

# SUB LEASE - Negotiable

3053-3055 Madison Rd. Cincinnati, OH 45209  
Contact *Lauri Stefanou (Sullivan)* for Details

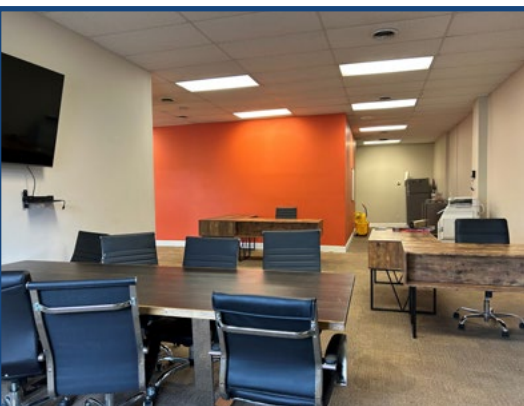


A rare opportunity to sub-lease **4,720 SF** in the heart of **Oakley Square**! This sought after area offers a vibrant mix of young professionals, heavy daytime foot-traffic, convenient amenities, and ideal for office, medical, or retail use.

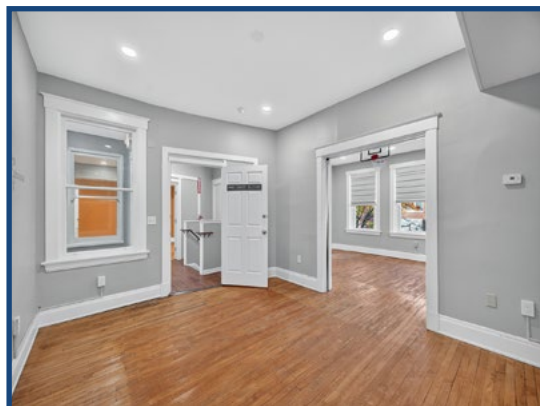
Situated along Madison Road and Markbriet Road in close proximity to I-71, in Cincinnati's Midtown Market Corridor. The Midtown Market is thriving with young professionals, new housing with mixed-use developments, national retailers such as Kroger Marketplace, Target, Meijer, At Home, Cinemax Theater and an array of food, beverage, and entertainment options.

Adjacent to Mt. Lookout, Rookwood Towne Center, and Hyde Park.

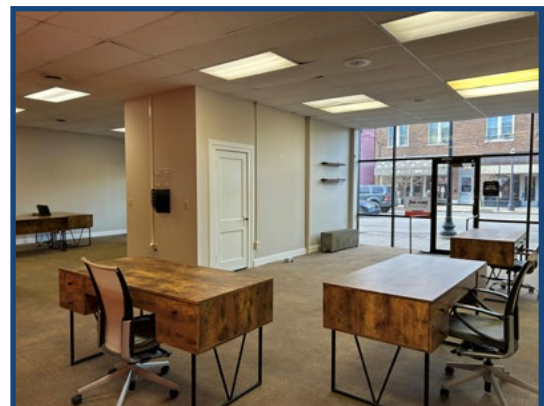
Ample parking includes on-street, off-street, and public parking options.



First Floor



Second Floor



First Floor

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Building Entrance (SW Angle)

## Additional Property Features

Property may be split between first and second floor

### First Floor:

- 1 designated entrance for the first floor space
- Desks, conference room table, and refrigerator will stay
- Remaining FF&E will be removed
- 1-panel exterior sign for the first floor space

### Second Floor:

- 2 separate entrances for the second floor
- Kitchenette - all visible FF&E can stay
- Sign above the door is designated for the second floor space (if divided)



