# 125 EAST COURT

CINCINNATI, OH 45202





## **BUILDING SPECS**

**98,568 2** BUILDING SF AVA

25,178 AVAILABLE SF

12,676 LARGEST CONTIGUOUS RSF **3,151** MINIMUM DIVISIBLE RSF

#### **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



Lobby entrance with on-site security.



Attached parking garage located behind the building.



#### **125 EAST COURT PHOTOS**

















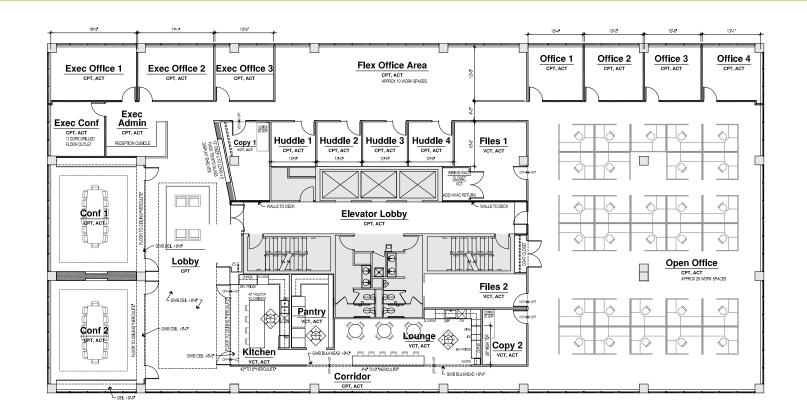


# LIMITED TIME OPPORTUNITY!

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# **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!

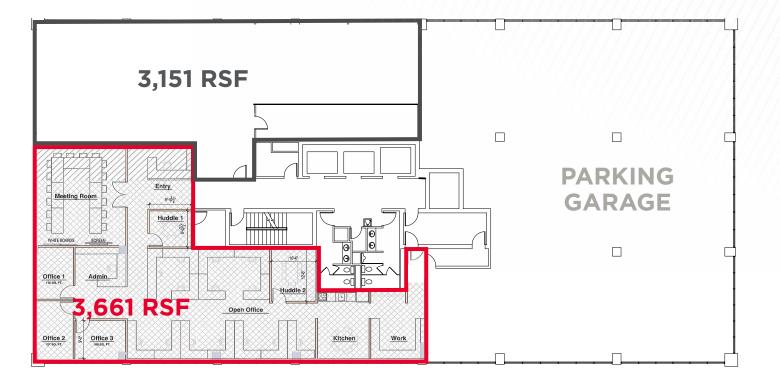






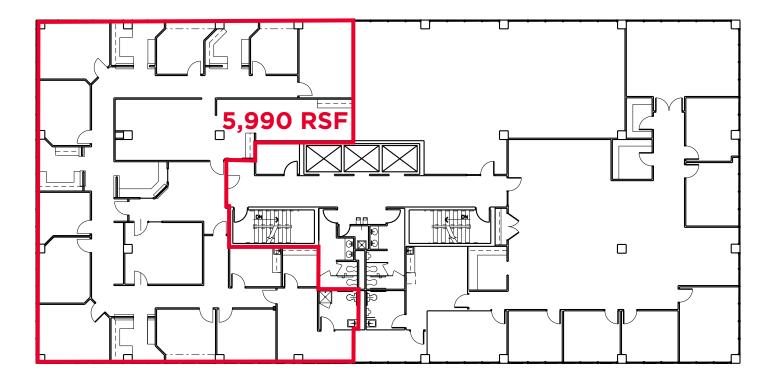
## **4TH FLOOR**

6,812 TOTAL RSF



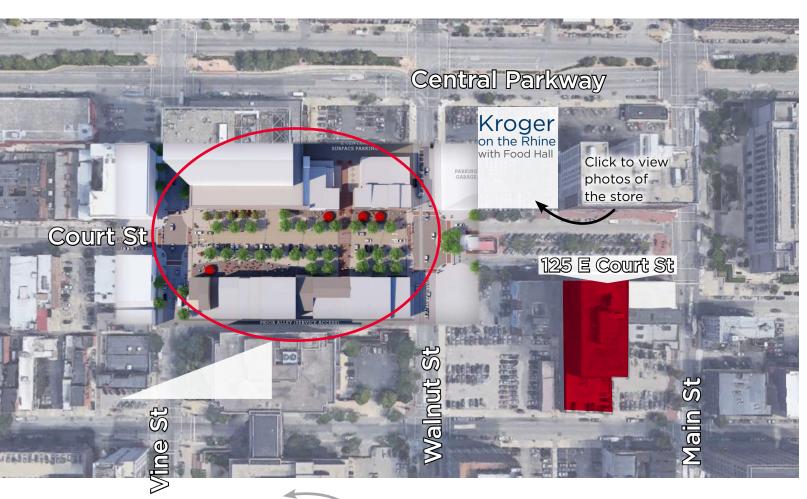
### 8TH FLOOR

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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