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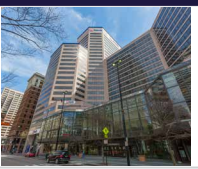
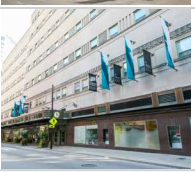
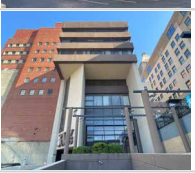
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	**US BANK TOWER** 425 Walnut Street Cincinnati, OH 45202		562,198	338,595	1,195	110,514	$22.00 FSG	Included		• Many on-site amenities and nearby restaurants • On-site parking available • Shared conference room • Centralized location in the heart of the CBD	**Joe Janszen** +1 513 549 3011 **Scott Abernethy** +1 513 763 3013
	**AT580** 580 Walnut Street Cincinnati, OH 45202		522,000	219,510	5,313	195,780	$23.95 FSG	Included		• Located at 6th & Walnut, center of the business district • 410-space parking garage • Full-floor and multi-floor office options • Retail at street level	**Digger Daley** +1 513 763 3028 **Joe Janszen** +1 513 549 3011
	**SAWYER POINT BUILDING** 720 E. Pete Rose Way Cincinnati, OH 45202		182,721	61,926	3,041	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
	*Creative Space* **302 WEST THIRD** 302 W. Third Street Cincinnati, OH 45202		176,971	51,545	4,938	51,545	$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
	*Creative Space* **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
	**250 W COURT** 250 W Court Street Cincinnati, OH 45202		100,000	31,553	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
	**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

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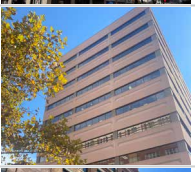
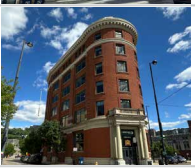
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	**655 PLUM** 655 Plum Street Cincinnati, OH 45202		67,500	30,000	30,000	30,000	$18.95 FSG	Included		• Two story office atop street level office and retail space • Building signage opportunity • On-site parking garage • Easy access to I-75, I-71 & I-471	**Joe Janszen** **+1 513 549 3011** **Digger Daley** +1 513 763 3028
	**35 EAST 7TH** 35 E. 7th Street Cincinnati, OH 45202		119,286	24,955	836	8,123	$13.50 MG	+ Electric ($1.50 /SF)		• On-site management and maintenance services • 24/7 Secure Electronic Access • Shared Building Conference Room (free for Tenants) • Ground floor retail	**Scott Abernethy** +1 513 763 3013 **Joe Janszen** +1 513 549 3011
	**125 EAST COURT** 125 E. Court Street Cincinnati, OH 45202		98,568	24,561	2,398	12,676	$16.95 FSG	Included		• 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 - First Watch, Bortz Jewelers • Private fitness center on 5th floor	**Scott Abernethy** +1 513 763 3013 **Joe Janszen** +1 513 549 3011
	**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
	*For Sale* **19 E. 8TH STREET** Cincinnati, OH 45202		8,700	8,700	8,700	8,700			$1,250,000	• Office/residental building built in 1875 and renovated in 2009 • First LEED Platinum building downtown • Rooftop patio and courtyard • Two-car garage with storage	**Joe Janszen** **+1 513 549 3011**
	*Rate Reduced!* **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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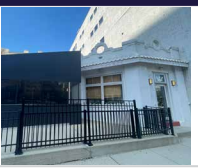
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	*Restaurant/Bar + Enclosed Patio* **326 E. 8TH STREET** Cincinnati, OH 45202		2,100	2,100	2,100	2,100	$23.95 MG	+ Utilities & Janitorial		• Furniture and equipment can be included • Kitchen ready for operation • Surface parking available directly next to the building and additional parking surrounding the area	**Joe Janszen** **+1 513 549 3011**

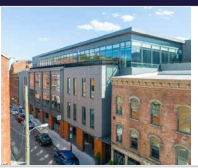
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	*For Sale* **15 E. 14TH STREET** Cincinnati, OH 45202		65,219	65,219	65,219	65,219			$9,300,000	• Office and event space across 4 floors • Newly constructed in 2017 remains in pristine condition with furniture, IT and A/V infrastructure included in 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
	**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	49,283	2,635	37,560	$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
	*Medical Office Space For Sublease* **CORNERSTONE I** 4030 Smith Road Norwood, OH 45209		123,736	4,204	4,204	4,204	$32.00 FSG	Included		• Medical office space available • Garage and surface parking • Fitness center with showers • On-site management • Master lease expires 12/31/2028	**Digger Daley** +1 513 763 3028
	**CORNERSTONE II** 4000 Smith Road Norwood, OH 45209		114,989	27,925	1,576	13,158	$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 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
	**50/50 BUILDING** 5050 Section Avenue Cincinnati, OH 45212		55,788	18,003	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

