


# MAY 2024

## Office Agency Leasing Availability Cincinnati and Northern Kentucky

CBD	OTR	MIDTOWN	BLUE ASH/ KENWOOD	MASON	TRI-COUNTY/ WEST CHESTER	EAST	WEST	NORTHERN KY	LAND		
CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL SF BUILDING	TOTAL SF AVAILABLE	MIN SPACE	MAX CONTIG.	RATE/SF	OPEX/SF	SALE PRICE	COMMENTS	BROKER
	<p><i>New Facade</i> <b>Creative Space</b> <b>@580</b> 580 Walnut Street Cincinnati, OH 45202</p>		231,057	214,197	8,065	195,780	\$11.95 NNN	\$7.50		<ul style="list-style-type: none"> <li>• <b>Additional office space available in 12/2025!</b></li> <li>• Located at 6th &amp; Walnut, center of the business district</li> <li>• 410-space parking garage</li> <li>• Cafes + Starbucks inside building</li> </ul>	<p><b>Joe Janszen</b> +1 513 549 3011</p>
	<p><b>ATLAS BUILDING</b> 530 Walnut Street Cincinnati, OH 45202</p>		67,500	51,048	1,500	42,742	\$21.95 FSG	No pass throughs		<ul style="list-style-type: none"> <li>• Lobby with Urbana Café</li> <li>• Various lounge and meeting areas</li> <li>• Neighboring Fountain Square, the CAC and more</li> <li>• Skywalk signage available on the 2nd floor</li> </ul>	<p><b>Scott Abernethy</b> +1 513 763 3013</p> <p><b>Joe Janszen</b> +1 513 549 3011</p>
	<p><i>Creative Space</i> <b>SHILLITO CENTER</b> 110 Shillito Place Cincinnati, OH 45202</p>		50,519	50,519	7,216	50,519	\$17.95 Gross	+ Utilities		<ul style="list-style-type: none"> <li>• 20' office ceiling heights</li> <li>• 1st floor open layout space</li> <li>• On-site fitness center use</li> <li>• Excellent parking options</li> <li>• Across from two new hotel developments</li> </ul>	<p><b>Scott Abernethy</b> +1 513 763 3013</p> <p><b>Digger Daley</b> +1 513 763 3028</p>
	<p><b>US BANK TOWER</b> 425 Walnut Street Cincinnati, OH 45202</p>		540,000	46,154	1,124	14,597	\$22.00 FSG			<ul style="list-style-type: none"> <li>• Many on-site amenities and nearby restaurants</li> <li>• On-site parking available</li> <li>• Shared conference room</li> <li>• Centralized location in the heart of the CBD</li> </ul>	<p><b>Joe Janszen</b> +1 513 549 3011</p> <p><b>Scott Abernethy</b> +1 513 763 3013</p>
	<p><b>QUEEN CITY SQUARE</b> 301 E. Fourth Street Cincinnati, OH 45202</p>		1,033,000	44,051	5,400	26,649	\$25.00 Net	\$15.39 + Electric		<ul style="list-style-type: none"> <li>• Certified LEED Gold (CS)</li> <li>• CBD's first "green" office tower</li> <li>• 9'6" finished ceiling heights with floor-to-ceiling windows</li> <li>• First generation space</li> <li>• Spectacular 360 views</li> </ul>	<p><b>Scott Abernethy</b> +1 513 763 3013</p> <p><b>Digger Daley</b> +1 513 763 3028</p>
	<p><i>Creative Space</i> <b>302 WEST THIRD</b> 302 W. Third Street Cincinnati, OH 45202</p>		176,971	40,614	4,938	28,215	\$18.00 - \$21.00 Gross	+ Electric		<ul style="list-style-type: none"> <li>• High/open ceilings</li> <li>• Abundance of natural light</li> <li>• Unobstructed riverfront views</li> <li>• Renovated lobby + coffee bar</li> <li>• New! The Quad amenity center</li> </ul>	<p><b>Digger Daley</b> +1 513 763 3028</p> <p><b>Scott Abernethy</b> +1 513 763 3013</p>
	<p><i>Creative Space</i> <b>THE EDGE BUILDING</b> 310 Culvert Street Cincinnati, OH 45202</p>		89,710	38,834	3,401	18,393	\$21.00 Gross	+ Electric		<ul style="list-style-type: none"> <li>• 11' to 16' ceiling heights</li> <li>• Floor to ceiling glass with great views</li> <li>• Rooftop deck</li> <li>• LEED certified</li> <li>• Free visitor parking</li> </ul>	<p><b>Digger Daley</b> +1 513 763 3028</p> <p><b>Scott Abernethy</b> +1 513 763 3013</p>

