

# Scripps Center

312 Walnut Street, Cincinnati, OH 45202

Simply the **Best**



**CBRE**



# building features

- 538,607 RSF Class A Trophy Office Building
- 36 Stories
- Floorplates Up To +/-24,000 RSF
- Quoted Net Rent:  
\$18.50 / RSF NNN – Floors 30 – 35  
\$16.50 / RSF NNN – Floors 23 – 29  
\$15.50 / RSF NNN – Floors 10 - 22
- 2023 Est. Operating Expenses:  
\$10.40 / RSF + Tenant Electric
- Unmatched Tenant & Client Experience
- Iconic Feature of The Cincinnati Skyline
- On-Site Property Management,
- Ownership & Building Engineer Team

FITNESS CENTER



ART GALLERY  
FEATURES  
THROUGHOUT LOBBY

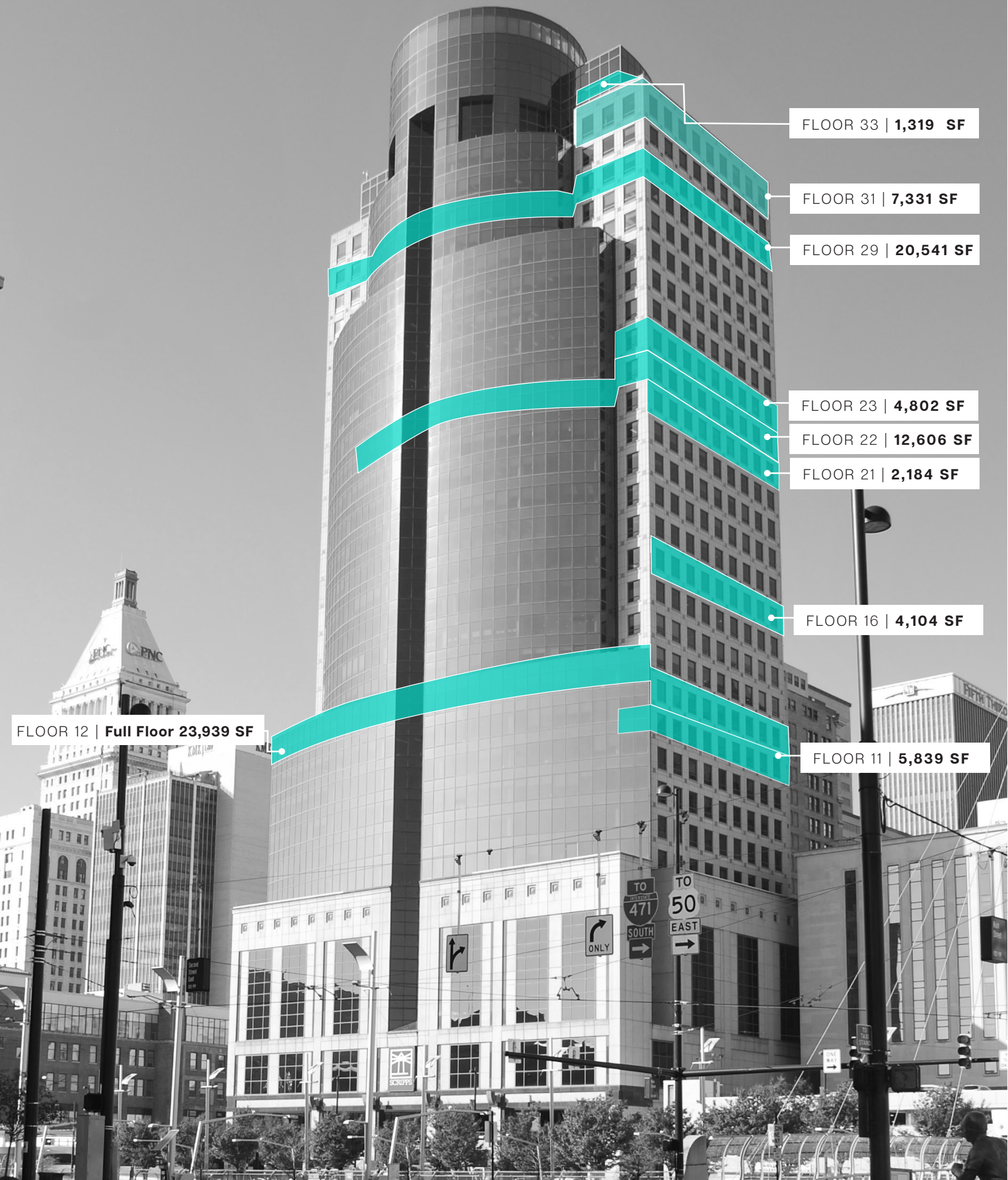


FULLY RENOVATED  
LOBBY





# current availabilities



FLOOR 12 | **Full Floor 23,939 SF**

FLOOR 33 | **1,319 SF**

