

# 302 WEST THIRD



[302WestThird.com](http://302WestThird.com)





# — Undeniable Possibilities



Situated at the corner of Plum and West Third Streets in Cincinnati's Riverfront corridor, 302 West Third is a nine-story, 177K SF creative office building. The former site of Crown Overall Manufacturing Co. with distinctive architecture dating back to 1915 — discover what it's like to office at a prominent location with unobstructed Riverfront views and strong walkability. Located adjacent to Paycor Stadium with exceptional highway and interstate access to Cincinnati suburbs and Northern Kentucky, 302 West Third offers wide open floor plates and undeniable possibilities.

An authentically creative atmosphere with nearly \$2 MM invested in building upgrades, the user experience and modernized common areas are first class at 302 West Third. An urban environment surrounded by extensive affordable parking and proximity to increasingly numerous residential and dining options —

**302 offers a unique opportunity for employers to attract and retain talent, while managing occupancy cost efficiently.**

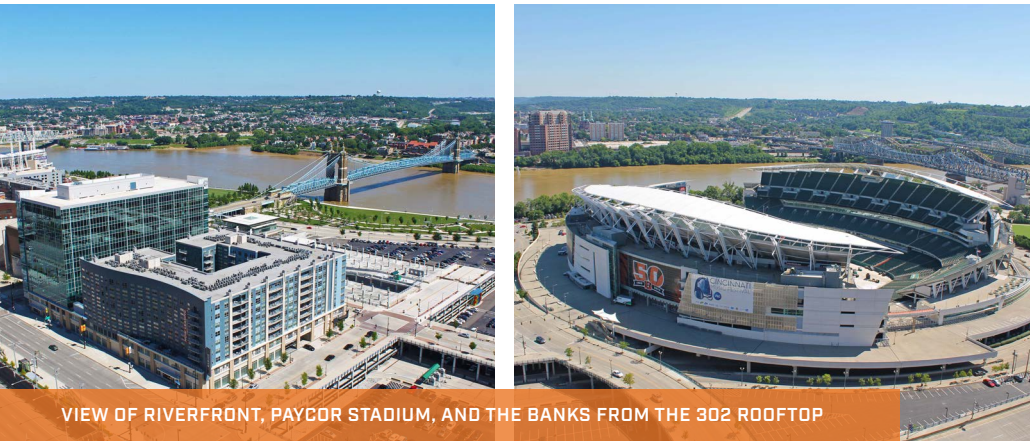




# Space to Claim

With more than 35K RSF available, take advantage of the unique opportunity to control 28,215 contiguous RSF or choose your floor and office amongst fellow creative companies.

Customize your layout and reach growth goals in a space you can truly make your own.



