



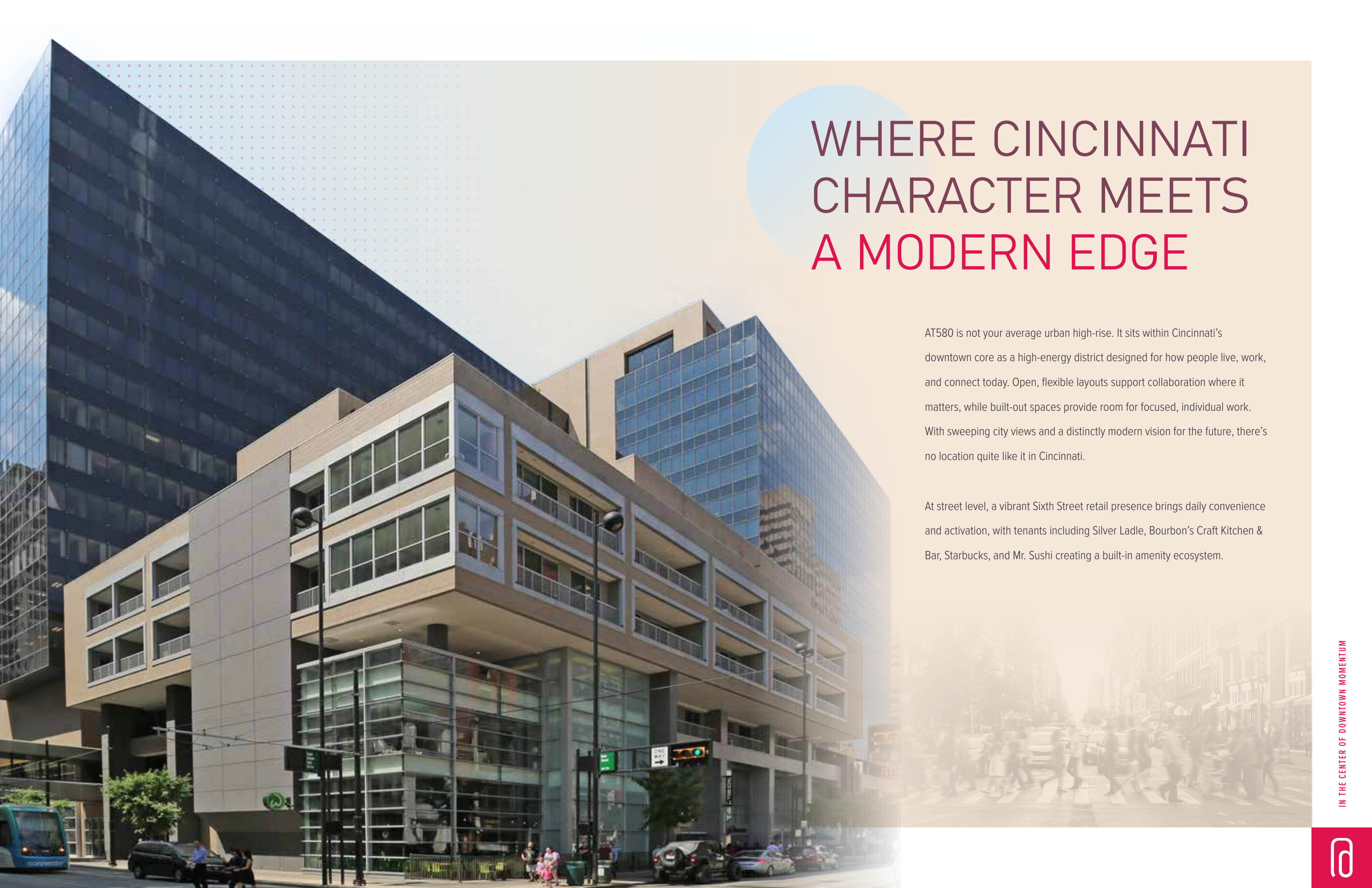
AT 580

IN THE CENTER OF DOWNTOWN MOMENTUM

580 WALNUT ST, CINCINNATI, OH 45202



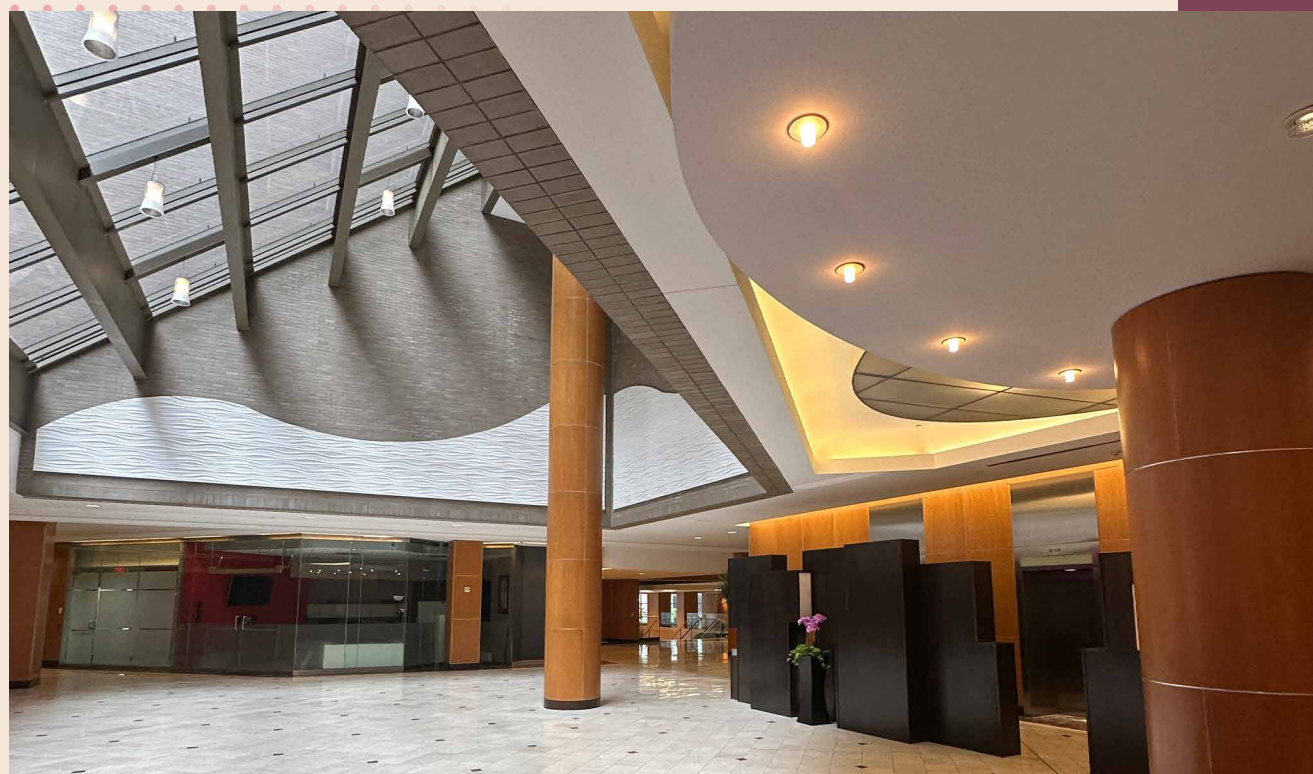
CUSHMAN &
WAKEFIELD



WHERE CINCINNATI CHARACTER MEETS A MODERN EDGE

AT580 is not your average urban high-rise. It sits within Cincinnati's downtown core as a high-energy district designed for how people live, work, and connect today. Open, flexible layouts support collaboration where it matters, while built-out spaces provide room for focused, individual work. With sweeping city views and a distinctly modern vision for the future, there's no location quite like it in Cincinnati.

At street level, a vibrant Sixth Street retail presence brings daily convenience and activation, with tenants including Silver Ladle, Bourbon's Craft Kitchen & Bar, Starbucks, and Mr. Sushi creating a built-in amenity ecosystem.



