



125 EAST COURT

CINCINNATI, OH 45202





BUILDING SPECS

98,568
BUILDING SF

25,178
AVAILABLE SF

12,676
LARGEST
CONTIGUOUS
RSF

3,151
MINIMUM
DIVISIBLE
RSF



Lobby entrance with on-site security.



Attached parking garage located behind the building.

LIMITED TIME OPPORTUNITY!

**\$12.95/SF FSG FOR A FULL FLOOR TENANT ON THE 5TH FLOOR!
MOVE-IN READY, PLUG & PLAY SPACE DELIVERED IN AS-IS CONDITION**

ASKING \$14.95/SF FSG

HIGHLIGHTS

- Ten-story office building with first floor retail
- First floor retail features Dunkin' Donuts
- The first four floors of the building provide direct access to the attached six-story parking garage
- On-site management and security guard
- Located downtown Cincinnati and across from Kroger on the Rhine
- Walking distance to the Court House, Washington Park, Over-the-Rhine, Pendleton, Hard Rock Casino and many other amenities



125 EAST COURT PHOTOS

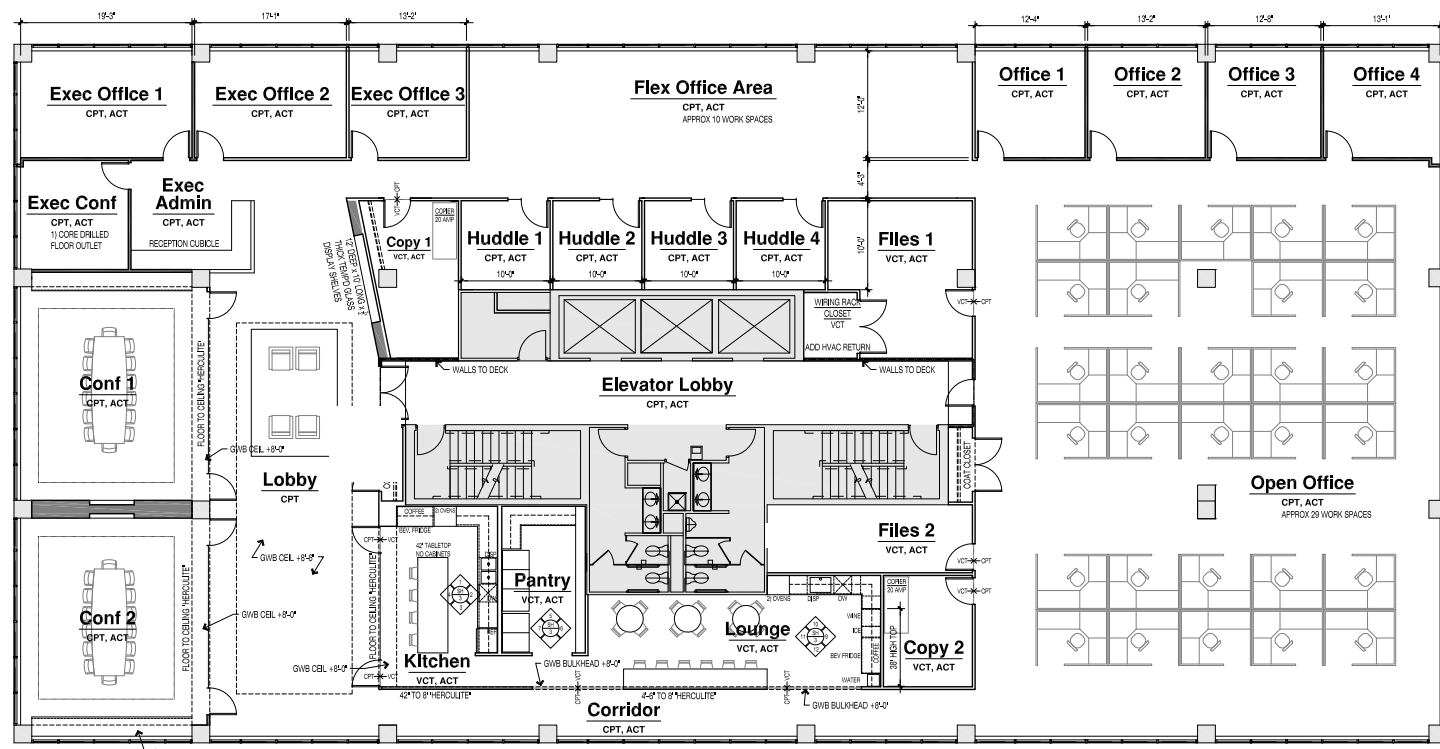


LIMITED TIME OPPORTUNITY!

