

SCRIPPS CENTER

4,906 RSF FOR SUBLEASE



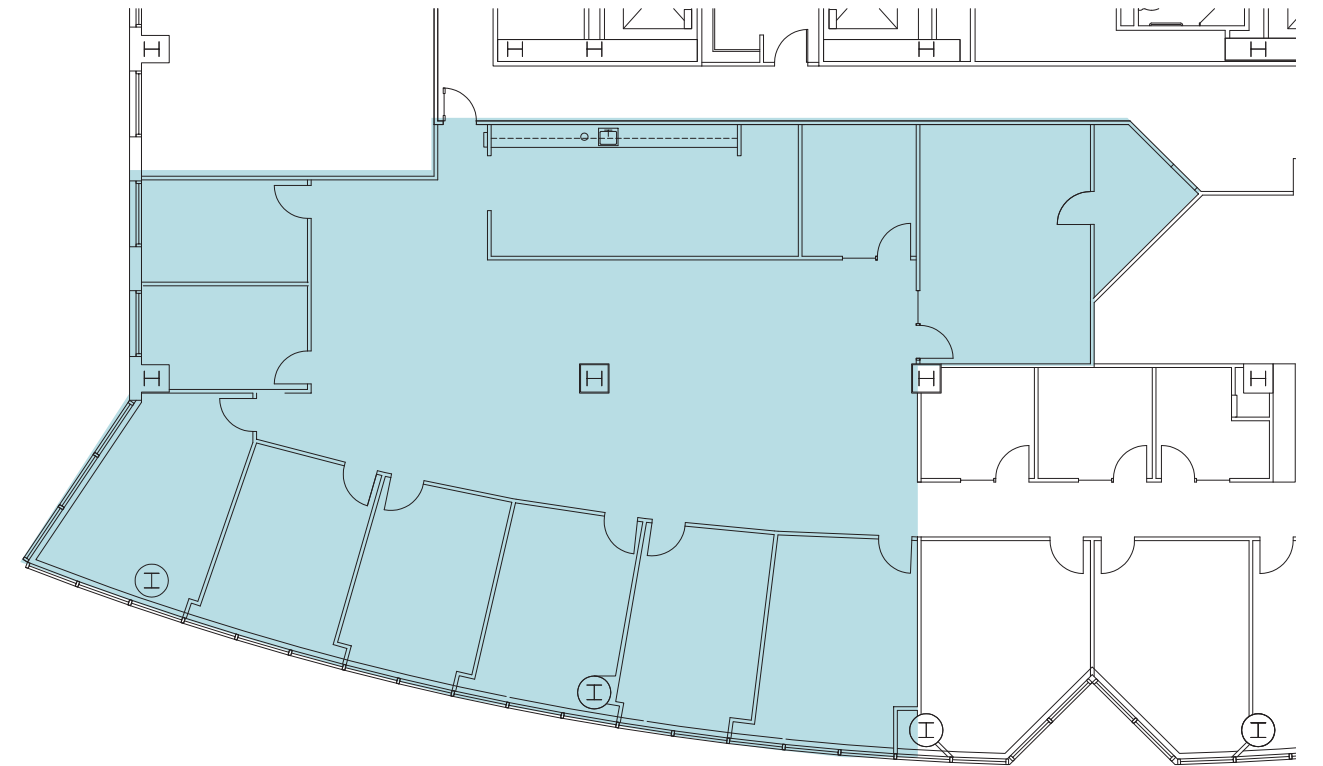
**CUSHMAN &
WAKEFIELD**

