

302 WEST THIRD

302WestThird.com



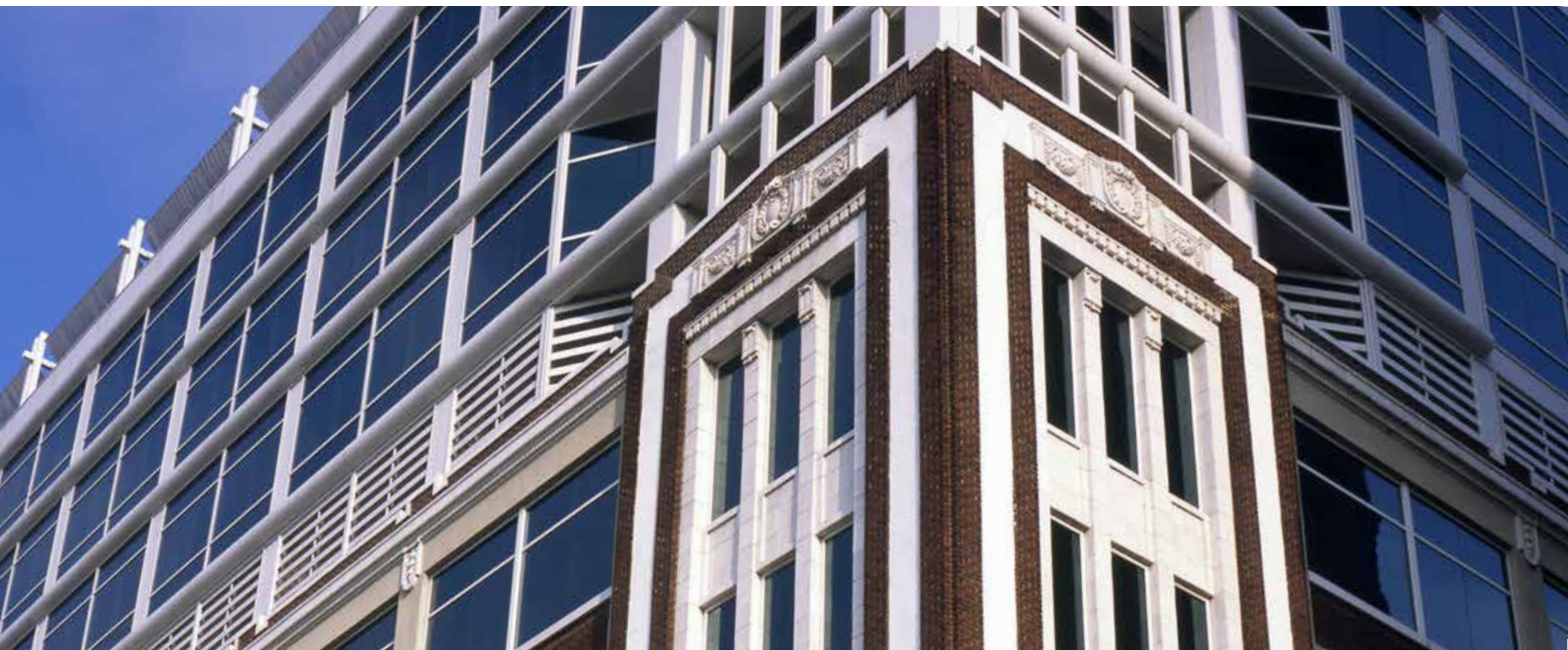
Undeniable Possibilities



Situated at the corner of Plum and West Third Streets in Cincinnati's Riverfront corridor, 302 West Third is a nine-story, 177K SF creative office building. The former site of Crown Overall Manufacturing Co. with distinctive architecture dating back to 1915 — discover what it's like to office at a prominent location with unobstructed Riverfront views and strong walkability. Located adjacent to Paycor Stadium with exceptional highway and interstate access to Cincinnati suburbs and Northern Kentucky, 302 West Third offers wide open floor plates and undeniable possibilities.