VIEW OF RIVERFRONT, PAYCOR STADIUM, AND THE BANKS FROM THE 302 ROOFTOP

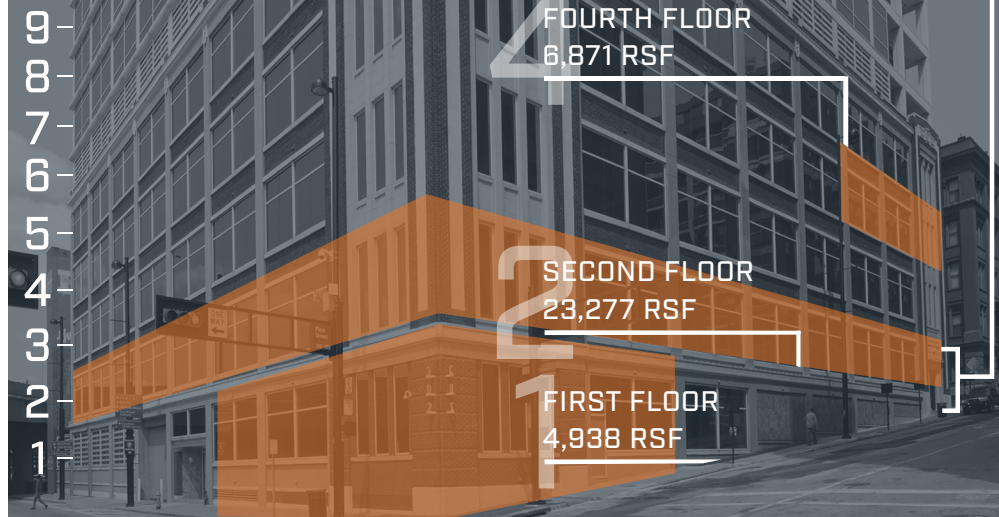


VIEW INTO ELEVATOR LOBBY

OPPORTUNITIES TOTALING  
**35,086 RSF**



**28,215**  
CONTIGUOUS RSF





# The Quad + Rooftop Deck



The Quad + Rooftop Deck has everything you need to enhance your workday. With a wide variety of amenities, it's perfect for a place to get away during the workday for a yoga class or to play 9-holes. Meet colleagues in the large conference center or a huddle room for focused time. Surrounded by games, fitness & relaxation opportunities, The Quad + Rooftop Deck has something for everyone.