FLOOR 31 | **7,331 SF**

FLOOR 29 | **20,541 SF**

FLOOR 23 | **4,802 SF**

FLOOR 22 | **12,606 SF**

FLOOR 21 | **2,184 SF**

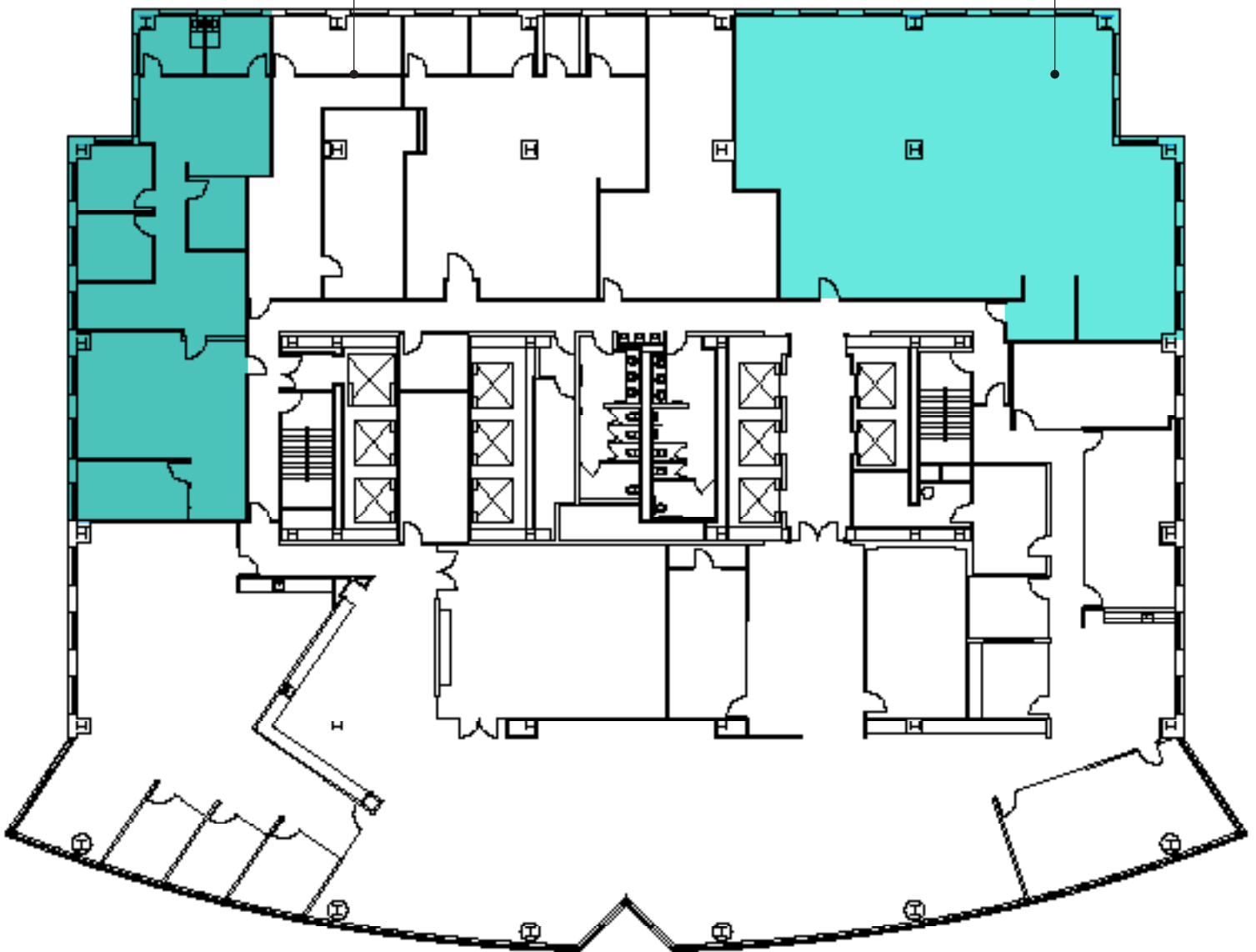
FLOOR 16 | **4,104 SF**

FLOOR 11 | **5,839 SF**

## 11TH FLOOR

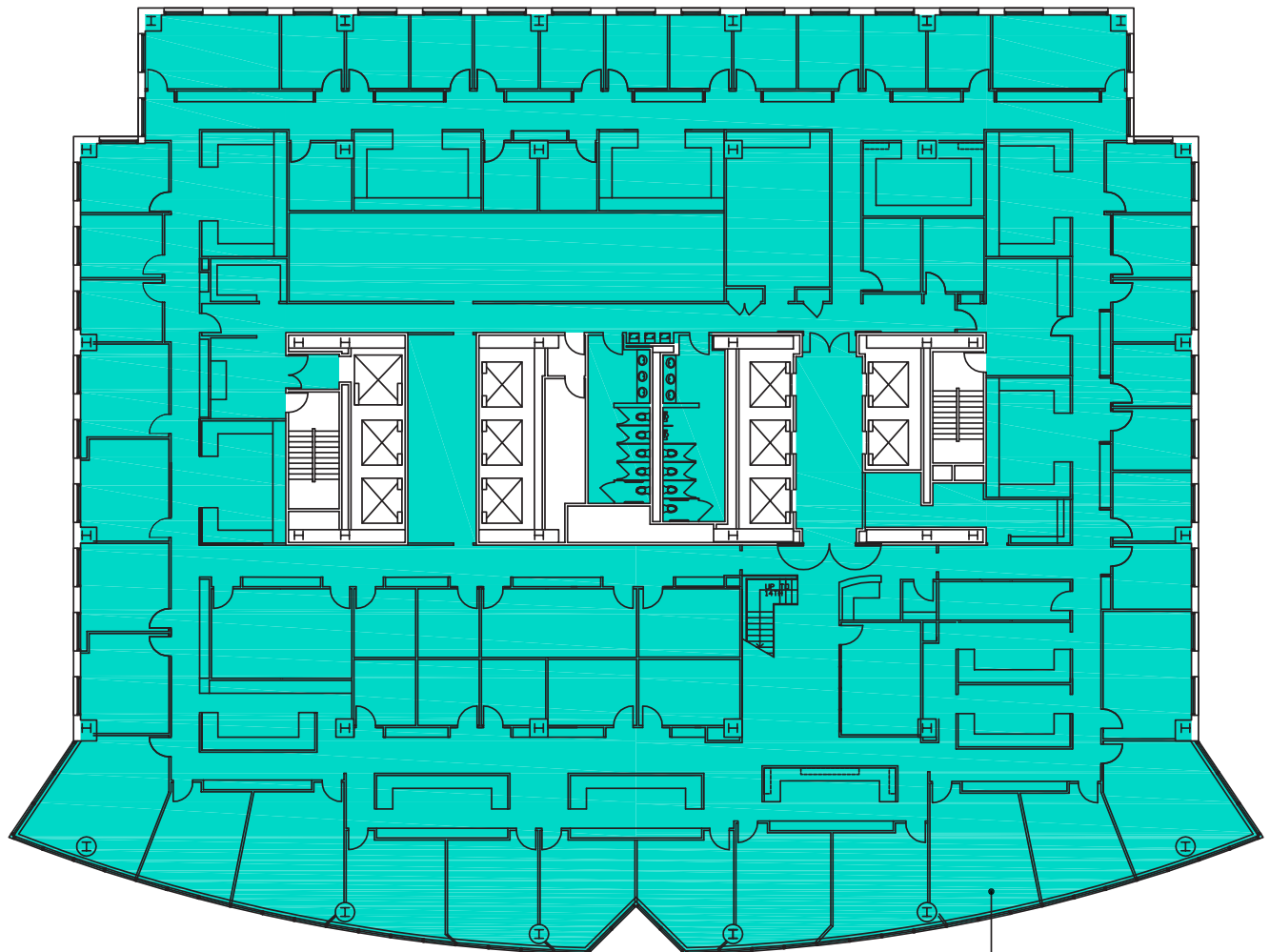
AVAILABLE  
SUITE 1160  
2,384 RSF

AVAILABLE  
SUITE 1130  
3,455 RSF





## 12TH FLOOR

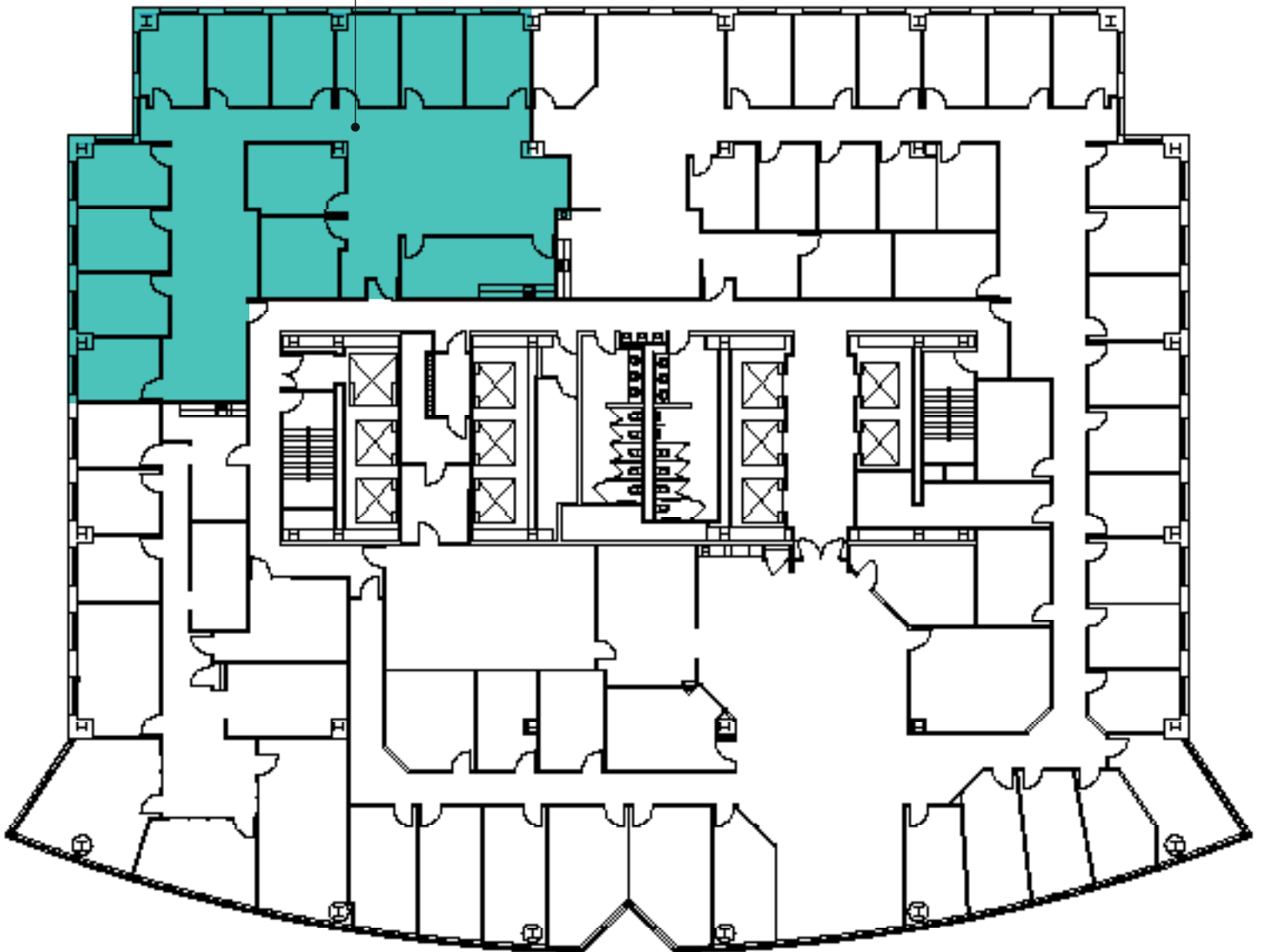


