



Cincinnati Market

OFFICE LISTING REPORT

MAY 2023

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MAY 2023

DOWNTOWN CINCINNATI



8 E 4th Street

8 E 4th Street
Cincinnati, OH 45202

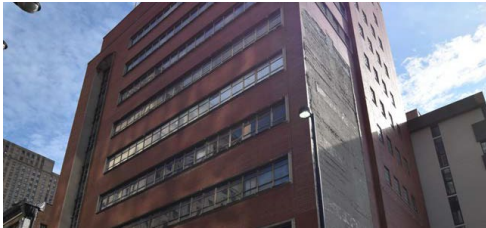
FOR LEASE

3,919-9,199 SF
3rd floor- \$18.75 PSF / Year (MG)

- 2ND Floor- 5,280 SF
- 3RD Floor- 3,919 SF
- Divisible by floor
- Floor-to-ceiling windows allow ample natural light
- Building signage available
- Opportunity to join Sleepy Bee Café
Located near prime downtown corner of 4th & Vine Streets in the heart of the Central Business District

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



310 Race Street

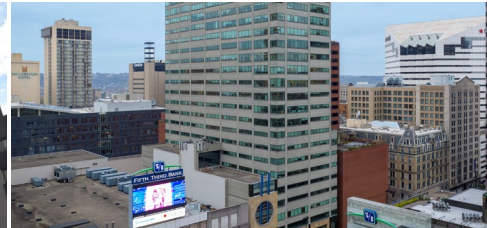
310 Race Street
Cincinnati, OH 45202

FOR SALE

110,000 SF
\$4,200,000

- Office Building for sale at 310 Race Street:
- Approx. 9,800 SF per floor
- Adjacent 30-car surface parking lot
- Includes 2 freight elevators, 2 passenger elevators
- Redevelopment opportunity
- Eligible for historic tax credits
- Conversion opportunities for residential, hotel, or office

William Schneller
513.588.1108



Huntington Center

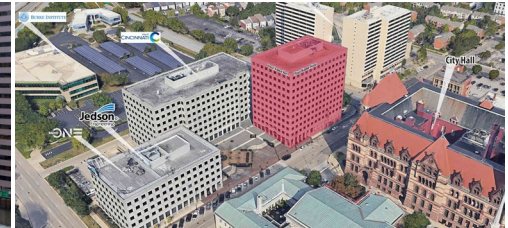
525 Vine Street
Cincinnati, OH 45202

FOR LEASE

4,000-5,000 SF
\$16.00-18.00 PSF /Year (Full Service)

- Great views of downtown and an abundance of natural light, suite 1200
- Open floorplan with existing workstations
- Huddle room and large conference room
- Building undergoing numerous upgrades in lobby area
- Furniture/Workstations included
- Sublease expires 5/31/2028

William Schneller
513.588.1108



Centennial Plaza III

895 Central Avenue
Cincinnati, OH 45202

FOR LEASE

649-60,000 SF
\$17.50 PSF /Year (Full Service)

- Walking distance to FC Cincinnati West End Stadium and City Hall
- Garage parking within close proximity for all employees
- Free visitor parking
- Campus setting in downtown Cincinnati
- Building conference center
- Nearby restaurants

Dan McDonald
513.588.1113

William Schneller
513.588.1108

MAY 2023

COLUMBIA TUSCULUM / HYDE PARK



Columbia Square

3505 Columbia Parkway
Cincinnati, OH 45226

FOR LEASE

6,724 SF
\$28.00 PSF / Month (NNN)

- Class A Office Building
- Prime visibility on Columbia Parkway
- Free parking
- Minutes from downtown
- Numerous walkable amenities
- High end finishes with impressive glass line
- Impressive space sure to improve company culture

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



Hyde Park Center

2727 Madison Road
Cincinnati, OH 45209

FOR LEASE

3,500-21,200 SF
\$15.00-19.00 PSF / Year (Full Service)

- Outstanding, highly visible, Class B Office Space available in coveted, high-demand I-71 Corridor Office Market
- Located on the corner of Madison and Edwards Roads, the available space offers amazing access to the ever-popular Rookwood Commons & Pavillion, also a short drive to both Oakley & Hyde Park Squares.

Mark Freiberg, CCIM
513.588.1137



3330 Erie Avenue

3330 Erie Avenue
Cincinnati, OH 45208

FOR LEASE

1,000 SF
\$1,541.67 / Month (MG)

- Located on Erie Avenue in Hyde Park, this is a two-level office building, with 21,000 square feet. Property has off street parking and signage on Erie Avenue.

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

MAY 2023

SHARONVILLE / MONTGOMERY / BLUE ASH



10547 Montgomery Road

10547 Montgomery Road
Montgomery, OH 45242

FOR LEASE

Up to 6,900 SF
Call for Details

- Located across from Bethesda North Medical Complex
- Next to Mayfair of Montgomery Apartments
- Ample Off-Street Parking

Mark Freiberg, CCIM
513.588.1137



11250 Lebanon Road

11250 Lebanon Road
Sharonville, OH 45241

FOR SALE

8,416 SF | 0.74 Acres
\$640,000

- Well maintained office building that has been newly remodeled with beautiful interior finishes. Great location with high day and evening demographics!

