



Colliers

THE EDGE Experience The Cutting Edge
310 Culvert St, Cincinnati OH, 45202

Sloane Nichols

Senior Vice President
+1 513 562 2215

sloane.nichols@colliers.com

Elaine Gillespie

Senior Vice President
+1 513 562 2235

elaine.gillespie@colliers.com

Colliers Cincinnati

191 Rosa Parks St, Suite 501
Cincinnati, Ohio 45202
P: +1 513 721 4200

Property Highlights

UNMATCHED DOWNTOWN ACCESS

Just steps from riverfront parks, the Purple People Bridge, Lytle park, Great American and the CBD.

SUSTAINABLY BUILT, LEED CERTIFIED

Designed for optimal energy and water efficiency—reducing utility costs while promoting sustainability

CONTEMPORARY LOFT-STYLE WORKSPACES

Expansive floor-to-ceiling glass, flexible layouts, and abundant daylight create a modern and inspiring environment tailored for growth.

ONSITE MANAGEMENT

A dedicated campus management team ensures responsive service and smooth daily operations, so tenants can stay focused on business.

SCENIC ROOFTOP ENTERTAINMENT DECK

Take in sweeping views of the riverfront and skyline from a rooftop space perfect for team gatherings, events, or a midday reset.

SUITE AVAILABILITIES

Suite 201	7,150 RSF
Suite 202	4,131 RSF
Suite 203	3,160 RSF
Suite 300	10,299 RSF
Suite 400	8,990 RSF Available 10/1/2027
Suite 502	3,688 RSF

