

530 WALNUT STREET  
CLASS A OFFICE FOR LEASE

# THE ATLAS BUILDING



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

- 67,500 SF, 10-story renovated Class A office building in the heart of CBD
- 6,106 SF floorplates with demising options
- Creative and cozy lobby featuring local coffee roaster, Urbana Café
- Various lounge and meeting areas
- Neighboring Fountain Square, the Contemporary Arts Center, Aronoff Center for the Arts, 6th Street Entertainment District and the US Courthouse
- Located on the Cincinnati Streetcar Route and surrounded by a variety of amenities
- Skywalk signage available on the 2nd floor
- Asking ~\$21.95 /SF FSG - no pass throughs of operating expenses



CAFÉ



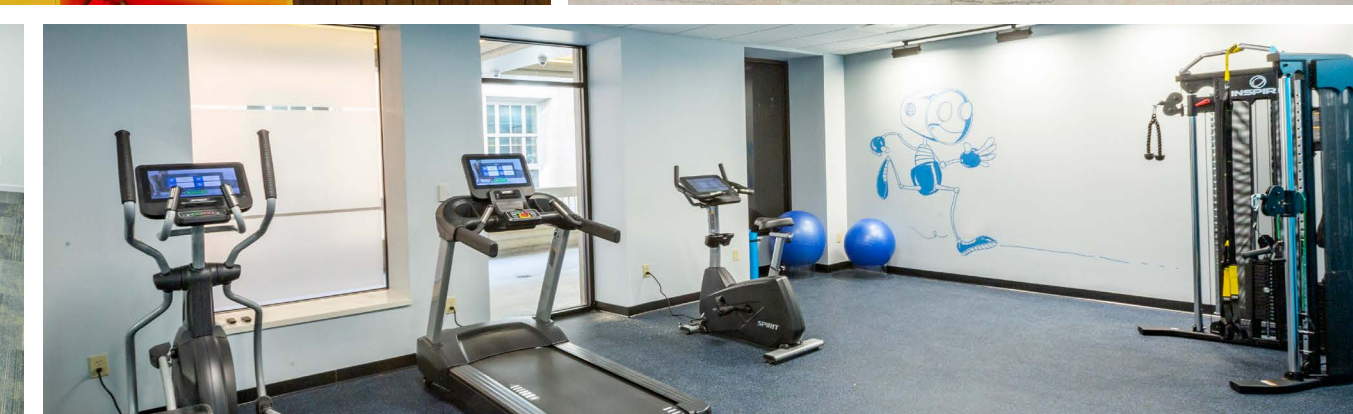
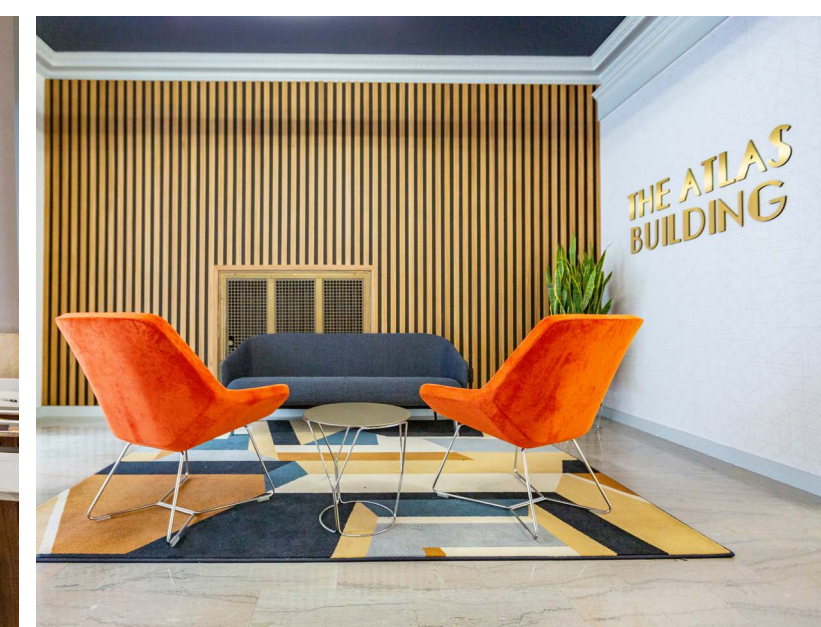
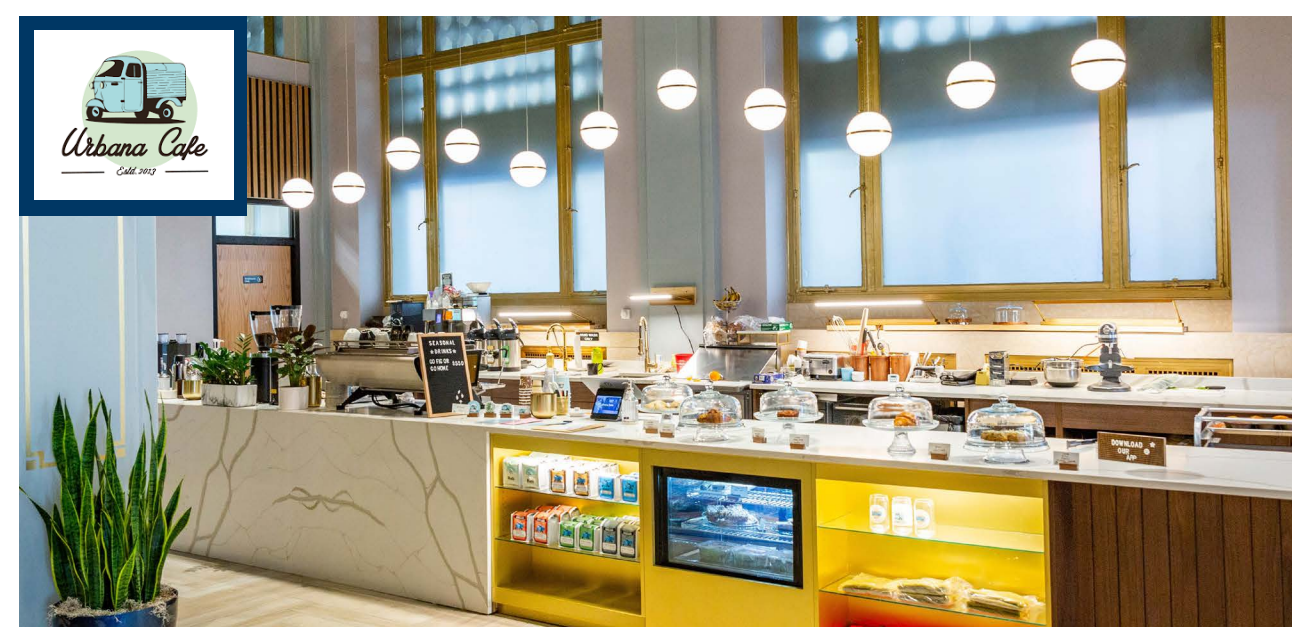
SKYWALK ACCESS