STACKED FOR GROWTH

AT580 presents a rare opportunity to secure full-floor and multi-floor office options within a connected downtown asset. Flexible floorplates support a range of tenant needs, from growing teams to established users seeking scale and efficiency. Positioned in one of Cincinnati's most active urban corridors, the building offers presence, adaptability, and long-term potential in a single address.

LEASE RATE:
\$23.95 PER RSF, FULL-SERVICE GROSS

AVAILABILITIES

Office Space

Floor 6 - 32,630 SF
Floor 5 - 32,630 SF
Floor 4 - 32,630 SF
Floor 3 - 32,630 SF
Floor 2 - 32,630 SF
Floor 1 - 32,630 SF

Plaza (Skywalk)

Floor 2 - 15,665 SF
(Contiguous)

Street Level

Suite 90 - 8,065 SF

Parking Garage

Daily, reserved & unreserved spaces at market rate

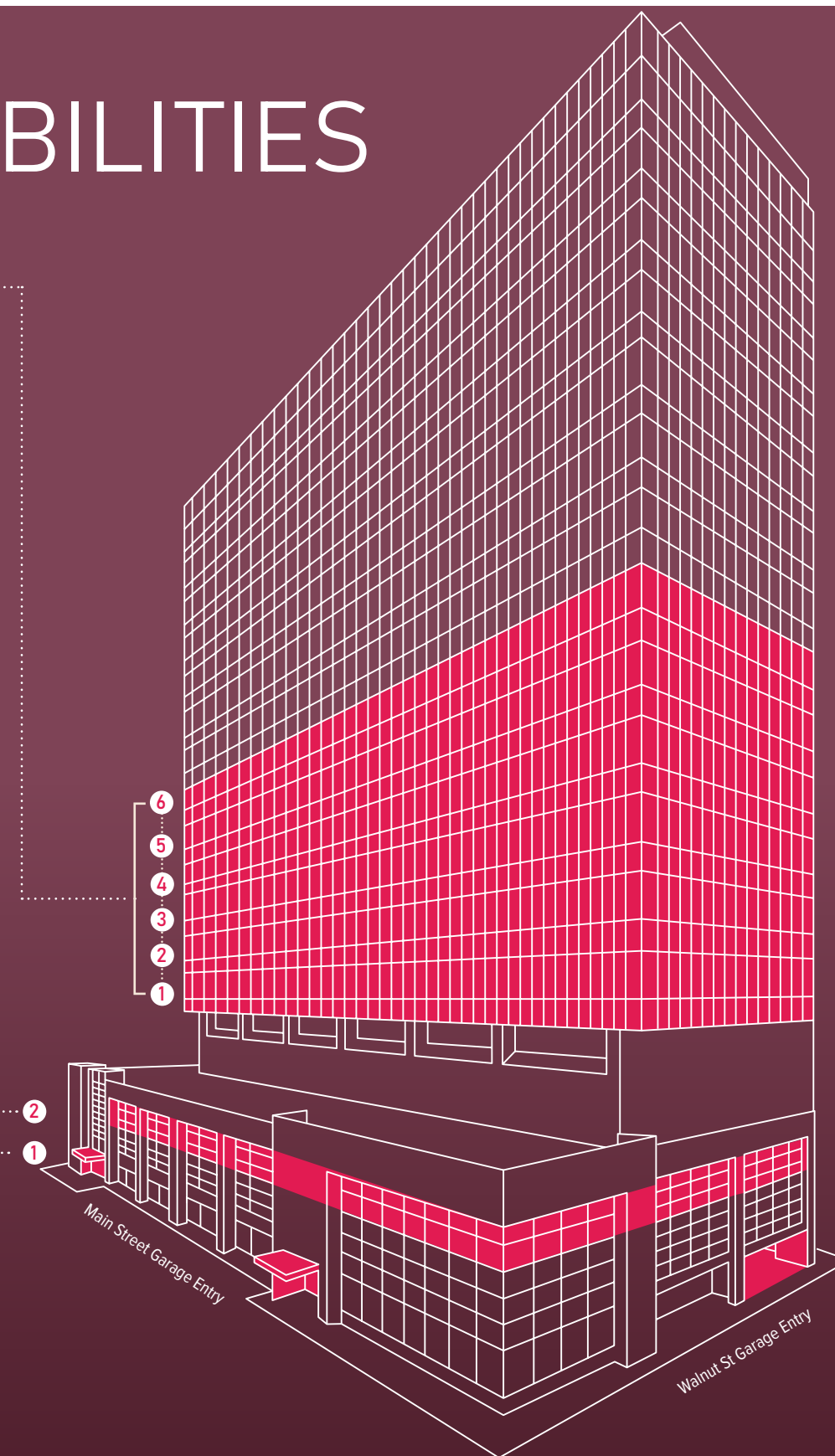
409 total spaces

58 reserved on level A

6 handicap throughout the facility

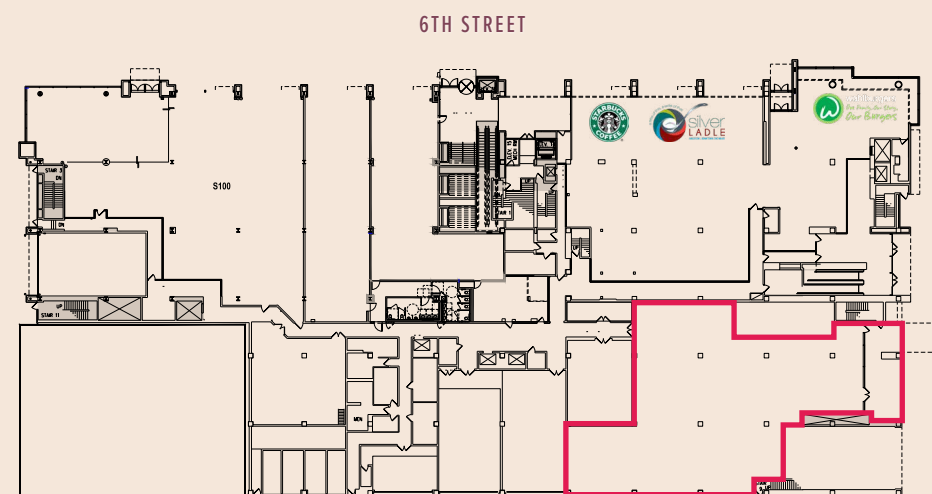
179 optional for residential per

Free EV charging on level A on a first come first serve basis, 4 total EV spaces

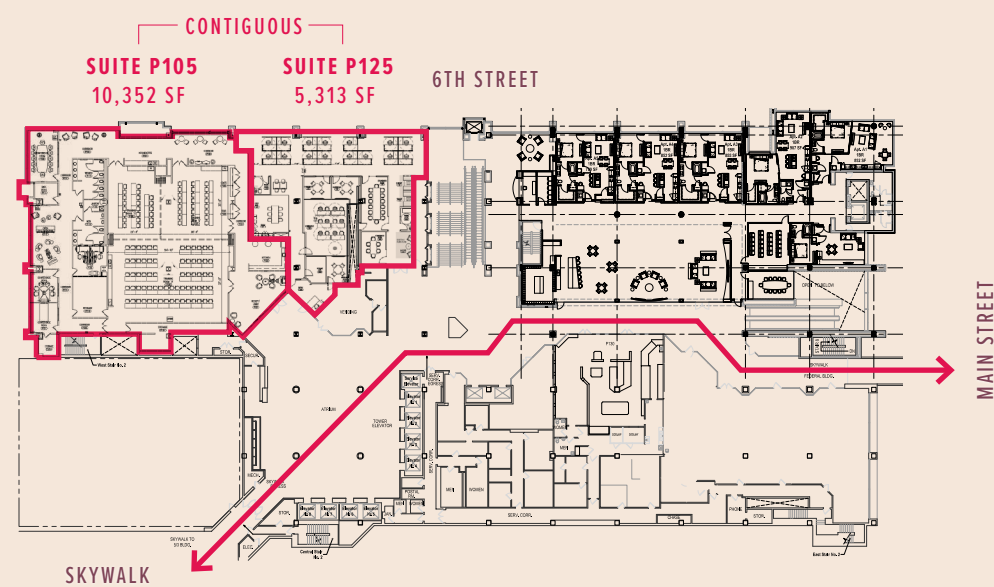


AVAILABILITIES

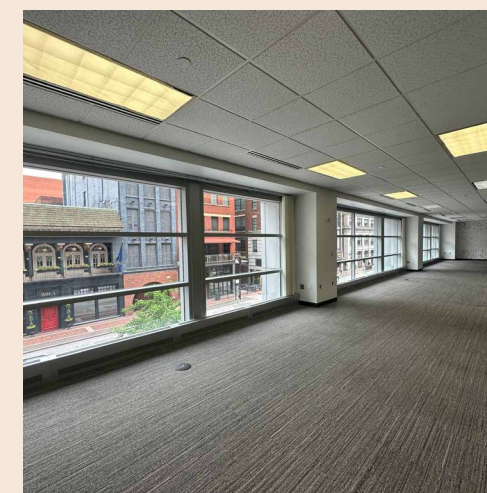
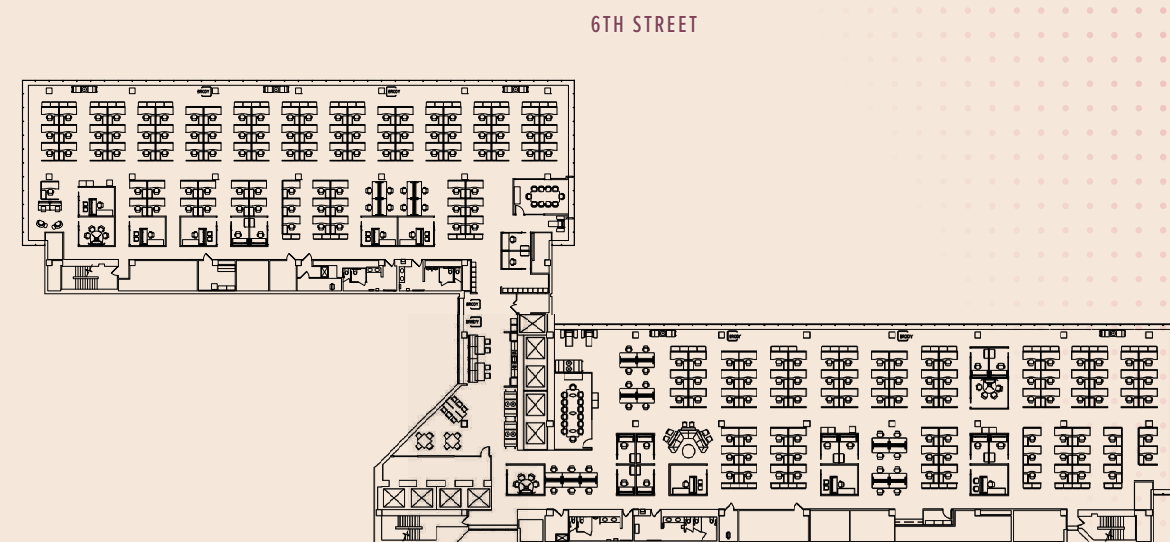
SUITE 90 8,065 SF
Street Level



2ND FLOOR 15,665 SF
Plaza (Skywalk)



1ST - 6TH FLOOR 32,630 SF
(Per Floor)



A FULL DAY IN EVERY DIRECTION

AT580 is surrounded by a vibrant mix of dining, entertainment, retail, and lifestyle destinations within Cincinnati's urban core. From local restaurants and nightlife to nearby parks, shopping, and cultural venues, the neighborhood delivers a fully walkable experience with abundant nearby parking options. Every part of the day—from coffee to client meetings to after-work engagement—lives just steps from the building.

