

CBD	OTR	MIDTOWN	BLUE ASH/ KENWOOD	MASON	TRI-COUNTY/ WEST CHESTER	EAST	DAYTON	NORTHERN KY	LAND		
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	US BANK TOWER 425 Walnut Street Cincinnati, OH 45202		562,198	338,595	1,195	110,514	\$22.00 FSG			• 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
	SAWYER POINT BUILDING 720 E. Pete Rose Way Cincinnati, OH 45202		182,721	63,321	6,786	33,476	\$13.95 Net	\$10.42		• New Fitness Center with lockers and showers • Rooftop Terrace & Activity Space • Free visitor parking • Directly across from Sawyer Point Park & Yeatman's Cove Park	Joe Janszen +1 513 49 3011
	<i>Creative Space</i> SHILLITO CENTER 110 Shillito Place Cincinnati, OH 45202		50,519	50,519	7,216	50,519	\$17.95 Gross	+ Utilities		• 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
	30W3 30 W. Third Street Cincinnati, OH 45202		34,388	30,769	1,660	10,860	\$11.95 MG	+ Electric & Janitorial	Call to Discuss!	• 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
	655 PLUM 655 Plum Street Cincinnati, OH 45202		67,500	30,000	30,000	30,000	\$18.95 FSG			• 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
	<i>Creative Space</i> 302 WEST THIRD 302 W. Third Street Cincinnati, OH 45202		176,971	28,215	4,938	28,215	\$21.00 Gross	+ Electric		• Rooftop deck • Abundance of natural light • Renovated lobby + coffee bar • The Quad amenity center • Direct entrance & branding opportunity!	Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	250 W COURT 250 W Court Street Cincinnati, OH 45202		100,000	24,738	5,515	19,223	\$14.50 Net	\$8.62 + Electric		• 3/1,000 FREE parking • Common conference center • Walkable to OTR and Court Street amenities	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028

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	125 EAST COURT 125 E. Court Street Cincinnati, OH 45202		98,568	24,561	2,398	12,676	\$16.95 FSG			• 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
				5TH FLOOR LIMITED TIME OPPORTUNITY!			\$14.95 FSG				
	700 WALNUT 700 Walnut Street Cincinnati, OH 45202		88,086	22,410	4,965	10,288	\$18.00 FSG	Included		• 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
	New Listing! THE FLATIRON BUILDING 401 E. Court Street Cincinnati, OH 45202		46,287	14,680	6,700	14,680	\$18.95 MG	+ Utilities & Janitorial	Call to Discuss!	• Modern loft-style design • Exceptional natural light • High-visibility corner • Fully ADA accessible • On-site management	Joe Janszen +1 513 549 3011 Digger Daley +1 513 763 3028
	308 E. 8TH STREET Cincinnati, OH 45202		34,938	8,495	3,985	4,600	\$17.95 FSG	Included		• 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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	<i>For Sale</i> 15 E. 14TH STREET Cincinnati, OH 45202		65,219	65,219	65,219	65,219			\$9,300,000	- Office and event space across 4 floors - Newly constructed in 2017 remains in pristine condition with furniture, IT and A/V infrastructure included in sale		Joe Janszen +1 513 549 3011

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	3090 EXPLORATION 3090 Exploration Ave. Cincinnati, OH 45206		180,000	116,231	8,000	116,231	\$20.95 NNN	\$12.00		• 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
	THE BALDWIN OFFICES 625 Eden Park Drive Cincinnati, OH 45202		209,894	40,760	1,128	15,160	\$15.75 Net	\$12.51		• 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
	4411 BUILDING 4411 Montgomery Road Cincinnati, OH 45212		60,000	28,533	1,022	20,000	\$15.00 MG	Tenant pays janitorial and separate metered electric		• 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
	CORNERSTONE I 4030 Smith Road Norwood, OH 45209		123,736	21,154	2,635	9,431	\$18.95 NNN	\$12.15		• 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	13,756	1,894	9,602	\$18.95 NNN	\$12.10		• 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
	CENTRAL PARKE FLEX II 2300 Wall Street Norwood, OH 45212		72,825	19,726	1,053	16,034	\$13.00 Net	\$4.65		• 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
	CENTRAL PARK 4850 Smith Road Cincinnati, OH 45212		60,000	18,500	18,500	18,500	\$13.50 Net	\$4.97	Call to Discuss!	• 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