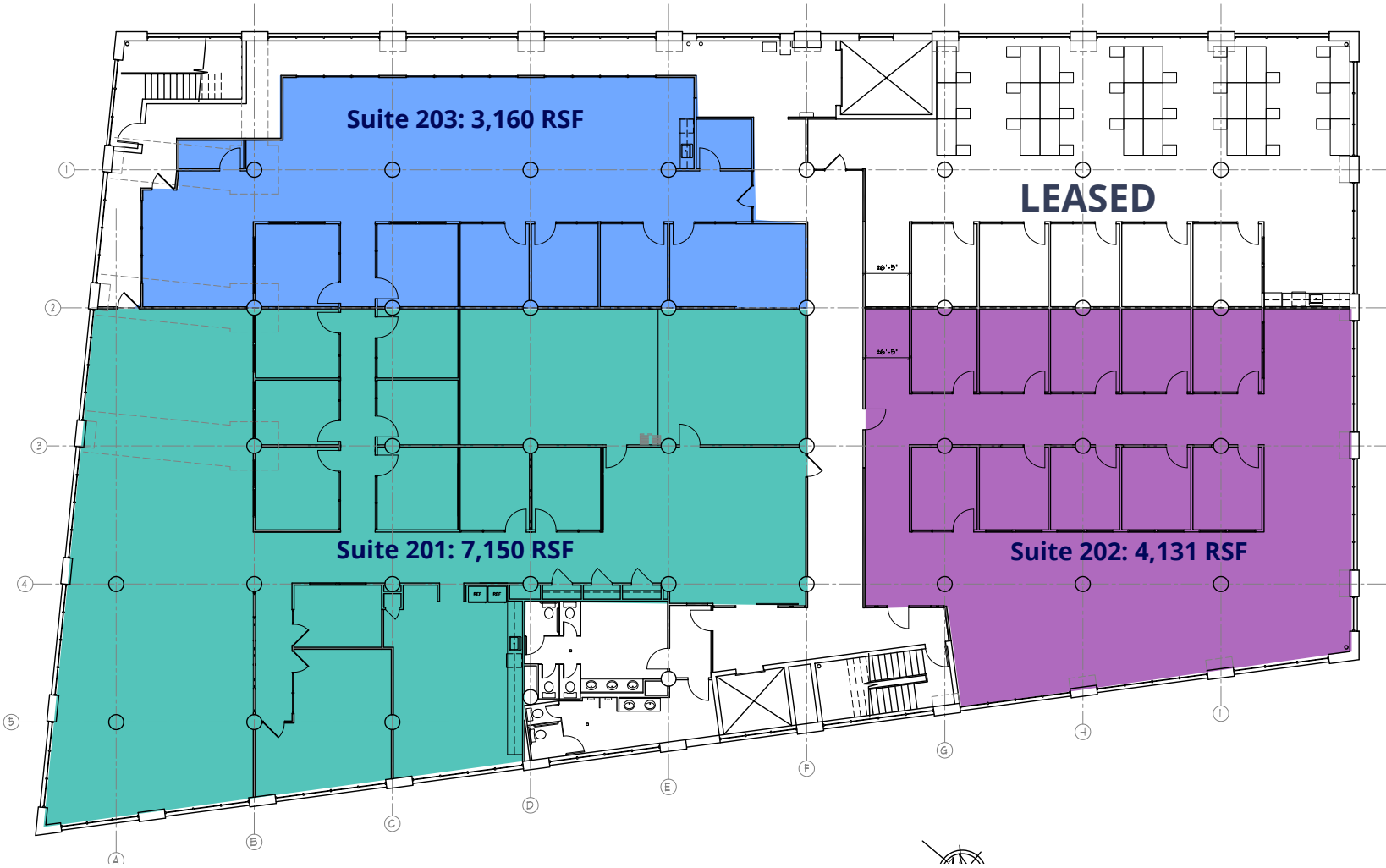


Purple People Bridge

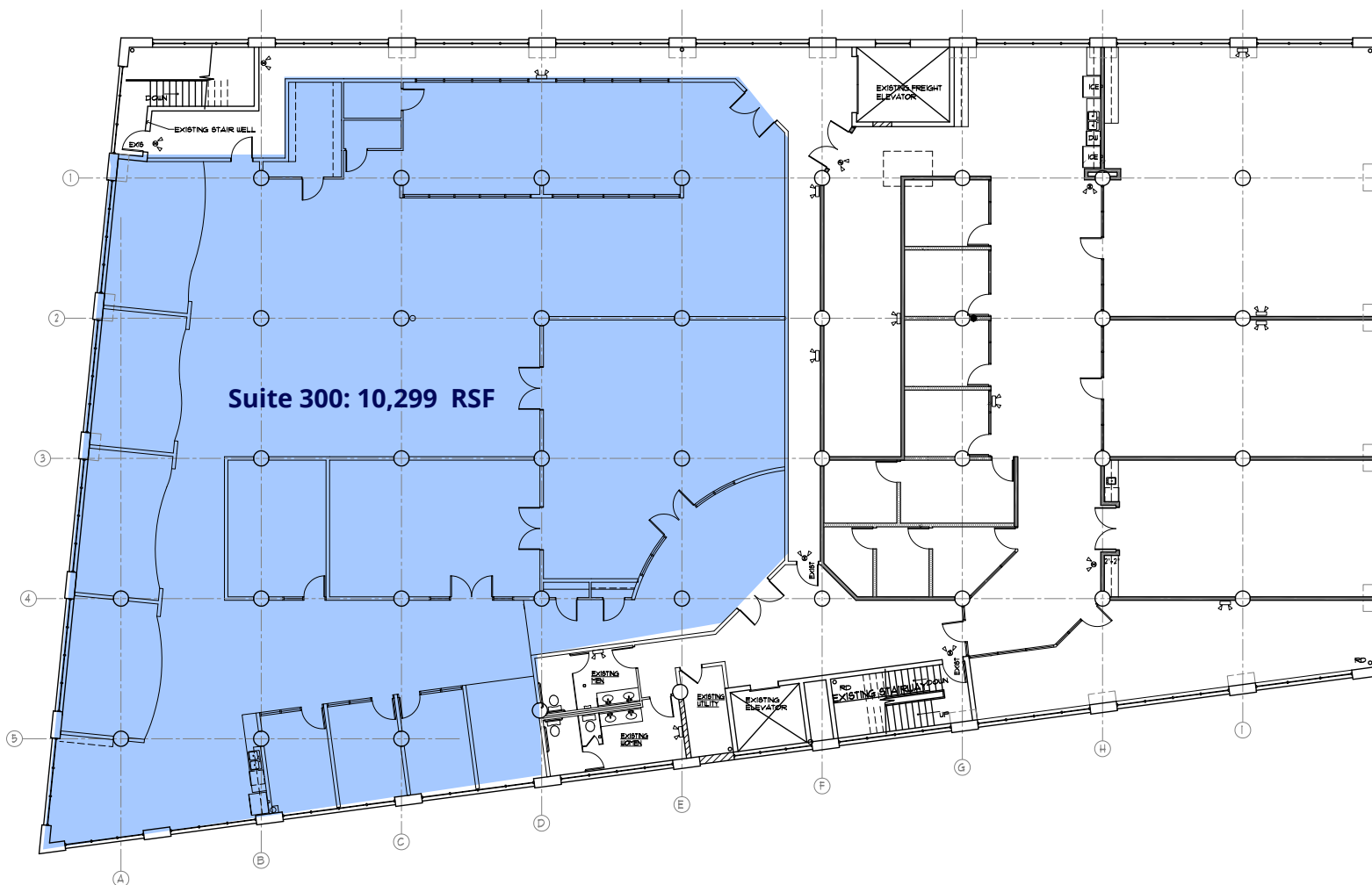


SECOND FLOOR AVAILABILITY

[CLICK TO VIEW
MATTERPORT](#)