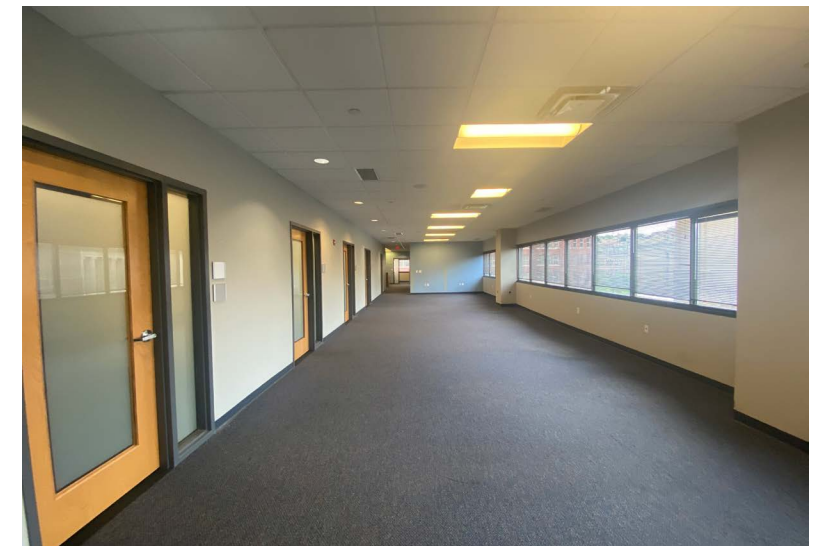
\$12.95/SF FSG FOR A FULL FLOOR TENANT
ON THE 5TH FLOOR!
MOVE-IN READY, PLUG & PLAY SPACE
DELIVERED IN AS-IS CONDITION

5TH FLOOR PLUG & PLAY SPACE

- 12,676 TOTAL RSF
- FURNISHED
- TWO FULL KITCHENS - CAN BE USED AS TEST KITCHEN
- LOUNGE AREA
- COLLABORATIVE BREAK ROOM
- ATTRACTIVE FINISHES
- TWO CONFERENCE ROOMS
- MODERN LAYOUT
- MIX OF PRIVATE OFFICES AND OPEN WORKSPACE
- OPEN TO A SHORT TERM LEASE

