

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
- 2025 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



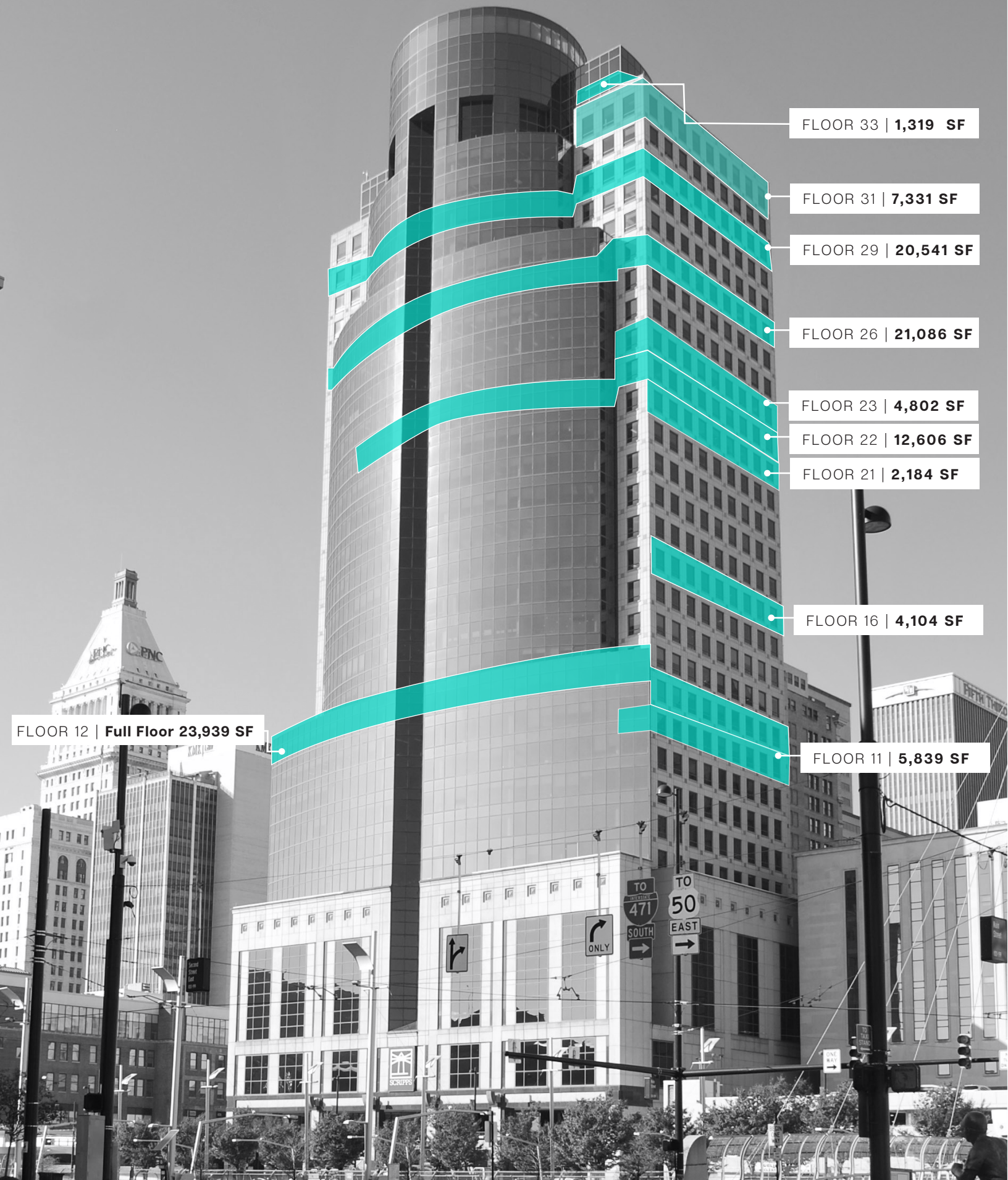
ART GALLERY
FEATURES
THROUGHOUT LOBBY



FULLY RENOVATED
LOBBY



current availabilities