An authentically creative atmosphere with nearly \$2 MM invested in building upgrades, the user experience and modernized common areas are first class at 302 West Third. An urban environment surrounded by extensive affordable parking and proximity to increasingly numerous residential and dining options —

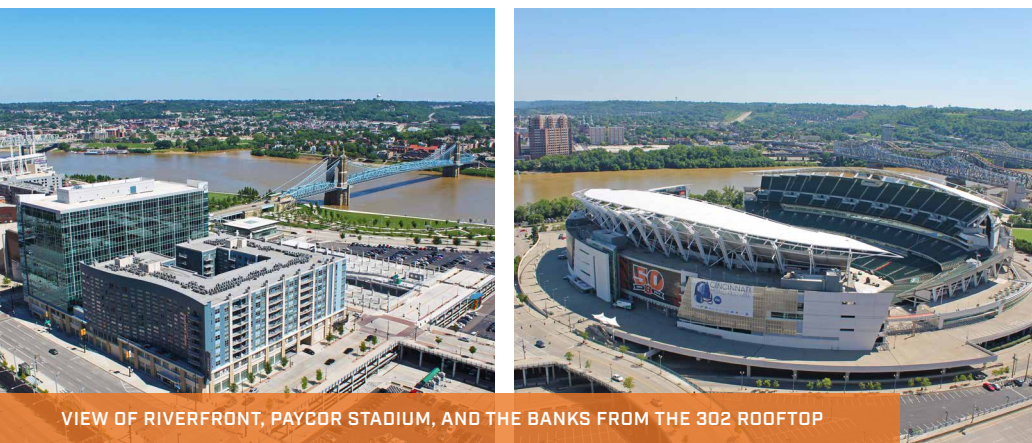
302 offers a unique opportunity for employers to attract and retain talent, while managing occupancy cost efficiently.



Space to Claim

With more than 35K RSF available, take advantage of the unique opportunity to control 28,215 contiguous RSF or choose your floor and office amongst fellow creative companies.

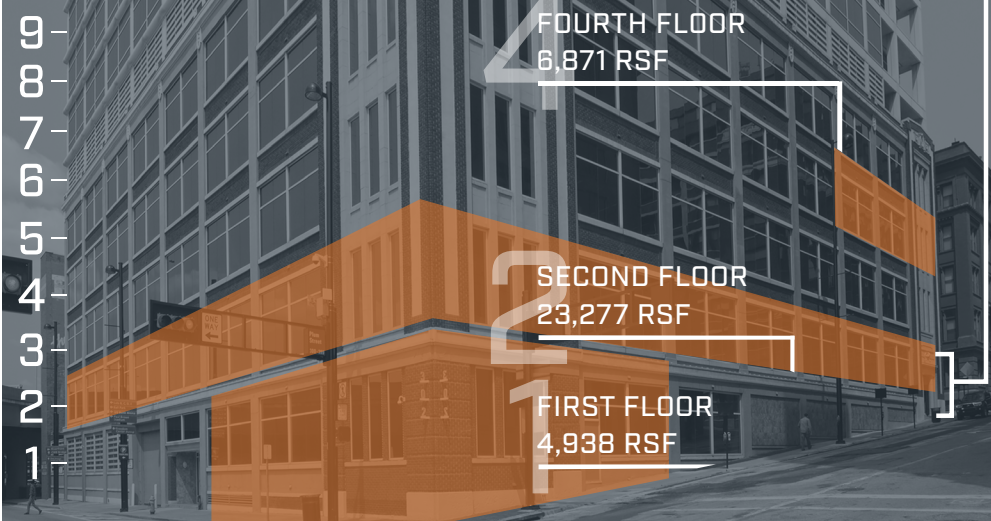
Customize your layout and reach growth goals in a space you can truly make your own.



OPPORTUNITIES TOTALING
35,086 RSF



28,215
CONTIGUOUS RSF



The Quad + Rooftop Deck



The Quad + Rooftop Deck has everything you need to enhance your workday. With a wide variety of amenities, it's perfect for a place to get away during the workday for a yoga class or to play 9-holes. Meet colleagues in the large conference center or a huddle room for focused time. Surrounded by games, fitness & relaxation opportunities, The Quad + Rooftop Deck has something for everyone.

Change up your workday at The Quad + Rooftop Deck.

