

JULY 2025

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
	<i>Creative Space</i> SHILLITO CENTER 110 Shillito Place Cincinnati, OH 45202		50,519	50,519	7,216	50,519	\$17.95 Gross	+ Utilities		<ul style="list-style-type: none">• 20’ office ceiling heights• 1st floor open layout space• On-site fitness center use• Excellent parking options• Across from two new hotel developments	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	US BANK TOWER 425 Walnut Street Cincinnati, OH 45202		540,000	41,350	1,792	14,597	\$22.00 FSG			<ul style="list-style-type: none">• Many on-site amenities and nearby restaurants• On-site parking available• Shared conference room• Centralized location in the heart of the CBD	Joe Janszen +1 513 549 3011 Scott Abernethy +1 513 763 3013
	250 W COURT 250 W Court Street Cincinnati, OH 45202		100,000	35,433	5,772	25,525	\$14.50 Net	\$8.62 + Electric		<ul style="list-style-type: none">• 3/1,000 FREE parking• Common conference center• Walkable to OTR and Court Street amenities	Joe Janszen +1 513 549 3011
	<i>Creative Space</i> 302 WEST THIRD 302 W. Third Street Cincinnati, OH 45202		176,971	35,086	4,938	28,215	\$21.00 Gross	+ Electric		<ul style="list-style-type: none">• Rooftop deck• Abundance of natural light• Unobstructed riverfront views• Renovated lobby + coffee bar• New! The Quad amenity center	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	655 PLUM 655 Plum Street Cincinnati, OH 45202		67,500	30,000	30,000	30,000	\$18.95 FSG			<ul style="list-style-type: none">• Two story office atop street level office and retail space• Building signage opportunity• On-site parking garage• Easy access to I-75, I-71 & I-471	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028
	125 EAST COURT 125 E. Court Street Cincinnati, OH 45202		98,568	25,311	2,675	12,676	\$14.95 FSG			<ul style="list-style-type: none">• 1st floor features restaurants• Direct access to attached parking garage• Walking distance to court house and many amenities• Across from Kroger on the Rhine	Joe Janszen +1 513 549 3011
	30W3 30 W. Third Street Cincinnati, OH 45202		34,388	20,416	1,660	10,590	\$11.95 MG	+ Electric & Janitorial	Call to Discuss!	<ul style="list-style-type: none">• On-site parking garage• Full-floor occupancy• Views of The Banks• Outstanding highway access	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028


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	700 WALNUT 700 Walnut Street Cincinnati, OH 45202		88,086	12,122	4,965	7,157	\$18.00 FSG	Included		<ul style="list-style-type: none">• Office space from floors 2nd through 6th• 1st floor retail - The Lempicka, First Watch, Bortz Jewelers• Private fitness center on 5th floor		Scott Abernethy +1 513 763 3013 Joe Janszen +1 513 549 3011
	308 E. 8TH STREET Cincinnati, OH 45202		34,938	3,985	3,985	3,985	\$17.95 FSG	Included		<ul style="list-style-type: none">• On the corner of Sycamore & 8th• Close proximity to the Backstage Entertainment District & OTR• Located in the 8th Street Design District• Monthly parking available nearby		Joe Janszen +1 513 549 3011

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	<div><div>Under Contract</div><div>UPTOWN ARTS</div><div>123 E. Liberty Street Cincinnati, OH 45202</div></div>		12,776	12,776	12,776	12,776			\$2,700,000	<div><div>• Private, gated parking - 38 spaces</div><div>• Completely renovated & in excellent condition with new roof and HVAC units in 2001</div><div>• Fantastic natural light throughout</div></div>		<div>Scott Abernethy +1 513 763 3013</div> <div>Joe Janszen +1 513 549 3011</div>