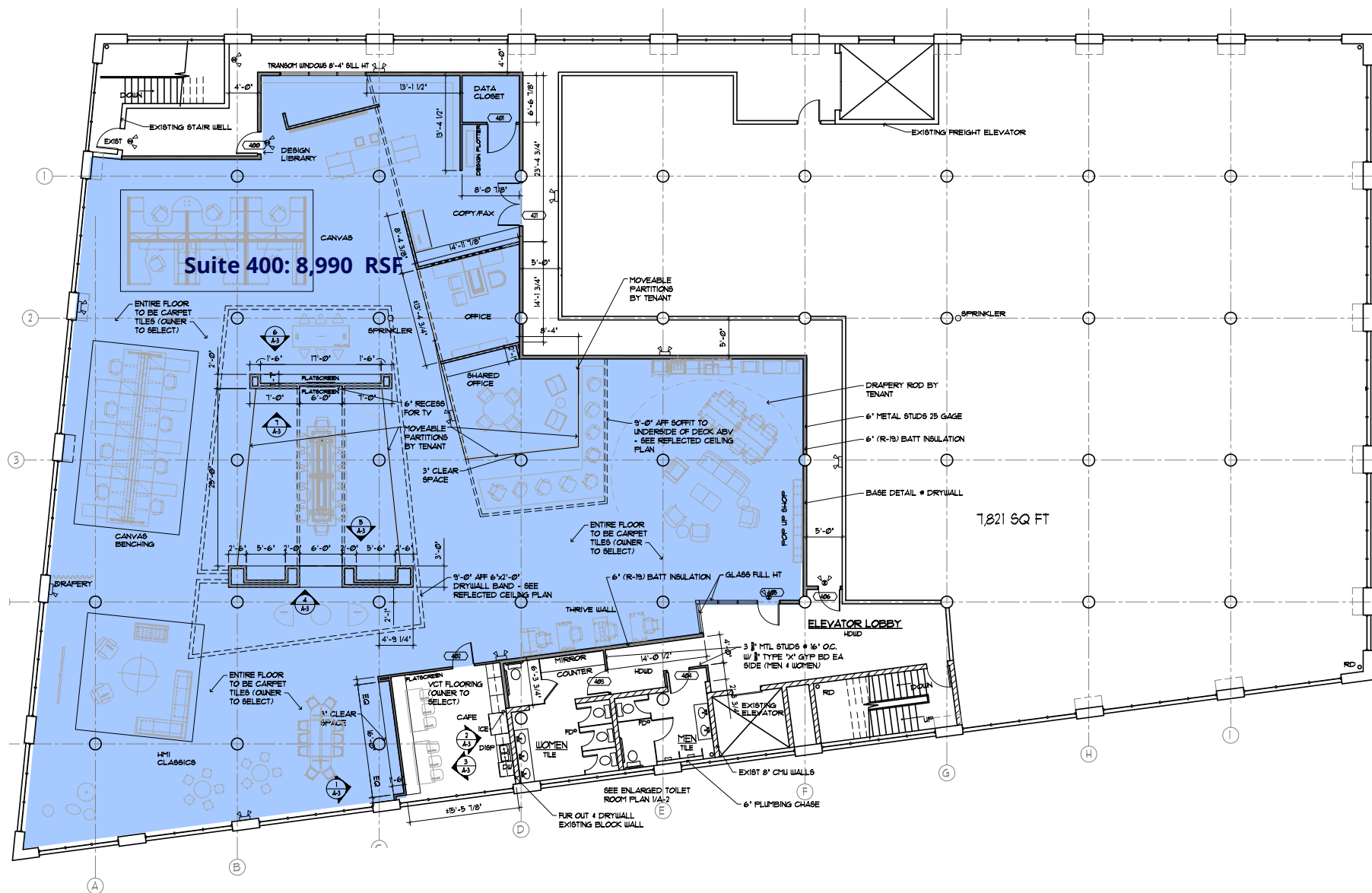


THIRD FLOOR AVAILABILITY