Dining

32+

Shopping

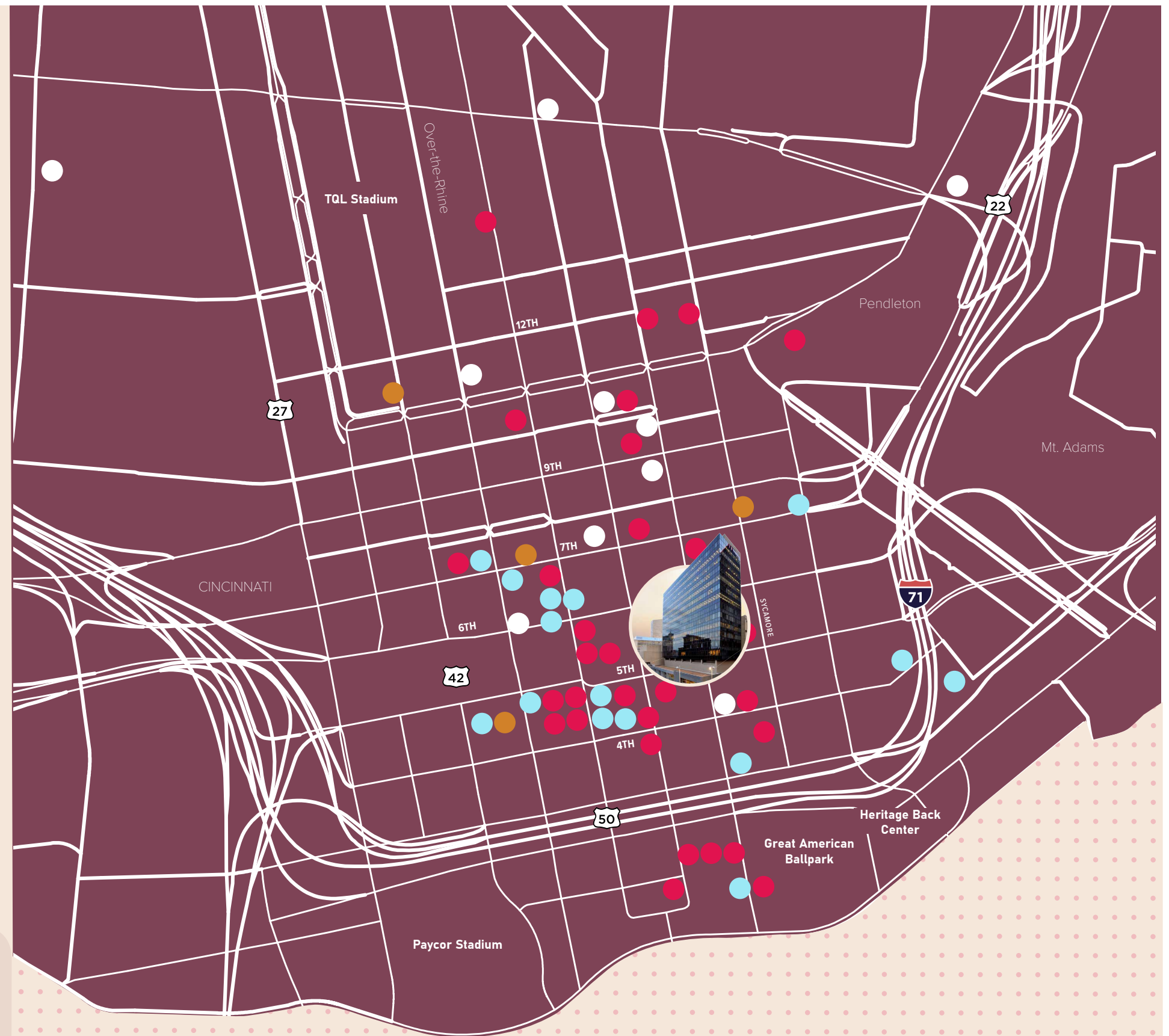
10+

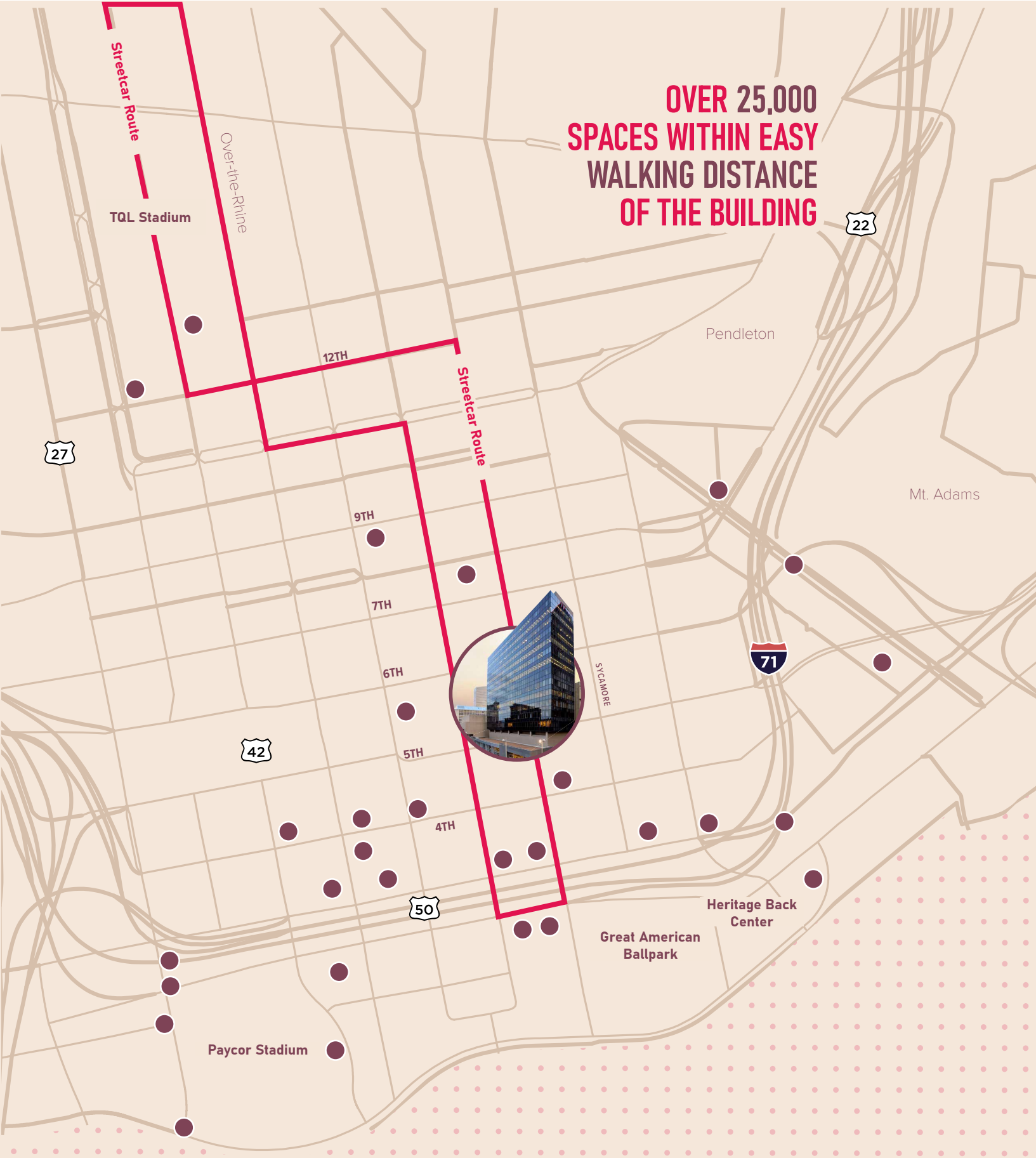
Hotels

16+

Fitness

5+





AMPLE PARKING IN THE AREA

AT580 sits at the heart of an extensive parking network, with more than 33 garages and surface lots throughout Cincinnati's urban core—offering over 25,000 spaces within easy walking distance of the building. From premier covered options like Queen City Square, Tower Place, and the 580 Building's own garage to nearby lots along the riverfront and Pete Rose Way, tenants and visitors enjoy convenient, flexible parking for every part of the workday. Whether arriving for an early meeting, hosting clients, or staying late for after-work plans, dependable parking is always just steps away.

Parking Spaces 

22+ Garages

11+ Lots





AT 580

For More Information, Please Contact:

DIGGER DALEY

+1 513 763 3028

digger.daley@cushwake.com

JOE JANSZEN

+1 513 549 3011

joe.janszen@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.