



Cincinnati Market

# OFFICE LISTING REPORT

APRIL 2025



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CBD / BEECHMONT / O'BRYONVILLE



## 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

Dan McDonald  
513.588.1113

Katie Crowl  
513.588.1138



## 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  
513.588.1841

John Thompson  
513.588.1842



## 2010 Madison Road

2010 Madison Road  
Cincinnati, OH 45208

### FOR LEASE

745 SF  
\$1,148.54 / Month MG

- Metered On-Street Parking
- Extra Off-Street Parking Lot Available for Fee
- Easy Access to I-71 and Norwood Lateral S.R. 562
- 18,758 VPD on Madison Road
- Very Walkable
- Building Signage

Stewart Devitt  
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Dan McDonald  
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# APRIL 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

12,254 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

[Dan McDonald](#)

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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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# APRIL 2025

EVENDALE / BLUE ASH / FAIRFIELD



## 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.

Dan McDonald  
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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

Dan McDonald  
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## 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  
513.658.3411

# APRIL 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

[Stewart Devitt](#)

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[George Flynn](#)

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# APRIL 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.*

Dan McDonald

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## Newmark Center

3385 Newmark Drive  
Miamisburg, OH 45342

### FOR SALE OR LEASE

68,000 SF | 6.78 Acres  
Call Agent | \$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*

Stewart Devitt

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