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	<b>250 W COURT</b> 250 W Court Street Cincinnati, OH 45202		100,000	36,784	5,515	25,525	\$12.50 Net	\$8.62 + Electric		<ul style="list-style-type: none"> <li>• 3/1,000 FREE parking</li> <li>• Common conference center</li> <li>• Walkable to OTR and Court Street amenities</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011
	<b>655 PLUM STREET</b> 655 Plum Street Cincinnati, OH 45202		67,500	30,000	30,000	30,000	\$18.95 FSG			<ul style="list-style-type: none"> <li>• Two story office atop street level office and retail space</li> <li>• Building signage opportunity</li> <li>• On-site parking garage</li> <li>• Easy access to I-75, I-71 &amp; I-471</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Digger Daley</b> +1 513 763 3028
	<b>30W3</b> 30 W. Third Street Cincinnati, OH 45202		34,388	25,846	1,660	20,446	\$11.95 MG	+ Electric & Janitorial	Call to Discuss!	<ul style="list-style-type: none"> <li>• On-site parking garage</li> <li>• Full-floor occupancy</li> <li>• Views of The Banks</li> <li>• Outstanding highway access</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Digger Daley</b> +1 513 763 3028
	<b>New Opportunity!</b> <b>125 EAST COURT</b> 125 E. Court Street Cincinnati, OH 45202		98,568	25,178	3,151	12,676	\$14.95 FSG  5TH FLOOR LIMITED TIME OPPORTUNITY! \$12.95 FSG			<ul style="list-style-type: none"> <li>• 1st floor features restaurants</li> <li>• Direct access to attached parking garage</li> <li>• Walking distance to court house and many amenities</li> <li>• Across from Kroger on the Rhine</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011
	<b>For Sublease</b> <b>SCRIPPS CENTER</b> 312 Walnut Street Cincinnati, OH 45202		650,261	4,906	4,906	4,906	\$19.95 Gross			<ul style="list-style-type: none"> <li>• Master lease expires 12/31/2032</li> <li>• Private offices with river views</li> <li>• Furniture &amp; work stations available</li> <li>• 5 discounted unreserved parking garage spaces</li> <li>• On-site fitness center</li> </ul>	<b>Digger Daley</b> +1 513 763 3028

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	<p><b>Price Reduced!</b>  <b>212 E 14TH STREET</b>                      212 E 14th Street                      Cincinnati, OH 45202</p>		23,548	23,548	23,548	23,548				<ul style="list-style-type: none"> <li>• Creative office building</li> <li>• Large studio room</li> <li>• 28 space parking lot</li> <li>• Located in vibrant OTR, just minutes from Downtown</li> </ul>	<p><b>Joe Janszen</b>                      +1 513 549 3011</p>
	<p><b>New Listing!</b>  <b>For Sublease</b>  <b>1224 RACE STREET</b>                      1224 Race Street                      Cincinnati, OH 45202</p>		11,100	3,700	3,700	3,700	\$24.95 FSG	Included		<ul style="list-style-type: none"> <li>• Master lease expires 2/1/2026</li> <li>• Located on the 1st floor</li> <li>• Furniture available, move-In ready</li> <li>• High-end finishes</li> <li>• Includes basement storage</li> </ul>	<p><b>Joe Janszen</b>                      +1 513 549 3011</p>