Golf Simulator

Game Tables

Fitness Center

Privacy Pods

Yoga Classes

Open Seating Area

Pantry Kitchen

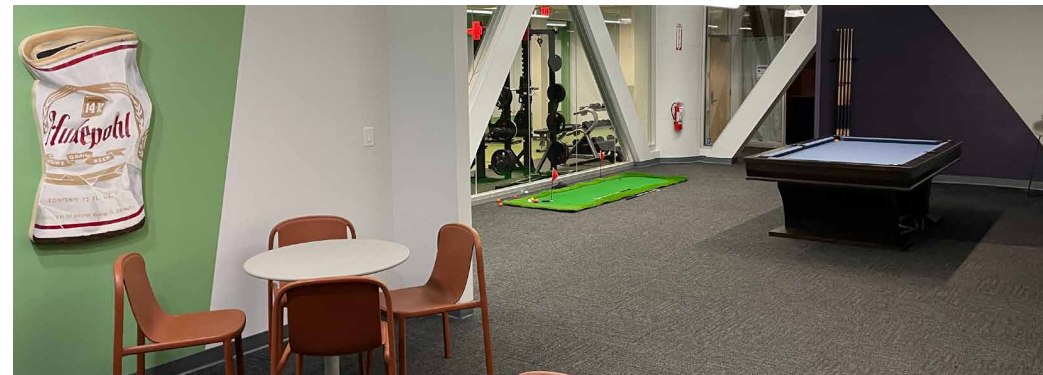
Showers & Bathrooms

Massage Room

Meeting Rooms

Art Room

Bike Storage



SPACE LAYOUTS

\$21.00/sf + electric

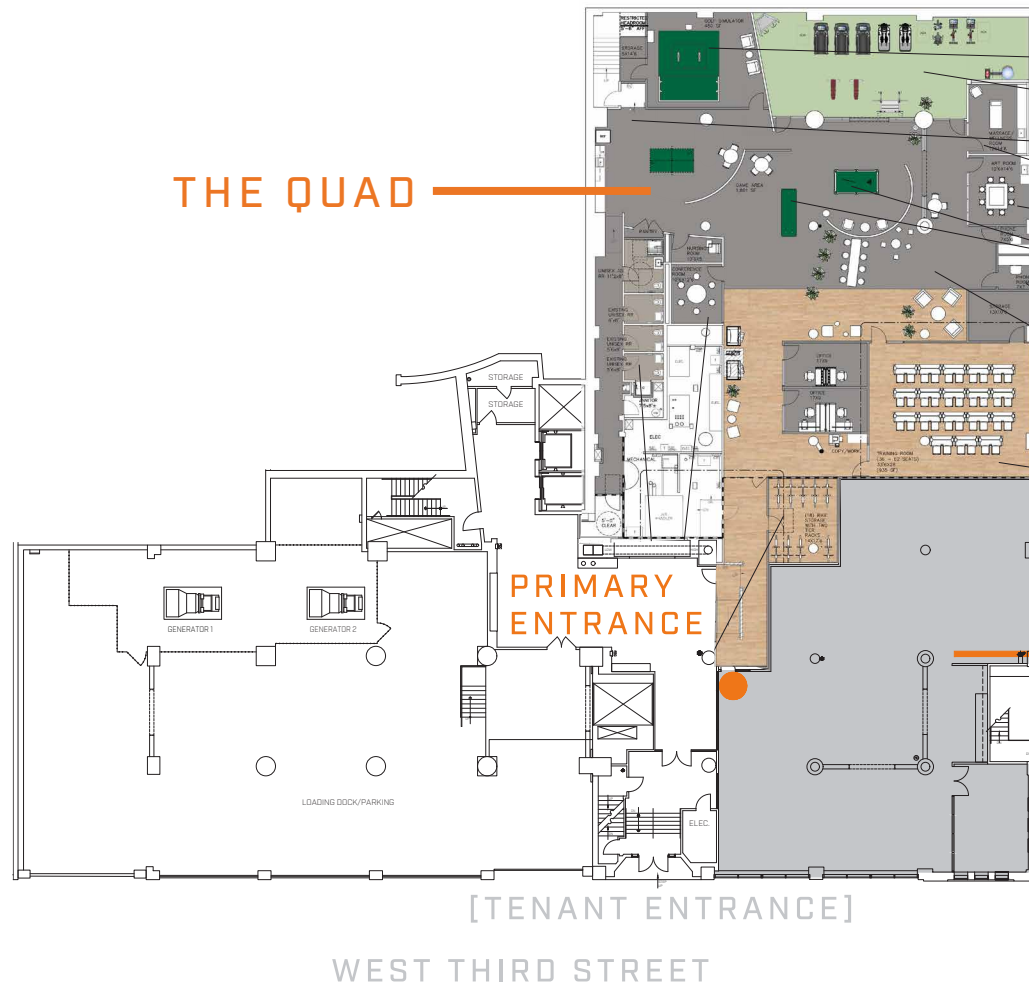
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FIRST FLOOR