FLOOR 33 | **1,319 SF**

FLOOR 31 | **7,331 SF**

FLOOR 29 | **20,541 SF**

FLOOR 26 | **21,086 SF**

FLOOR 23 | **4,802 SF**

FLOOR 22 | **12,606 SF**

FLOOR 21 | **2,184 SF**

FLOOR 16 | **4,104 SF**

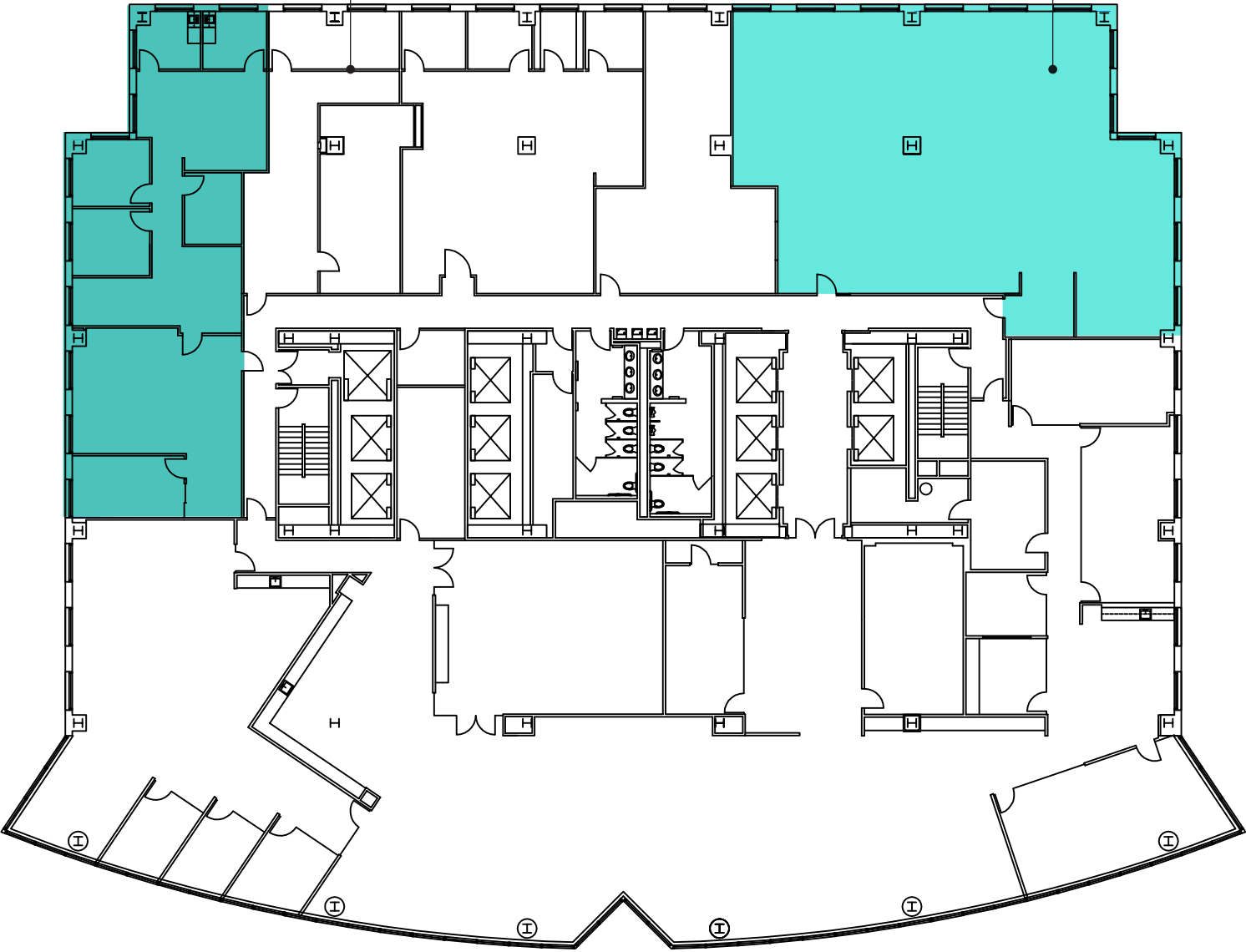