• **AVAILABLE**  
SUITE 1200  
23,939 RSF



## 16TH FLOOR

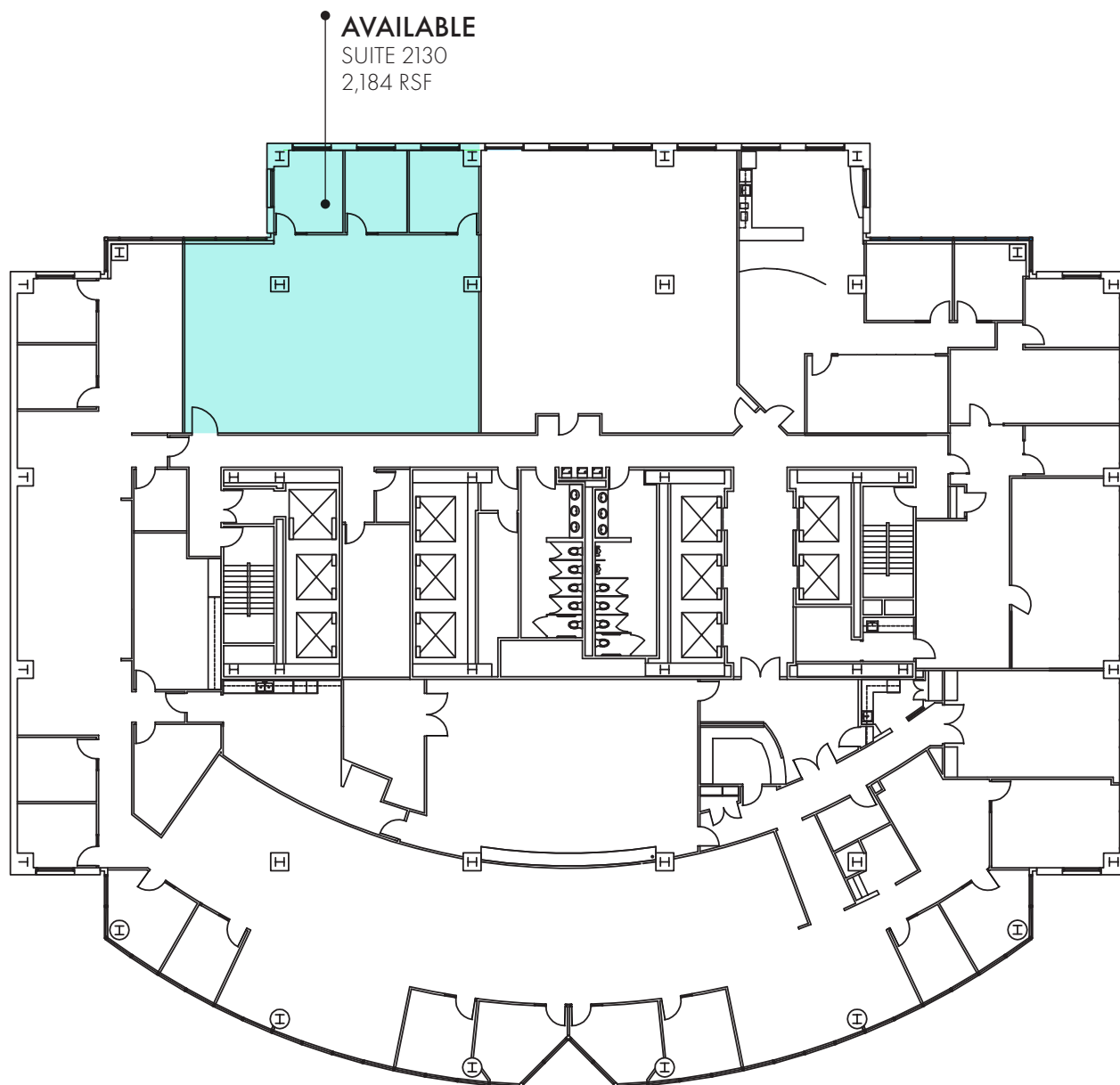
AVAILABLE  
SUITE 1610  
4,104 RSF



# floorplans

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## 21ST FLOOR



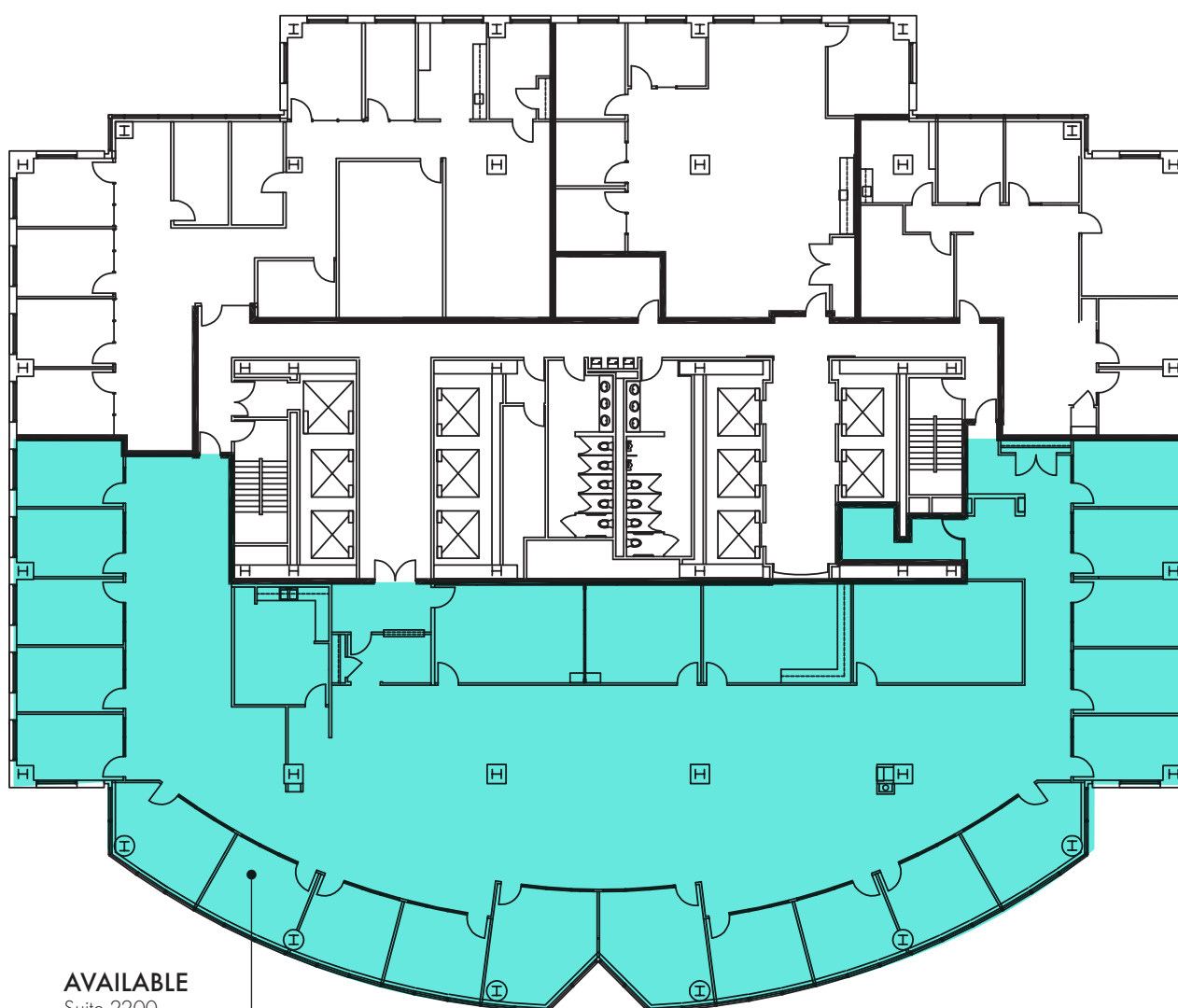


# floorplans

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## 22ND FLOOR

[VIEW VIDEO](#)