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	<b>GATEWAY WEST</b> 644 Linn Street Cincinnati, OH 45203		192,926	129,917	17,257	34,514	\$15.25 Gross			<ul style="list-style-type: none"> <li>Free, covered and surface parking</li> <li>Minutes from downtown Cincinnati</li> <li>Easy highway access to CVG airport</li> <li>Individual temperature control</li> <li>On-site management and 24-hour security</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>Site Under Contract</b> <b>ON THE LATERAL</b> 2339 Harris Avenue Cincinnati, OH 45212		75,000	75,000	TBD	75,000	TBD	TBD	\$400,000/ Acre	<ul style="list-style-type: none"> <li>New development</li> <li>Prime highway visibility</li> <li>Opportunity for building signage</li> <li>Exceptional access to I-71 and I-75 via Norwood Lateral</li> <li>5.9 acres</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>OAKLEY OFFICE BUILDINGS</b> 4141 & 4170 Rosslyn Dr. Cincinnati, OH 45209		26,912	26,912	26,912	26,912	\$18.00 MG	Tenant responsible for interior maintenance and cleaning		<ul style="list-style-type: none"> <li>Two separate single story office buildings</li> <li>4141: 26,912 SF training center</li> <li>4170: 28,850 SF office building</li> <li>Fully furnished</li> <li>100% redundant power</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>For Sale</b> <b>6871 STEGER DRIVE</b> 6871 Steger Drive Cincinnati, OH 45237		30,881	30,881	30,881	30,881			\$3,100,000	<ul style="list-style-type: none"> <li>100% redundant power</li> <li>Excellent building and monument signage</li> <li>9/1000 parking ratio</li> </ul>	<b>Digger Daley</b> +1 513 763 3028
	<b>CENTRAL PARK</b> 4850 Smith Road Cincinnati, OH 45212		60,000	34,391	15,891	34,391	\$12.00 - \$13.50 Net	\$4.97	<b>Call to Discuss!</b>	<ul style="list-style-type: none"> <li>Full floor availability</li> <li>1,400 space parking garage and abundant surface parking</li> <li>Excellent access to I-71 &amp; I-75 via the Norwood Lateral</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>THE BALDWIN OFFICES</b> 625 Eden Park Drive Cincinnati, OH 45202		209,894	28,048	1,153	9,802	\$15.75 Net	\$12.51		<ul style="list-style-type: none"> <li>Extraordinary access to I-71, I-471, US-50 and I-75</li> <li>Blade signage opportunity</li> <li>On-site conference center &amp; cafe</li> <li>Free visitor parking and free garage parking for tenants</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>4411 BUILDING</b> 4411 Montgomery Road Cincinnati, OH 45212		60,000	27,511	5,000	20,000	\$11.00 - \$15.00 MG	Tenant pays janitorial and separate metered electric		<ul style="list-style-type: none"> <li>Full-floor occupancy with flexible demising options</li> <li>Building &amp; Pylon signage available</li> <li>Garage and surface parking</li> <li>Building improvements &amp; renovations recently completed</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028