FLOOR 12 | **Full Floor 23,939 SF**

FLOOR 11 | **5,839 SF**

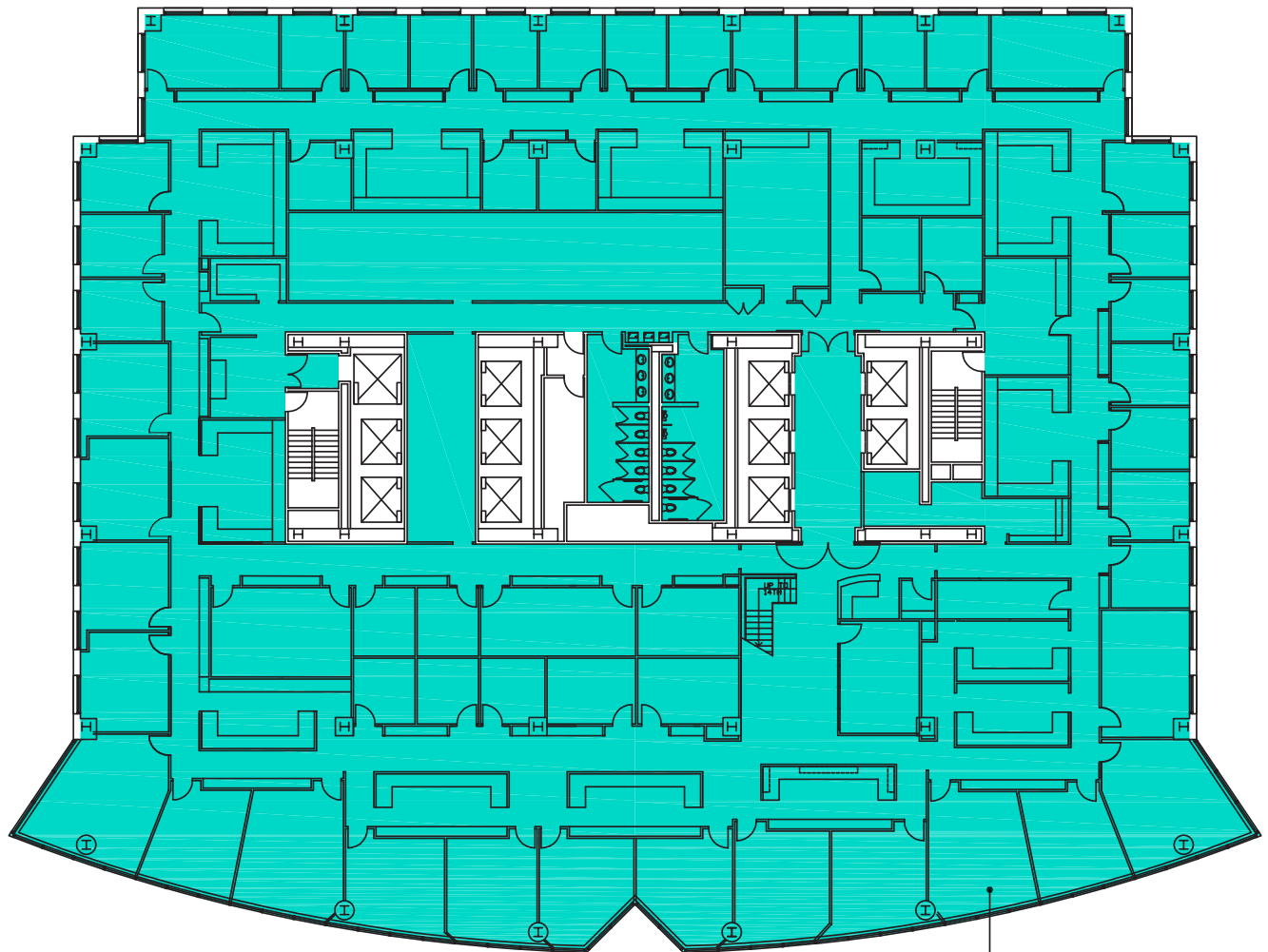
11TH FLOOR

AVAILABLE
SUITE 1160
2,384 RSF

AVAILABLE
SUITE 1130
3,455 RSF



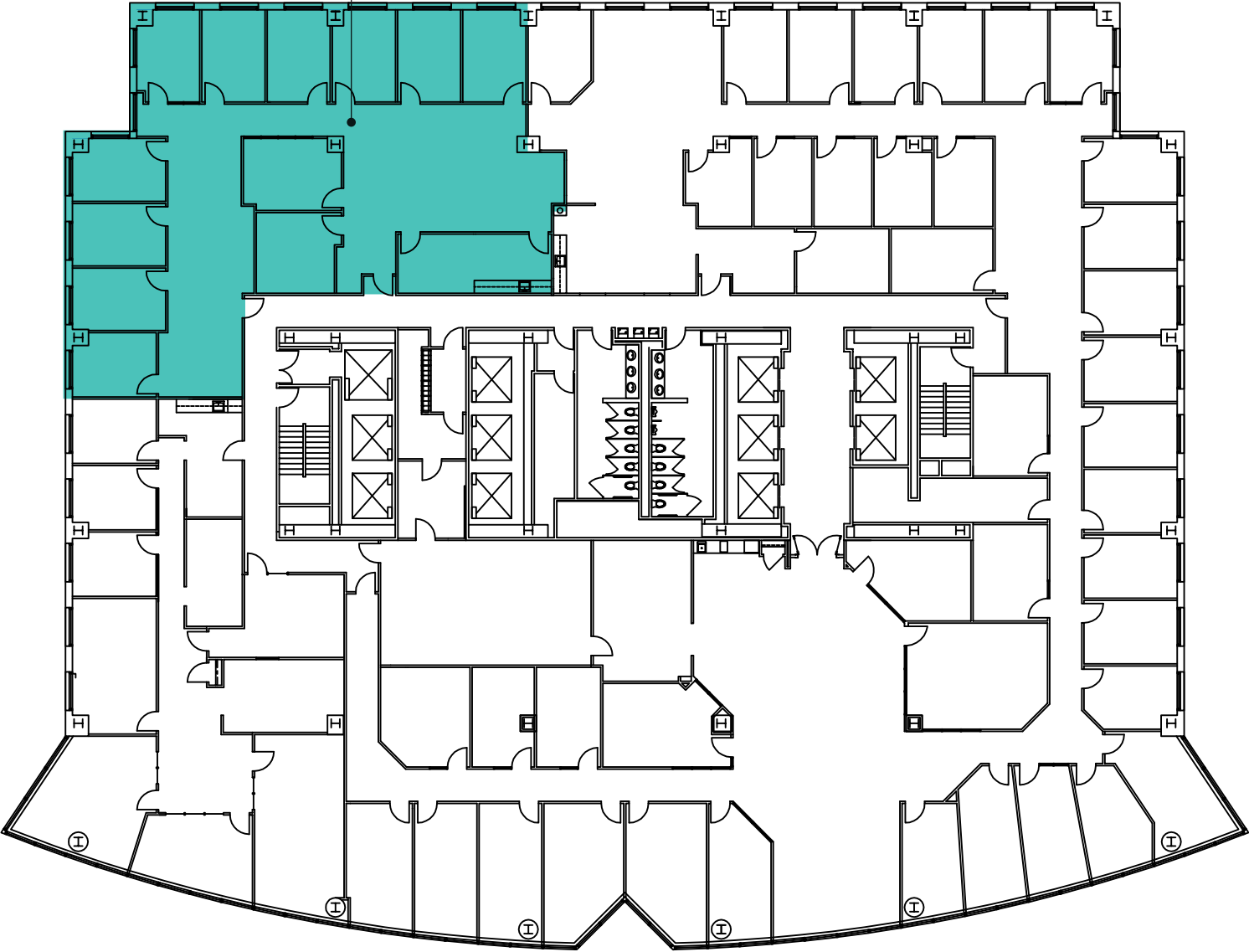
12TH FLOOR