302

WEST THIRD

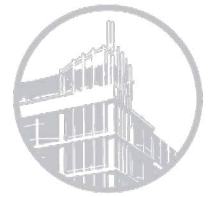


SPACE LAYOUTS

\$17.95/sf + electric

2

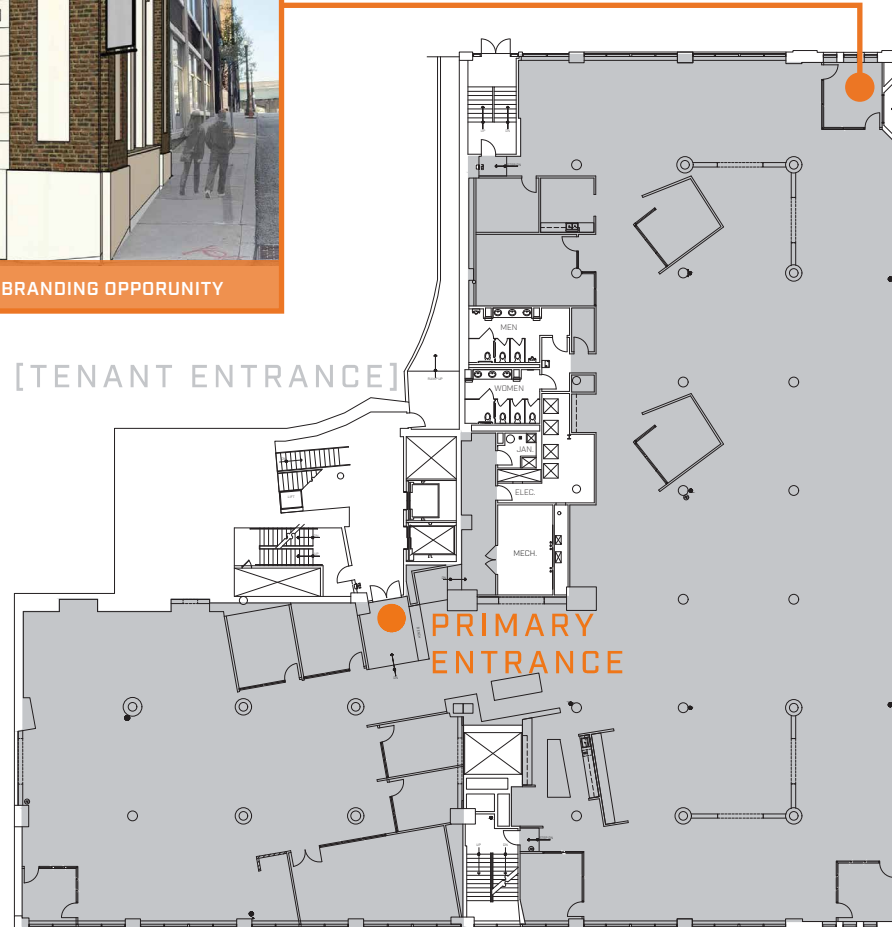
SECOND FLOOR
23,277 RSF



302 WEST THIRD



DIRECT PRIVATE ENTRANCE & BRANDING OPPORTUNITY



PLUM STREET

WEST THIRD STREET

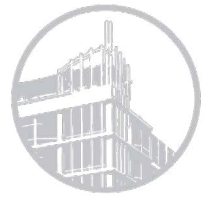


SPACE LAYOUTS

\$21.00/sf + electric

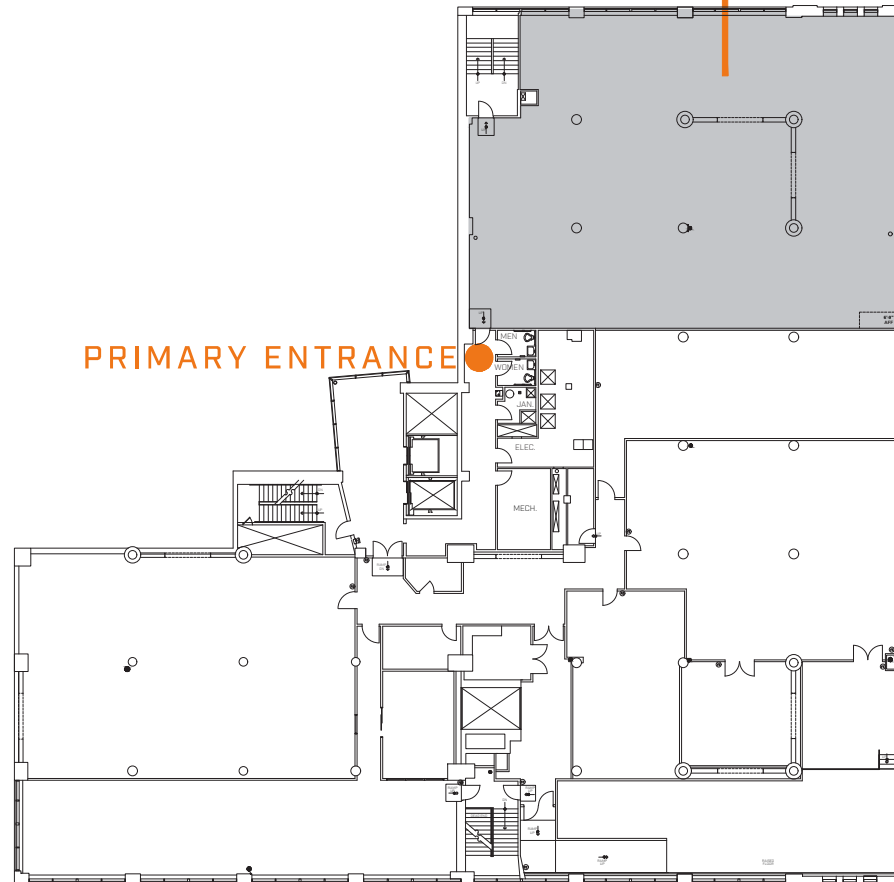
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FOURTH FLOOR
6,871 RSF