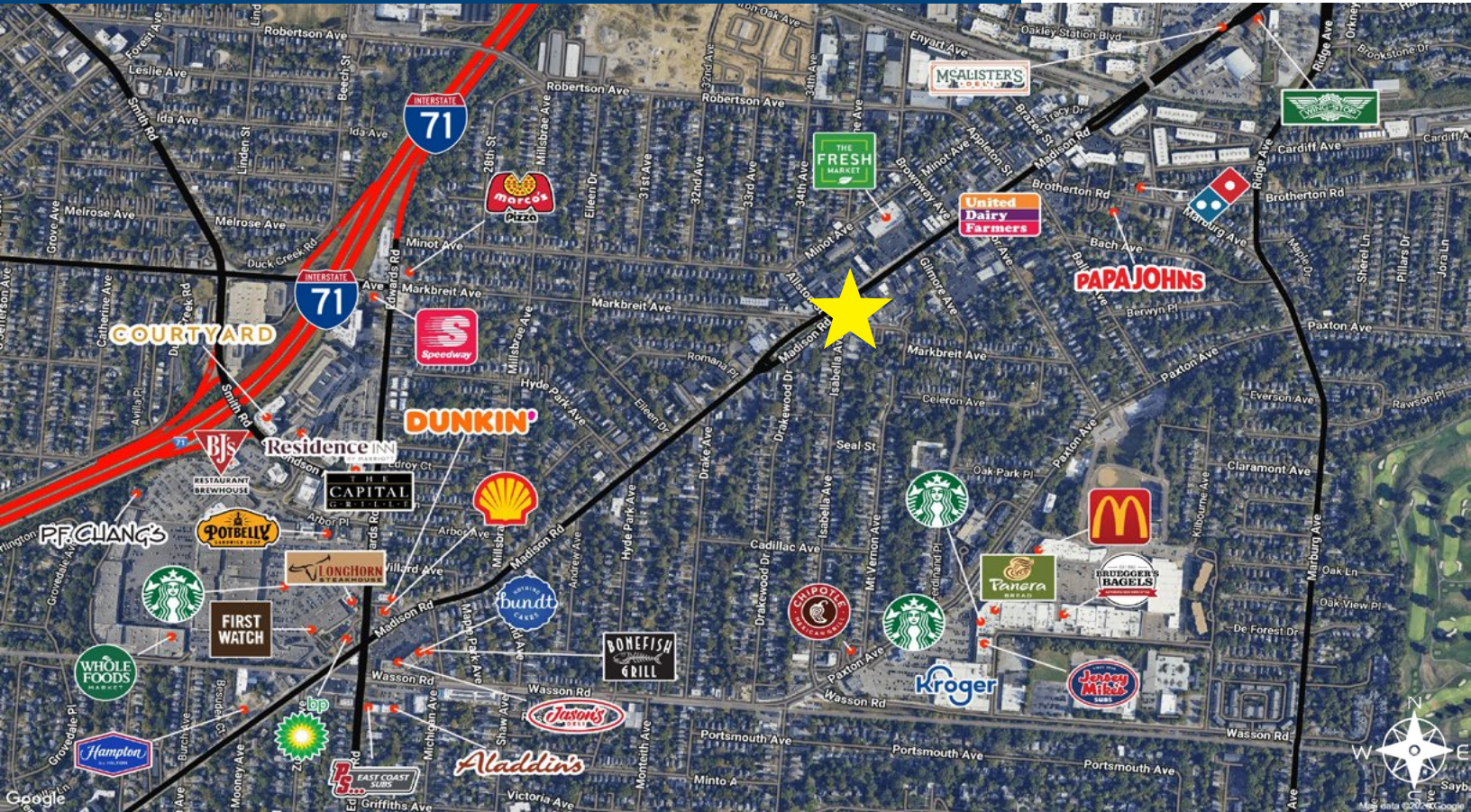
Full Kitchen/Break Room



Upstairs Office

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TRAFFIC COUNTS	
Street/Intersection	VPD
Madison Rd.	39,989
I-71	166,110

Cincinnati Population MSA	
Year	Total
2020 Census	954,220
2025	980,953
2030 Projection	999,727

*Aglamesis Bro's Ice Cream & Chocolates, Deeper Roots Coffee, Oakley Pub & Grill are just steps away*