• **AVAILABLE**
SUITE 1200
23,939 RSF

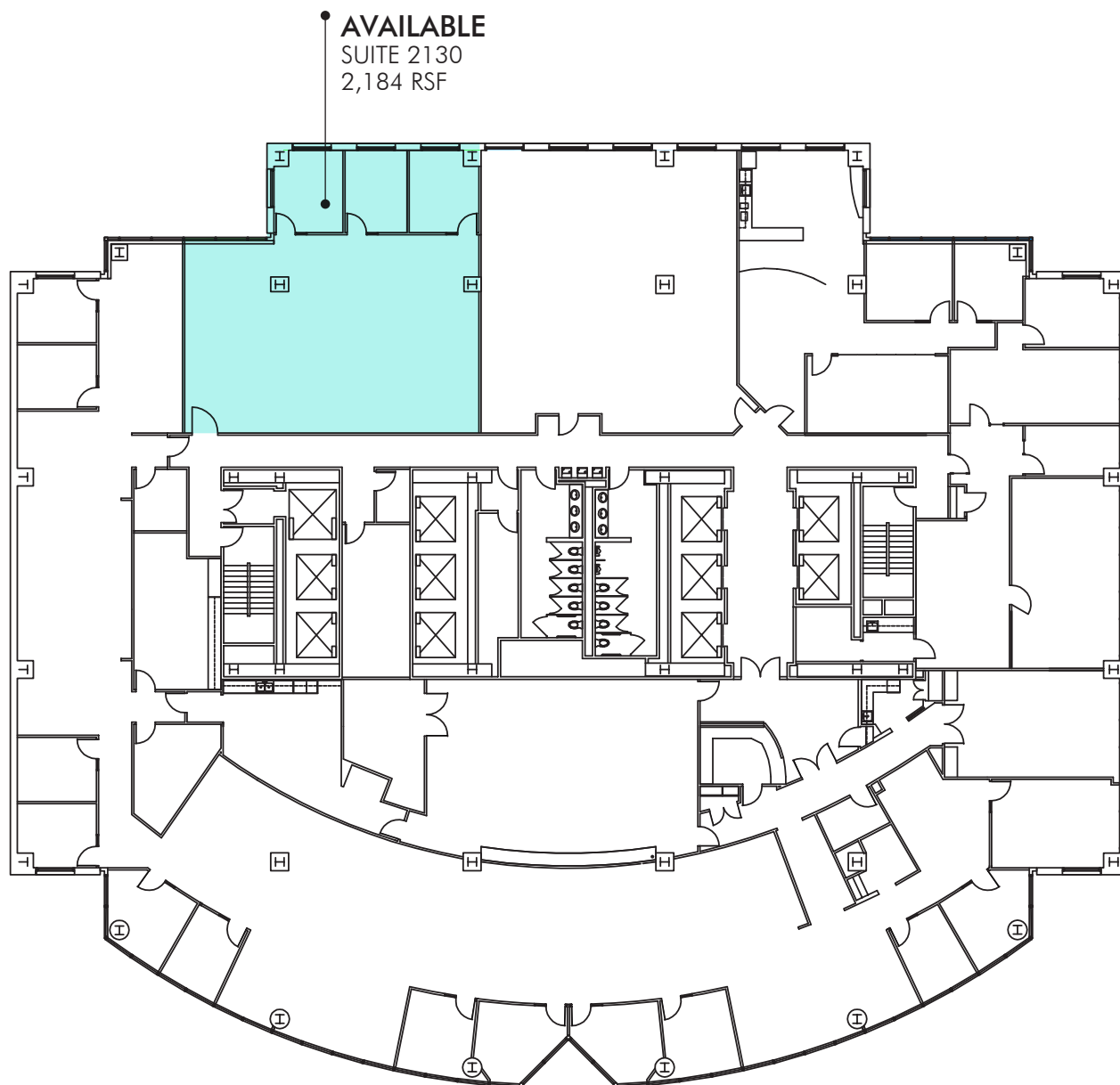
16TH FLOOR

AVAILABLE
SUITE 1610
4,104 RSF



floorplans

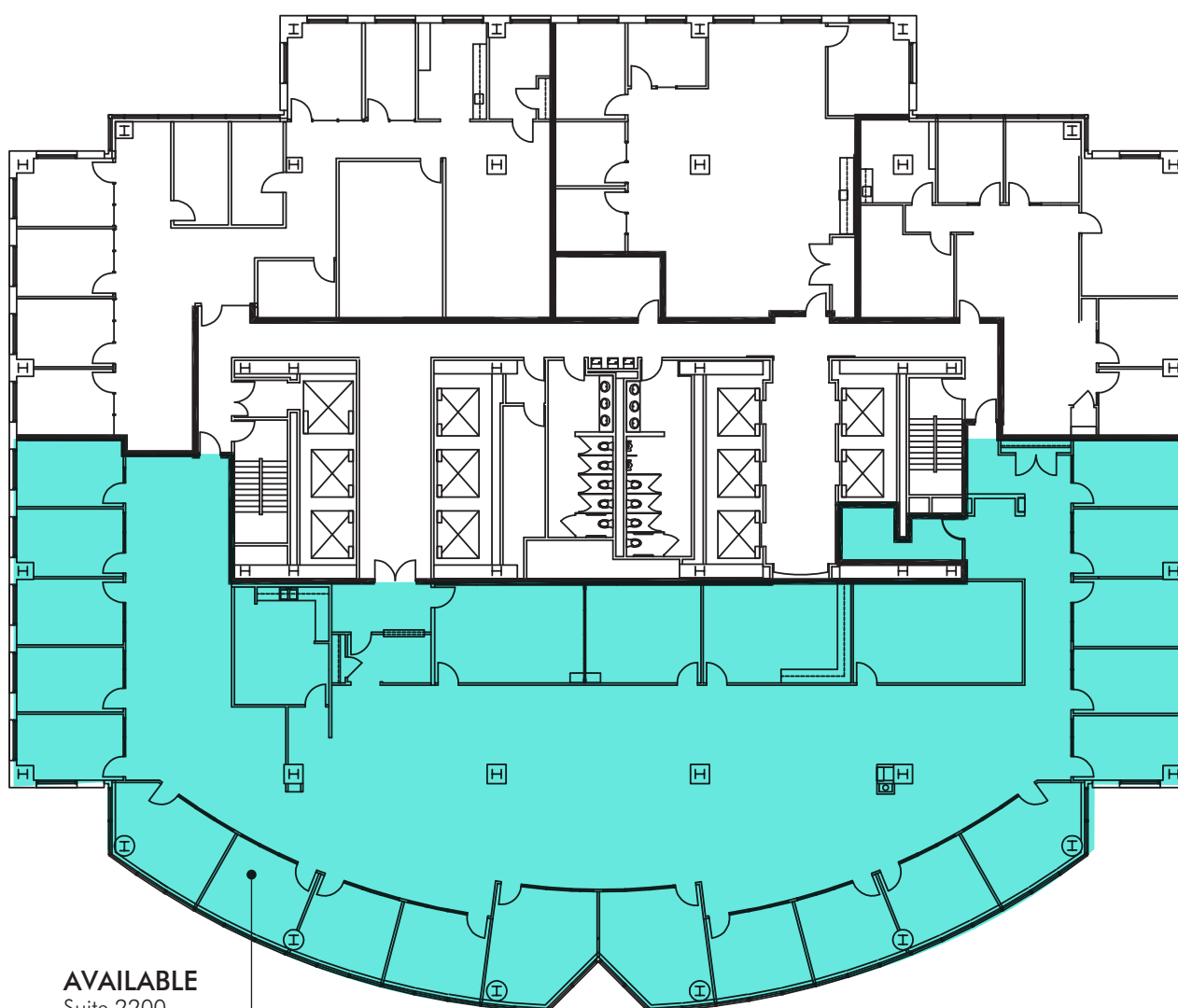
21ST FLOOR



floorplans

22ND FLOOR

[VIEW VIDEO](#)