FITNESS CENTER



CONFERENCE ROOMS

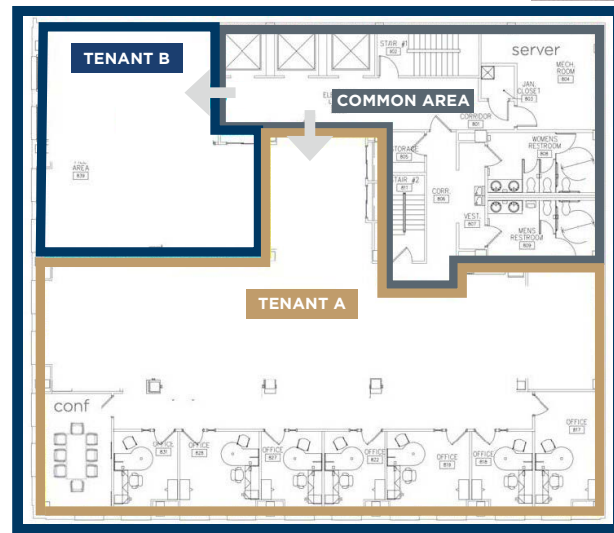


# AVAILABILITIES

51,048 Total SF Available

FLOOR	SF AVAILABLE	CLICK TO VIEW SPACE
Mezzanine	2,200	<a href="#">View Floorplan</a>
Floor 2	Fully Leased	<a href="#">View Floorplan</a>
Floor 3	6,106	<a href="#">View Floorplan</a>
Floor 4	6,106	<a href="#">View Floorplan</a>
Floor 5	6,106	<a href="#">View Floorplan</a> <a href="#">View Updates!</a>
Floor 6	6,106	<a href="#">View Floorplan</a>
Floor 7	6,106	<a href="#">View Floorplan</a>
Floor 8	6,106	<a href="#">View Floorplan</a>
Floor 9	6,106	<a href="#">View Floorplan</a>
Floor 10	6,106	<a href="#">View Floorplan</a>

## DEMISED OPTION



CENTRAL LOCATION WITH QUICK ACCESSIBILITY TO OHIO & KENTUCKY VIA I-71, I-471 & I-75

15

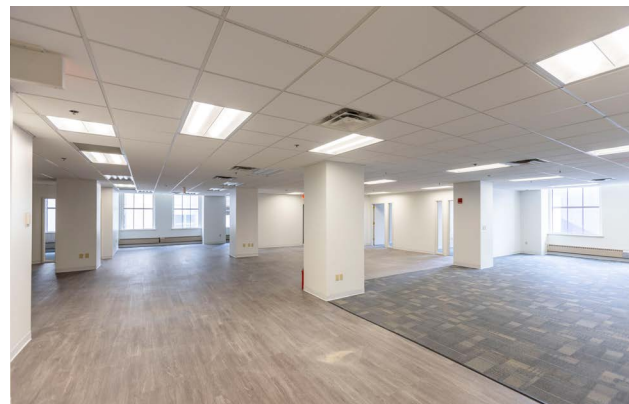
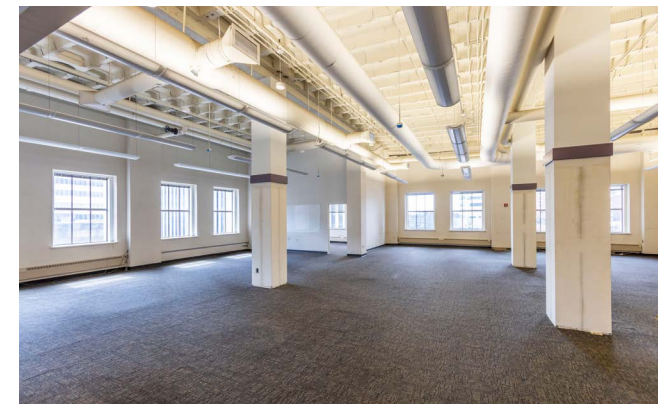
RESTAURANTS OFF THE SKYWALK

39

RESTAURANTS WITHIN 3 BLOCKS

97%

DOWNTOWN WALK SCORE



# SURROUNDING AMENITIES

## RESTAURANTS

- French Crust Bistro
- Eli's BBQ Findlay
- Goose & Elder
- Taft's Ale House
- B&A Street Kitchen
- Pepp & Dolores
- Sacred Beast
- Madtree Alcove
- Losanti
- Salazar
- The Eagle
- Abigail Street
- Five on Vine
- Bakersfield
- Jack Brown's
- LouVino
- Lucius Q
- Copper & Flame
- Revel OTR Winery
- Hard Rock Cafe
- Council Oak Steaks
- Bebo's Artisan Burgers
- Butcher and Barrel
- First Watch
- Crown Republic
- Rosie's Italian
- Spoon & Cellar
- Nicholson's Fine Food
- Metropole
- Nada
- Boca
- Sotto
- Maplewood Kitchen
- BRU Burger Bar
- Prime Cincinnati
- Silver Ladle
- Mita's by Jose Salazar
- Jeff Ruby's
- Morton's The Steakhouse
- McCormick & Schmick's
- Sleepy Bee Cafe
- D Burnham's
- Wild Eggs

- Subito
- Montgomery Inn
- The Blind Pig
- E+O Kitchen
- Taste of Belgium
- Ruth's Chris Steakhouse
- Tin Roof
- Filson Kitchen
- Jefferson Social
- Yard House
- Morelein Lager House