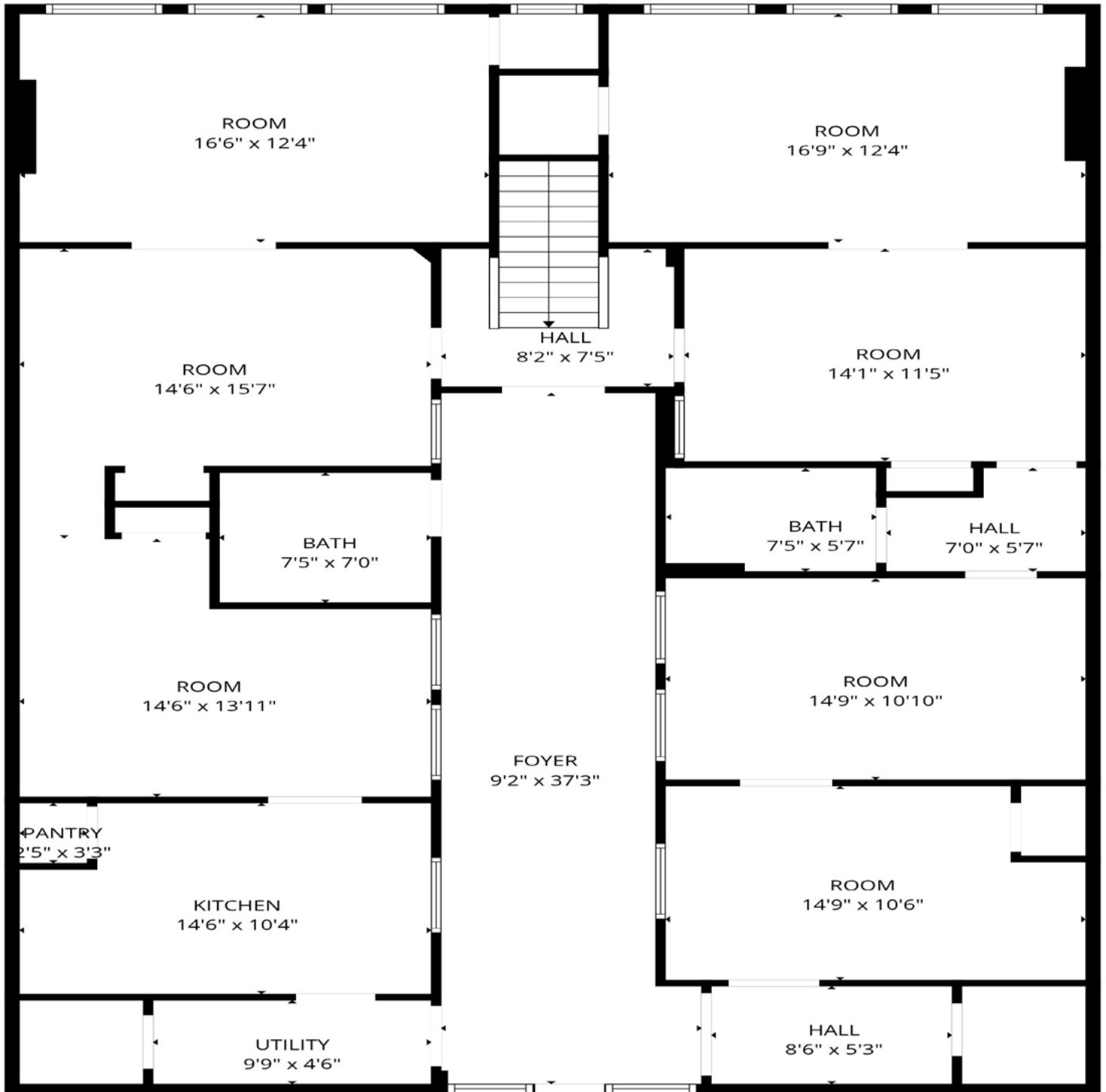
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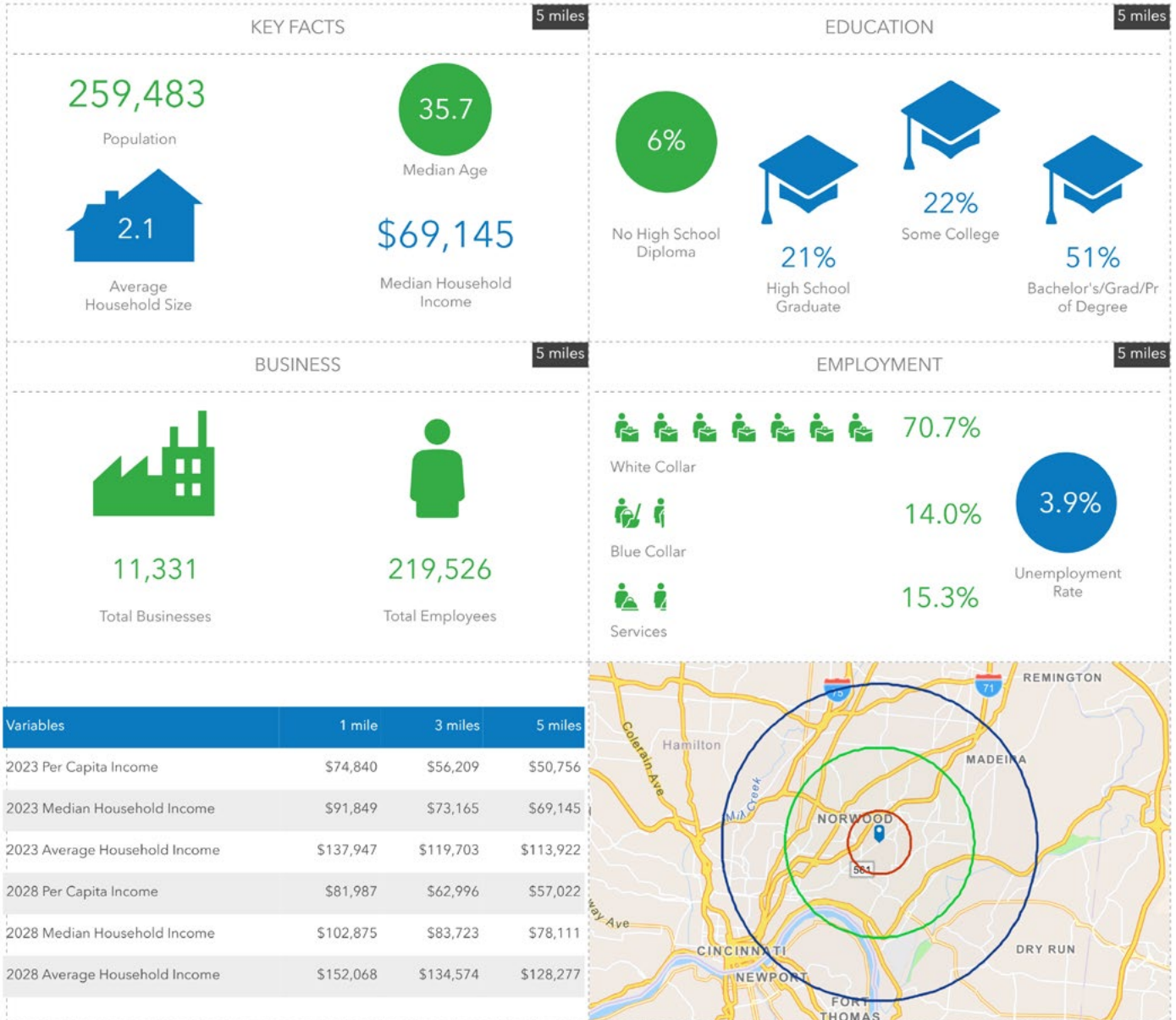
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## Key Facts

3053 Madison Rd, Cincinnati, Ohio, 45209 2  
 Rings: 1, 3, 5 mile radii



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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## Equity Broker Contact

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