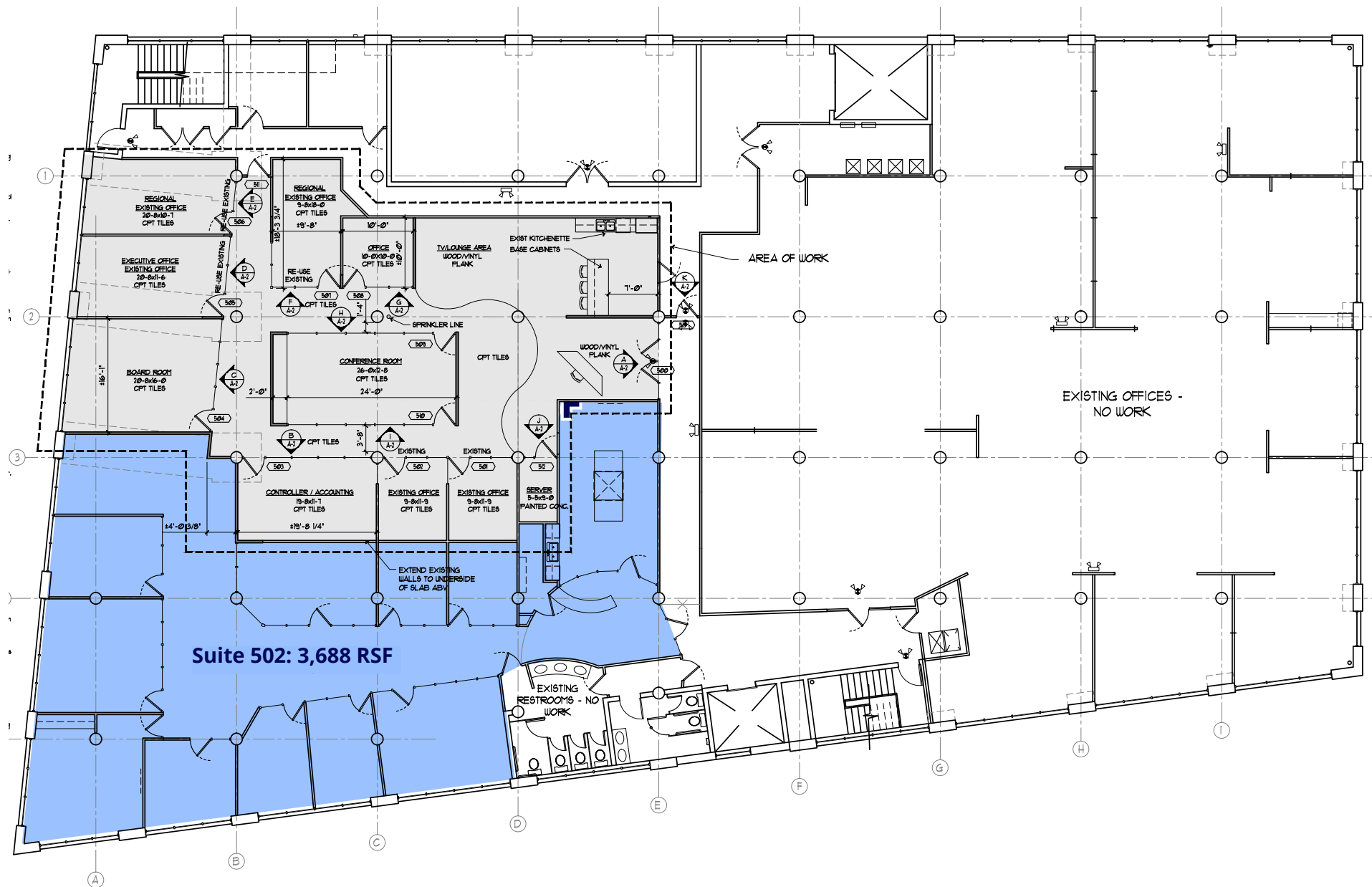


[CLICK TO VIEW
MATTERPORT](#)