## FAST CASUAL

- Poke Hut
- Graeter's Ice Cream
- Fuel
- Izzy's Sandwich Shop
- Deme Kitchen
- Penn Station
- Mazunte Centro
- Chipotle
- Green District Salads
- Urbana Cafe
- Mr. Sushi
- Starbucks
- Wahlburgers
- Skyline Chili
- Kidd Coffee Co
- Lola's Coffee Bar
- Condado Tacos

## RX & MARKETS

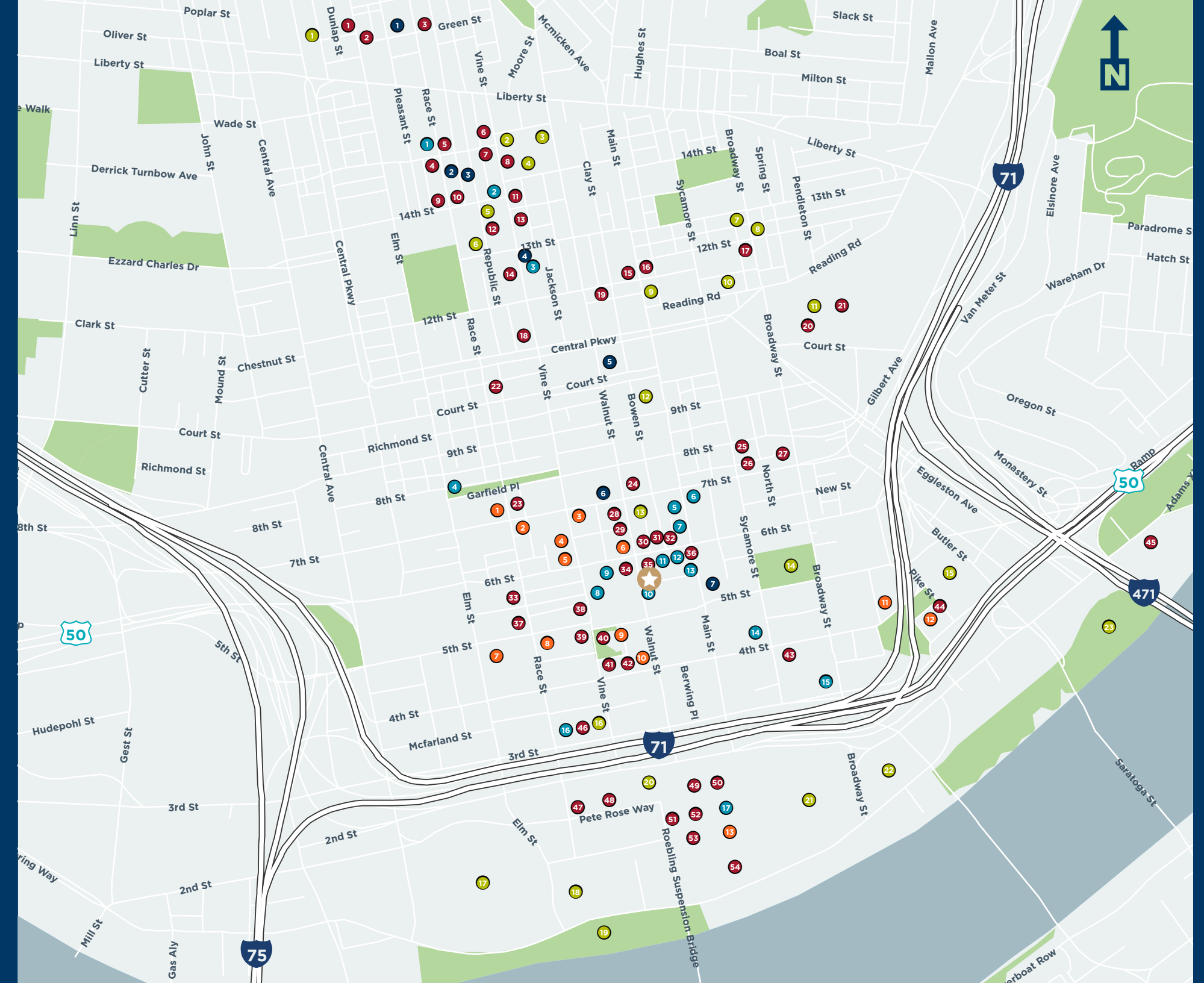
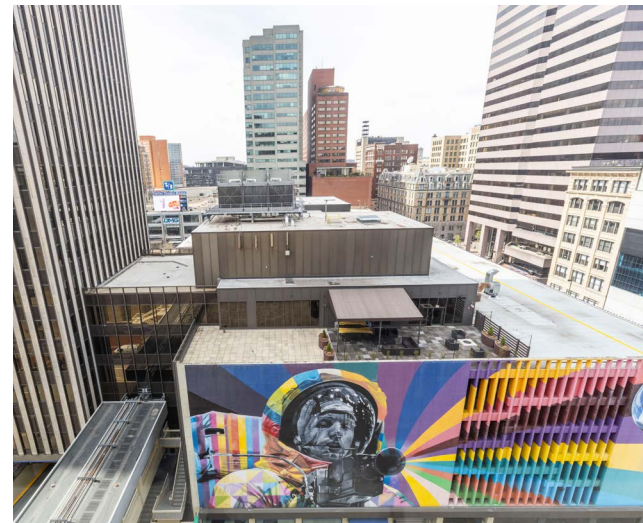
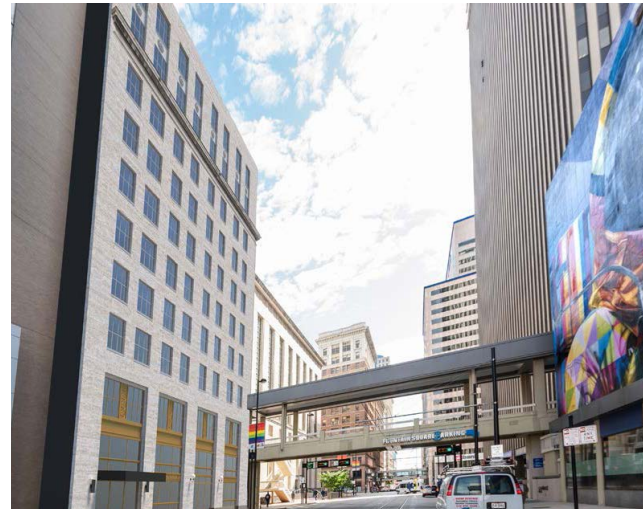
- Findlay Market
- Homage
- Pet Wants Cincy
- Warby Parker
- Kroger
- CVS
- Walgreens