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	<b>CENTRAL PARKE FLEX II</b> 2300 Wall Street Norwood, OH 45212		72,825	15,842	5,610	10,232	\$12.00 Net	\$4.75		<ul style="list-style-type: none"> <li>1,400 space parking garage and abundant surface parking</li> <li>Excellent access to I-71 &amp; I-75 via Norwood Lateral</li> <li>Variety of signage opportunities</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>CENTRAL PARKE FLEX III</b> 4623 Wesley Avenue Cincinnati, OH 45212		51,988	3,370	3,370	3,370	\$12.00 Net	\$5.35		<ul style="list-style-type: none"> <li>1,400 space parking garage and abundant surface parking</li> <li>Excellent access to I-71 &amp; I-75 via Norwood Lateral</li> <li>Variety of signage opportunities</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>CORNERSTONE I</b> 4030 Smith Road Norwood, OH 45209		123,736	15,191	3,463	9,431	\$18.95 NNN	\$11.48		<ul style="list-style-type: none"> <li>Highly visible location on I-71</li> <li>Garage and surface parking</li> <li>Fitness center with showers</li> <li>On-site management</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Scott Abernethy</b> +1 513 763 3013
	<b>CORNERSTONE II</b> 4000 Smith Road Norwood, OH 45209		114,989	16,659	1,104	9,606	\$18.95 NNN	\$11.37		<ul style="list-style-type: none"> <li>Highly visible location on I-71</li> <li>Garage and surface parking</li> <li>Fitness center with showers</li> <li>On-site management</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Scott Abernethy</b> +1 513 763 3013
	<b>50/50 BUILDING</b> 5050 Section Avenue Cincinnati, OH 45212		55,788	16,406	1,792	10,127	\$12.50 Net	\$9.27		<ul style="list-style-type: none"> <li>Full-floor occupancy</li> <li>Creative suburban environment</li> <li>Garage and surface parking</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013

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	<b>LANDINGS 1</b> 9997 Carver Road Cincinnati, OH 45242		175,985	118,972	7,634	112,338	\$17.75 Net	\$10.37		<ul style="list-style-type: none"> <li>Entire building available!</li> <li>Abundant on-site parking</li> <li>State of the art conference center holds 70 people</li> <li>Renovations completed 08/2023!</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>LANDINGS 2</b> 9987 Carver Road Cincinnati, OH 45242		176,076	70,969	3,104	37,104	\$15.75 Net	\$10.37		<ul style="list-style-type: none"> <li>Abundant on-site parking - surface &amp; garage available</li> <li>State of the art conference center holds 70 people</li> <li>Renovations completed 08/2023!</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>ASHWOOD OFFICE</b> 4700 Ashwood Drive Cincinnati, OH 45241		50,000	48,000	12,000	48,000	\$14.75 Gross	+ Electric	\$3,950,000	<ul style="list-style-type: none"> <li>Building signage</li> <li>Excellent location close to expressway and amenities</li> <li>Ample parking</li> <li>Interior build-to-suit</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>8044 MONTGOMERY</b> 8044 Montgomery Road Cincinnati, OH 45236		405,000	43,721	1,128	24,812	\$20.95	\$11.96		<ul style="list-style-type: none"> <li>On-site deli, ATM and men's hair salon</li> <li>Free covered parking for employees</li> <li>Valet parking for guests</li> <li>Under new management</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>CORPORATE PARK</b> 8150-8180 Corporate Park Drive Blue Ash, OH 45242		136,000	28,185	232	11,727	\$15.25 MG	+ Electric		<ul style="list-style-type: none"> <li>No earnings tax</li> <li>Immediate I-275 access</li> <li>Free parking</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>KENWOOD PLACE</b> 7727 Kenwood Road Cincinnati, OH 45236		74,239	13,132	4,006	9,194	\$18.95	\$9.50 Estimated		<ul style="list-style-type: none"> <li>Modern creative office space with unique high ceilings</li> <li>2nd floor balcony available to 2nd floor main tenant</li> <li>Q1 2023 Delivery</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>SUMMIT WOODS I</b> 100 E-Business Way Blue Ash, OH 45241		75,000	12,371	3,388	5,125	\$12.00 Net	\$8.58		<ul style="list-style-type: none"> <li>Class A office space</li> <li>Excellent visibility from I-275</li> <li>Easy access to I-71 and I-275</li> <li>10' ceiling heights</li> <li>Built in 2000</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028

