



## **Rubenstein Partners and Strategic Capital Partners Announce Two New Leases Totaling Nearly 25,000-Square-Feet at 312 Plum Street in Cincinnati**

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*Halo Communications agrees to 11,902-square-foot lease and KnowledgeWorks secures  
12,837-square foot lease at renovated downtown office property*

**March 5, 2020 – Cincinnati, OH** – Rubenstein Partners, L.P. (including its affiliates, “Rubenstein”), a vertically-integrated real estate investment adviser focused on value-added office property opportunities, and Indianapolis-headquartered Strategic Capital Partners, LLC (“SCP”), a commercial real estate development firm, announced it has closed two new leases at 312 Plum Street, a 231,000-square-foot Class-A office building in downtown Cincinnati, OH. The leases total nearly 25,000-square feet and include the following:

- **A five-year 11,902-square-foot-lease for Halo Communications**, a health care technology and communications provider. Halo is relocating from its previous downtown Cincinnati location at 1 W 4th St, a mixed-use, primarily multi-family redevelopment site.
- **A ten-year, 12,837-square-foot-lease for KnowledgeWorks Foundation**, a nonprofit education organization. Knowledge Works Foundation is also relocating from the 1 W 4th St. building in downtown Cincinnati.

Rubenstein and SCP first purchased 312 Plum Street and the neighboring 312 Elm Street office property in 2015. After acquiring the properties, the joint venture ownership embarked on a capital improvement plan to renovate both buildings with a focus on common areas, streetscapes and amenities. Together 312 Plum and 312 Elm comprise 610,000 square feet of space with outstanding views of the Ohio River and access to nearby attractions at The Banks.

“We’re delighted that Halo Communications and KnowledgeWorks Foundation have chosen to relocate to 312 Plum Street,” noted Brian Simel with Rubenstein Partners. “These leases allowed both organizations to maintain their presence in Cincinnati’s revitalized downtown district and boost their corporate profile by securing space in this newly renovated Class-A asset. We believe the Cincinnati office sector will remain active throughout 2020 and 312 Plum Street and the adjacent 312 Elm Street are poised to take advantage of this robust market demand.”

“Halo and KnowledgeWorks add to the vibrancy of our tenant roster at 312 Plum, and we look forward to facilitating opportunities for growth to their respective businesses by providing their employees with modern space in a walkable, dynamic neighborhood,” added John Sweet with Strategic Capital Partners.

A CBRE team comprised of Nick Greiwe, Travis Likes, Chris Carey, Scott Yards, and Kate Myers represented ownership in the lease negotiations. Chris Vollmer, Jr. with CBRE represented Halo Communications and Peter Snow and Rose Ferrugia of Cushman & Wakefield represented KnowledgeWorks Foundation.

As part of the comprehensive capital improvement and repositioning plan, enhancements to 312 Plum included a comprehensive lobby renovation and upgraded amenities, including a new tenant lounge and the 312 Plum “Lunch Club,” allowing for easy to access lunch delivery services. 312 Elm has undergone a similar repositioning, highlighted by a renovated lobby and main entrance, 70-seat conference center, and a new state-of-art fitness center.

#### **About Rubenstein Partners**

Rubenstein Partners, founded in September 2005, is a private real estate investment management and advisory firm with operations throughout the 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 office real estate investments in the U.S. 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 21 million square feet of office real estate assets throughout the United States. For more information, visit [www.rubensteinpartners.com](http://www.rubensteinpartners.com).

#### **About Strategic Capital Partners, LLC**

Strategic Capital Partners, LLC (SCP), headquartered in Indianapolis, Indiana, is a commercial real estate developer who invests in, develops, owns and operates properties in top tier submarkets in Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia and Raleigh/Durham. SCP is the general partner in more than \$800 million of office, industrial, multi-family and student housing properties which total more than eight million square feet. The SCP team includes real estate professionals with many years of industry experience in development, acquisitions, banking, property management and brokerage including Gene Zink and Richard Horn who were both long-serving senior executives at Duke Realty (NYSE:DRE). For more information, please visit [www.strategiccapitalpartners.com](http://www.strategiccapitalpartners.com).

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