302
WEST
THIRD

PRIMARY ENTRANCE



PLUM STREET

WEST THIRD STREET



Seamless Wayfinding, Enhanced Sense of Arrival



- Improved Drive-Up Experience
- New Exterior Signage and Wayfinding
- Front Plaza Renovation
- Elevated Interior Signage



VIEW FROM EXTERIOR PLAZA



MAIN MONUMENT SIGNAGE OPPORTUNITIES AVAILABLE

Reimagined Entry For Tenants and Visitors

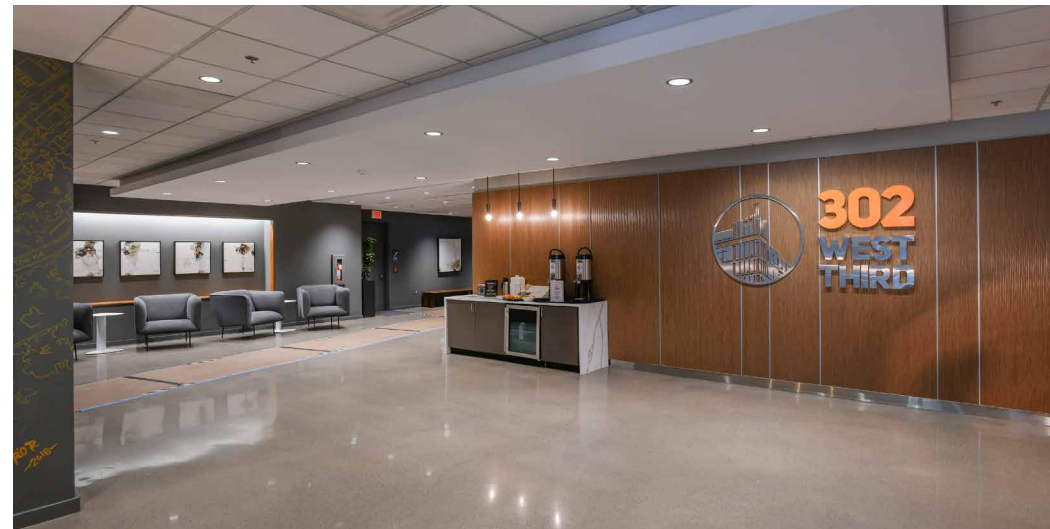
McFarland Commuter Lobby Renovation

Third Street Visitor Lobby Renovation

Elevator Lobby and Common Corridor Updates



VIEW INTO MCFARLAND LOBBY



COMPLIMENTARY LOCAL CRAFT COFFEE ON ROTATION

Revitalized Space, Heightened Connection

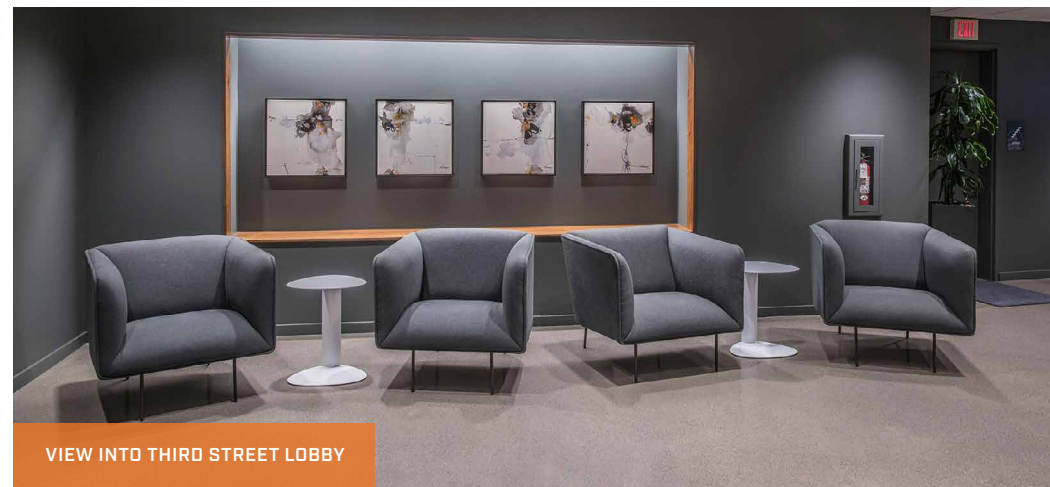
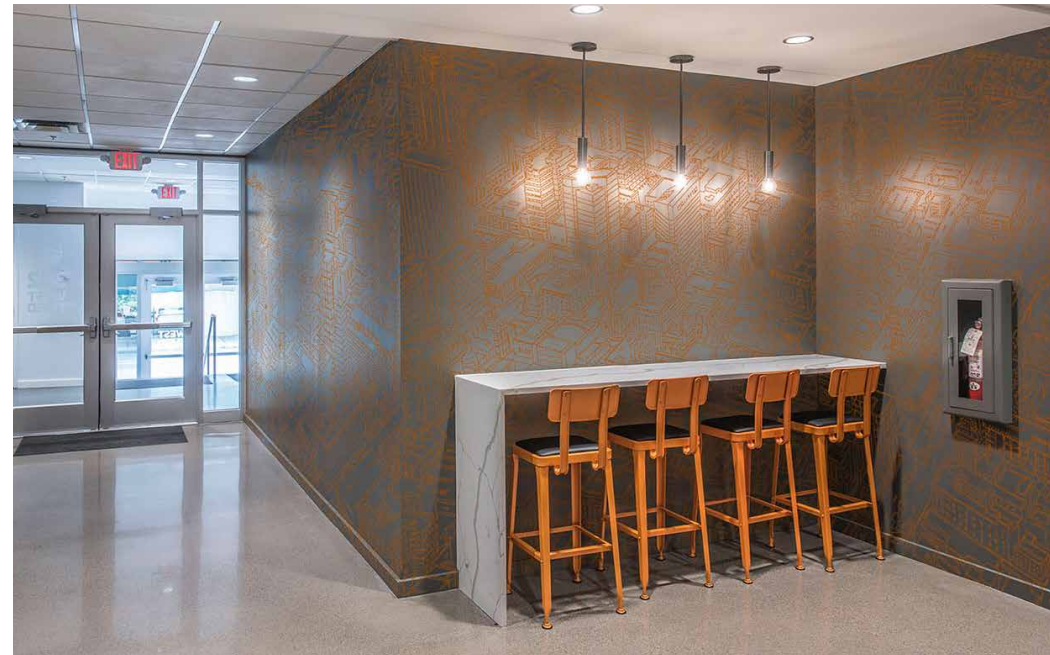