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	<b>SUMMIT WOODS II</b> 300 E-Business Way Blue Ash, OH 45241		150,000	6,000	6,000	6,000	\$13.00 Net	\$9.20		<ul style="list-style-type: none"> <li>• Class A office space</li> <li>• Excellent visibility from I-275</li> <li>• Easy access to I-71 and I-275</li> <li>• 10' ceiling heights</li> <li>• Built in 2000</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<i>For Sublease</i> <b>LAKE FOREST PLACE</b> 4445 Lake Forest Drive Blue Ash, OH 45242		251,717	8,550	8,550	8,550	\$24.00 FSG	Included		<ul style="list-style-type: none"> <li>• <b>Master lease expires 5/31/2029</b></li> <li>• Furniture &amp; equipment available</li> <li>• Tenant lounge with pop-up lunch service</li> <li>• On-site fitness center open 24/7</li> <li>• Outdoor patio area by lake</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>KEMPER POINTE</b> 7870 E. Kemper Road Blue Ash, OH 45249		100,000	5,407	2,149	3,258	\$14.00 Net	\$10.41		<ul style="list-style-type: none"> <li>• 0% earnings tax</li> <li>• Park-like setting</li> <li>• 60-person common conference room</li> <li>• Furniture available</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>8316 CORNELL RD</b> 8316 Cornell Road Cincinnati, OH 45249		10,554	5,227	5,227	5,227	\$19.50 MG	+ Electric & Utilities		<ul style="list-style-type: none"> <li>• Entire second floor available</li> <li>• Furniture available</li> <li>• Monument sign visible from Cornell and Snider roads</li> <li>• 0% income tax</li> </ul>	<b>Digger Daley</b> +1 513 763 3028

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	<b>MASON LUXOTTICA</b> 4000 Luxottica Place Mason, OH 45040		450,676	316,303	128,000	316,303	TBD	TBD		<ul style="list-style-type: none"> <li>Beautiful 40-acre campus with green space and walking paths</li> <li>Divisible to approx. 100,000 SF</li> <li>Existing furniture and equipment available to user</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>GOVERNOR'S POINTE (4605)</b> 4605 Duke Drive Mason, OH 45040		181,009	108,264	2,528	105,736	\$13.00 Net	\$9.27		<ul style="list-style-type: none"> <li>One of four excellent class A office buildings on 34.84 acres</li> <li>56-person shared conference room</li> <li>Outstanding highway visibility</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>GOVERNOR'S POINTE (4680)</b> 4680 Parkway Drive Mason, OH 45040		128,490	29,724	1,833	21,513	\$13.00 Net	\$9.11		<ul style="list-style-type: none"> <li>One of four excellent class A office buildings on 34.84 acres</li> <li>56-person shared conference room</li> <li>Outstanding highway visibility</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>GOVERNOR'S POINTE (4705)</b> 4705 Duke Drive Mason, OH 45040		141,901	20,802	6,788	14,014	\$13.00 Net	\$9.26		<ul style="list-style-type: none"> <li>One of four excellent class A office buildings on 34.84 acres</li> <li>56-person shared conference room</li> <li>Outstanding highway visibility</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>GOVERNOR'S POINTE (4660)</b> 4660 Duke Drive Mason, OH 45040		78,253	10,364	10,364	10,364	\$13.00 Net	\$9.04		<ul style="list-style-type: none"> <li>One of four excellent class A office buildings on 34.84 acres</li> <li>56-person shared conference room</li> <li>Outstanding highway visibility</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028
	<b>For Sublease</b> <b>GOVERNOR'S HILL</b> 8845 Governor's Hill Dr. Cincinnati, OH 45249		119,275	48,061	18,313	29,748	\$17.00 FSG			<ul style="list-style-type: none"> <li>Full floor available -willing to demise to approx. 15,000 SF</li> <li>First class tenant finishes</li> <li>Furniture is available and in great condition</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013
	<b>FOUNTAINS OF MASON</b> 7288 Central Parke Blvd. Mason, OH 45040		60,575	20,733	8,479	12,254	\$10.50 Net	\$3.50		<ul style="list-style-type: none"> <li>Signage opportunities along Mason-Montgomery Road</li> <li>Excellent parking with lot expansion planned</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Joe Janszen</b> +1 513 549 3011