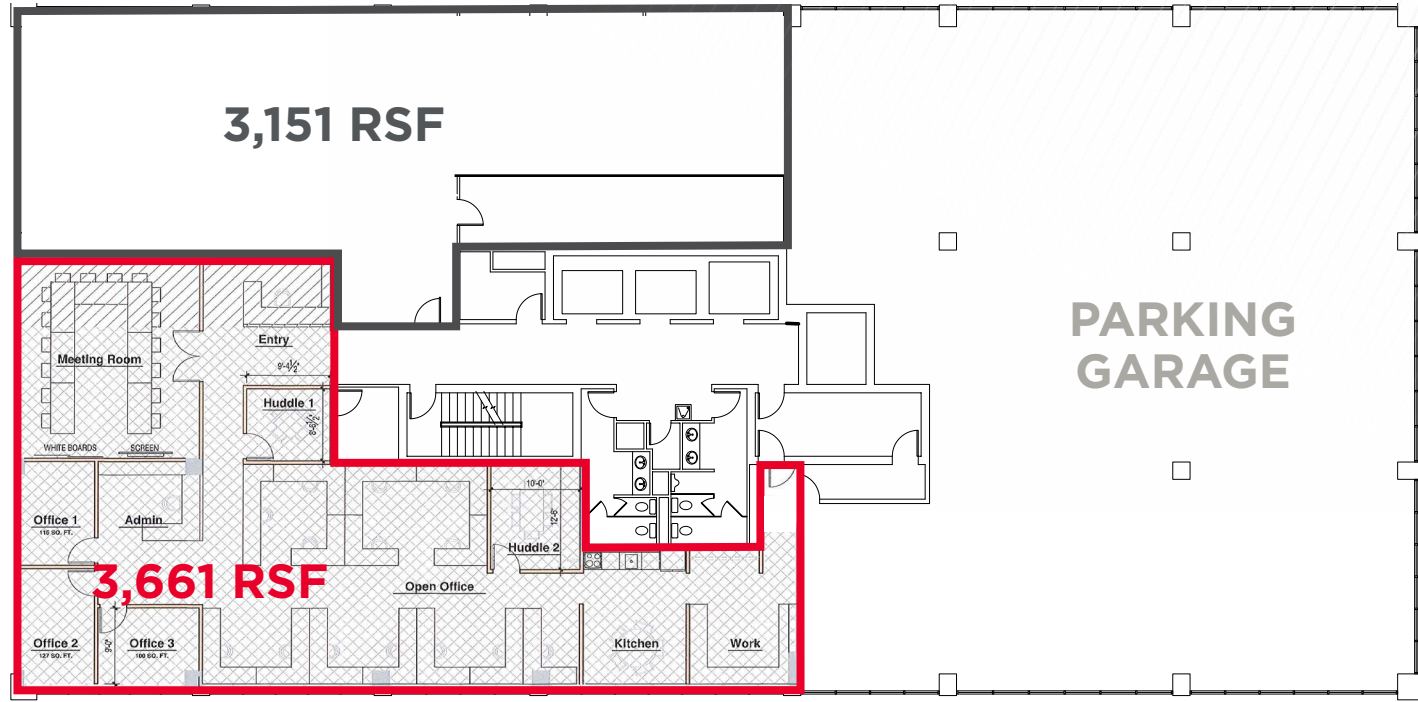


MOVE-IN READY & FURNISHED!



