

NAL Bergman

THE ZUSSMAN BUILDING FOR LEASE

1,000 - 6,776 SF OFFICE

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*Principals with ownership are licensed to practice real estate in Ohio.

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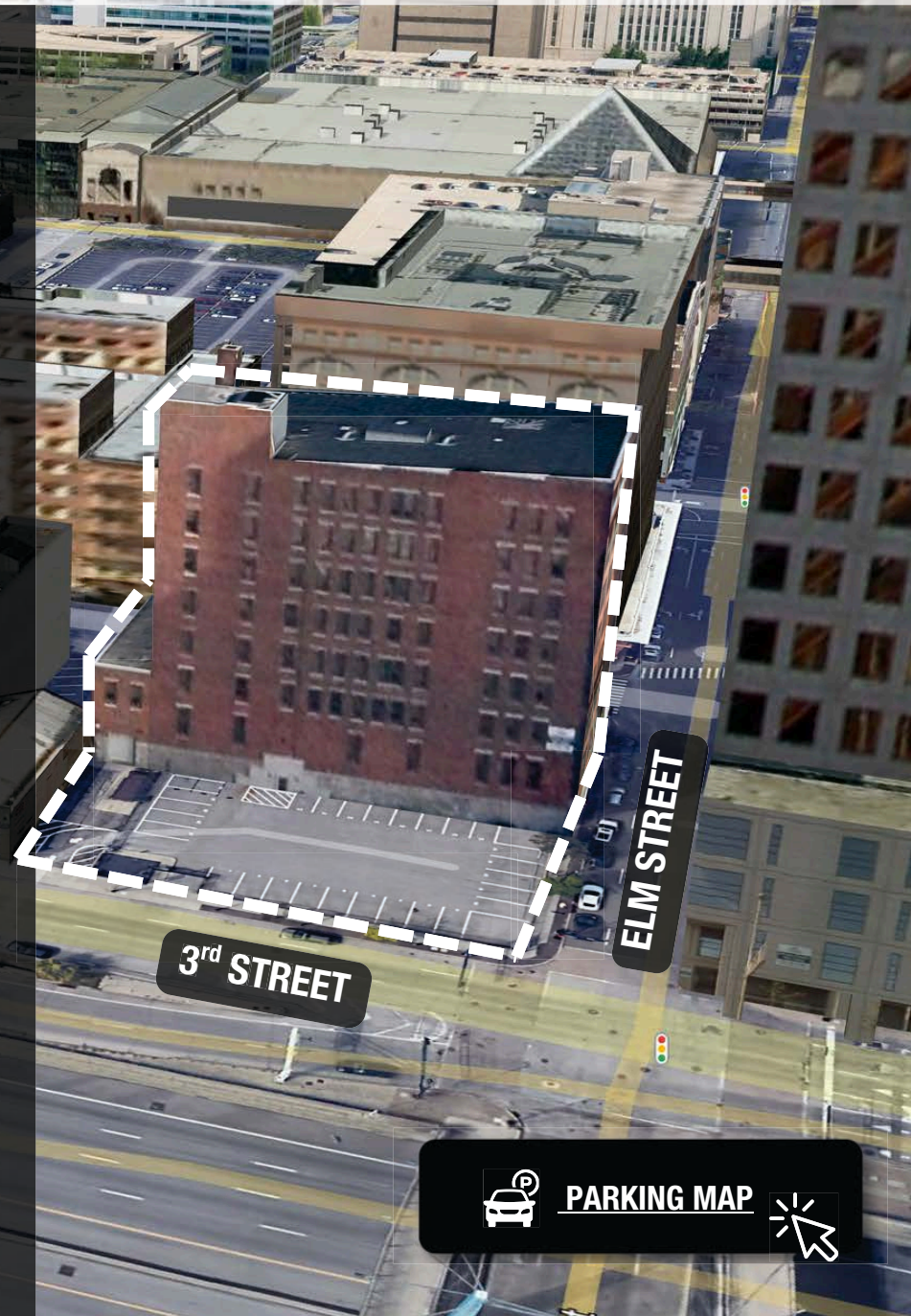
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 bergmancommercial.com

 4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

PROPERTY HIGHLIGHTS

- Located at the front door to downtown (CBD) with outstanding riverfront panoramic views and easy highway access. Base rental rates start at \$19.95/rsf gross.
- Highly visible and accessible office building at the corner of 3rd and Elm Street.
- Walking distance to restaurants, Fountain Square, hotels, apartments, The Banks, Paycor Stadium, Icon Music Center, and Great American Ball Park.
- 7 story, 90,126 sf office building.
- Floorplates of approximately 11,163 +/- sf.
- Newly renovated lobby and common area.
- 1,000 - 6,776 SF +/- available for lease. Spaces include creative design and traditional office suites.





