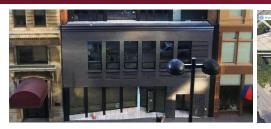


Cincinnati Market **OFFICE LISTING REPORT** SEPTEMBER 2024



SEPTEMBER 2024 CBD / CLIFTON



8 E 4th Street 8 E 4th Street 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

Dan McDonald 513.588.1113

William Schneller 513.588.1108

Katie Crowl 513.588.1138 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 1,1179 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

Stewart Devitt 513.588.1115

Dan McDonald 513.588.1113



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

Stewart Devitt 513.588.1115

Two curb cuts

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 513.588.1842

SEPTEMBER 2024



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)



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



7288-7312 Central Parke Boulevard Mason, OH 45040

FOR LEASE 8,479 & 12,254 SF

\$,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

Dan McDonald 513.588.1113

Stewart Devitt 513.588.1115 TC Bartoszek 513.588.1840 Dan McDonald 513.588.1113

Stewart Devitt 513.588.1115

SEPTEMBER 2024

SHARONVILLE / READING



<u>Cross County Corporate Center</u> 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

Dan McDonald 513.588.1113



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

Stewart Devitt 513.588.1115

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.

Dan McDonald 513.588.1113

Stewart Devitt 513.588.1115



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

Stewart Devitt 513.588.1115