Mark Freiberg, CCIM
513.588.1137



11126 Kenwood Road

11126 Kenwood Road
Cincinnati, OH 45242

FOR LEASE

4,400 SF
\$15.50 PSF (MG)

- New fiber optics throughout
- Signage available
- Excellent location in Blue Ash
- Proximity to I-275, I-71, and I-75

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115

MAY 2023

READING / KENWOOD / BEECHMONT



Kenwood Exchange

8154 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

3,000-4,360 SF
\$18.50-32.00 PSF / Year (NNN; MG)

- Retail space for sale off Montgomery Road
- Office space available on 2nd floor at the back of the building

Dan McDonald

513.588.1113

Stewart Devitt

513.588.1115



509 Ohio Pike

509 Ohio Pike
Cincinnati, OH 45255

FOR LEASE

Up to 16,000 SF
Lease Rate TBD

- Build to Suit Medical up to 16,000 SF
- 8,000 SF footprint, 2 stories
- Single tenant or multi tenant
- Flexible, state of the art design
- Directly across from Home Depot on Independence Drive
- Property is just a quarter mile west of the I-275/Ohio Pike Interchange
- In close proximity to many local traffic drivers including

Chris Nachtrab

513.588.1841

John Thompson

513.588.1842

MAY 2023

MILFORD / LOVELAND



400 Techne Center Dr- Park 50

400 Techne Center Drive
Milford, OH 45150

FOR LEASE

812-7,973 SF
\$11.45 PSF / Year Full Service

- "The" Class A Building at Park 50
- 0% Earnings Tax - Miami Township
- On-Site Property Mgmt / Maintenance
- Executive Offices with Full-Height Glass Windows
- Outstanding Views
- Ample Parking
- Wide Variety of Nearby Amenities
- Convenient to I-275, I-71, and I-75
- 30 Minutes to CVG Intl. Airport

Mark Freiberg, CCIM
513.588.1137



Milford Park at Park 50

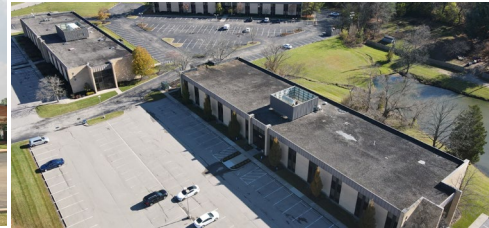
50 W Techne Center Drive
Milford, OH 45150

FOR LEASE

3,950-9,900 SF
\$6.95 PSF / Year (NNN)

- 0% Earnings Tax - Miami Township
- Professional Campus Setting
- Convenient Parking at Your Front Door (Private Entrance)
- On-Site Property Management and Maintenance
- Wide Variety of Nearby Amenities
- Signage Available
- Just minutes to I-275, I-71, and I-75
- 30 Minutes from CVG Intl. Airport

Mark Freiberg, CCIM
513.588.1137



100-300 Techne Center Drive

100-300 Techne Center Drive
Milford, OH 45150

FOR SALE

85,692 SF | 13.37 Acres
\$3,250,000

- Flex Space
- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



Brown's Crossing

203 W Loveland Avenue
Loveland, OH 45140

FOR LEASE

4,446 SF
\$22.00 PSF / Year (MG)

- 4,446 SF Available for Lease

TC Bartoszek
513.588.1840

MAY 2023

MIDDLETOWN / MIAMISBURG / ILLINOIS



East Pointe 200

3420 Atrium Boulevard
Middletown, OH 45005

FOR LEASE

3,864 SF
\$14.50 PSF / Year (NNN)

- ONLY ONE SPACE LEFT!
- Located in Middletown's East End/Renaissance District.
- Offers excellent visibility and access to numerous amenities
- Ample parking ratio of 4.62/1,000
- LEED Certified Gold; awarded an Energy Star label in 2012
- Steel/brick construction with generous window lines.

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



5520 Cheviot Road

5520 Cheviot Road
Cincinnati, OH 45247

FOR SALE

27,893 SF
Subject to Offer

- Tenant Davita Dialysis new 10-year extension 09/01/2022
- Extensive renovations and updates in 2017
- Exam rooms, pharmacy, labs, research offices, open treatment areas

Gary Fisher
513.588.1125



Newmark Center

3385 Newmark Drive
Miamisburg, OH 45342

FOR SALE

68,000 SF | 6.78 Acres
\$7,412,000

- Plug'n'Play Call Center/Back Office Space
- Oversized 6.78 Acre Lot and Ample Parking
- Large windows with 10' ceilings
- Professional Office Finishes
- Excellent visibility from Newmark Drive

George Stinson
513.588.1136



1755 Park Street

1755 Park Street
Naperville, Illinois 60563

INVESTMENT SALE

39,520 SF | 2.07 Acres
Call for Details

- Multi-tenant office building- 93% occupied
- Renovated in 2022
- Strong demographic area
- Located in opportunity zone
- Located near several traffic drivers

Matthew Johnson
513.588.1844

Gage Wiethorn
513.588.1139

Courtney Champa
513.588.1134