RECENTLY UPDATED LOBBY

Property Information

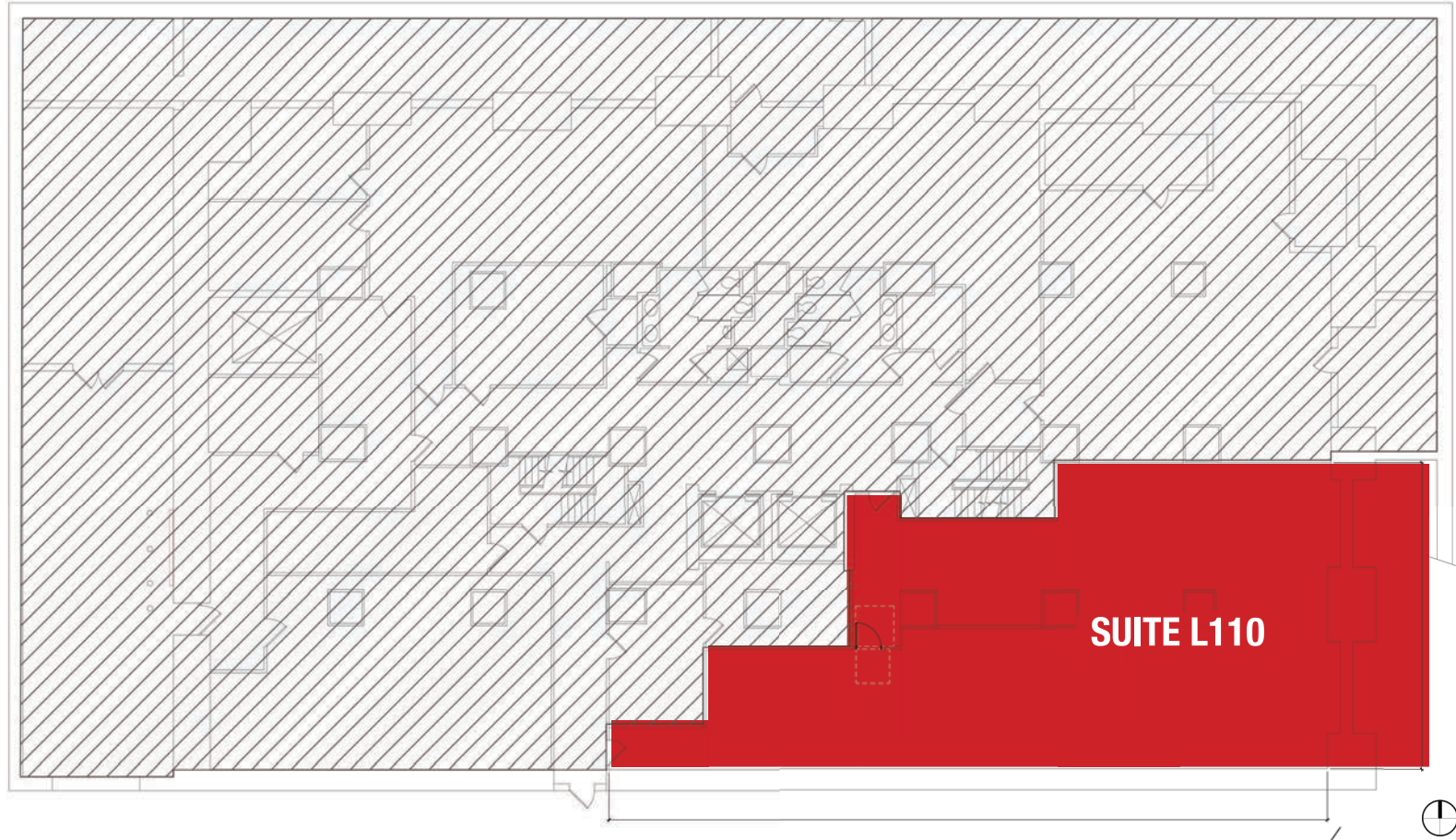
Building Name	The Zussman Building
Address	311 Elm Street, Cincinnati, OH 45202
County	Hamilton
Property Type	Office
Zoning	DD, Cincinnati
APN	145-00001-0191

