

THE FLATIRON BUILDING

401 E. COURT STREET
CINCINNATI, OH 45202

OFFICE FOR LEASE
IN DOWNTOWN CINCINNATI



THE FLATIRON BUILDING



Modern Loft-Style Design

High ceilings and industrial finishes create a dynamic, creative workspace



Exceptional Natural Light

Large, expansive windows deliver bright, open interiors



Premier Location

Walkable access to Over-the-Rhine and the Central Business District



High-Visibility Corner

Prominent frontage at E. Court Street & Broadway with building signage opportunity



Fully ADA Accessible

Seamless entry with immediate elevator access



On-Site Management

Professional property management ensures efficient operations



Convenient Parking

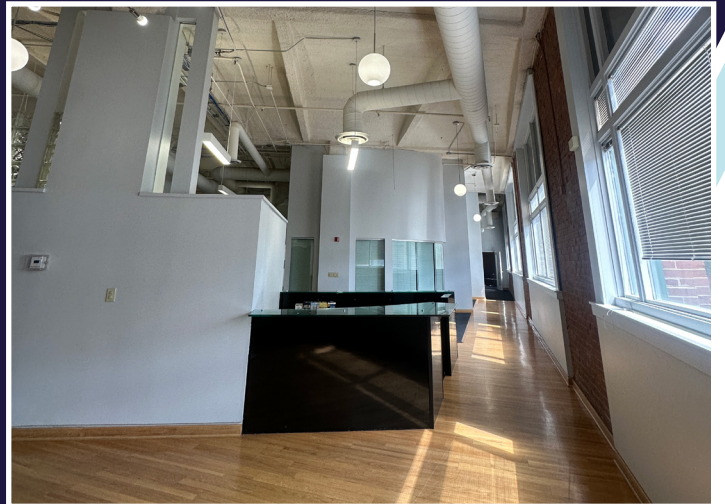
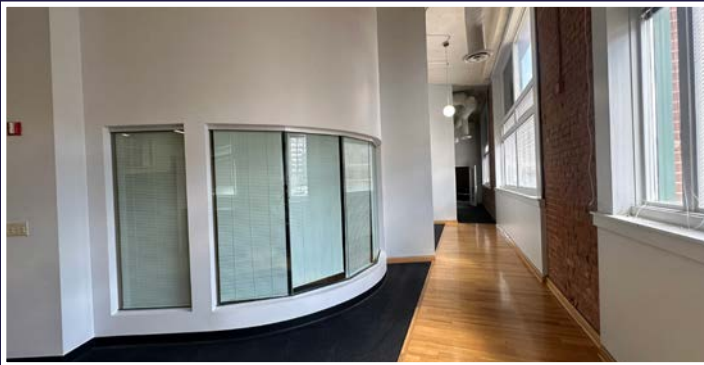
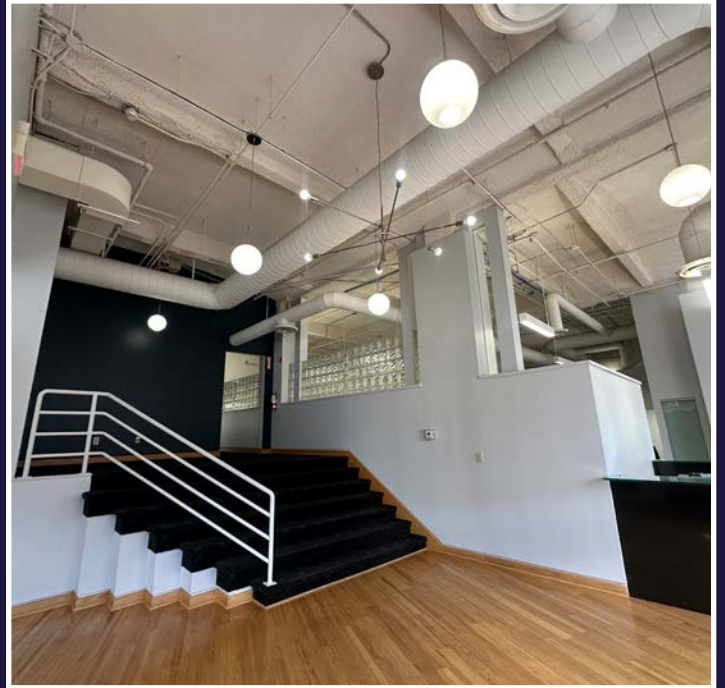
Surface parking available directly behind the building