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	<i>For Sale or Lease</i> 2943 RIVERSIDE DR. Cincinnati, OH 45226		15,000	15,000	15,000	15,000	\$15.00 Net	TBD	\$2,400,000	• Recently renovated historical building • Creative office with open, flexible layouts • 34 surface parking spots with direct building access	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		• 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		• 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
	822 DELTA AVE. Cincinnati, OH 45226		10,938	3,144	1,294	3,144	\$13.45 NNN	+ Janitorial		• 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	80,368	6,217	80,368	\$17.75 Net	\$8.38		• Entire building available! • Abundant on-site parking • State of the art conference center holds 70 people • Renovations 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	40,190	3,012	37,178	\$16.25 Net	\$9.32		• Abundant on-site parking - surface & garage available • State of the art conference center holds 70 people • Renovations 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	72,123	4,085	32,006	\$21.50 Net	\$13.50		• Floor-to-ceiling glass • Garage parking • On-site Class A amenities • 0.75% Earnings Tax	Digger Daley +1 513 763 3028 Joe Janszen +1 513 549 3011
	SUMMIT WOODS I 100 E-Business Way Blue Ash, OH 45241		75,000	7,129	2,004	7,129	\$12.50 Net	\$10.58		• 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	52,393	2,573	29,284	\$13.50 Net	\$9.71		• 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
	LEGACY POINTE 10856 Reed Hartman Hwy Cincinnati, OH 45242		69,856	36,513	7,496	13,885	\$14.95 Net	\$10.50		• Move-in condition with high-end finishes • Furniture available • Common cafeteria / lounge and conference facilities • Outdoor patio and large terraces	Digger Daley +1 513 763 3028 Mike Sullivan +1 513 421 4884
	8044 8044 Montgomery Road Cincinnati, OH 45236		405,000	32,914	1,505	8,109	\$21.95 - \$22.95 Net	\$12.14		• On-site deli, ATM and men’s hair salon • Free covered parking for employees • Valet parking for guests • Under new management	Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028

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	KENWOOD CORPORATE CENTER 9395 Kenwood Road Blue Ash, OH 45242		34,052	24,273	2,500	18,144		\$14.00 Net	\$8.00 (est.)		• Monument signage • Opportunity for prominent building signage • 5/1,000 parking ratio • Directly off Ronald Regan Highway		Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	CORPORATE PARK 8150-8180 Corporate Park Drive Blue Ash, OH 45242		136,000	22,714	1,850	7,873		\$15.75 MG	+ Electric		• No earnings tax • Immediate I-275 access • Free parking		Digger Daley +1 513 763 3028 Scott Abernethy +1 513 763 3013
	KEMPER POINTE 7870 E. Kemper Road Cincinnati, OH 45249		100,000	15,149	15,149	15,149		\$14.00 Net	\$10.41		• 0% earnings tax • Park-like setting • 60-person common conference room • Building signage available		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	8250 KENWOOD CROSSING WAY Cincinnati, OH 45236		44,963	11,500	2,525	11,500		\$22.00 Net	\$13.55		• Class A medical office space • Monument signage available • Garage parking - 4.2/1000 • Easy access to I-71 and Ronald Reagan Highway		Digger Daley +1 513 763 3028
	<i>For Sublease</i> 4705 LAKE FOREST DRIVE Blue Ash, OH 45242		10,200	10,200	10,200	10,200		\$18.95 MG	+ Janitorial & Utilities		• Move-in ready with furniture available • Pylon sign at parking entrance • Abundant parking with direct building access • Master lease expires 01/31/ 2028		Scott Abernethy +1 513 763 3013 Joe Janszen +1 513 549 3011
	<i>For Sublease</i> WESTLAKE CENTER 4555 Lake Forest Drive Blue Ash, OH 45242		188,431	4,571	4,571	4,571		\$20.00 FSG	Included		• Furniture can be made available • Tenant lounge with pop-up lunch service • On-site fitness center open 24/7 • Master lease expires 01/31/ 2029		Digger Daley +1 513 763 3028
	<i>For Sublease</i> TOWER OF BLUE ASH 9545 Kenwood Road Blue Ash, OH 45242		32,984	3,849	3,849	3,849		\$17.00 FSG	Included		• Located in downtown Blue Ash • Easy access to I-71 and Ronald Regan Hwy • All existing furniture & equipment can be included • Master lease expires 06/30/2028		Scott Abernethy +1 513 763 3013

