

OFFICE | FOR LEASE

35 EAST 7TH STREET FOR LEASE

35 E 7th Street, Cincinnati, OH 45202

1,208 SqFt - 27,293 SqFt

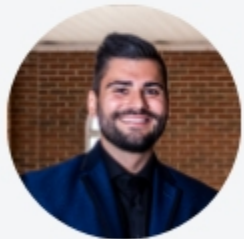


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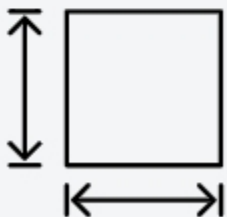


THE OFFERING:

- Leasing Incentives Available
- On-Site Management Team
- On-Site Maintenance Services
- Flexible Space Sizes to Suit Your Needs
- Customizable Lease Terms & Competitive Rates
- Sixth Floor Shared Conference Room
- Key Fob Access
- First Floor Lobby Area
- First-Floor Retail Tenants
- 24/7 Secure Electronic Access



SPACE HIGHLIGHTS:



SOFT AVAILABLE
1,208 SF- 6,179 SF



LEASE RATE
\$12.50-\$13.90



PARKING
Public Garage



SPACE CONDITION
Finished Box



SUBMARKET
Downtown



LEASING SUMMARY

ADDRESS:

*35 E 7th Street,
Cincinnati, OH 45202*

LEASE RATE:

*Variable per Suite
(Modified Gross Rate)*

SUBMARKET:

Downtown Cincinnati

**SPACE
CONDITION:**

Finished Box | Office

**AVAILABLE
SQUARE FT:**

1,208 SqFt- 6,179 SqFt

ZONING:

*DD - Downtown
Development District*

PARKING:

Public Garage

COMMON AREAS:

*Restrooms, Lobby,
Conference Room*



<i>SUITE:</i>	<i>FLOOR:</i>	<i>SQUARE FOOTAGE:</i>	<i>RATE:</i>
300	3	5,164 SqFt	\$12.50 Sf/Yr
405	4	5,129 SqFt	\$13.50 Sf/Yr
410	4	1,208 SqFt	\$12.50 Sf/Yr
500	5	1,878	\$12.50 Sf/Yr
620	6	3,320 SqFt	\$12.50 Sf/Yr
Velocity Suites	7	Micro Suites	<u>Information Here</u>





MEMORIES LOUNGE
BAR/ RESTAURANT



CHOCOLATE EUPHORIA
CREPE SHOP



WILLOW RUN
BOURBON BAR



LUCY BLUES
PIZZA RESTAURANT





SUITE
410

SOFT
1,208

10



OFFICE | FOR LEASE

SUITE
620

SOFT
3,320

FURNISHED SPACE

12



OFFICE | FOR LEASE



SUBJECT SITE



HERTZ



DUKE ENERGY CONVENTION CENTER



HISTORIC W. FOURTH



PAYCOR STADIUM



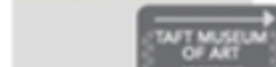
SMALE PARK



FREEDOM CENTER



PROCTER & GAMBLE LAWN PARK



TAFT MUSEUM OF ART



GREAT AMERICAN BALL PARK

Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1%
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report

CINCINNATI **DEVELOPMENT**

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2025, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

CLICK ON PROJECT FOR MORE INFORMATION



Convention Center Renovation
Full Office Renovation



FC Cincinnati Mixed-Use District
Mixed-Use Development



The Avant
Office Conversion Project



Carew Tower Transformation
Mixed-Use Development



Moxy of Cincinnati
New 111-Unit Hotel



Public Library Renovation
Major Renovation of Public Library



Sky Central Apartment
Conversion from Office to Residential



\$61M OTR Project
Findlay Community Center & Crossroads Health



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