## ENTERTAINMENT

- Samuel Adams Taproom
- Nostalgia Wine Lounge
- Mecca OTR
- Lost & Found OTR
- Ghost Baby
- Sundry & Vice
- Braxton Brewing Co
- Hart & Cru Wine Bar
- Pins Mechanical
- BrewDog Cincinnati
- Hard Rock Casino
- E&J Gallo
- Aronoff Center for the Arts
- Procter & Gamble Park
- Taft Art Museum
- The View at Shires Garden
- Paul Brown Stadium
- Brady Music Center
- Smith Waterfront Park
- National Underground Railroad Center
- Great American Ball Park
- Heritage Bank Arena
- Sawyer Point Park

## HOTELS

- TownePlace by Marriott
- Kinley Hotel
- The Guild
- Hampton Inn
- The Cincinnati
- 21c Museum Hotel
- Hyatt Regency
- Hilton Cincinnati
- Westin Cincinnati
- Renaissance Downtown
- Residence Inn by Marriott
- Lytle Park Hotel
- AC Hotel by Marriott





**SCOTT ABERNETHY, SIOR, CCIM**  
Senior Director  
+1 513 763 3013  
[scott.abernethy@cushwake.com](mailto:scott.abernethy@cushwake.com)

**JOE JANSZEN**  
Senior Director  
+1 513 549 3011  
[joe.janszen@cushwake.com](mailto:joe.janszen@cushwake.com)

---

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
[cincyofficeadvisors.com](http://cincyofficeadvisors.com)



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.