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	3090 EXPLORATION 3090 Exploration Ave. Cincinnati, OH 45206		180,000	116,231	8,000	116,231	\$21.95 NNN	\$12.00		<ul style="list-style-type: none">• New mixed-use development• Fitness center, activated outdoor plaza, conference center, tenant lounge & café• 5/1,000 garage parking ratio	Digger Daley +1 513 763 3028 Tommy Drought +1 614 558 1203
	<i>Under Contract</i> ON THE LATERAL 2339 Harris Avenue Cincinnati, OH 45212		75,000	75,000	TBD	75,000	TBD	TBD	\$400,000/ Acre	<ul style="list-style-type: none">• New development• Prime highway visibility• Opportunity for building signage• Exceptional access to I-71 and I-75 via Norwood Lateral• 5.9 acres	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	THE BALDWIN OFFICES 625 Eden Park Drive Cincinnati, OH 45202		209,894	32,278	1,153	14,032	\$15.75 Net	\$12.51		<ul style="list-style-type: none">• Extraordinary access to I-71, I-471, US-50 and I-75• On-site conference center & cafe• Free visitor parking and free garage parking for tenants	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	CENTRAL PARKE FLEX II 2300 Wall Street Norwood, OH 45212		72,825	26,018	1,053	17,894	\$12.25 Net	\$4.75		<ul style="list-style-type: none">• 1,400 space parking garage and abundant surface parking• Excellent access to I-71 & I-75 via Norwood Lateral• Variety of signage opportunities	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	CORNERSTONE I 4030 Smith Road Norwood, OH 45209		123,736	23,709	2,555	9,431	\$18.95 NNN	\$12.06		<ul style="list-style-type: none">• Highly visible location on I-71• Garage and surface parking• Fitness center with showers• On-site management	Joe Janszen +1 513 549 3011 Scott Abernethy +1 513 763 3013
	CORNERSTONE II 4000 Smith Road Norwood, OH 45209		114,989	13,769	1,104	9,602	\$18.95 NNN	\$12.08		<ul style="list-style-type: none">• Highly visible location on I-71• Garage and surface parking• Fitness center with showers• On-site management	Joe Janszen +1 513 549 3011 Scott Abernethy +1 513 763 3013
	4411 BUILDING 4411 Montgomery Road Cincinnati, OH 45212		60,000	21,022	1,022	20,000	\$15.00 MG	Tenant pays janitorial and separate metered electric		<ul style="list-style-type: none">• Full-floor occupancy with flexible demising options• Building & Pylon signage available• Garage and surface parking• Building improvements & renovations recently completed	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028

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	CENTRAL PARK 4850 Smith Road Cincinnati, OH 45212		60,000	18,500	18,500	18,500	\$13.50 Net	\$4.97	Call to Discuss!	<ul style="list-style-type: none">• Full floor availability• 1,400 space parking garage and abundant surface parking• Excellent access to I-71 & I-75 via the Norwood Lateral	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	50/50 BUILDING 5050 Section Avenue Cincinnati, OH 45212		55,788	14,614	1,902	10,127	\$12.50 Net	\$10.05		<ul style="list-style-type: none">• All new common areas• Creative suburban environment• Garage and surface parking• Central location	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	<i>Rate Reduced!</i> XU ALUMNI CENTER 1507 Dana Avenue Cincinnati, OH 45207		150,000	9,992	9,992	9,992	\$19.95 FSG	Included		<ul style="list-style-type: none">• Office/Flex on edge of campus• Easily accessible with parking in the front entrance• Shared conference room• Exposed high ceilings and large windows	Joe Janszen +1 513 549 3011
	3960 RED BANK 3960 Red Bank Road Cincinnati, OH 45227		36,859	3,356	3,356	3,356	\$14.50 NET	\$8.91		<ul style="list-style-type: none">• Immediate first floor lobby exposure• Easy access along Red Bank Expressway• Ample free parking	Digger Daley +1 513 763 3028
	822 DELTA AVE. Cincinnati, OH 45226		10,938	3,144	1,294	3,144	\$13.45 NNN	+ Janitorial		<ul style="list-style-type: none">• Second floor office space• Located in Mt. Lookout just 2 miles to Hyde Park Square and Oakley Station	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028