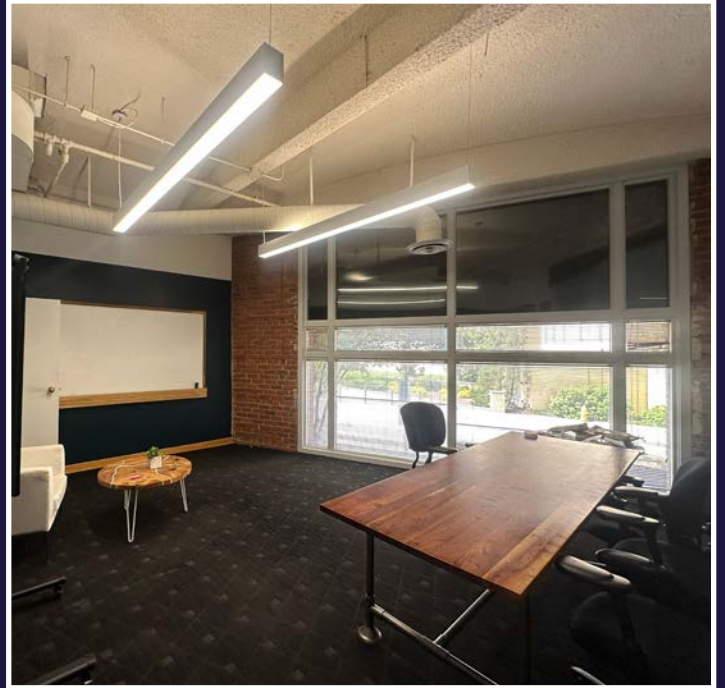
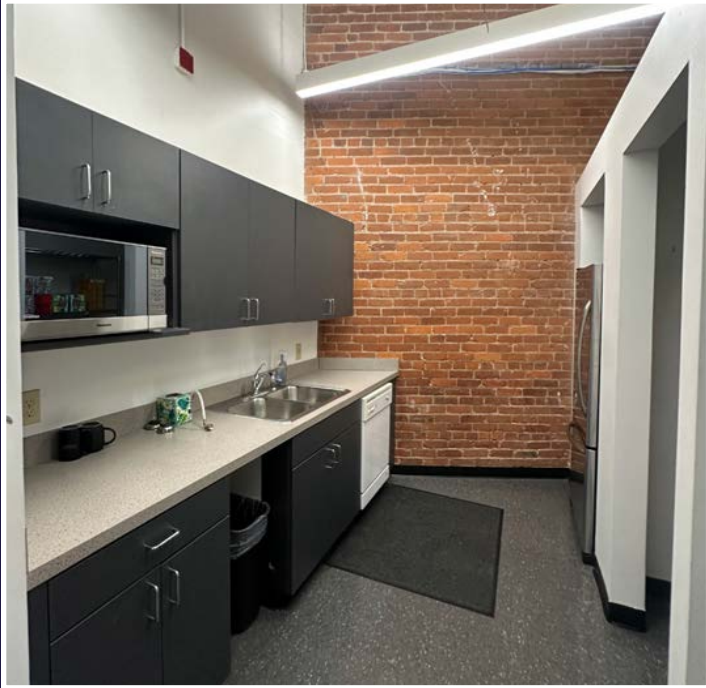
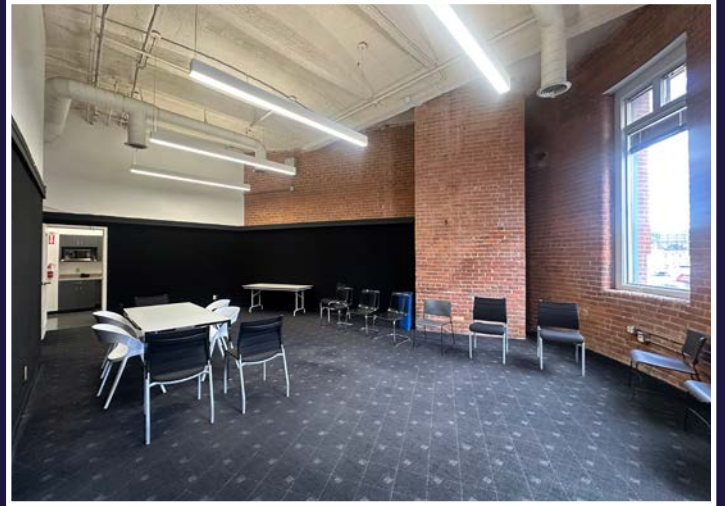
Lease Rate