Building Information

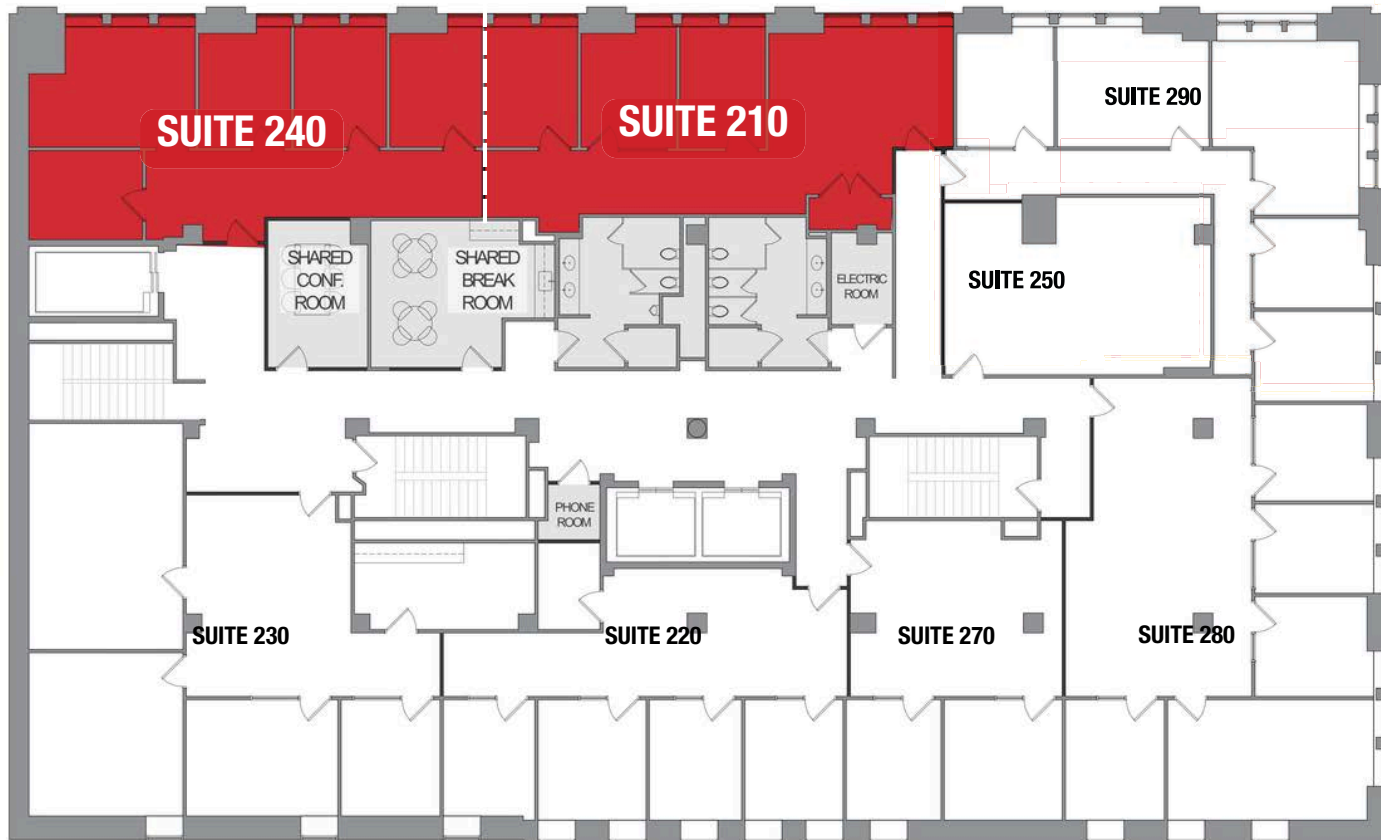
Building Class	B
Number of Floors	7
Average Floor Size	11,163 SF
Year Built	1890
Base Lease Rate	\$19.95/rsf annually gross