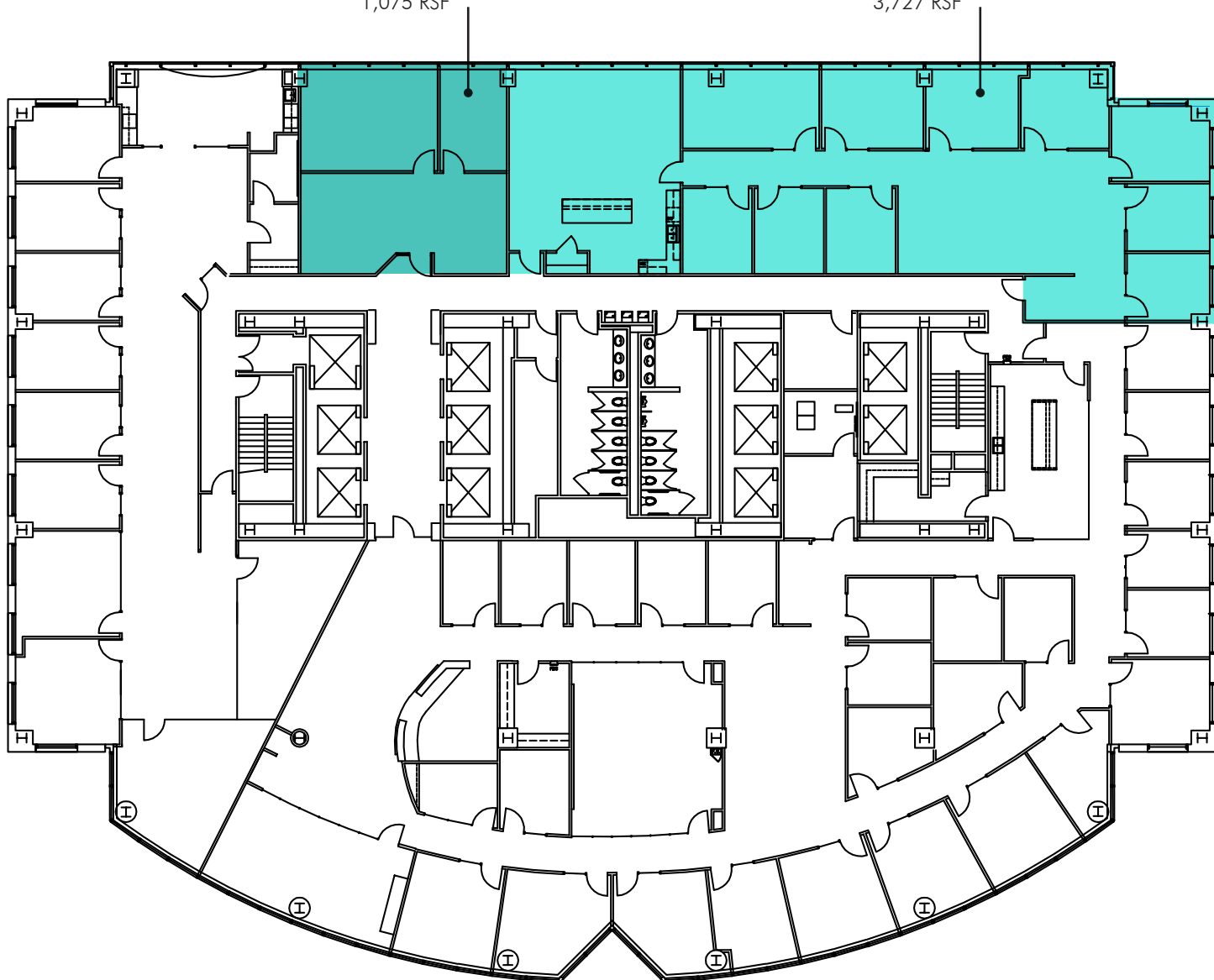
AVAILABLE
Suite 2200
12,606 RSF

floorplans

23RD FLOOR

AVAILABLE
Suite 2320
1,075 RSF

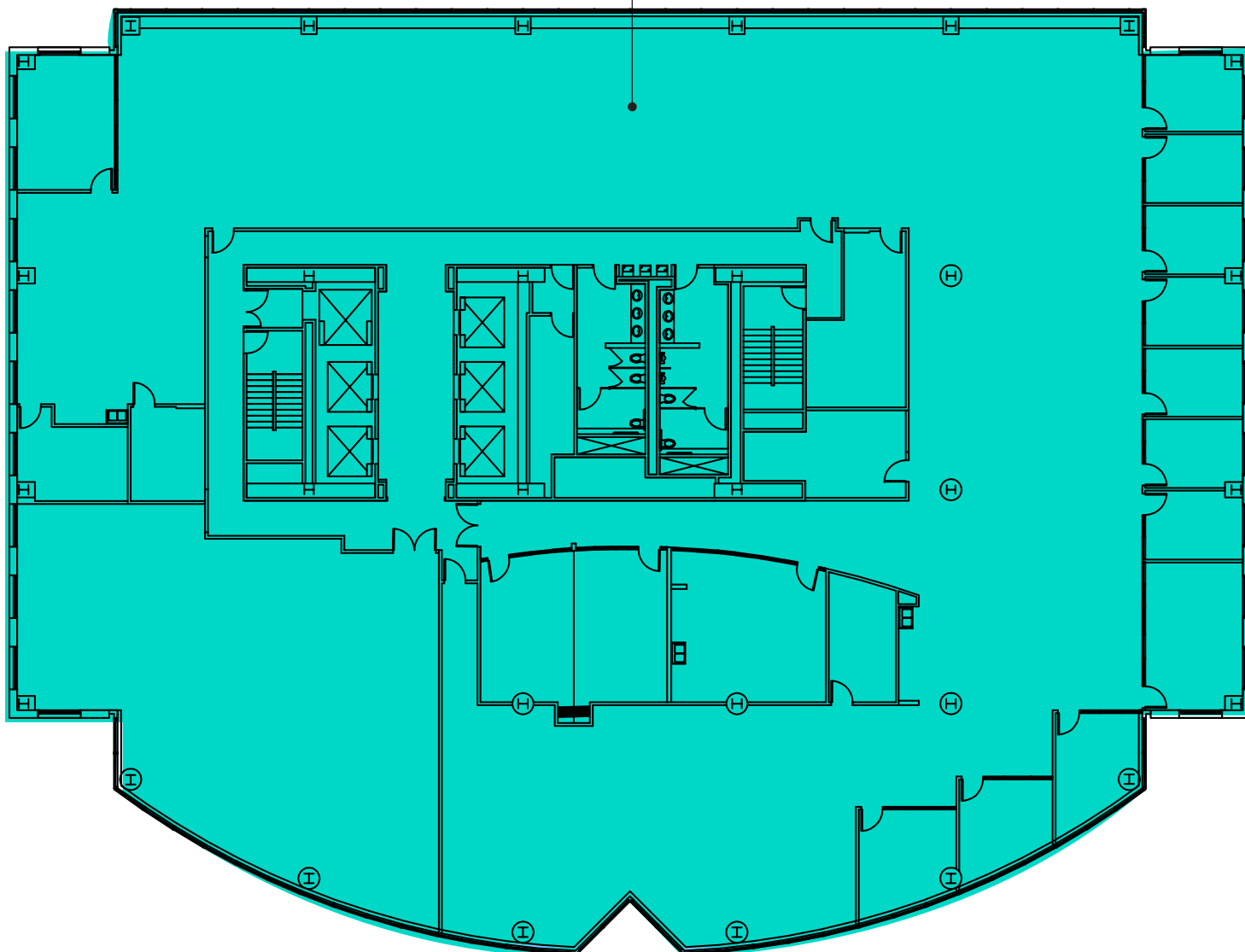
AVAILABLE
Suite 2330
3,727 RSF



floorplans

26TH FLOOR