**AVAILABLE**  
Suite 2200  
12,606 RSF

# floorplans

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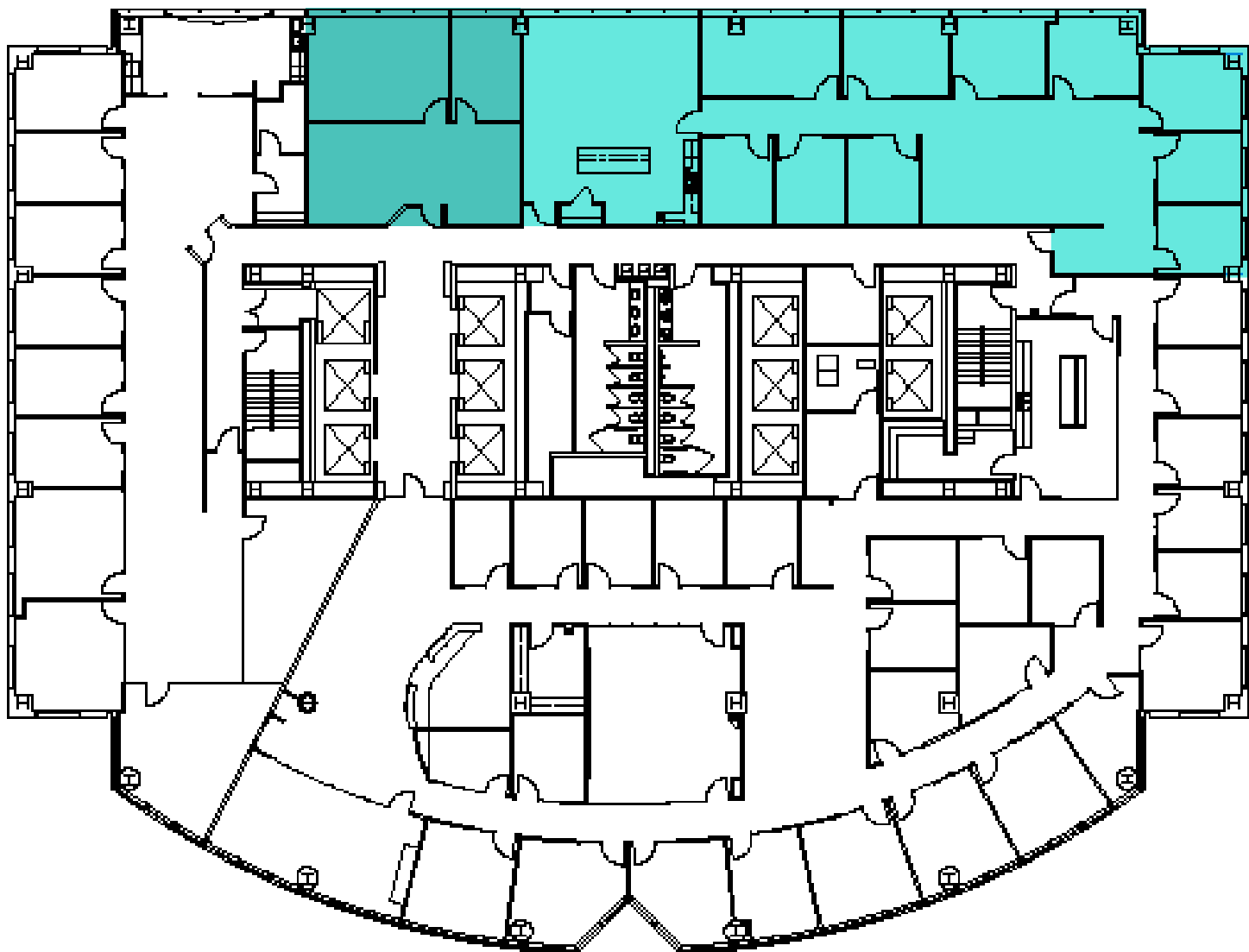
## 23RD FLOOR

