



Cincinnati Market

# OFFICE LISTING REPORT

SEPTEMBER 2024

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CBD / CLIFTON



## 8 E 4<sup>th</sup> Street

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Cincinnati, OH 45202

### FOR LEASE

4,970- 10,594 SF  
\$21.00 PSF (MG)

- 2ND Floor- 5,624 SF
- 3RD Floor- 4,970 SF
- Divisible by floor
- Floor-to-ceiling windows allow ample natural light
- Building signage available
- Opportunity to join Sleepy Bee Café  
Located near prime downtown corner of 4th & Vine Streets in the heart of the Central Business District

Dan McDonald  
513.588.1113

Stewart Devitt  
513.588.1115



## Centennial Plaza III

895 Central Avenue  
Cincinnati, OH 45202

### FOR LEASE

649-60,000 SF  
\$17.50 PSF (Full Service)

- Walking distance to FC Cincinnati West End Stadium and City Hall
- Garage parking within close proximity for all employees
- Free visitor parking
- Campus setting in downtown Cincinnati
- Building conference center
- Nearby restaurants

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William Schneller  
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Katie Crowl  
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## 260 E University Avenue

260 E University Avenue  
Cincinnati, OH 45219

### FOR SALE OR LEASE

11,322 SF | 6,085 SF  
\$2,350,000 | \$9.50 /SF+\$11/SF OPEX

- 11,322 SF Office building for Sale
- 6,085 SF available on 1st Floor for lease
- Elevator service to garage and offices
- 14 space garage plus surface parking  
Near University of Cincinnati campus, Children's Hospital & other hospitals, new UC Innovation Hub.
- Convenient to I-71, easy walk to amenities

Gary Fisher  
513.658.3411

# SEPTEMBER 2024

HYDE PARK / O'BRYONVILLE / BEECHMONT



## [3330 Erie Avenue](#)

3330 Erie Avenue  
Cincinnati, OH 45208

### FOR LEASE

1,315 & 1,179 SF  
\$2,028/Month | \$1,817.63/Mo (MG)

- Suite 16 - 1,315 SF | \$2,028/Month
- Suite 4 - 1,179 SF | \$1,018/Month
- Located on Erie Avenue in Hyde Park, this is a two-level office building. Property has off street parking and signage on Erie Avenue.
- ADA Accessible
- Across from a police station
- At the corner of Tarpis and Erie Avenue

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## [Former Pack Pharmacy](#)

2112 Madison Road  
Cincinnati, OH 45208

### FOR SALE

9,120 SF  
\$1,495,000

- 1st Floor Retail Store 2,946 SF
- 2nd Floor Office 2,946 SF
- Under the Parking Lot there is 3,228 SF with delivery entrance
- The lot is .49 ac or 21,344 SF consisting of four parcels
- Zoned (CN-M) Commercial Neighborhood- Mixed
- 21 off street parking spaces
- Two curb cuts

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## [509 Ohio Pike](#)

509 Ohio Pike  
Cincinnati, OH 45255

### FOR LEASE

Up to 16,000 SF  
Lease Rate TBD

- Build to Suit Office or Medical
- 8,000 SF footprint, 2 stories
- Single tenant or multi tenant
- Flexible, state of the art design
- Directly across from Home Depot on Independence Drive
- Property is just a quarter mile west of the I-275/Ohio Pike Interchange
- In close proximity to many local traffic drivers including

[Chris Nachtrab](#)  
513.588.1841

[John Thompson](#)  
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# SEPTEMBER 2024

LOVELAND / BEECHMONT / MASON



## Kemper Crossing

7363 E Kemper Road  
Cincinnati, OH 45249

### FOR LEASE

2,394SF  
\$14.75 PSF (MG)

- 2,394 SF Available
- Fully furnished
- Spacious office with large kitchenette and private restroom
- Landlord will provide a rent credit for \$350/Month for keeping IT closet in suite
- Surface parking (ratio of 10 : 1,000 SF)

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## Brown's Crossing

203 W Loveland Avenue  
Loveland, OH 45140

### FOR LEASE

2,200 SF  
\$22.00 PSF / Year (MG)

- Heart of Old Loveland, one of Cincinnati's hottest areas
- One of Cincinnati's first Entertainment Districts
- Located directly on the bike trail
- Building going through improved facade changes
- Heavy walking traffic

[TC Bartoszek](#)  
513.588.1840



## Fountains of Mason

7288-7312 Central Parke Boulevard  
Mason, OH 45040

### FOR LEASE

8,479 & 12,254 SF  
\$10.50 PSF + NNN

- Walk-up entrances
- Large open floor plans
- Abundance of natural light
- 14' ceiling height
- Monument & building signage available
- Great for office, medical, light assembly and more
- Within minutes from one of Greater Cincinnati's most dense retail areas

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# SEPTEMBER 2024

SHARONVILLE / READING



## Cross County Corporate Center

8075 Reading Road  
Cincinnati, OH 45237

### FOR SALE

42,300 SF  
\$1,200,000

- A fully renovated and occupied Cross County Corporate Center can be one of the cornerstones of this renewed business district. With a fully gentrified Reading corridor, you can experience:
- Increased property appreciation, More business and retail traffic, Improved infrastructure throughout the corridor, Opportunities to sublet space at higher market rates

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## John Hauck Summer Home

12171 Mosteller Road  
Cincinnati, OH 45241

### FOR SALE

10,000 SF  
\$995,000

- The original 10,000 SF John Hauck summer home on 3.4 acres
- Totally updated w/central air
- Great Tri-county location
- Rare chance to own an impressive piece of history
- Historic Restoration

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# SEPTEMBER 2024

MIDDLETOWN / MIAMISBURG



## [East Pointe 200](#)

3420 Atrium Boulevard  
Middletown, OH 45005

### FOR LEASE

3,864 – 26,000 SF  
\$14.50 PSF / Year (NNN)

- *New- Full Floor Available*
- *Located in Middletown's East End/Renaissance District.*
- *Offers excellent visibility and access to numerous amenities*
- *Ample parking ratio of 4.62/1,000*
- *LEED Certified Gold; awarded an Energy Star label in 2012*
- *Steel/brick construction with generous window lines.*

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## [Newmark Center](#)

3385 Newmark Drive  
Miamisburg, OH 45342

### FOR SALE OR LEASE

68,000 SF | 6.78 Acres  
\$7,412,000 | \$5.00 PSF + NNN

- *New Rental Rate- \$5.00 PSF + NNN*
- *Plug'n'Play Call Center/Back Office Space*
- *Oversized 6.78 Acre Lot and Ample Parking*
- *Large windows with 10' ceilings*
- *Professional Office Finishes*
- *Excellent visibility from Newmark Drive*

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