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	4680 PARKWAY DRIVE Mason, OH 45040		128,490	34,709	1,850	24,537	\$13.25 Net	\$10.25		• 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	27,875	2,565	14,910	\$13.25 Net	\$10.34		• 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
	VILLAGE SQUARE I & II 5939 Deerfield Boulevard Mason, OH 45040		71,926	9,049	1,419	7,900	\$16.50 Net	\$9.40 + Electric & Janitorial		• 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	23,154	356	3,678	\$14.75 Gross			• 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	12,179	1,281	5,116	\$9.00 Net	\$9.50		• 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

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	7000 MIDLAND BLVD. Amelia, OH 45102		169,000	169,000	33,581	204,000	\$22.00 FSG	Included		• Unmatched Amenities: Conference Center, Fitness Center, Full Cafeteria & Marketplace, Outdoor Seating Areas & Walking Paths • Existing furniture and equipment available on most of the floors		Scott Abernethy +1 513 763 3013 Digger Daley +1 513 763 3028
	<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		• Move-in ready Class A space available immediately • Excellent highway visibility & access to I-275 via SR 32 • 5/1,000 parking ratio • Master lease expires 12/31/2027		Digger Daley +1 513 763 3028 Jordan Weidner +1 513 763 3058

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	<i>For Sublease</i> AUSTIN LANDING 10170 Penny Lane Miamisburg, OH 45342		39,000	13,000	13,000	13,000	\$24.00 FSG	Included		• Located at Austin Landing, the “go-to” hub for amenities in the Cin-Day corridor • 7.6/1,000 SF parking ratio • Building signage available • Master lease expires 04/30/2029	Digger Daley +1 513 763 3028 Jordan Weidner +1 513 763 3058	

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	<i>Rate Reduced!</i> NEWPORT ON THE LEVEE 1 Levee Way Newport, KY 41071		302,027	40,896	2,307	16,508	\$22.95 FSG	Included		- 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	17,794	1,610	10,350	\$23.95 FSG	Included		- 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
	<i>For Sublease</i> 4123 OLYMPIC BLVD. Erlanger, KY 41018		31,781	14,994	14,994	14,994	\$19.75 FSG	Included		- 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
	PARK 75 - BUILDING C 250 Grandview Dr. Fort Mitchell, KY 41017		93,749	10,017	2,037	7,194	\$12.95 NNN	\$8.35 + Janitorial		- 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>Rate Reduced!</i> <i>For Sublease</i> RIVERCENTER I 50 E. RiverCenter Blvd. Covington, KY 41011		301,981	8,872	8,872	8,872	\$19.45 FSG	Included		- 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
	KINGSGATE CROSSING 6159 First Financial Dr. Burlington, KY 41005		22,735	7,435	2,394	5,041	\$19.95 MG			- 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>For Sale</i> 211 GARRARD STREET Covington, KY 41011		5,870	5,870	5,870	5,870			\$1,095,000	3-story building - Located in Covington's iconic Licking Riverside Historic District - Private parking lot with 20 spaces - Built in 1860 and updated in 2006	Joe Janszen +1 513 549 3011

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	WRIGHT'S SUMMIT II 809 Wright's Summit Parkway Fort Mitchell, KY 41011		38,411	2,870	2,870	2,870	\$18.50 MG	+ Electric		• 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

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	<i>For Sale</i> I-75 @ BETHANY RD. Liberty Twp, OH 45044			13.067 Acres					\$350,000/ Acre	• 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 DRIVE Middletown, OH 45005			3.19 Acres					\$2,800,000	• Zoned BC-I, Business Center Interchange • Full I-75 interchange • I-75 exposure			Digger Daley +1 513 763 3028
	<i>For Sale</i> COMMONS AT LANDEN 8153 & 8205 Corporate Way Mason, OH 45040			1.850 Acres					\$250,000/ Acre	• 148' of I-71 frontage • Zoned for office • All utilities on site			Rob Murphy +1 513 763 3033
												Digger Daley +1 513 763 3028	
												Scott Abernethy +1 513 763 3013	