethy and Michelle Klingenberg represented the building ownership in the SHP lease. "Rubenstein and Strategic are doing all the right things to take advantage of 312 Plum and 312 Elm's physical location," Abernethy said. "Repositioning these properties to add amenities and refresh existing common spaces is a smart move, and cutting-edge tenants like SHP are seeing that appeal."

Marc Sebens of Newmark Knight Frank (NKF) represented SHP in the search and evaluation of various space options throughout Cincinnati and Northern Kentucky and during the successful lease negotiation.

About SHP Leading Design:

With 117 years of experience, SHP Leading Design is the authoritative voice on learning-focused architecture, design and planning and has an equally long history in civic buildings and corporate/commercial spaces.. The firm's is committed to leading innovative, intentional and sustainable architectural design. The firm's end-to-end services include everything from funding and planning to architecture, landscape architecture, engineering and construction administration. The fast-growing company, headquartered in Cincinnati, also has offices in Columbus and Bellevue, Kentucky. Learn more at www.shp.com

About Rubenstein Partners

Rubenstein Partners, founded in September 2005, is a private real estate investment management and advisory firm with operations throughout the Eastern United States. The firm is led by its founder, David Rubenstein, and a group of senior real estate executives, and is focused on directing and

managing value-added office real estate investments, primarily in markets in the Eastern United States that encompass more than two-thirds of U.S. office space inventory. Rubenstein Partners' predecessor company, The Rubenstein Company, LP and affiliates, founded in 1969, was one of the largest private owner operators of Class A office real estate in the Mid-Atlantic, owning and operating a portfolio of assets valued at approximately \$1.2 billion at the time of its disposition in 2004. Since 2005, Rubenstein Partners has, on behalf of its investors and clients, invested in more than 10 million square feet of office real estate assets throughout the Eastern United States. For more information, visit www.rubensteinpartners.com.

About Strategic Capital Partners

Founded in 2005, Strategic Capital Partners (SCP), whose principals have over 40 years of expertise in the commercial real estate industry, focuses on providing value-added solutions for investors and tenants. SCP focuses on top tier submarkets with strong job growth and absorption trends within the Midwest, Southeast and Mid-Atlantic regions and has completed more than \$500 million in new development and property acquisitions since 2014. Currently SCP owns property and is active in Indianapolis, Cincinnati, Northern Virginia, Raleigh-Durham, Charlotte and Nashville. Learn more about SCP at www.strategiccapitalpartners.com.

About Newmark Knight Frank

Newmark Knight Frank (NKF) is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF's 15,000 professionals operate from more than 400 offices in established and emerging property markets on six continents. With roots dating back to 1929, NKF's strong foundation makes it one of the most trusted names in commercial real estate. NKF's full-service platform comprises BGC's real estate services segment, offering commercial real estate tenants, landlords, investors and developers a wide range of services including leasing; NKF Capital Markets services, including investment sales, debt placement, valuation services and advisory services; commercial mortgage brokerage services; as well as corporate advisory services, consulting, project and development management, and property and corporate facilities management services. For further information, visit www.ngkf.com.

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