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	LANDINGS 1 9997 Carver Road Cincinnati, OH 45242		175,985	91,737	16,845	91,737	\$17.75 Net	\$10.51		<ul style="list-style-type: none">Entire building available!Abundant on-site parkingState of the art conference center holds 70 peopleRenovations completed 08/2023!	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	LANDINGS 2 9987 Carver Road Cincinnati, OH 45242		176,076	25,461	12,656	12,805	\$16.25 Net	\$10.96		<ul style="list-style-type: none">Abundant on-site parking - surface & garage availableState of the art conference center holds 70 peopleRenovations completed 08/2023!	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	LANDINGS 3 9999 Carver Road Cincinnati, OH 45242		140,013	5,566	5,566	5,566	\$17.75 Net	\$11.43		<ul style="list-style-type: none">Abundant on-site parking - surface & garage availableState of the art conference center holds 70 peopleRenovations completed 08/2023!	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	THE KENWOOD COLLECTION 5905 E. Galbraith Road Cincinnati, OH 45236		292,000	59,165	4,011	32,006	\$21.50 Net	\$12.15		<ul style="list-style-type: none">Floor-to-ceiling glassGarage parkingOn-site Class A amenities0.75% Earnings Tax	Digger Daley +1 513 763 3028 Joe Janszen +1 513 549 3011
	ASHWOOD OFFICE 4700 Ashwood Drive Cincinnati, OH 45241		50,000	50,000	25,000	50,000	\$14.75 Gross	+ Electric	\$3,950,000	<ul style="list-style-type: none">Building signageExcellent location close to expressway and amenitiesAmple parkingInterior build-to-suit	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	8044 8044 Montgomery Road Cincinnati, OH 45236		405,000	41,516	1,505	12,497	\$21.50	\$11.96		<ul style="list-style-type: none">On-site deli, ATM and men’s hair salonFree covered parking for employeesValet parking for guestsUnder new management	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	LEGACY POINTE 10856 Reed Hartman Hwy Cincinnati, OH 45242		69,856	42,230	5,000	42,230	\$14.95 Net	\$10.50		<ul style="list-style-type: none">Move-in condition with high-end finishesFurniture availableCommon cafeteria / lounge and conference facilitiesOutdoor patio and large terraces	Digger Daley +1 513 763 3028 Mike Sullivan +1 513 421 4884

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	SUMMIT WOODS I 100 E-Business Way Blue Ash, OH 45241		75,000	12,371	3,388	5,125	\$12.50 Net	\$11.19		<ul style="list-style-type: none">• Class A office space• Excellent visibility from I-275• Easy access to I-71 and I-275• 10’ ceiling heights• Built in 2000	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	<i>Full Floor Available!</i> SUMMIT WOODS II 300 E-Business Way Blue Ash, OH 45241		150,000	45,755	2,321	29,284	\$13.50 Net	\$10.53		<ul style="list-style-type: none">• Class A office space• Excellent visibility from I-275• Easy access to I-71 and I-275• 10’ ceiling heights• Built in 2000	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	CORPORATE PARK 8150-8180 Corporate Park Drive Blue Ash, OH 45242		136,000	38,093	1,448	7,873	\$15.75 MG	+ Electric		<ul style="list-style-type: none">• No earnings tax• Immediate I-275 access• Free parking	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	KENWOOD CROSSING II 8251 Pine Road Cincinnati, OH 45236		30,497	6,121	2,511	3,610	\$18.50 Net	\$11.82		<ul style="list-style-type: none">• Class A medical office space• Ample parking• 0.75% Earning Tax• Convenient access to I-71 and Cross County Highway	Digger Daley +1 513 763 3028
	KEMPER POINTE 7870 E. Kemper Road Blue Ash, OH 45249		100,000	3,796	1,647	2,149	\$14.00 Net	\$10.41		<ul style="list-style-type: none">• 0% earnings tax• Park-like setting• 60-person common conference room• Furniture available	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028

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	MASON LUXOTTICA 4000 Luxottica Place Mason, OH 45040		450,676	251,821	123,000	251,821	TBD	TBD		<ul style="list-style-type: none">• Beautiful 40-acre campus with green space and walking paths• Divisible to approx. 100,000 SF• Existing furniture and equipment available to user• Available May 2026		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	<i>For Sale</i> 6867 CINTAS BLVD. Mason, OH 45040		52,000	52,000	52,000	52,000		\$7,100,000		<ul style="list-style-type: none">• Directly off the I-71 / Western Row Innovation Way Exit• Class A corporate HQ• 286 parking spaces - 5/1,000 ratio• Back patio with gas fire pit		Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	4680 PARKWAY DRIVE Mason, OH 45040		128,490	37,534	1,833	24,537	\$13.25 Net	\$10.25		<ul style="list-style-type: none">• Easy access for the I-71 exit• 0% local earnings tax• NEW common conference center at 4660 Duke - free to tenants in both buildings• Tenant Café at 4660 Duke		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	4660 DUKE DRIVE Mason, OH 45040		78,253	25,274	10,364	14,910	\$13.25 Net	\$10.34		<ul style="list-style-type: none">• Easy access for the I-71 exit• 0% local earnings tax• NEW common conference center at 4660 Duke - free to tenants in both buildings• Tenant Café at 4660 Duke		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	<i>For Sale or Lease</i> 608 READING ROAD Mason, OH 45040		22,979	22,979	8,419	22,979	\$12.95 NNN	\$8.50 + Janitorial	\$3,350,000	<ul style="list-style-type: none">• Single-story medical office• 141 surface parking spaces• Renovated in 2012 & 2014• HVAC system updated in 2024• Excellent access to major roads		Joe Janszen +1 513 549 3011
	<i>Rate Reduced!</i> VILLAGE SQUARE II 5939 Deerfield Boulevard Mason, OH 45040		71,926	12,534	2,200	7,900	\$16.50 Net	\$6.75 + Janitorial & Utilities		<ul style="list-style-type: none">• Mixed use: Retail/Office/Medical• Connected to Deerfield Towne Center• Building signage available• 0% earnings tax		Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013