**Change up your workday at The Quad + Rooftop Deck.**

Golf Simulator

Game Tables

Fitness Center

Privacy Pods

Yoga Classes

Open Seating Area

Pantry Kitchen

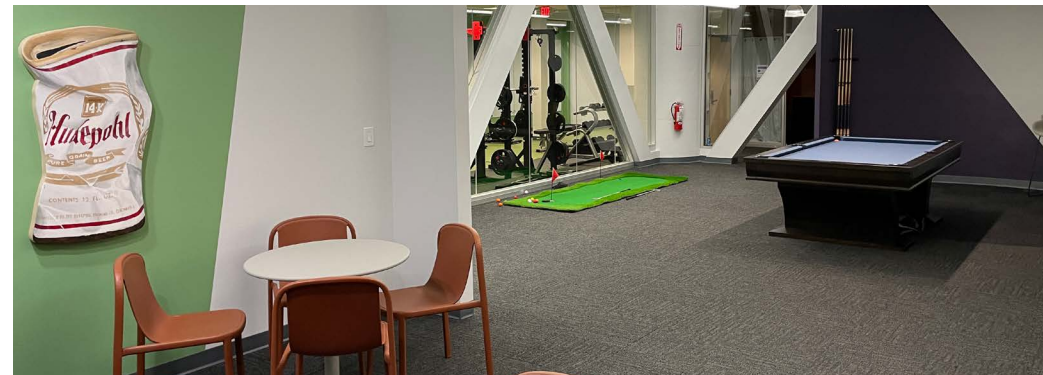
Showers & Bathrooms

Massage Room

Meeting Rooms

Art Room

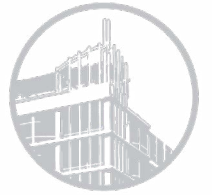
Bike Storage



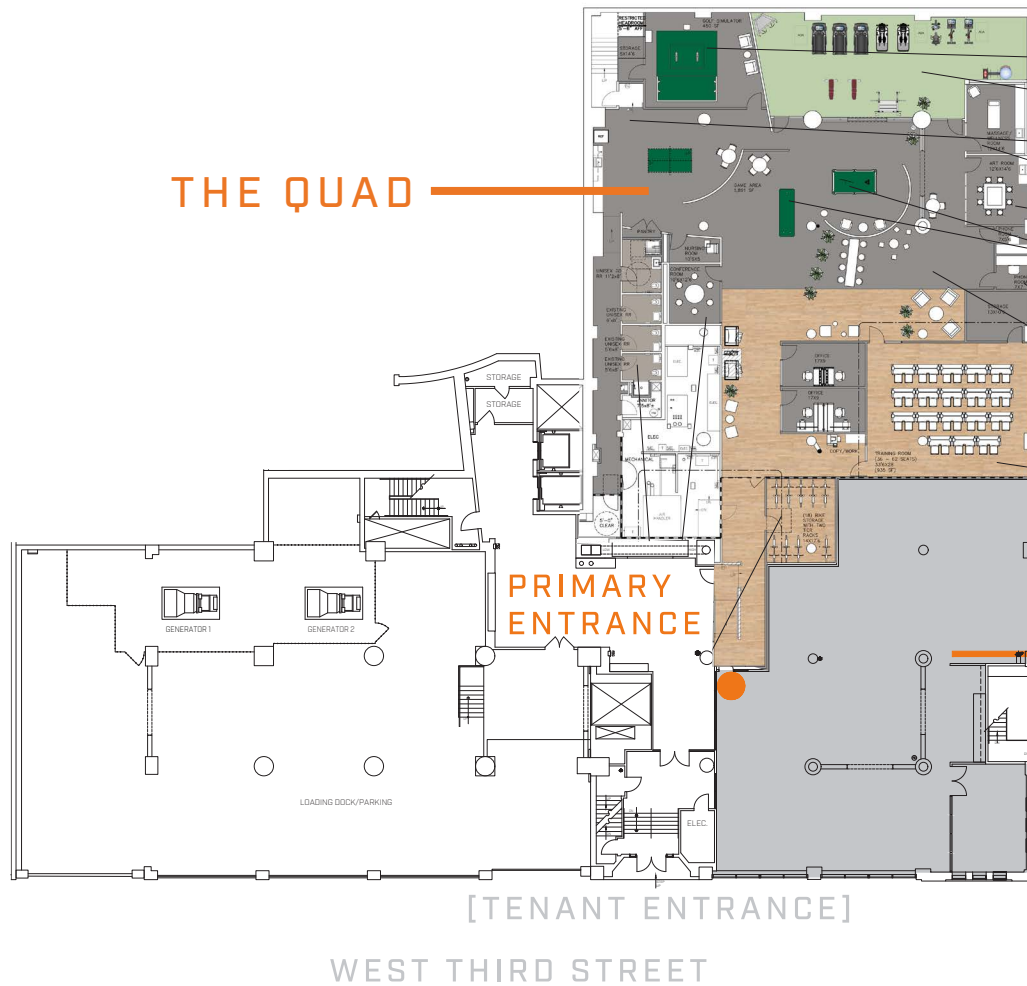


SPACE LAYOUTS  
\$21.00/sf + electric

1  
FIRST FLOOR



302  
WEST  
THIRD



SUITE 150  
4,938 RSF

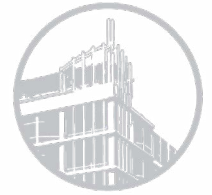




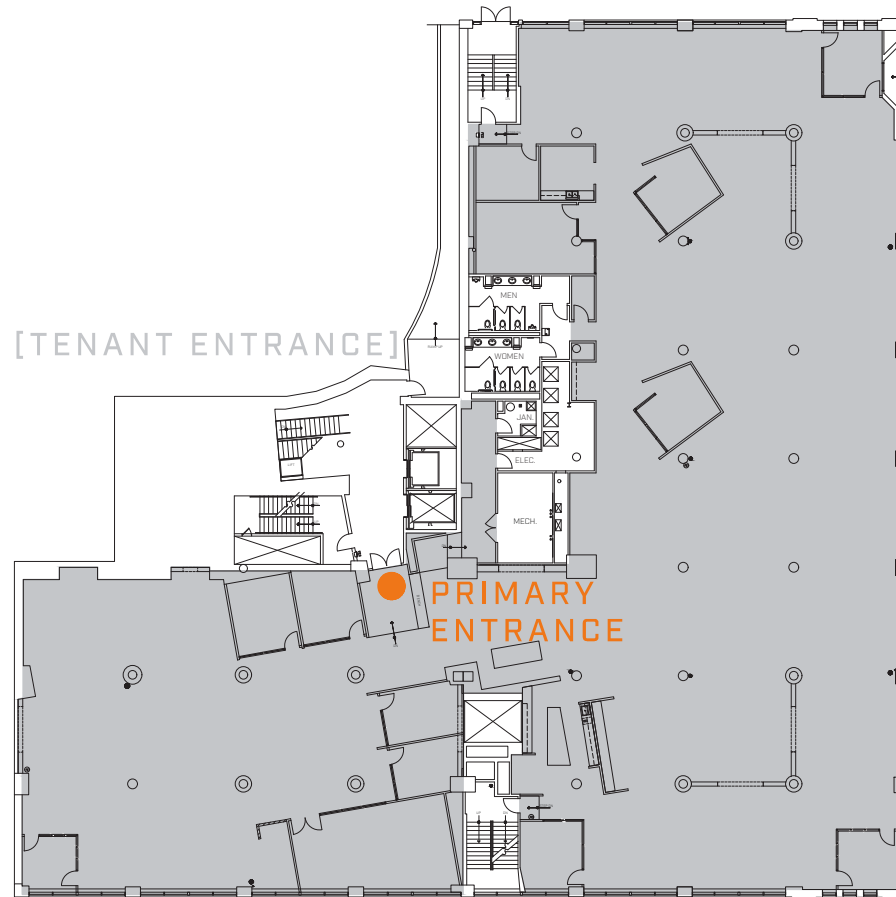
SPACE LAYOUTS  
