



Cincinnati Market

OFFICE LISTING REPORT

NOVEMBER 2024



NOVEMBER 2024

CBD / CLIFTON



8 E 4th Street

8 E 4th Street
Cincinnati, OH 45202

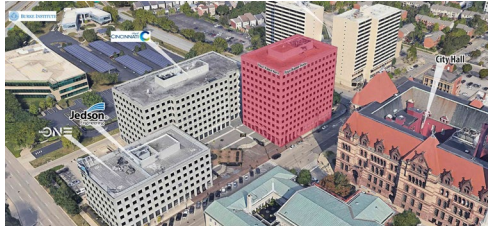
FOR LEASE

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
\$16.95 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

NOVEMBER 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
- Two curb cuts

[Stewart Devitt](#)
513.588.1115



[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

NOVEMBER 2024

MASON / SHARONVILLE



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)

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



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

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



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

Dan McDonald
513.588.1113

NOVEMBER 2024

READING / WEST PRICE HILL / FAIRFIELD



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

Dan McDonald
513.588.1113



2016 Ferguson Road

2016 Ferguson Road
Cincinnati, OH 45238

FOR SALE

1,624 SF | 0.283 Acres
\$325,000

- Numerous updates, well-maintained, good street presence.
- Reception/waiting area, 3 exam rooms, offices, lab, rear exit.
- 26 parking spaces, easy ingress/egress
- Zoning is CC-M. Drive through possible
- Near Kroger, Walmart, popular restaurants & retailers

Gary Fisher
513.658.3411



4930 Dixie Highway

4930 Dixie Highway
Fairfield, OH 45014

FOR SALE

5,525 SF | 0.47 Acres
Subject to Offer

- Redevelopment Opportunity
- Good street presence
- Full access, easy ingress/egress and 15 parking spaces
- 5 drive-in doors
- Prominent pylon and on-building signs
- Zoned C-3
- Signalized Corner lot, curb cuts on Dixie Highway and Donald Drive

Gary Fisher
513.658.3411

NOVEMBER 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