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	THE SIX (EXECUTIVE PARK) 4000-4100 Executive Park Drive Cincinnati, OH 45241		191,852	40,255	297	7,034	\$14.75 Gross			<ul style="list-style-type: none">• 30-seat conference room + casual gathering space• Plentiful free parking• Immediate interstate access• Beautiful park-like setting	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	CENTURY BUSINESS PARK 11590 Century Boulevard Cincinnati, OH		52,421	15,585	1,450	8,115	\$9.00 Net	\$9.50		<ul style="list-style-type: none">• Recently renovated lobby with two-story atrium• Courtyard for tenant lunches and events• Abundance of shopping and dining nearby	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	<i>Under Contract</i> 8806 CINCINNATI DAYTON ROAD West Chester, OH 45069		3,902	3,902	3,902	3,902	\$14.50 MG	CAM, Cleaning + Utilities	\$495,000	<ul style="list-style-type: none">• Available November 1, 2025• Plentiful parking with direct access to both floors• Located in West Chester Township - 0% local earnings tax	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028

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	<i>For Sublease</i> IVY POINTE 4270 Ivy Pointe Blvd. Cincinnati, OH 45245		100,000	32,833	32,833	32,833	\$18.00 FSG	Included		<ul style="list-style-type: none">• Move-in ready Class A space available immediately• Excellent highway visibility & access to I-275 via SR 32• 5:1,000 SF parking ratio• Master lease expires 12/31/2027		Digger Daley +1 513 763 3028 Jordan Weidner +1 513 763 3058
	<i>Under Contract</i> 935 BUSINESS 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">• 2-story building• Former medical office• Excellent visibility and access to State Route 28• Less than 1 mile from I-275		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028

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	RIVERFRONT PLACE 300 Dave Cowens Drive Newport, KY 41071		183,225	49,528	1,567	31,763	\$14.25	\$11.58			<ul style="list-style-type: none">• Outdoor balconies• On-site fitness center• Four-story parking garage and surface parking lots on site• Adjacent to the exciting Newport on the Levee	Digger Daley +1 513 763 3028	
	NEWPORT ON THE LEVEE 1 Levee Way Newport, KY 41071		302,027	40,896	2,307	16,508	\$24.95 FSG	Included			<ul style="list-style-type: none">• Mixed-use development with numerous restaurants, retail & entertainment• Indoor & outdoor common spaces• Free abundant garage parking - 3/1,000	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028	
	COLUMBIA SUSSEX BUILDING 740 Centre View Blvd. Crestview Hills, KY 41017		86,400	22,698	5,834	10,350	\$23.95 FSG	Included			<ul style="list-style-type: none">• Abundant parking• Tremendous visibility from I-275• Tenant balconies on each floor• Floor to ceiling glass• Stunning design	Joe Janszen +1 513 549 3011 Scott Abernethy +1 513 763 3013	
	PARK 75 - BUILDING C 250 Grandview Dr. Fort Mitchell, KY 41017		93,749	16,629	1,999	7,194	\$12.95 NNN	\$7.95 + Janitorial			<ul style="list-style-type: none">• On-site management• On-site bistro café and shared conference room• Tremendous visibility from I-71/I-75	Joe Janszen +1 513 549 3011	
	<i>For Sublease</i> 4123 OLYMPIC BLVD. Erlanger, KY 41018		31,781	14,994	14,994	14,994	\$19.75 FSG	Included			<ul style="list-style-type: none">• Includes massive 150-person auditorium / training room• Surface parking lot with direct access to front entrance• Easy access to I-275, I-75 & I-71 and near CVG	Joe Janszen +1 513 549 3011	
	<i>Under Contract</i> 380 CENTRE VIEW BLVD. Crestview Hills, KY 41017		12,200	12,200	12,200	12,200	\$19.00 NNN	\$11.99			<ul style="list-style-type: none">• Built in 2003• Renovations completed between 2015-2017• Monument and building signage available	Joe Janszen +1 513 549 3011	
	<i>Rate Reduced!</i> <i>For Sublease</i> RIVERCENTER I 50 E. RiverCenter Blvd. Covington, KY 41011		301,981	8,872	8,872	8,872	\$19.95 FSG	Included			<ul style="list-style-type: none">• Master lease expires 3/31/2033• Fully furnished & move-in ready• Sublessor is willing to commit to shorter lease terms!• Panoramic views of the Cincinnati skyline and Ohio River	Joe Janszen +1 513 549 3011	

