



Cincinnati Market

OFFICE LISTING REPORT

JANUARY 2025

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CBD / BEECHMONT



Centennial Plaza III

895 Central Avenue
Cincinnati, OH 45202

FOR LEASE

58,369 SF
\$16.95 PSF (Modified Gross)

- *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*

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509 Ohio Pike

509 Ohio Pike
Cincinnati, OH 45255

FOR LEASE

Up to 16,000 SF
Lease Rate TBD

- *Build to Suit Office or Medical*
- *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](#)
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JANUARY 2025

HYDE PARK / O'BRYONVILLE



3330 Erie Avenue

3330 Erie Avenue
Cincinnati, OH 45208

FOR LEASE

1,315 & 1,179 SF
\$2,027.29/Mo | \$1,817.63/Mo (MG)

- Suite 16 - 1,315 SF | \$2,027.29/Month
- Suite 4 - 1,179 SF | \$1,018/Month
- Located on Erie Avenue in Hyde Park, this is a two-level office building. Property has off street parking and signage on Erie Avenue.
- ADA Accessible
- Across from a police station
- At the corner of Tarpis and Erie Avenue

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Former Pack Pharmacy

2112 Madison Road
Cincinnati, OH 45208

FOR SALE

9,120 SF
\$1,495,000

- 1st Floor Retail Store 2,946 SF
- 2nd Floor Office 2,946 SF
- Under the Parking Lot there is 3,228 SF with delivery entrance
- The lot is .49 ac or 21,344 SF consisting of four parcels
- Zoned (CN-M) Commercial Neighborhood- Mixed
- 21 off street parking spaces
- Two curb cuts

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JANUARY 2025

MASON / SHARONVILLE



Kemper Crossing

7363 E Kemper Road
Cincinnati, OH 45249

FOR LEASE

2,394 SF

\$19.40 PSF

(plus, tenant pays utilities & janitorial directly)

- 2,394 SF Available
- Fully furnished
- Spacious office with large kitchenette and private restroom
- Landlord will provide a rent credit for \$350/Month for keeping IT closet in suite
- Surface parking (ratio of 10 : 1,000 SF)

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Fountains of Mason

7288-7312 Central Parke Boulevard
Mason, OH 45040

FOR LEASE

20,733 SF

\$10.50 PSF + NNN

- Walk-up entrances
- Large open floor plans
- Abundance of natural light
- 14' ceiling height
- Monument & building signage available
- Great for office, medical, light assembly and more
- Within minutes from one of Greater Cincinnati's most dense retail areas

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John Hauck Summer Home

12171 Mosteller Road
Cincinnati, OH 45241

FOR SALE

10,000 SF

\$995,000

- The original 10,000 SF John Hauck summer home on 3.4 acres
- Historic Restoration w/central air
- Great Tri-county location
- Rare chance to own an impressive piece of history

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JANUARY 2025

ENENDALE / BLUE ASH



Evendale Health & Office Center

10800 McSwain Drive
Cincinnati, OH 45241

FOR LEASE

1,400 SF
\$10.75 PSF + \$4.00 NNN

- Surrounded by a mix of commercial, healthcare, & residential developments.
- Zoned for business, accommodating office, healthcare, & creative tenants.
- High-visibility location with excellent ingress and egress.
- Numerous amenities nearby
- Quick access to I-275.

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9852 Redhill Drive

9852 Redhill Drive
Blue Ash, OH 45242

FOR LEASE

10,925 SF
\$11.50 PSF + NNN

- \$11.50 PSF NNN (+\$6.50 PSF OPEX Est. - Does not include tenant janitorial)
- Located in the heart of Blue Ash
Ample amenities nearby
- Close proximity to Ronald Reagan Cross County Highway which provides quick access to I-71, I-72, & I-275
- Nice finishes
- Warehouse / Pickle Ball Court

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JANUARY 2025

FAIRFIELD



[4930 Dixie Highway](#)

4930 Dixie Highway
Fairfield, OH 45014

FOR SALE

5,525 SF | 0.47 Acres
\$950,000

- Full access, easy ingress/egress and ±30 parking spaces
- 2-curb cuts on Dixie Hwy & Donald
- Pylon and on-building signs available
- Zoned C-3 Broad range of uses, including medical, auto service, retail, QSR or drive-thru. Auto Sales excluded.

[Gary Fisher](#)

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[6975 Dixie Highway](#)

6975 Dixie Highway
Fairfield, OH 45014

FOR SALE

12,119 SF | 4.01 Acres
\$1,500,000

- 2 Buildings for sale
- 6975 Dixie Highway- 9,900 SF
- 7029 Dixie Highway- 2,219 SF
- Great Signage, Including Pylon Sign on Dixie Highway
- Zoning: C-3 General Businesses
- 384' of Frontage
- High Visibility
- Total Real Estate Tax: \$19,698 / Year

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JANUARY 2025

MIDDLETOWN / MIAMISBURG



[East Pointe 200](#)

3420 Atrium Boulevard
Middletown, OH 45005

FOR LEASE

±3,864 - ±26,191 SF
\$14.50 PSF / Year (NNN)

- *New- Full Floor Available*
- *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.*

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[Newmark Center](#)

3385 Newmark Drive
Miamisburg, OH 45342

FOR SALE OR LEASE

68,000 SF | 6.78 Acres
\$7,412,000 | \$5.00 PSF + NNN

- *New Rental Rate- \$5.00 PSF + NNN*
- *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*

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