Conference Room



VIEW INTO THE QUAD'S CONFERENCE ROOM

Collaborative Break-Out Areas

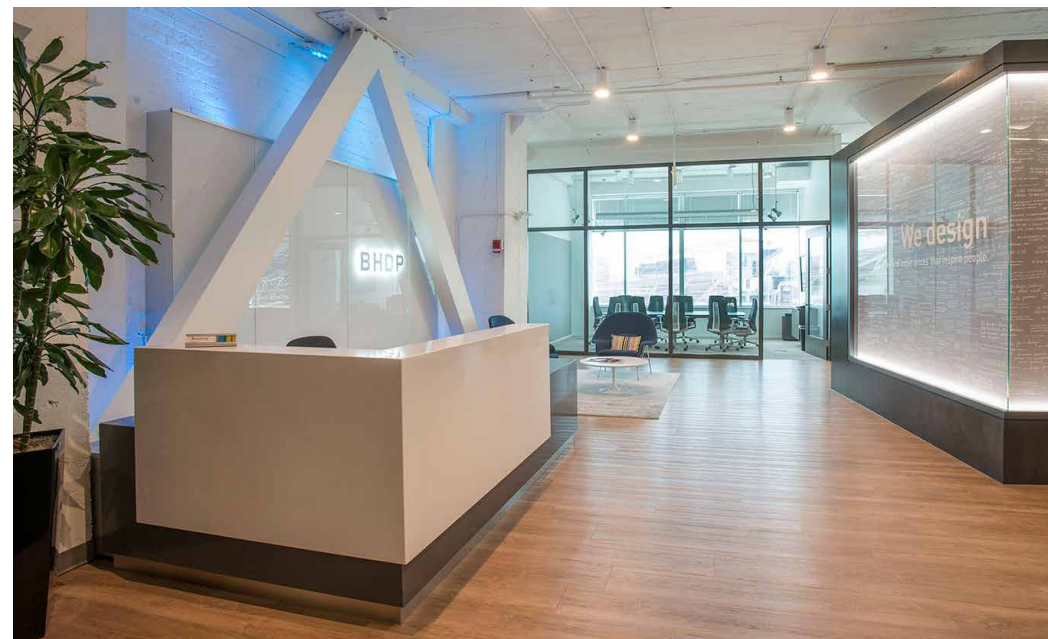
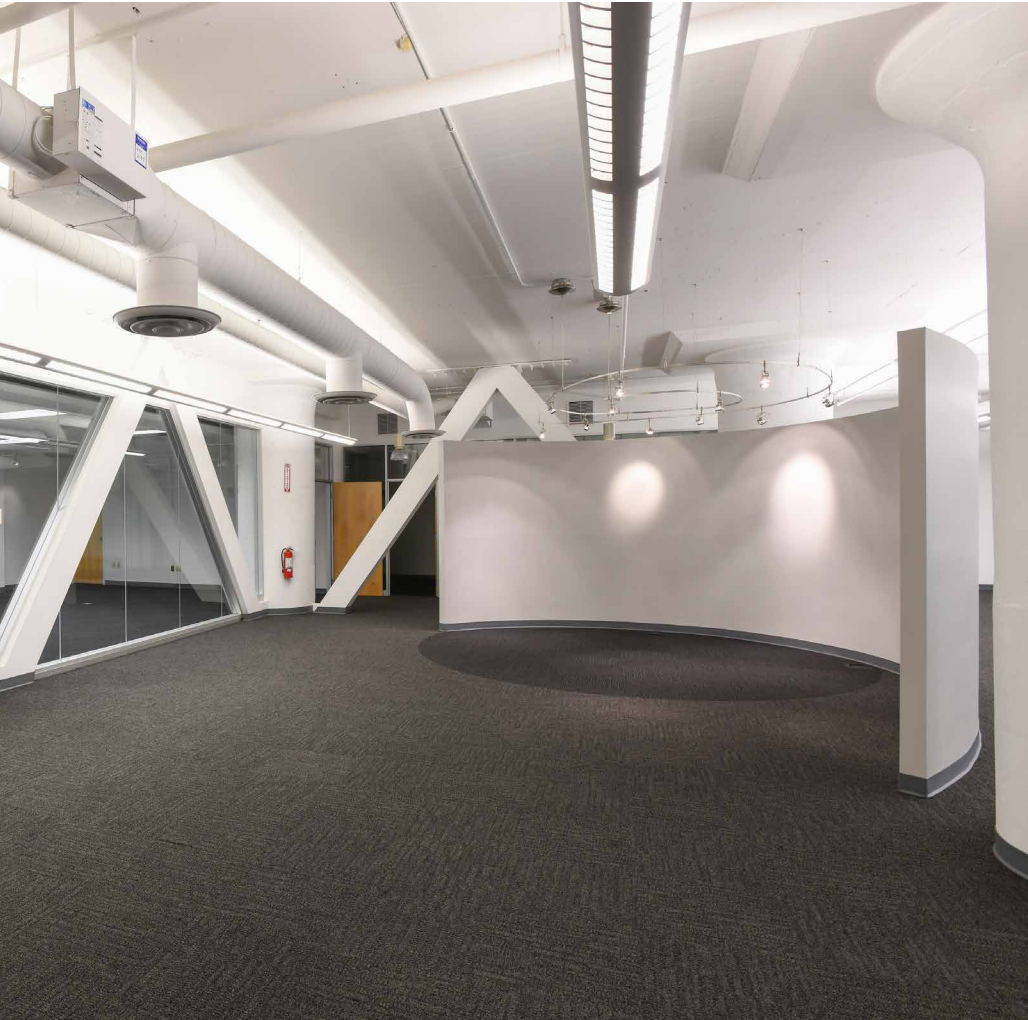