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## Office Agency Leasing Availability Cincinnati and Northern Kentucky

CBD	OTR	MIDTOWN	BLUE ASH/ KENWOOD	MASON	TRI-COUNTY/ WEST CHESTER	EAST	WEST	NORTHERN KY	LAND		
CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL SF BUILDING	TOTAL SF AVAILABLE	MIN SPACE	MAX CONTIG.	RATE/SF	OPEX/SF	SALE PRICE	COMMENTS	BROKER
	<b>VILLAGE SQUARE II</b> 5939 Deerfield Boulevard Mason, OH 45040		18,142	2,200	2,200	2,200	\$18.00 Net	\$6.75 + Janitorial & Utilities		<ul style="list-style-type: none"> <li>Mixed use: Retail/Office/Medical</li> <li>Connected to Deerfield Towne Center</li> <li>Building signage available</li> <li>0% earnings tax</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013

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	<b>THE SIX (EXECUTIVE PARK)</b> 4000-4100 Executive Park Drive Cincinnati, OH 45241		191,852	24,284	847	4,195	\$14.75 Gross			<ul style="list-style-type: none"> <li>Brand new 30-seat conference room + casual gathering space</li> <li>Plentiful free parking</li> <li>Immediate interstate access</li> <li>Beautiful park-like setting</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>CENTURY BUSINESS PARK</b> 11590 Century Boulevard Cincinnati, OH		49,123	15,228	1,450	5,775	\$9.75 Net	\$7.40		<ul style="list-style-type: none"> <li>Recently renovated lobby with two-story atrium</li> <li>Courtyard for tenant lunches and events</li> <li>Abundance of shopping and dining nearby</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>8366 PRINCETON GLENDALE ROAD</b> West Chester, OH 45069		12,264	12,264	12,264	12,264			\$995,000	<ul style="list-style-type: none"> <li>12,264 SF Office Building For Sale</li> <li>Building consists of 2 condos</li> <li>100% Vacant</li> <li>Space has 1st floor bank with drive-thru</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028

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	<b>935 STATE ROUTE 28</b> 935 State Route 28 Milford, OH 45150		7,233	7,233	7,233	7,233	\$13.00 NNN	TBD	\$695,000	<ul style="list-style-type: none"> <li>• 2-story building</li> <li>• Former medical office</li> <li>• Excellent visibility and access to State Route 28</li> <li>• Less than 1 mile from I-275</li> </ul>	<b>Scott Abernethy</b> +1 513 763 3013  <b>Digger Daley</b> +1 513 763 3028

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CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL SF BUILDING	TOTAL SF AVAILABLE	MIN SPACE	MAX CONTIG.	RATE/SF	OPEX/SF	SALE PRICE	COMMENTS	BROKER
	<p><i>Coming Soon!</i></p> <p><b>5150 NORTH BEND CROSSING</b></p> <p>Cincinnati, OH 45247</p>		74,790	TBD	TBD	TBD			TBD	<ul style="list-style-type: none"> <li>• Built in 2021</li> <li>• Located on 3.04 Acres</li> <li>• Easy I-74 access</li> </ul>	<p><b>Joe Janszen</b> +1 513 549 3011</p> <p><b>Mike Sullivan</b> +1 513 763 3032</p>