AVAILABLE

Suite 2320  
1,075 RSF

AVAILABLE

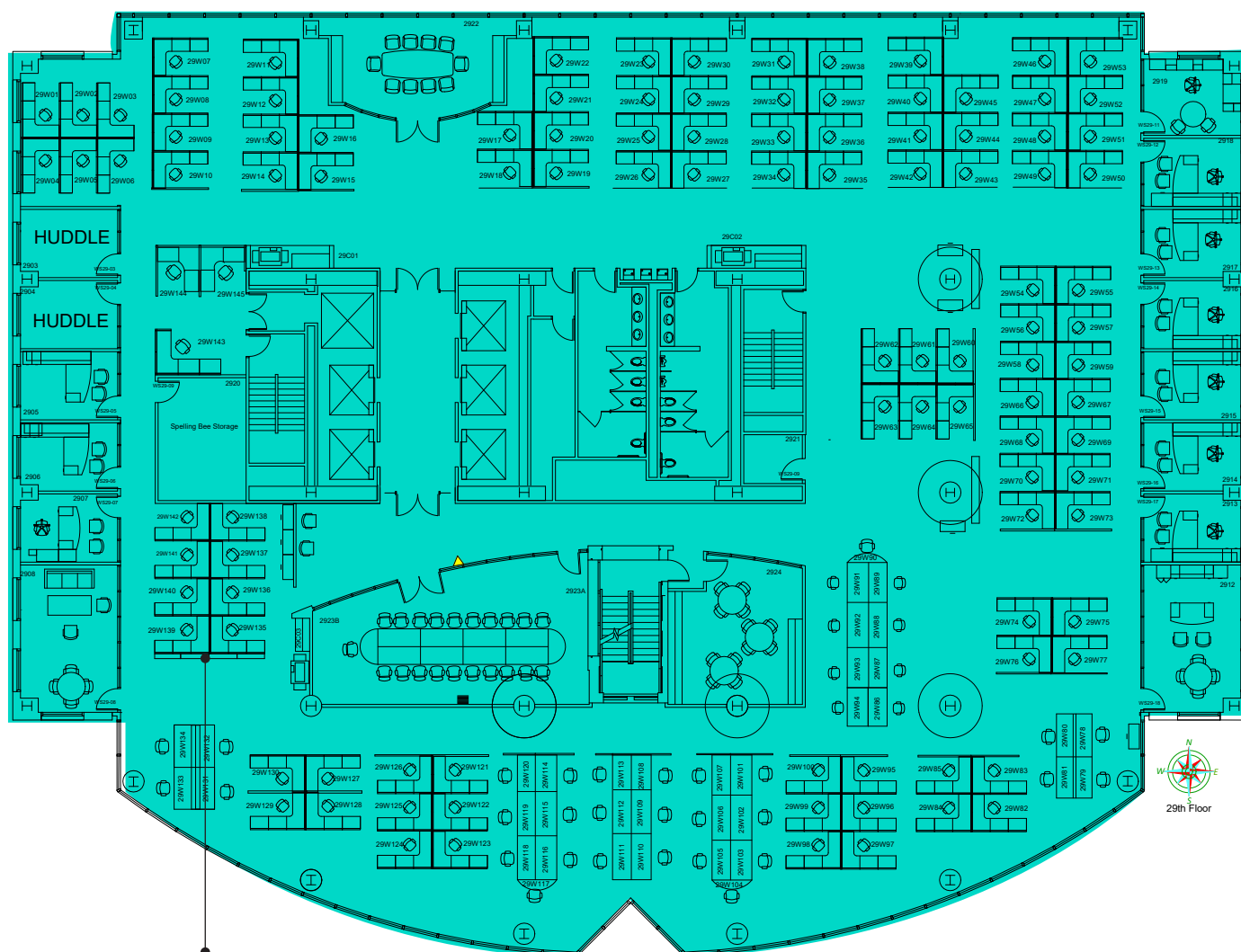
Suite 2330  
3,727 RSF





# floorplans

## 29TH FLOOR

[VIEW VIDEO](#)

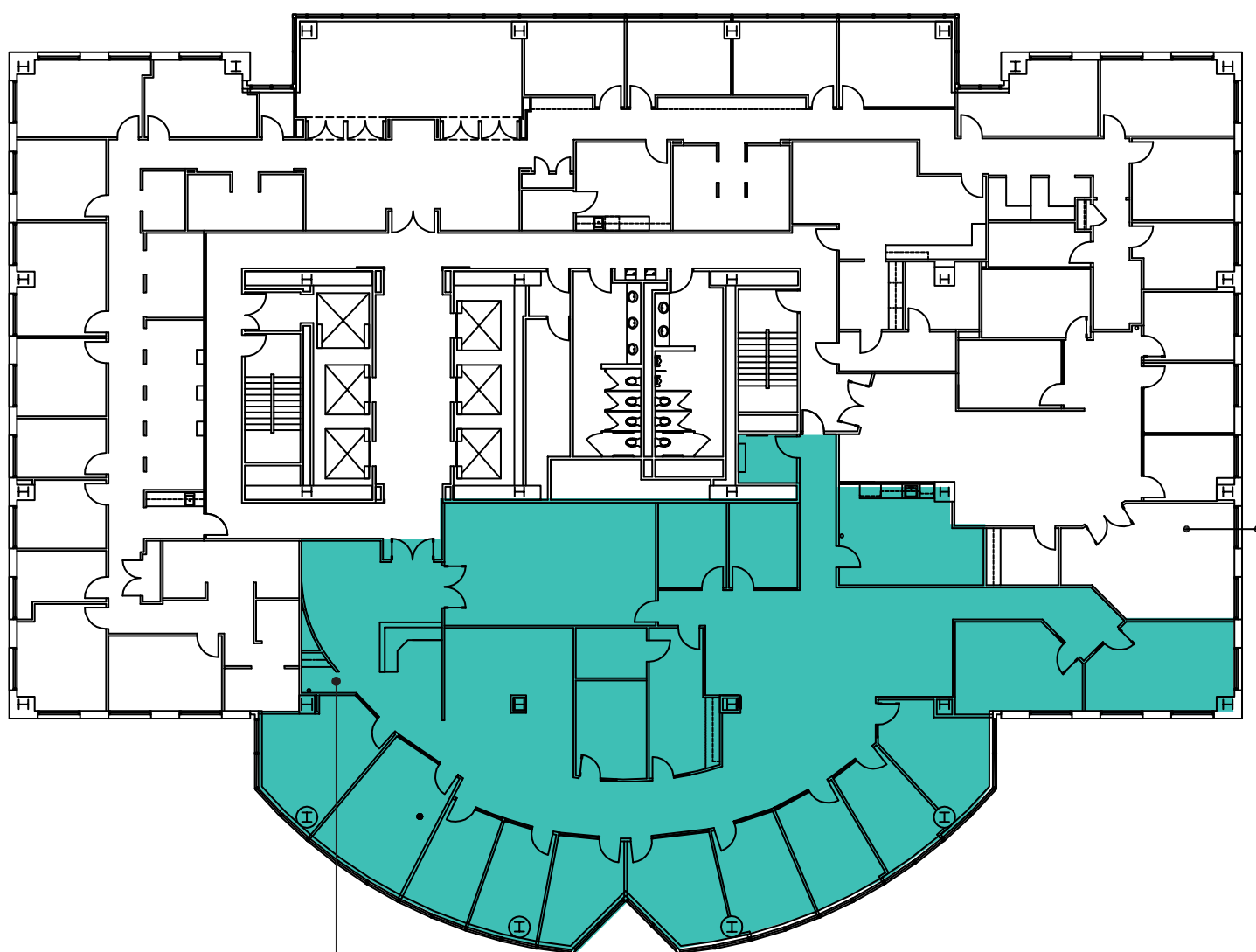
**AVAILABLE**  
SUITE 2900  
20,541 RSF

# floorplans

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## 31ST FLOOR

[VIEW VIDEO](#)



