



Cincinnati Market

OFFICE LISTING REPORT

OCTOBER 2025

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OCTOBER 2025

CBD / OTR



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



The Mohawk

2145 Central Parkway
Cincinnati, OH 45214

FOR SALE

114,000 SF
Call for Details

- Mixed-use building with retail, office, flex space, parking, & ExecuLoft Apartments
- Prime location near OTR & Downtown
- Walking distance to TQL Stadium, Findlay Market, and Washington Park
- Close proximity to \$671+ Million in planned and in-progress development projects
- Convenient access to I-75 and I-71

[Gary Fisher](#)

513.658.3411

OCTOBER 2025

BEECHMONT / O'BRYONVILLE /
COLUMBIA TUSCULUM



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



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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2112 Madison Road

2112 Madison Road
Cincinnati, OH 45208

FOR LEASE

2,946 SF
\$4,541.75 (\$18.50/SF) MG

- Open floor plan with flexible layout options
- Dedicated private entrance access
- On-site parking: 21 off-street spaces
- Excellent visibility along Madison Rd
- Located in O'Bryonville, minutes from I-71, Hyde Park, and downtown Cincinnati
- Walkable neighborhood with nearby dining, retail, and services

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Columbia Square

3505 Columbia Parkway
Cincinnati, OH 45226

FOR LEASE

8,129 SF
\$31.16 PSF (Full Service Gross)

- Class A Office Building on Columbia Parkway with prime visibility
- Free parking- surface & garage spaces
- Minutes from downtown
- Numerous walkable amenities
- High end finishes with impressive glass line and views of Columbia Parkway & building signage
- Impressive space sure to improve company culture

Dan McDonald
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MASON / SHARONVILLE



Fountains of Mason

7288-7312 Central Parke Boulevard
Mason, OH 45040

FOR LEASE

12,254 SF
\$10.50 PSF + \$3.97 OPEX

- 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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8610 - 8634 Jacquemin Drive

8610 - 8634 Jacquemin Drive
West Chester, OH 45069

FOR LEASE

7,289 SF & 8,495 SF
\$11.50 PSF + \$2.95 PSF NNN

- No Earnings Tax
- Close Access to I-75 & I-275
- (4) EA, Man Doors - Front & Back Access
- Lodging, Retail, & Restaurants
- Free Parking

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[Paul Schmerge](#)
513.305.5690

OCTOBER 2025

EVENDALE / 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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11126 Kenwood Road

11126 Kenwood Road
Blue Ash, OH 45242

FOR LEASE

10,925 SF
\$11.50 PSF + NNN

- Located on the north end of Blue Ash, near the corner of Cornell and Kenwood roads.
- The building offers new fiber optics throughout.
- Building signage opportunity and monument signage available.
- Property is within close proximity to retail, banking and restaurants and within 2 miles of I-275, I-75 and I-71.

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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
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*

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