VIEW INTO THIRD STREET LOBBY

Sample Space Builds

FEATURES

- 14-Foot Exposed Ceilings and Ductwork
- Large Windows
- Efficient Floor Plates



Prominent Area, Exceptional Accessibility

Immediate Access to I-71 and I-75

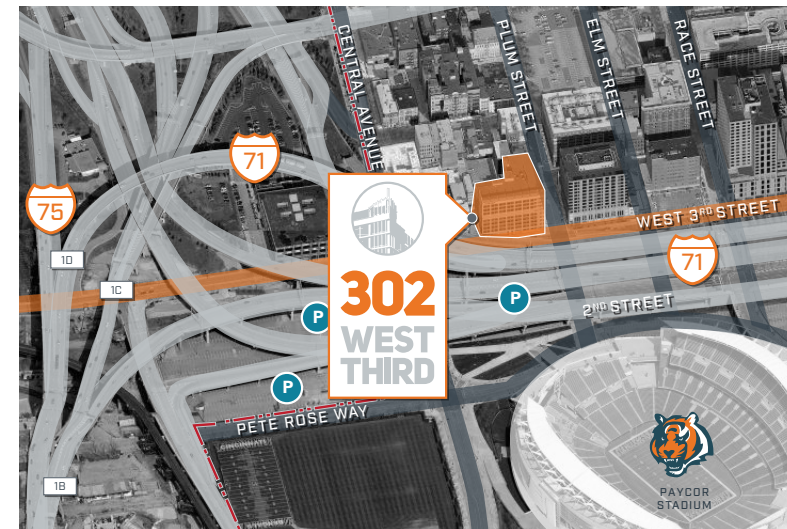
Ample Parking and Public Transit Options In Walking Distance

Less Than 5 Miles From Several Nearby Ohio/Kentucky Neighborhoods



Drive Times

| | |
|--------------------------------------|------------|
| Over the Rhine | 0.5 miles |
| Covington / Newport, KY | 1.5 miles |
| Mt. Adams | 1.8 miles |
| Corryville | 3.5 miles |
| Fairmount | 4.0 miles |
| Avondale | 4.9 miles |
| Ft. Thomas, KY | 5.4 miles |
| Hyde Park | 5.5 miles |
| Cincinnati Municipal Lunken Airport | 7.3 miles |
| Crestview Hills | 9.2 miles |
| Cincinnati/Northern Kentucky Airport | 12.5 miles |



IMMEDIATE ACCESS TO I-71 AND I-75, SHUTTLE AND PARKING NEARBY

Urban Environment, Numerous Parking Options



Numerous Low-Cost Parking Options Within Walking Distance

Shuttle Drop Off Available

TRANSPORTATION SITE KEY

Shuttle Route


Street Car Route

Surface Parking Lot

Parking Garage

| NAME | PHYSICAL ADDRESS | CAPACITY* | RATE* | COMPANY | PHONE NO. |
|---------------------------------|------------------------------|-----------|-------|---------------------|--------------|
| Mabley Place | 42 West Fourth Street | 680 | \$200 | SP+ Parking | 513.357.4460 |
| Enquirer Building | 312 Elm Street | 980 | \$150 | Parkway Corporation | 513.369.0880 |
| Whex Garage | 212 West Fourth Street | 753 | \$145 | SP+ Parking | 513.357.4460 |
| 3rd & Vine Street Garage (#759) | 18 West 3rd Street | 350 | \$190 | Allpro Parking | 513.621.0799 |
| 321 Race Street Garage | 321 Race Street | 380 | \$135 | SP+ Parking | 513.518.8911 |
| Fountain Place | 505 Race Street | 1,100 | \$220 | SP+ Parking | 513.357.4460 |
| Paycor Stadium | Paycor Stadium | 238 | \$120 | SP+ Parking | 513.946.8102 |
| Fourth and Race | Under Development | 584 | \$165 | 3CDC | 513.621.4400 |
| John Street Lot (#775) | 325 John Street | 208 | \$40 | Allpro Parking | 513.621.0799 |
| West Central/McFarland | 300 Central Avenue | 71 | \$85 | Allpro Parking | 513.621.0799 |
| Longworth Hall | 700 West Pete Rose Way | 1,000 | \$30 | Longworth Hall | 513.721.6000 |
| Fifth Street Parking | 221 West 5th Street | 260 | \$150 | Allpro Parking | 513.621.0799 |
| Lot 1 | 251 Central Ave | 1,143 | \$60 | City of Cincinnati | 513.564.9700 |
| Lot A | Third & Plum Street | 237 | \$100 | SP+ Parking | 513.946.8102 |
| Lot B | Pete Rose Way | 364 | \$110 | SP+ Parking | 513.946.8102 |
| Lot D | Btwn Suspension Bridge & PBS | 160 | \$100 | SP+ Parking | 513.946.8102 |
| Lot E | Mehring Way at PBS | 391 | \$60 | SP+ Parking | 513.946.8102 |

*Call for availability and most up to date rates



This package was prepared exclusively on behalf of 302 West Third Street ["302"]. Its contents are considered proprietary and should not be shared by anyone outside of the intended recipients' organization without direct permission of its original authors – HighBrook Investors and Cushman & Wakefield.

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