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	*Price & Rate Reduced!* *For Sale or Lease* **2943 RIVERSIDE DR.** Cincinnati, OH 45226		15,000	15,000	5,000	15,000	$13.75 Net	TBD	$2,100,000	• 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
	**CENTRAL PARKE FLEX II** 2300 Wall Street Norwood, OH 45212		72,825	14,981	4,185	14,981	$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
	*Rate Reduced!* **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
	**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
	*Full Floor Available!* **SUMMIT WOODS II** 300 E-Business Way Blue Ash, OH 45241		150,000	55,517	5,697	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
	*Coming Soon!* **THE RESERVE AT ASPIRE KENWOOD** 7999 Kenwood Road Cincinnati, OH 45236		48,150	48,150	10,143	48,150	$23.00 - $24.00 Net	$13.00		• Construction beginning 08/2026 and completion by end of 2027 • TI to commence Q4 2027 • Access to premium amenities • Complimentary covered parking garage, with ratio up to 5/1,000	**Scott Abernethy** +1 513 763 3013 **Digger Daley** +1 513 763 3028
	**THE KENWOOD COLLECTION** 5905 E. Galbraith Road Cincinnati, OH 45236		292,000	40,117	4,085	18,351	$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
	**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

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	**8044** 8044 Montgomery Road Cincinnati, OH 45236		405,000	28,752	1,505	12,498	$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
	**CORPORATE PARK** 8150-8180 Corporate Park Drive Blue Ash, OH 45242		136,000	16,887	2,121	7,873	$16.00 MG	+ Electric		• No earnings tax • Immediate I-275 access • Free parking	**Digger Daley** +1 513 763 3028 **Scott Abernethy** +1 513 763 3013
	**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
	**KEMPER POINTE** 7870 E. Kemper Road Cincinnati, OH 45249		100,000	10,888	5,000	10,888	$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
	*For Sublease* **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 exisiting 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	40,667	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
	*Rate Reduced!* **VILLAGE SQUARE** 5939 Deerfield Boulevard Mason, OH 45040		48,149	9,049	1,419	39,100	$15.50 Net	$9.40 + Electric & Janitorial		• Mixed use development • Connected to Deerfield Towne Center • Walkable to an abundance of retail • Building & Monument signage • 0% earnings tax	**Digger Daley** +1 513 763 3028 **Scott Abernethy** +1 513 763 3013
	*Medical Office Space For Sublease* **2162 KINGS MILLS RD.** Mason, OH 45040		12,600	6,400	6,400	6,400	$32.00 FSG	Included		• Medical office space available • Monument & building signage available and visible from Kings Mill Road • Master lease expires 03/01/2030	**Digger Daley** +1 513 763 3028

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	**THE SIX (EXECUTIVE PARK)** 4000-4100 Executive Park Drive Cincinnati, OH 45241		191,852	21,879	268	3,678	$15.25 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
	*New Listing!* **10296 SPRINGFIELD PIKE** Cincinnati, OH 45215		43,554	4,130	4,130	4,130	$13.50 MG	+ Utilities & Janitorial		• Suite branding and signage • Locally owned and managed • Great location in Woodlawn with easy access to I-75 • Access to grade level and dock loading	**Digger Daley** +1 513 763 3028 **Scott Abernethy** +1 513 763 3013
	**CENTURY BUSINESS PARK** 11590 Century Boulevard Cincinnati, OH 45246		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	169,000	$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
	*Full Floor Available For Sublease* **IVY POINTE** 4270 Ivy Pointe Blvd. Cincinnati, OH 45245		100,000	25,000	25,000	25,000	$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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	*For Sublease* **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
	*Medical Office For Sale* **24129 PROFESSIONAL PARK DR** Lawrenceburg, IN 47025		14,186	14,186	14,186	14,186			$1,345,000	• Former medical office building • Abundant surface spaces • Building & monument signage available • Excellent connectivity via US 50	**Joe Janszen** +1 513 549 3011 **Matt Boyd** +1 317 686 4989
	*Medical Office For Sale* **107 BRIDGEWAY DR** Aurora, IN 47001		11,328	11,328	11,328	11,328			$1,495,000	• Former medical office building • Shared parking lot • Building signage available • Charming Ohio River community with easy access to the Cincinnati metro area	**Joe Janszen** +1 513 549 3011 **Matt Boyd** +1 317 686 4989

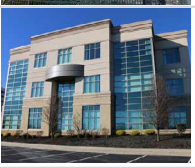
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OFFICE AGENCY LEASING AVAILABILITY

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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
	*Rate Reduced!* **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	22,310	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
	*For Sublease* **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 + Janitoral		• On-site management • On-site bistro café and shared conference room • Tremendous visibility from I-71/I-75	**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
	*Under Contract!* **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
	**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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	*For Sale* **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
	*Price Reduced!* *For Sale* **I-75 @ COMMERCE DRIVE** Middletown, OH 45005			3.19 Acres					$2,200,000	• 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
	*For Sale* **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	**Digger Daley** +1 513 763 3028 **Scott Abernethy** +1 513 763 3013