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CBD	OTR	MIDTOWN	BLUE ASH/ KENWOOD	MASON	TRI-COUNTY/ WEST CHESTER	EAST	WEST	NORTHERN KY	LAND		
CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL SF BUILDING	TOTAL SF AVAILABLE	MIN SPACE	MAX CONTIG.	RATE/SF	OPEX/SF	SALE PRICE	COMMENTS	BROKER
	<b>RIVERFRONT PLACE</b> 300 Dave Cowens Drive Newport, KY 41071		183,225	55,546	8,952	27,656	\$14.25	\$10.18		<ul style="list-style-type: none"> <li>Outdoor balconies</li> <li>On-site fitness center</li> <li>Four-story parking garage and surface parking lots on site</li> <li>Adjacent to the exciting Newport on the Levee</li> </ul>	<b>Digger Daley</b> +1 513 763 3028
	<b>7310 TURFWAY RIDGE</b> 7310 Turfway Ridge Florence, KY		107,755	51,170	2,442	45,000	\$19.95 FSG			<ul style="list-style-type: none"> <li>Abundance of Surface Parking</li> <li>Excellent visibility from I-75/71</li> <li>On-site property management</li> <li>Signage opportunities available</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Scott Abernethy</b> +1 513 763 3013
	<b>7300 TURFWAY RIDGE</b> 7300 Turfway Ridge Florence, KY		109,627	27,860	1,107	21,311	\$19.95 FSG			<ul style="list-style-type: none"> <li>Abundance of surface parking</li> <li>Excellent visibility from I-75/71</li> <li>On-site property management</li> <li>Signage opportunities available</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Scott Abernethy</b> +1 513 763 3013
	<b>COLUMBIA SUSSEX BUILDING</b> 740 Centre View Blvd. Crestview Hills, KY 41017		86,400	30,370	3,836	20,700	\$24.95 FSG			<ul style="list-style-type: none"> <li>Abundant parking</li> <li>Beautiful lobby and main reception</li> <li>Tremendous visibility from I-275</li> <li>Tenant balconies on each floor</li> <li>Floor to ceiling glass</li> <li>Stunning design</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Scott Abernethy</b> +1 513 763 3013
	<b><i>New Listing!</i></b> <b>1895 AIRPORT EXCHANGE BLVD.</b> Erlanger, KY 41018		63,600	13,708	13,708	13,708	\$9.50 NNN	\$2.94 + Utilities & Janitorial		<ul style="list-style-type: none"> <li>Move in ready office suites</li> <li>Ample parking</li> <li>Easy access to I-275 &amp; I-75/71</li> <li>Close proximity to CVG, DHL SuperCargo and Amazon Prime Air Hubs</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011  <b>Seattle Stein</b> +1 513 763 3027
	<b>WRIGHT'S SUMMIT II</b> 809 Wright's Summit Parkway Fort Mitchell, KY 41011		38,411	5,584	1,967	3,617	\$17.00 MG	+ Electric		<ul style="list-style-type: none"> <li>Class A office space</li> <li>24-Hour management and maintenance on-site</li> <li>Easy access to I-71/75</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013
	<b>WRIGHT'S SUMMIT III</b> 810 Wright's Summit Parkway Fort Mitchell, KY 41011		58,878	8,981	4,259	4,722	\$19.50 MG	+ Electric		<ul style="list-style-type: none"> <li>1st Floor, class A office space</li> <li>24-Hour management and maintenance on-site</li> <li>Easy access to I-71/75</li> </ul>	<b>Digger Daley</b> +1 513 763 3028  <b>Scott Abernethy</b> +1 513 763 3013