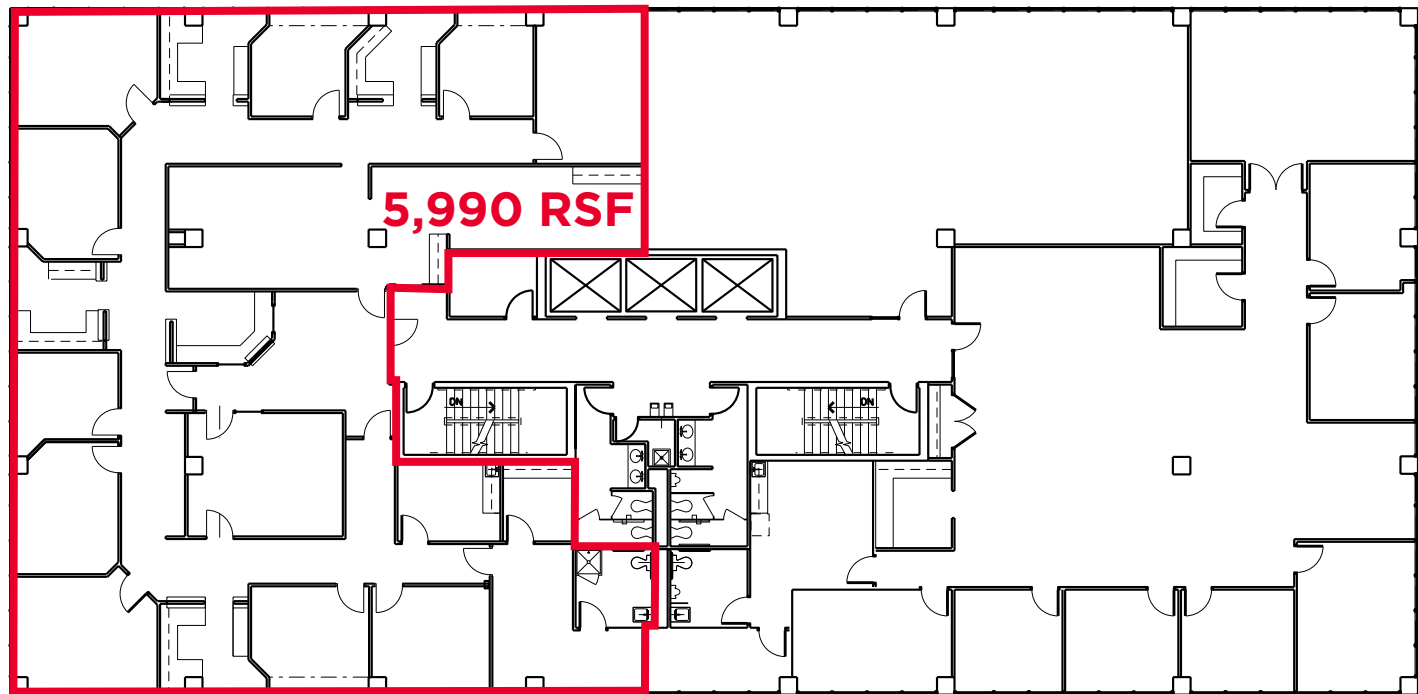
4TH FLOOR

6,812 TOTAL RSF

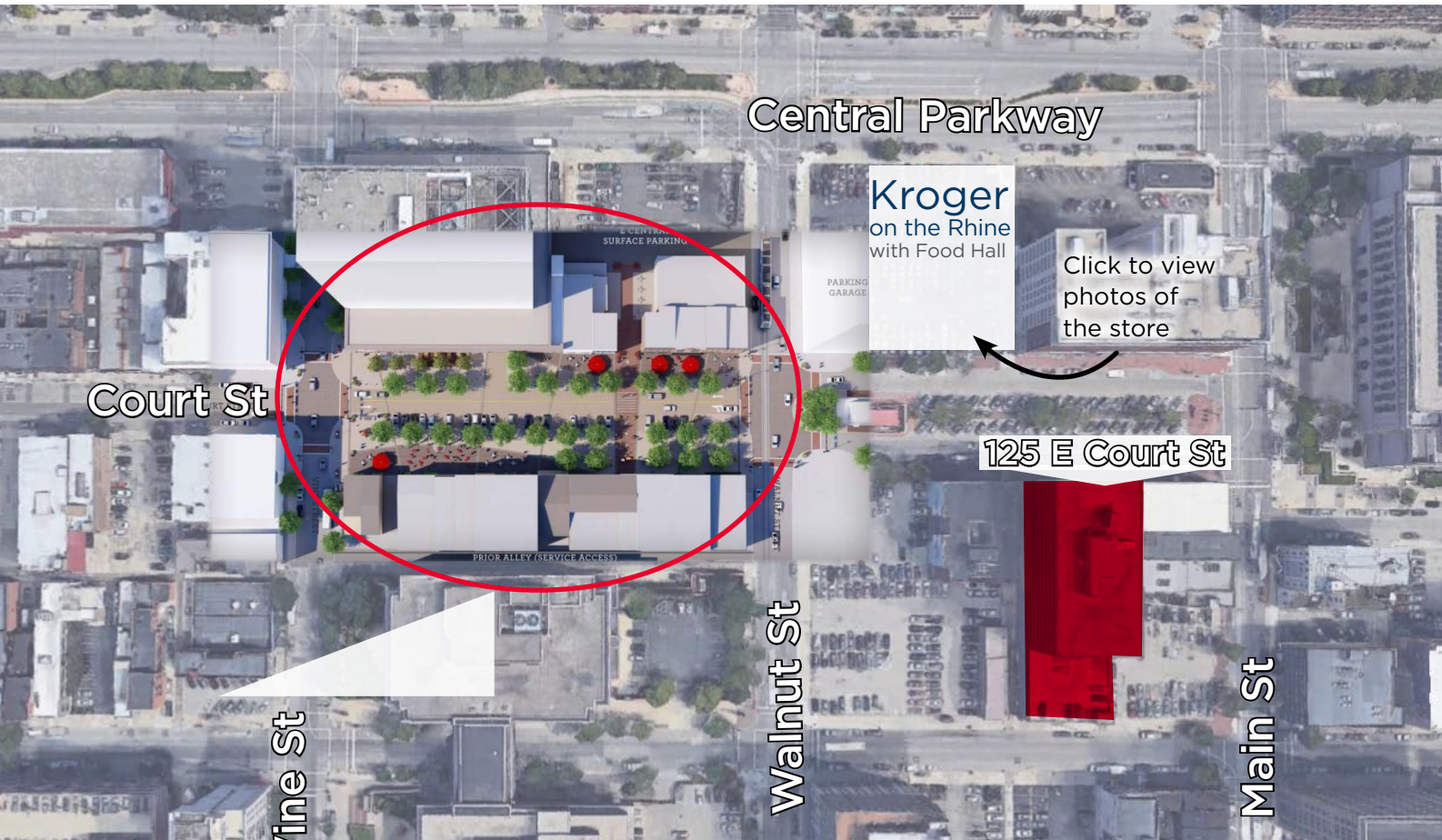


8TH FLOOR

5,990 TOTAL RSF



NEIGHBORHOOD



Click to learn more about the revitalization of Court Street!



CENTRAL TO OVER-THE-RHINE, FOUNTAIN SQUARE & THE BANKS





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