OFFICE SUITES
LOWER LEVEL

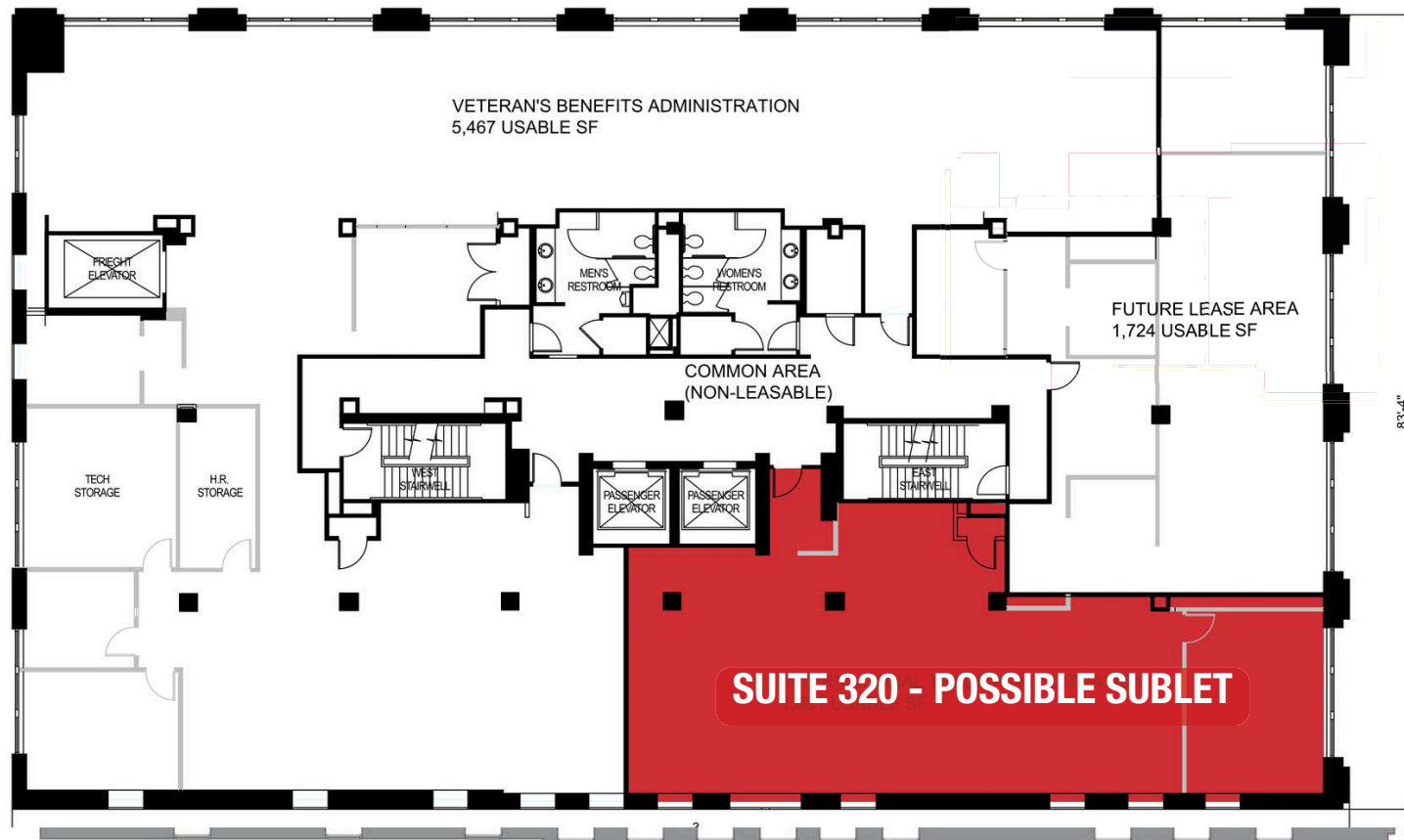


SUITE	AVAILABLE
L110	2,615 RSF

OFFICE SUITES
FLOOR 2

SUITE	AVAILABLE
210	1,081 RSF
240	1,043 RSF

OFFICE SUITES
FLOOR 3



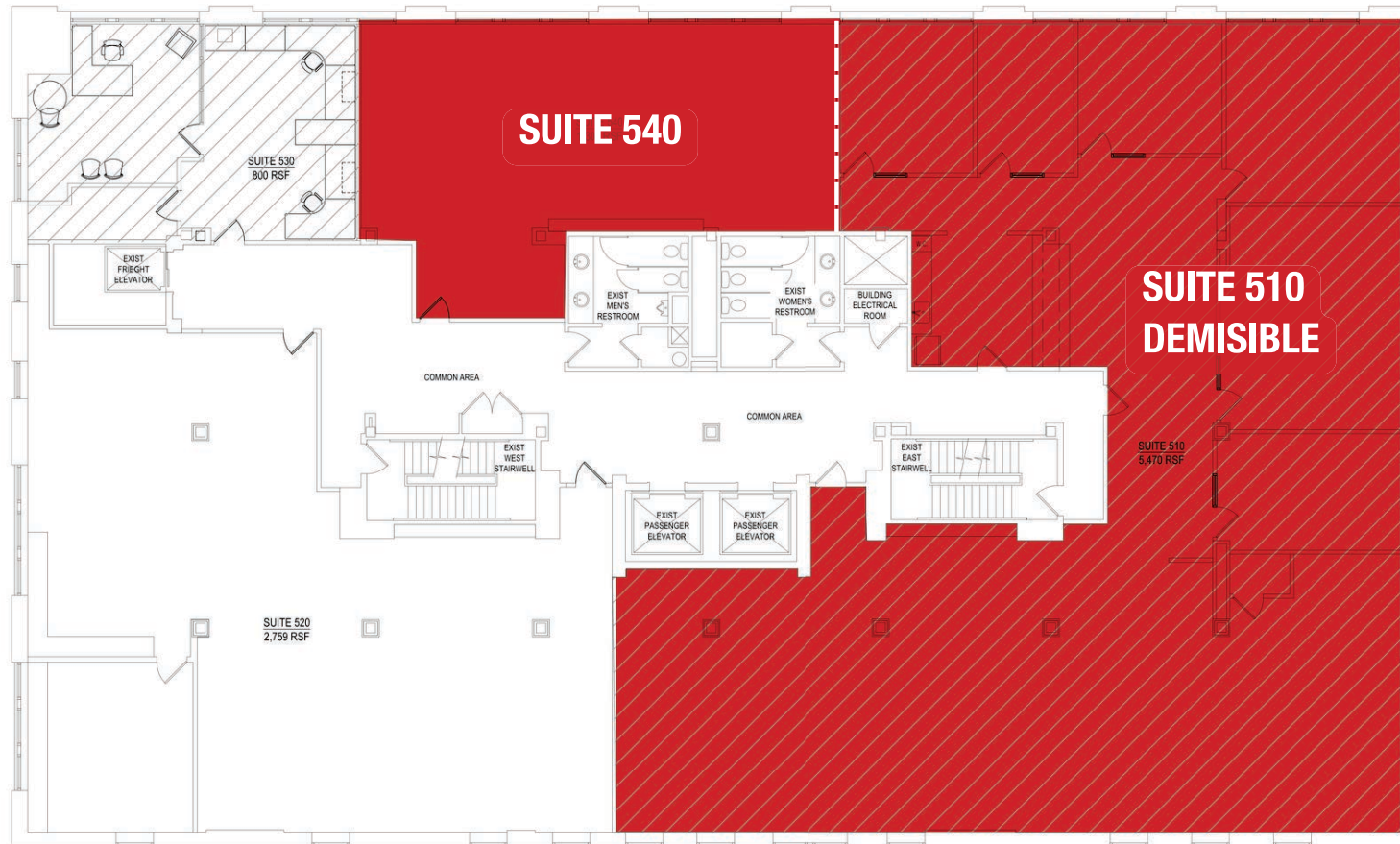
SUITE	AVAILABLE
320	1,881 RSF

OFFICE SUITES
FLOOR 4



SUITE	AVAILABLE
410	2,615 RSF
430	852 RSF

OFFICE SUITES
FLOOR 5



SUITE	AVAILABLE
510	5,470 RSF
540	1,306 RSF



CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com,
www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com

BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey
- blzee, 2024



#2 State for Cost of Doing Business (Ohio)
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs
-Area Development, 2024