LOCATED AT 312 WALNUT



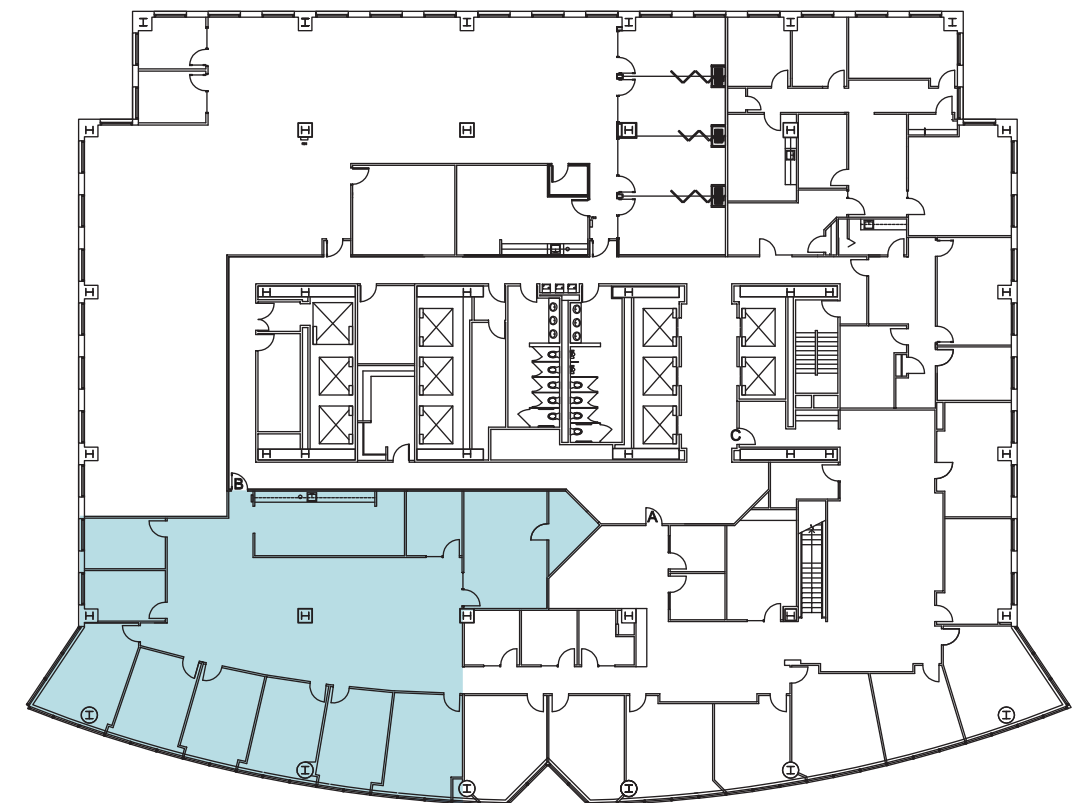
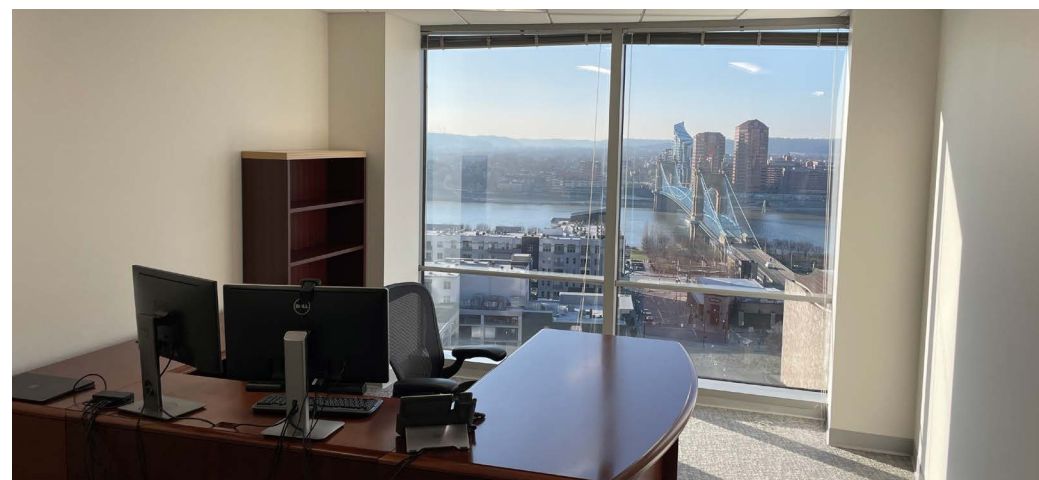
15TH FLOOR