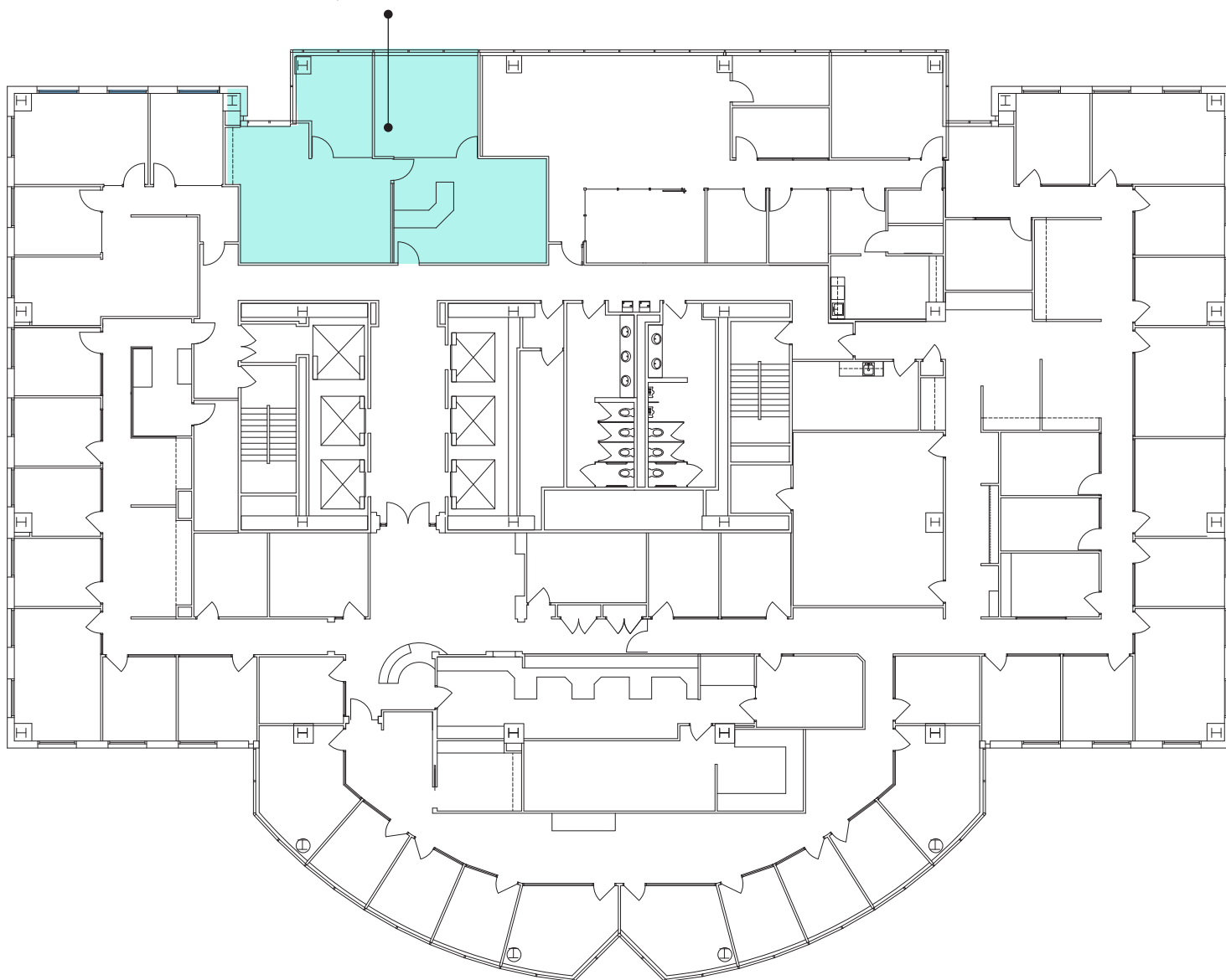
**AVAILABLE**  
SUITE 3120  
7,331 RSF

# floorplans

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## 33RD FLOOR

AVAILABLE  
SUITE 3320  
1,319 RSF

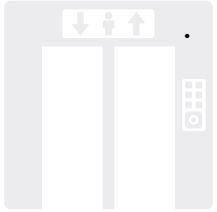




# new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

## ELEVATORS:



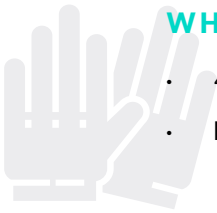
- ThyssenKrupp Destination Dispatch System & Cabs
- Touchless and controlled through Bluetooth
- Optimizes flow by grouping passengers for the same destination
- Significantly reduces waiting time

## SECURITY:



- Lenel Security System - leaders of smart building technology, driver's license scanner, access control for all exterior doors, compatible to Tenant's own security systems
- Building Garage - Parkonect System with LPR (license plate recognition) Technology, high speed roll gates, LED lighting, HD cameras throughout the garage with 24/7 monitoring - 5 cameras per floor

## WHITE GLOVE PROFESSIONAL PROPERTY MANAGEMENT:



- 4 on-site facility managers – best in class
- MRI Software - Best in class communication portal for tenant interaction with facility management

## SPA-LIKE SHOWER AND CHANGING ROOMS







#### LOBBY/BUILDING:

- Crisp, clean, and modern with improved lighting
- LEED Gold Certification
- Energy Star Rating