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	KINGSGATE CROSSING 6159 First Financial Dr. Burlington, KY 41005		22,735	7,435	2,394	5,041	\$19.95 MG			<ul style="list-style-type: none">• Great spot for medical office• Professionally handled by Hemmer Management Group• Minutes to CVG Airport• Build-to-suit	Joe Janszen +1 513 549 3011
	<i>Rate Reduced!</i> 1452 DONALDSON HWY Erlanger, KY 41018		18,300	6,600	6,600	6,600	\$10.95 NNN	\$1.85 + Utilities & Janitorial		<ul style="list-style-type: none">• Full-floor occupancy• Building signage• Adjacent to CVG• No city taxes• Less than 2 miles from I-275, I-75 & I-71	Joe Janszen +1 513 549 3011
	30 W. 4TH STREET 30 W. 4th Street Newport, KY 41071		27,000	6,100	3,000	6,100	\$16.00 MG	+ Janitorial		<ul style="list-style-type: none">• Surface lot with free parking• Building and monument signage available• Walking distance to the Courthouse, Newport on the Levee and Ovation	Digger Daley +1 513 763 3028
	WRIGHT'S SUMMIT II 809 Wright's Summit Parkway Fort Mitchell, KY 41011		38,411	4,322	1,537	2,785	\$17.00 MG	+ Electric		<ul style="list-style-type: none">• Class A office space• 24-Hour management and maintenance on-site• Easy access to I-71/75	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	WRIGHT'S SUMMIT III 810 Wright's Summit Parkway Fort Mitchell, KY 41011		58,878	4,259	4,259	4,759	\$19.50 MG	+ Electric		<ul style="list-style-type: none">• Class A office space• 24-Hour management and maintenance on-site• Easy access to I-71/75	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013

JULY 2025

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 ACRES AVAILABLE	MIN ACRE	MAX CONTIG.	SALE PRICE	COMMENTS	BROKER	
	<i>Under Contract</i> GATEWAY OF WEST CHESTER Union Centre Blvd. West Chester Twp, OH 45069		16.63 Acres	2 Acres	12.5 Acres	*Inquire	<ul style="list-style-type: none"> Corporate and medical office sites available Restaurant, retail, entertainment, and hotel sites available Adjacent to GE Aviation 	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028	
	<i>For Sale</i> I-75 @ BETHANY RD Liberty Twp, OH 45044		13.067 Acres			\$350,000/ Acre	<ul style="list-style-type: none"> All utilities on-site Northeast corner of Bethany Road Fast-growing Liberty Township O2-zoning Flat topography Excellent I-75 exposure 	Digger Daley +1 513 763 3028	
	<i>For Sale</i> I-75 @ COMMERCE DR Middletown, OH 45005		3.19 Acres			\$2,800,000	<ul style="list-style-type: none"> Zoned BC-I, Business Center Interchange Full I-75 interchange I-75 exposure 	Digger Daley +1 513 763 3028 Rob Murphy +1 513 763 3033	
	<i>For Sale</i> COMMONS AT LANDEN 8153 & 8205 Corporate Way Mason, OH 45040		1.850 Acres			\$250,000/ Acre	<ul style="list-style-type: none"> 148' of I-71 frontage Zoned for office All utilities on site 	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013	