FOURTH FLOOR AVAILABILITY

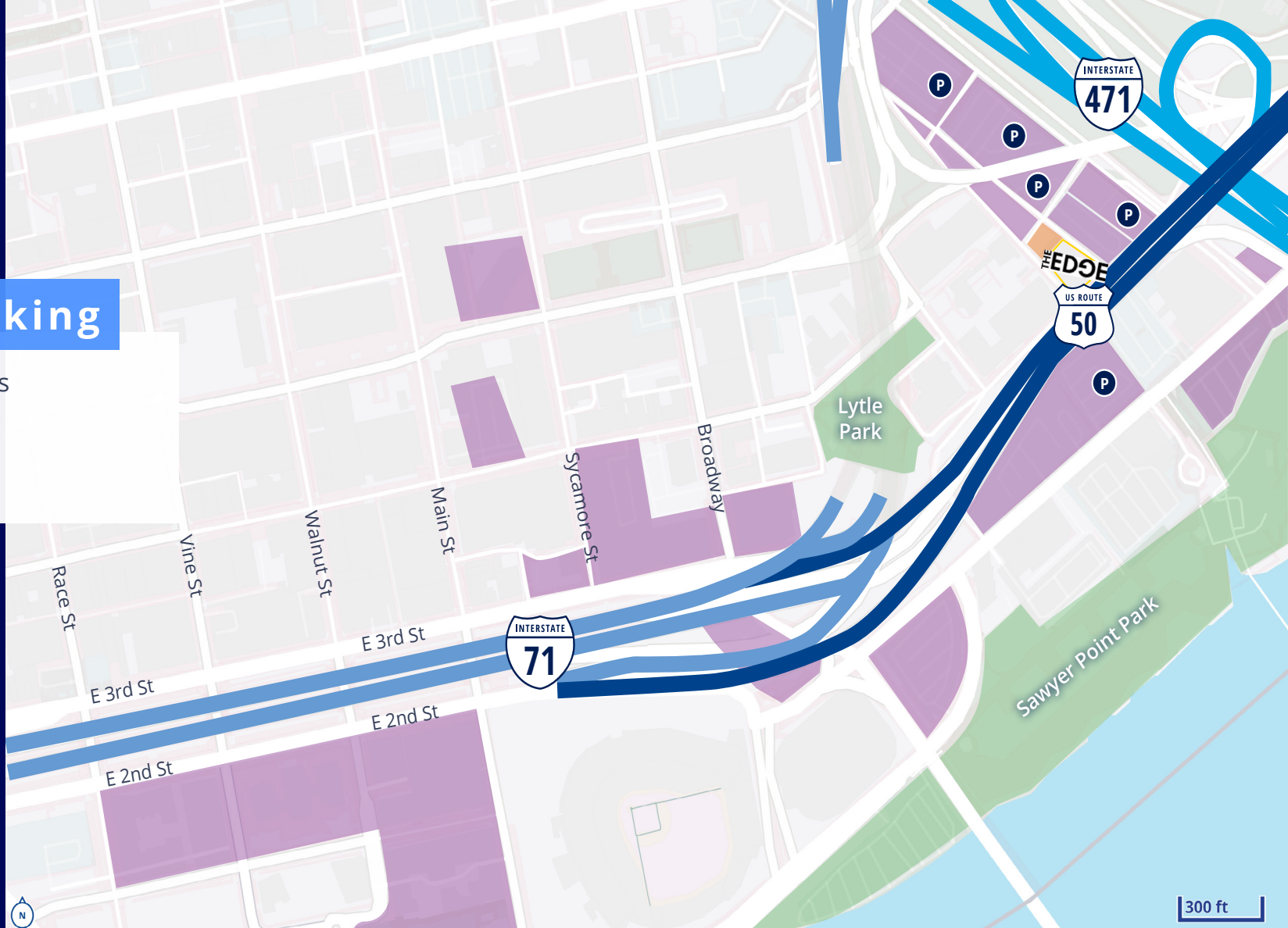


FIFTH FLOOR AVAILABILITY



Downtown Parking

-  Parking Lots/Garages
-  Free Visitor Parking
-  Nearby Parking



Nearby Parking

5th & Culvert Lot 5E	\$5/Daily or \$80/monthly
Eggleston Garage	\$5/Daily or \$85/monthly
3rd & Butler Lot #753	\$5/Daily
3rd & Eggleston	\$55/Month
L&N Loop Lot	\$6/Daily

TENANT SPACES