#### AMENITY AREAS:

- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant's can host meetings





# parking map



A

**SCRIPPS  
(BUILDING GARAGE)**  
590 Spaces  
\$175/Mo

B

**LOT #1644 (3RD & MAIN)**  
200 Spaces  
\$240/Mo

C

**THE BANKS GARAGE**  
4097 Spaces  
\$155/Mo

D

**FOUNTAIN SQUARE NORTH**  
604 Spaces  
\$210/Mo

E

**EGGLESTON GARAGE**  
235 Spaces  
\$85/Mo

F

**L&N LOOP (LOT #753)**  
164 Spaces  
\$90/Mo

G

**SAWYER POINT**  
400 Spaces  
\$55/Mo

H

**COLUMBIA PLAZA**  
494 Spaces  
\$185/Mo

I

**QUEEN CITY SQUARE GARAGE**  
2,292 Spaces  
\$230/Mo

J

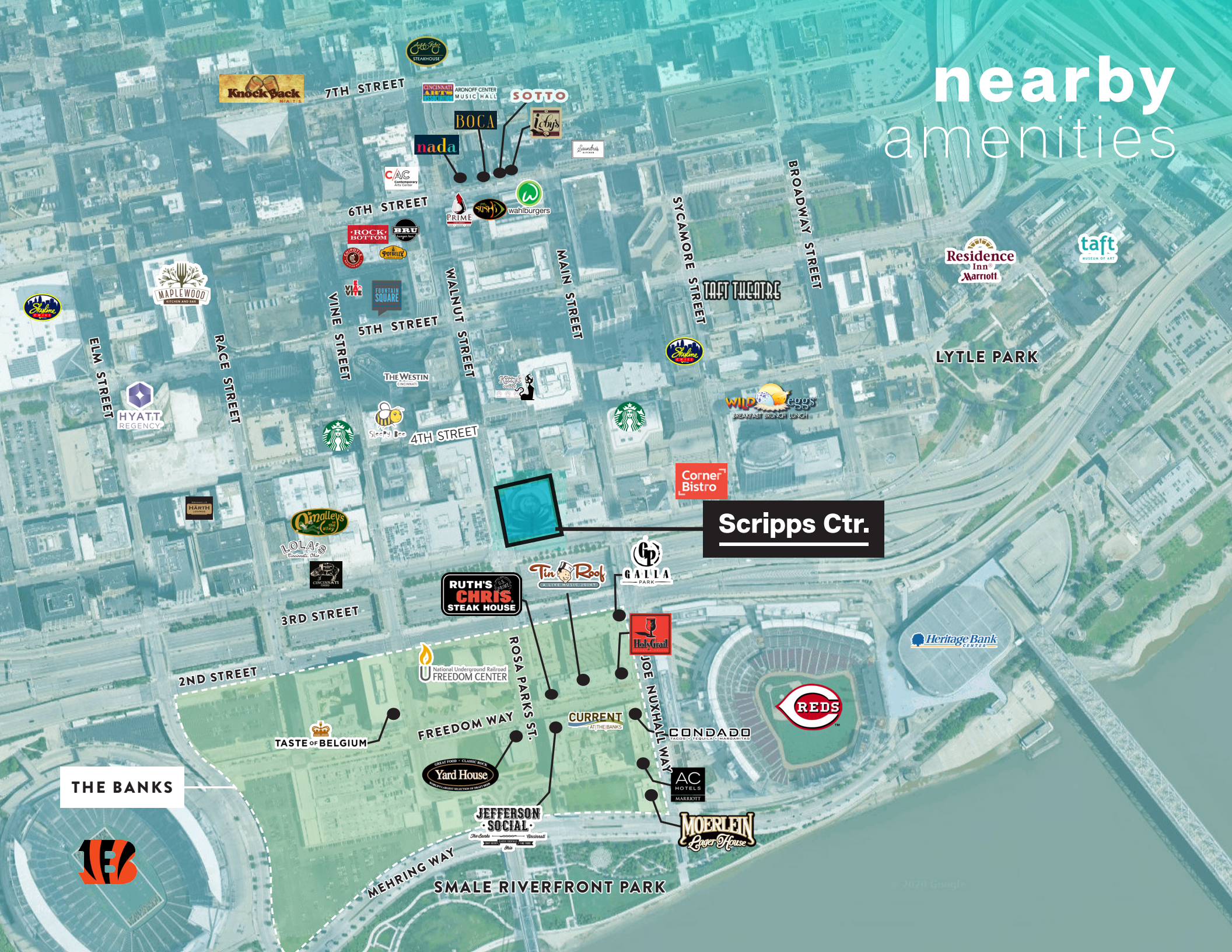
**FOURTH AND MAIN GARAGE**  
1,236 Spaces  
\$200/Mo

K

**580 BUILDING**  
450 Spaces  
\$230/Mo



# nearby amenities



Knock Back

7TH STREET

Adelle's STEAKHOUSE

CINCINNATI AREA OFF CENTER MUSIC HALL

SOTTO

BOCA

leby's

nada

CAC

6TH STREET

ROCK BOTTOM

BRU

PRIME

wahiburgers

MAPLEWOOD KITCHEN AND BAR

FOUNTAIN SQUARE

5TH STREET

THE WESTIN CINCINNATI

WALNUT STREET

MAIN STREET

SYCAMORE STREET

TAFT THEATRE

BROADWAY STREET

Residence Inn Marriott

taft MUSEUM OF ART

LYTLE PARK

WILD EGGS BREAKFAST BRUNCH LUNCH

Starbucks

Starbucks

4TH STREET

Corner Bistro

Scripps Ctr.

Lola's Cincinnati, Ohio

LOLA'S

3RD STREET

RUTH'S CHRIS STEAK HOUSE

Tin Roof

GALLA PARK

Joe Nuxhall Way

National Underground Railroad FREEDOM CENTER

ROSA PARKS ST.

CURRENT AT THE BANKS

CONDADO

AC HOTELS MARSHALLTOWN

MOERLEIN PAPER HOUSE

JEFFERSON SOCIAL

Yard House

TASTE OF BELGIUM

2ND STREET

THE BANKS



MEHRING WAY

SMALE RIVERFRONT PARK

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# Scripps Center

simply the  
**best**

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