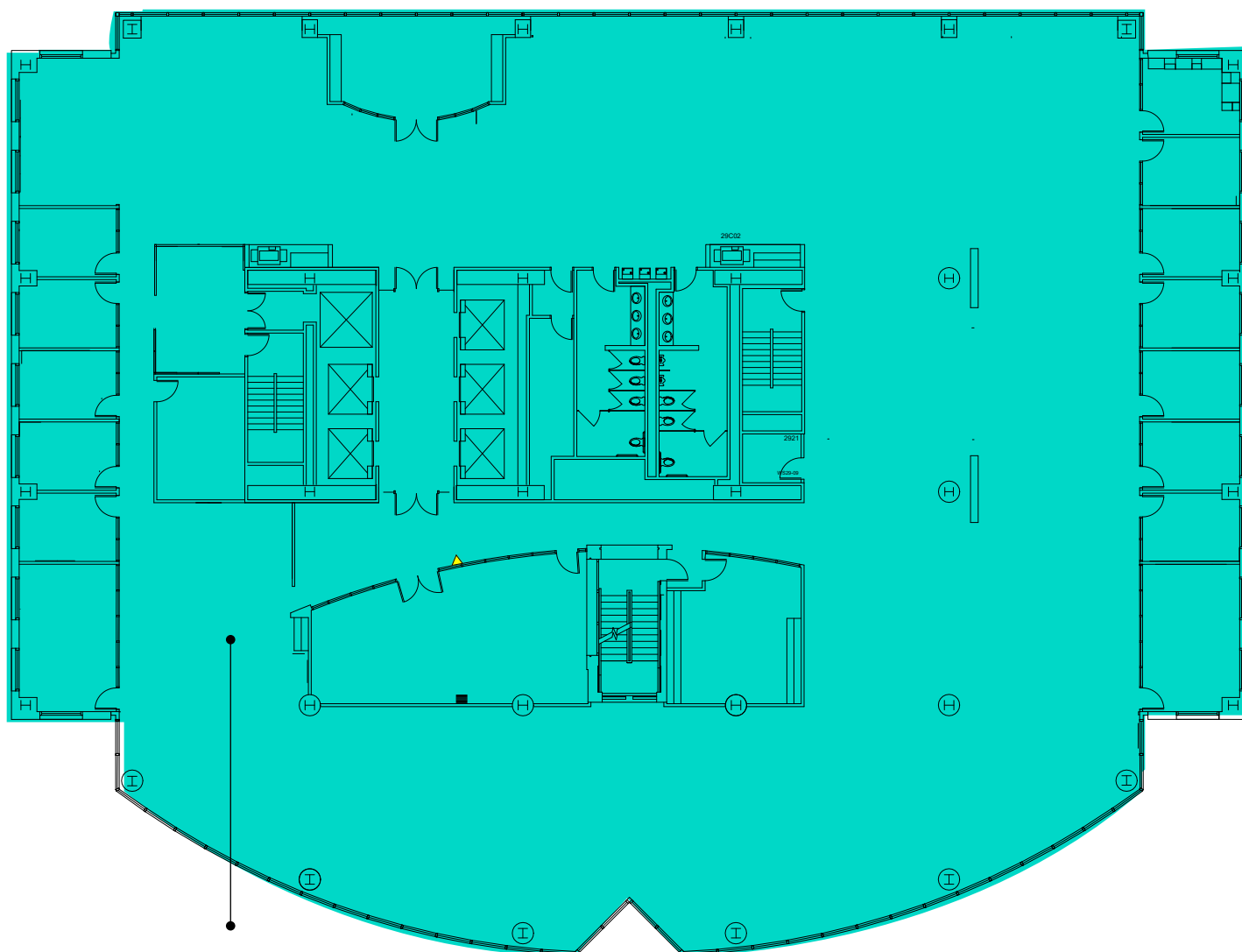
AVAILABLE
SUITE 2600
21,086 RSF



floorplans

29TH FLOOR

[VIEW VIDEO](#)

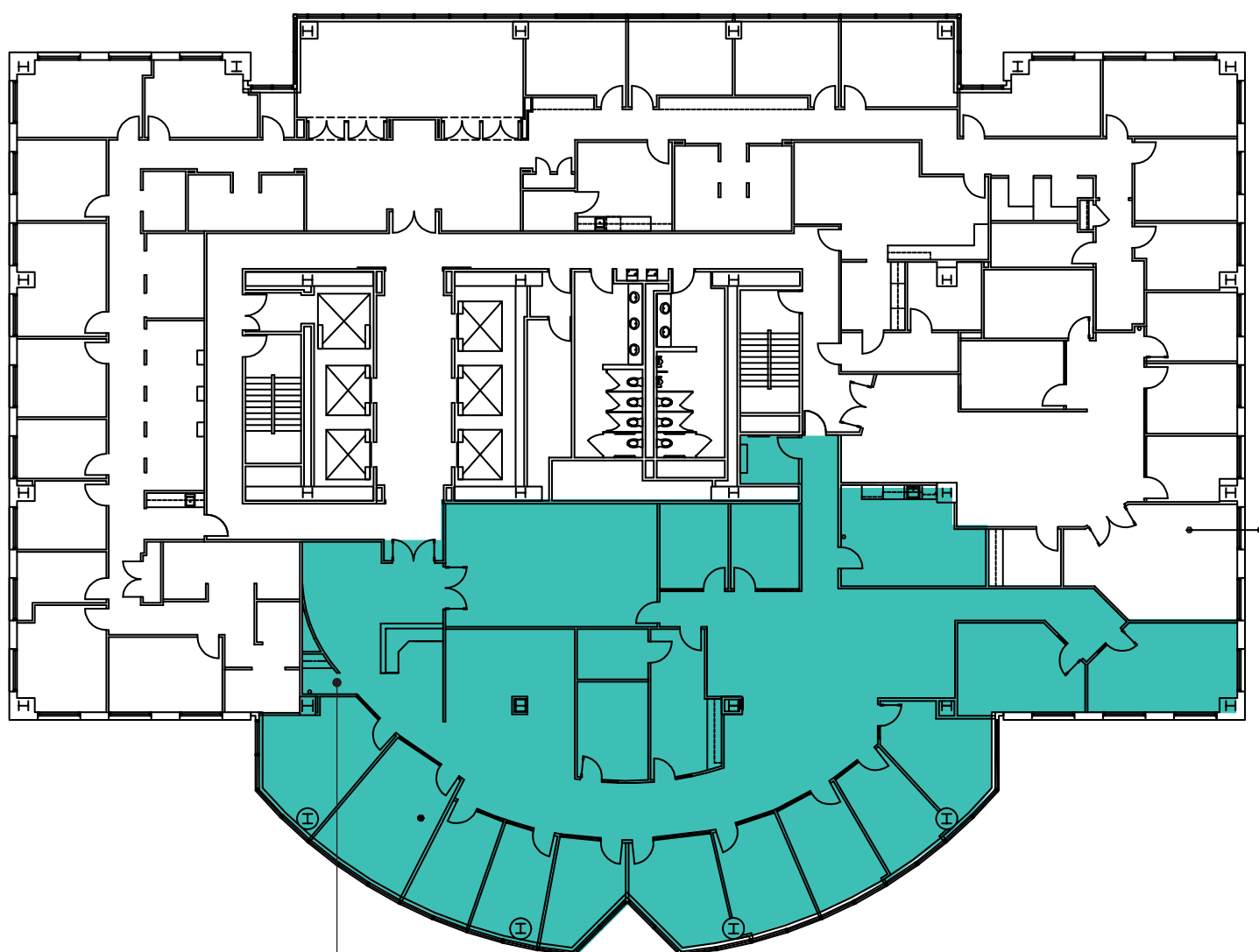


AVAILABLE
SUITE 2900
20,541RSF

floorplans

31ST FLOOR

[VIEW VIDEO](#)