4,906 TOTAL RSF



HIGHLIGHTS

- 4,906 RSF of Class-A office space on the 15th floor with river views
- Asking \$19.95 /SF Gross
- 5 discounted unreserved parking spaces in the garage
- 9 offices with 8 having river views, conference room, and a kitchen
- Furniture and work stations in place and available
- Fitness center with locker rooms and group fitness on the 10th floor for \$10.00 /mo.
- Amenities include a PGA Golf Simulator in a tenant-shared meeting room, a full-service concierge, an on-site daycare, and more!
- Master lease expires 12/31/2032



NEARBY AMENITIES

RESTAURANTS

1. French Crust Bistro
2. Eli's BBQ Findlay
3. Goose & Elder
4. Taft's Ale House
5. B&A Street Kitchen
6. Pepp & Dolores
7. Sacred Beast
8. Madtree Alcove
9. Losanti
10. Salazar
11. The Eagle
12. Abigail Street
13. Five on Vine
14. Bakersfield
15. Jack Brown's
16. LouVino
17. Lucius Q
18. Copper & Flame
19. Revel OTR Winery
20. Hard Rock Cafe
21. Council Oak Steaks
22. Bebo's Artisan Burgers
23. Butcher and Barrel
24. First Watch
25. Crown Republic
26. Rosie's Italian
27. Spoon & Cellar
28. Nicholson's Fine Food
29. Metropole
30. Nada
31. Boca
32. Sotto
33. Maplewood Kitchen
34. BRU Burger Bar
35. Prime Cincinnati
36. Silver Ladle
37. Mita's by Jose Salazar
38. Jeff Ruby's
39. Morton's The Steakhouse
40. McCormick & Schmick's
41. Sleepy Bee Cafe
42. D Burnham's
43. Wild Eggs

44. Subito
45. Montgomery Inn
46. The Blind Pig
47. E+O Kitchen
48. Taste of Belgium
49. Ruth's Chris Steakhouse
50. Tin Roof
51. Filson Kitchen
52. Jefferson Social
53. Yard House
54. Morelein Lager House

FAST CASUAL

1. Poke Hut
2. Graeter's Ice Cream
3. Fuel
4. Izzy's Sandwich Shop
5. Deme Kitchen
6. Penn Station
7. Mazunte Centro
8. Chipotle
9. Green District Salads
10. Urbana Cafe
11. Mr. Sushi
12. Starbucks
13. Wahlburgers
14. Skyline Chili
15. Kidd Coffee Co
16. Lola's Coffee Bar
17. Condado Tacos