#4 State for Cost of Living
-CNBC, 2024



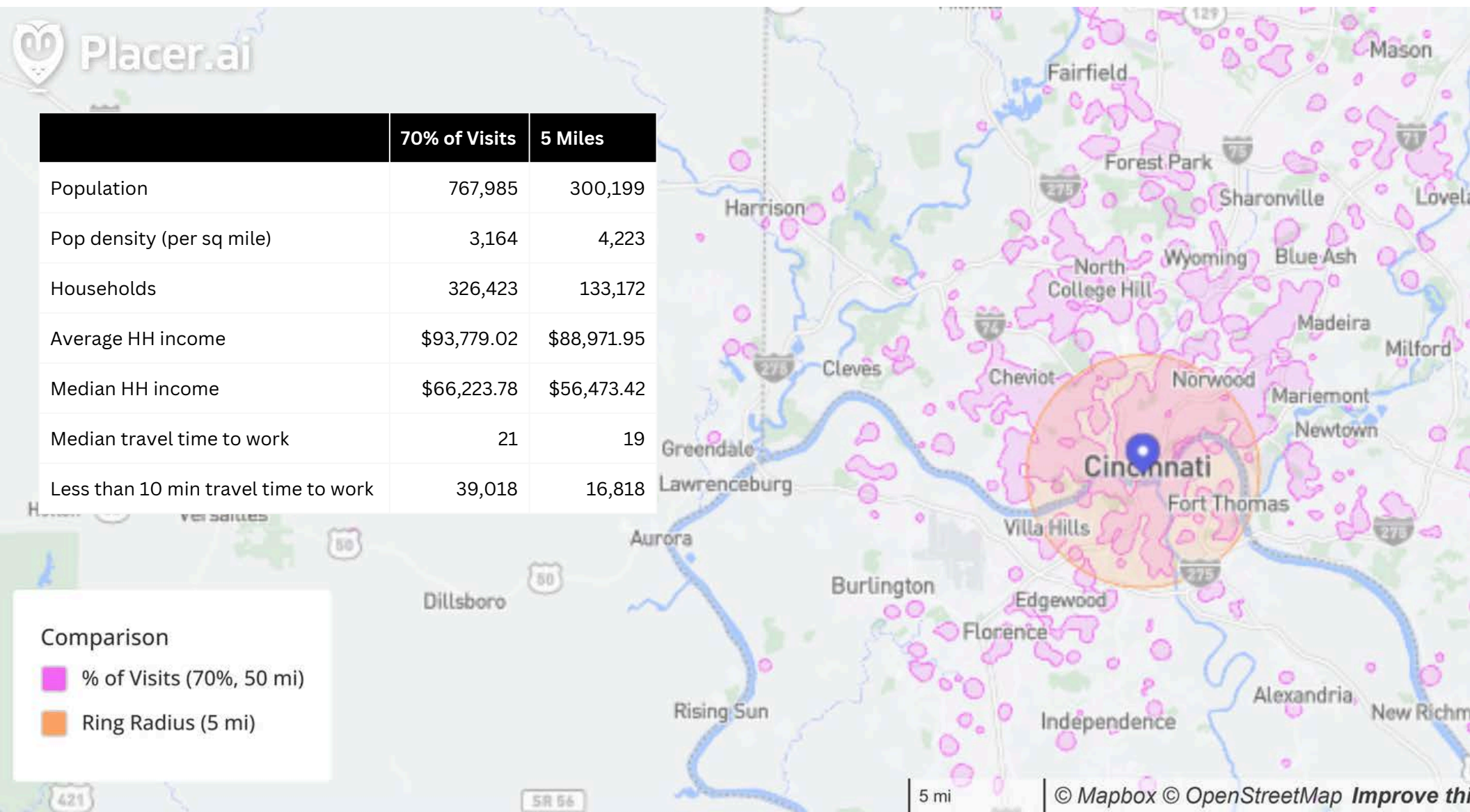
#5 Best Places to Live
-Money, 2024



14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>



Elm St, Cincinnati, OH | Dec 1st, 2024 - Nov 30th, 2025 | True Trade Area | Vol: 70% 50 mi | Ring Radius | Vol: 5 mi

THANK YOU



STAY CONNECTED