\$18.95 /RSF MG + utilities & janitorial
- *Ownership would consider a sale*

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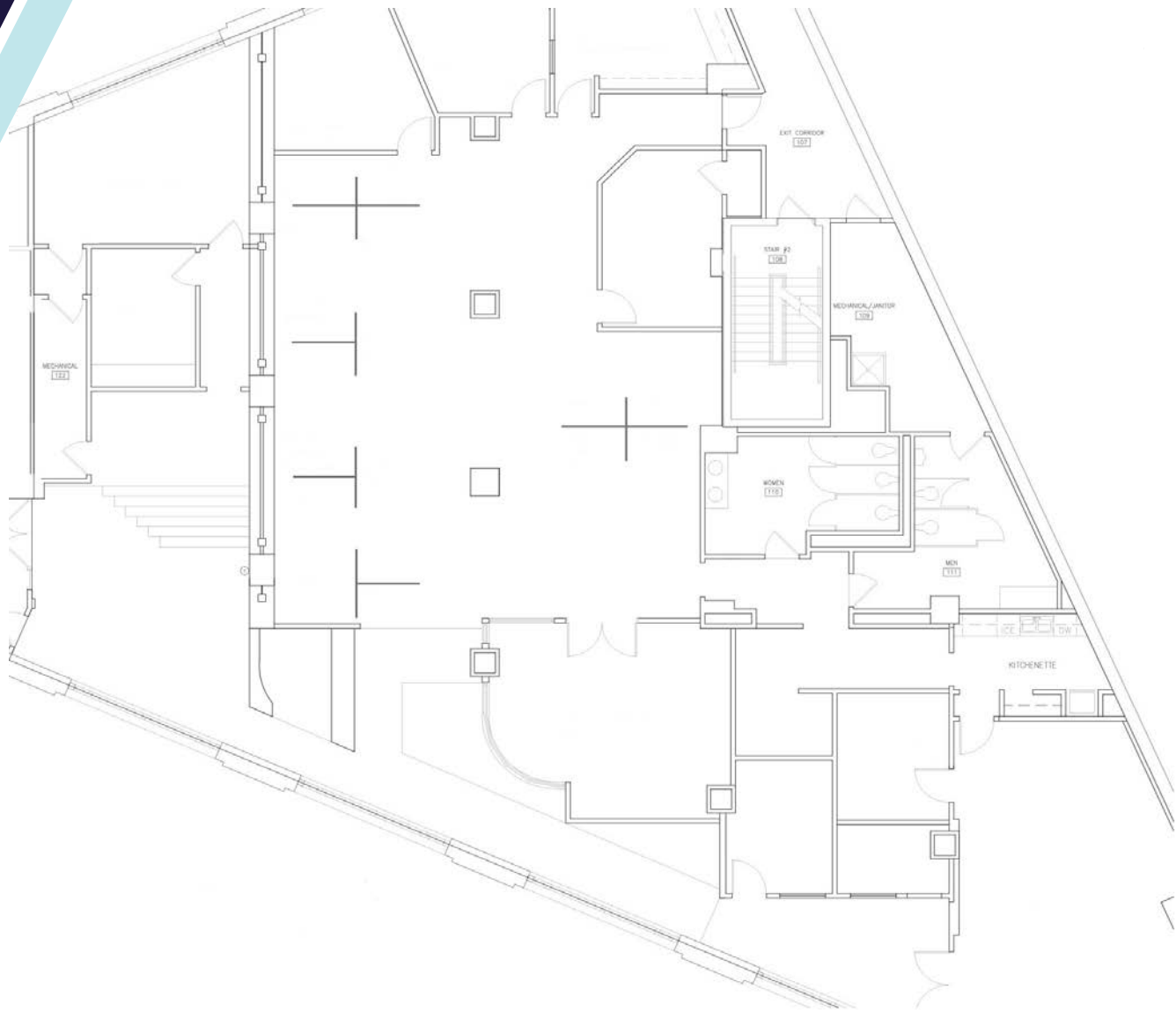


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FLOOR 1

THE FLATIRON BUILDING



6,700 SF AVAILABLE

FLOOR 2

THE FLATIRON BUILDING



7,980 SF AVAILABLE

WHAT'S NEARBY



IN WALKING DISTANCE TO DOWNTOWN'S HOT SPOTS

- FINDLAY MARKET
- COURT STREET PLAZA
- OTR
- FOUNTAIN SQUARE
- PENDLETON
- THE BANKS





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