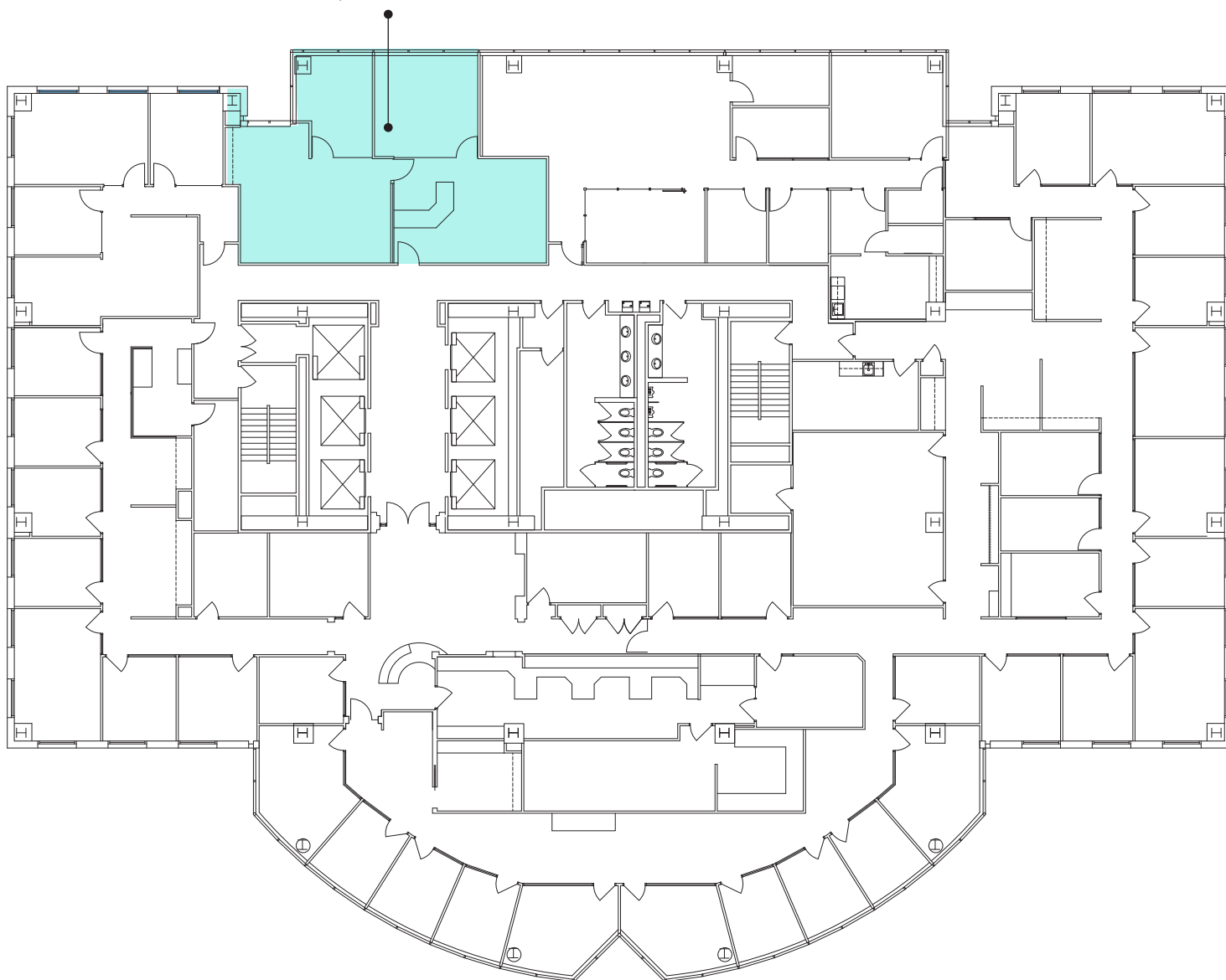


AVAILABLE
SUITE 3120
7,331 RSF

floorplans

33RD FLOOR

AVAILABLE
SUITE 3320
1,319 RSF





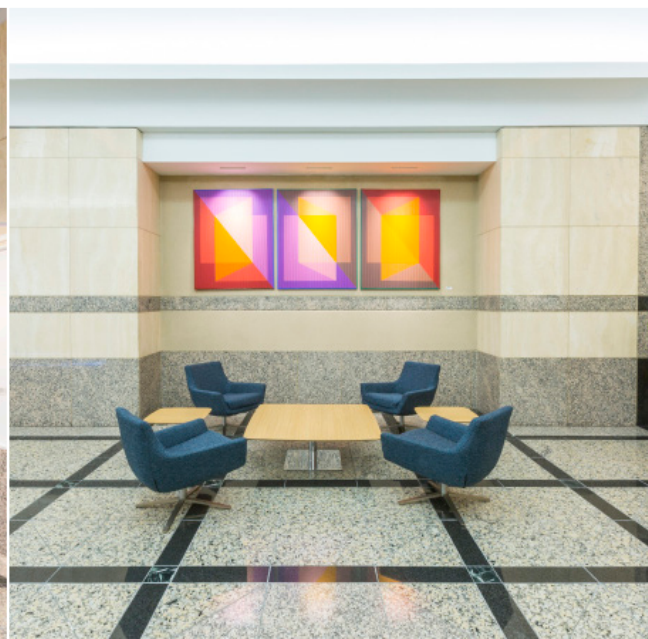
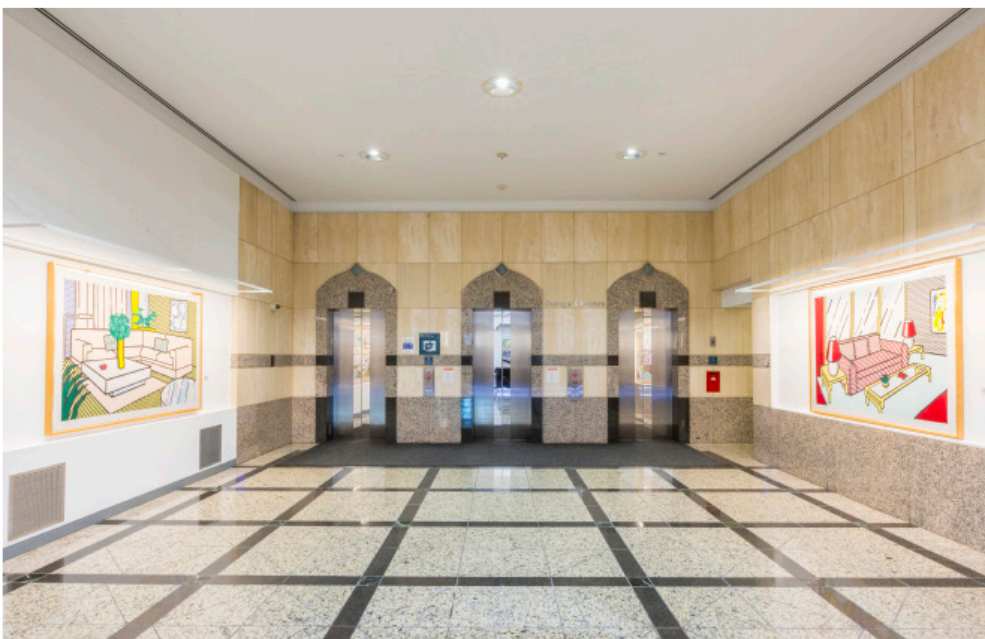
LOBBY/BUILDING:

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



AMENITY AREAS:

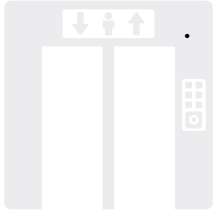
- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant's can host meetings



new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

ELEVATORS:



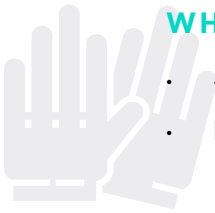
- ThyssenKrupp Destination Dispatch System & Cabs
- Touchless and controlled through Bluetooth
- Optimizes flow by grouping passengers for the same destination
- Significantly reduces waiting time

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



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

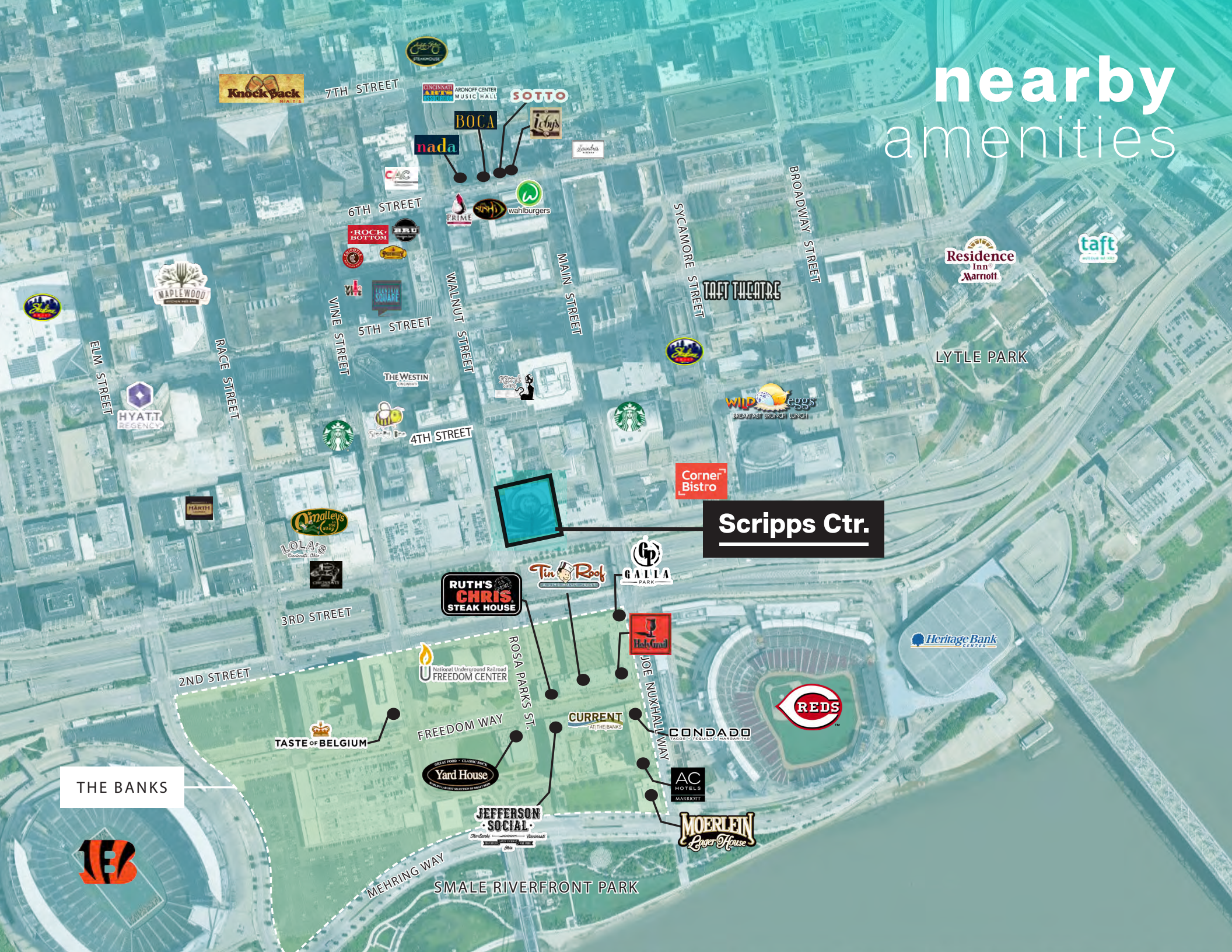
J

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

K

580 BUILDING
450 Spaces
\$230/Mo

nearby amenities



Knock Back

7TH STREET

Apple Pie
STEAKHOUSE

GINGINATI
RESTAURANT

ARONOFF CENTER
MUSIC HALL

SOTTO

BOCA

Leby's

nada

CAC

6TH STREET

ROCK
BOTTOM

BRU

SOBRIETY
SQUARE

W

5TH STREET

THE WESTIN
CINCINNATI

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

FREEDOM WAY

CURRENT
AT THE BANKS

CONDADO

AC
HOTELS
MARKETT

MOERLEIN
Pier House

Yard House

JEFFERSON
SOCIAL

TASTE OF BELGIUM

THE BANKS



MEHRING WAY

SMALE RIVERFRONT PARK

Residence
Inn
Marriott

taft

LYTLE PARK

WILD EGGS
BREAKFAST LUNCH

Heritage Bank
CENTRAL



Scripps Center

simply the
best

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