RX & MARKETS

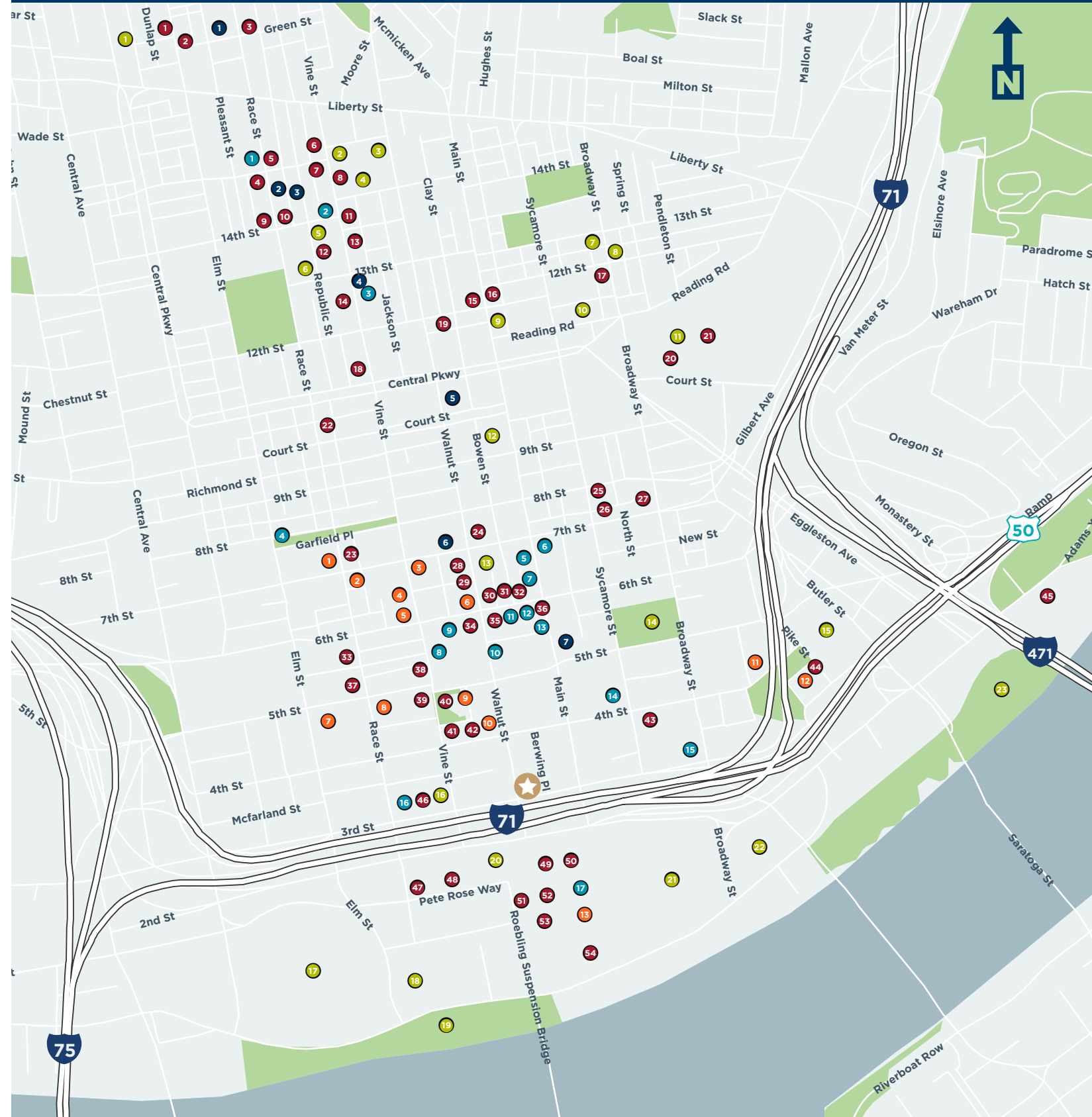
1. Findlay Market
2. Homage
3. Pet Wants Cincy
4. Warby Parker
5. Kroger
6. CVS
7. Walgreens

ENTERTAINMENT

1. Samuel Adams Taproom
2. Nostalgia Wine Lounge
3. Mecca OTR
4. Lost & Found OTR
5. Ghost Baby
6. Sundry & Vice
7. Braxton Brewing Co
8. Hart & Cru Wine Bar
9. Pins Mechanical
10. BrewDog Cincinnati
11. Hard Rock Casino
12. E&J Gallo
13. Aronoff Center for the Arts
14. Procter & Gamble Park
15. Taft Art Museum
16. The View at Shires Garden
17. Paul Brown Stadium
18. Brady Music Center
19. Smith Waterfront Park
20. National Underground Railroad Center
21. Great American Ball Park
22. Heritage Bank Arena
23. Sawyer Point Park

HOTELS

1. TownePlace by Marriott
2. Kinley Hotel
3. The Guild
4. Hampton Inn
5. The Cincinnati
6. 21c Museum Hotel
7. Hyatt Regency
8. Hilton Cincinnati
9. Westin Cincinnati
10. Renaissance Downtown
11. Residence Inn by Marriott
12. Lytle Park Hotel
13. AC Hotel by Marriott



JUST A SHORT WALK TO DOWNTOWN'S VIBRANT AREAS

5 min

FOUNTAIN SQUARE

5 min

THE BANKS

10 min

SMALE PARK



DIGGER DALEY

Senior Director
digger.daley@cushwake.com
+1 513 763 3028

cincyofficeadvisors.com



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