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CBD	OTR	MIDTOWN	BLUE ASH/ KENWOOD	MASON	TRI-COUNTY/ WEST CHESTER	EAST	WEST	NORTHERN KY	LAND		
CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL SF BUILDING	TOTAL SF AVAILABLE	MIN SPACE	MAX CONTIG.	RATE/SF	OPEX/SF	SALE PRICE	COMMENTS	BROKER
	<b>PARK 75 - BUILDING C</b> 250 Grandview Dr. Fort Mitchell, KY 41017		93,749	8,102	2,108	3,489	\$12.95 NNN	\$8.95 Including Janitorial		<ul style="list-style-type: none"> <li>Onsite management</li> <li>Onsite bistro café and shared conference room</li> <li>Tremendous visibility from I-71/I-75</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011
	<b>KINGSGATE CROSSING</b> 6159 First Financial Dr. Burlington, KY 41005		22,735	7,435	2,394	5,041	\$19.50 MG			<ul style="list-style-type: none"> <li>Great spot for medical office</li> <li>Professionally handled by Hemmer Management Group</li> <li>Minutes to CVG Airport</li> <li>Build-to-suit</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011
	<b>Rate Reduced!</b> <b>1452 DONALDSON</b> 1452 Donaldson Hwy. Erlanger, KY 41018		18,300	6,600	6,600	6,600	\$10.95 NNN	\$1.85 + Janitorial & Utilities		<ul style="list-style-type: none"> <li>Full-floor occupancy</li> <li>Building signage</li> <li>Adjacent to CVG</li> <li>No city taxes</li> <li>Less than 2 miles from I-275, I-75 &amp; I-71</li> </ul>	<b>Joe Janszen</b> +1 513 549 3011
	<b>30 W. 4TH STREET</b> 30 W. 4th Street Newport, KY 41071		27,000	6,100	6,100	6,100	\$16.00 MG	+ Janitorial		<ul style="list-style-type: none"> <li>Surface lot with free parking</li> <li>Building and monument signage available</li> <li>Walking distance to the Courthouse, Newport on the Levee and Ovation</li> </ul>	<b>Digger Daley</b> +1 513 763 3028

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CLICK TO VIEW WEB PAGE	PROPERTY	VIEW BROCHURE	TOTAL ACRES AVAILABLE	MIN ACRE	MAX CONTIG.	SALE PRICE	COMMENTS	BROKER	
	<p><b>For Sale</b>  <b>GATEWAY OF WEST CHESTER</b>            Union Centre Blvd.            West Chester Twp, OH 45069</p>		16.63 Acres	2 Acres	12.5 Acres	*Inquire	<ul style="list-style-type: none"> <li>• Corporate and medical office sites available</li> <li>• Restaurant, retail, entertainment, and hotel sites available</li> <li>• Adjacent to GE Aviation</li> </ul>	<p><b>Scott Abernethy</b>            +1 513 763 3013</p> <p><b>Digger Daley</b>            +1 513 763 3028</p>	
	<p><b>For Sale</b>  <b>I-75 @ BETHANY RD</b>            I-75 at Bethany Road            Liberty Twp, OH 45044</p>		13.067 Acres			\$350,000/ Acre	<ul style="list-style-type: none"> <li>• All utilities on-site</li> <li>• Northeast corner of Bethany Road</li> <li>• Fast-growing Liberty Township</li> <li>• O2-zoning</li> <li>• Flat topography</li> <li>• Excellent I-75 exposure</li> </ul>	<p><b>Digger Daley</b>            +1 513 763 3028</p>	
	<p><b>For Sale</b>  <b>I-75 @ COMMERCE DR</b>            I-75 at Commerce Drive            Middletown, OH 45005</p>		13.067 Acres			\$2,800,000	<ul style="list-style-type: none"> <li>• Zoned BC-I, Business Center Interchange</li> <li>• Full I-75 interchange</li> <li>• I-75 exposure</li> </ul>	<p><b>Digger Daley</b>            +1 513 763 3028</p> <p><b>Rob Murphy</b>            +1 513 763 3033</p>	
	<p><b>For Sale</b>  <b>COMMONS AT LANDEN</b>            8153 &amp; 8205 Corporate Way            Mason, OH 45040</p>		1.850 Acres			\$250,000/ Acre	<ul style="list-style-type: none"> <li>• 148' of I-71 frontage</li> <li>• Zoned for office</li> <li>• All utilities on site</li> </ul>	<p><b>Digger Daley</b>            +1 513 763 3028</p> <p><b>Scott Abernethy</b>            +1 513 763 3013</p>	