



Cincinnati Market

# OFFICE LISTING REPORT

MARCH 2023



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## DOWNTOWN CINCINNATI



### 8 E 4<sup>th</sup> Street

8 E 4<sup>th</sup> Street  
Cincinnati, OH 45202

### FOR LEASE

3,919-9,199 SF  
3<sup>rd</sup> 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

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# MARCH 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

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513.588.1113

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## 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.

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513.588.1113

# MARCH 2023

SHARONVILLE / MONTGOMERY / BLUE ASH



## 10547 Montgomery Road

10547 Montgomery Road  
Montgomery, OH 45242

### FOR SALE

1,450 SF  
\$215,000

- Rare Opportunity to Purchase an Office Condo in North Montgomery
- Handicap Accessible
- Ample parking

Mark Freiberg, CCIM  
513.588.1137



## 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

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513.588.1113

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# MARCH 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



## 500 Ohio Pike

500 Ohio Pike  
Cincinnati, OH 45255

### FOR LEASE

1,200-1,065 SF  
\$15.00 PSF / Year + \$3.88 NNN

- 1,065 SF endcap
- Fully finished-out office space with large common area, 2 private offices, conference room, and restroom
- Retail shopping center on busy Ohio Pike (State Route 125) near Anderson and fast-growing Union Township
- Directly across from Home Depot on Independence Drive

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513.588.1841

John Thompson  
513.588.1842



# MARCH 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

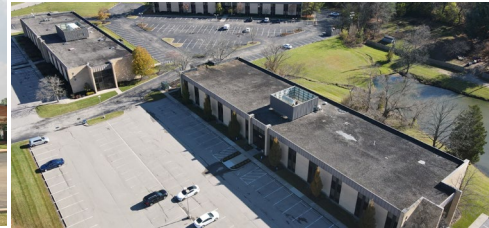
50 W Techne Center Drive  
Milford, OH 45150

### 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

# MARCH 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