\$9.00/sf net

2

SECOND FLOOR  
23,277 RSF



302  
WEST  
THIRD



PLUM STREET

WEST THIRD STREET

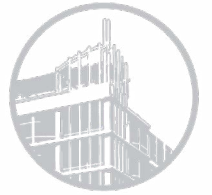




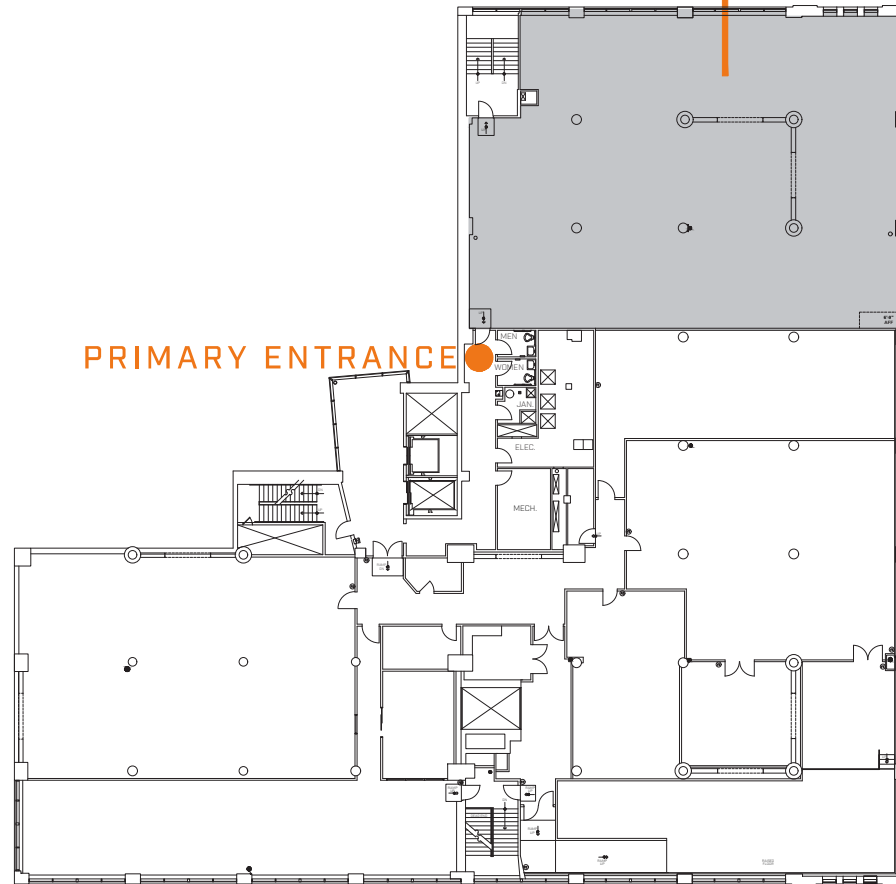
SPACE LAYOUTS  
\$21.00/sf + electric

4

FOURTH FLOOR  
6,871 RSF



302  
WEST  
THIRD



PLUM STREET

WEST THIRD STREET





# Seamless Wayfinding, Enhanced Sense of Arrival



- Improved Drive-Up Experience
- New Exterior Signage and Wayfinding
- Front Plaza Renovation
- Elevated Interior Signage



VIEW FROM EXTERIOR PLAZA



MAIN MONUMENT SIGNAGE OPPORTUNITIES AVAILABLE

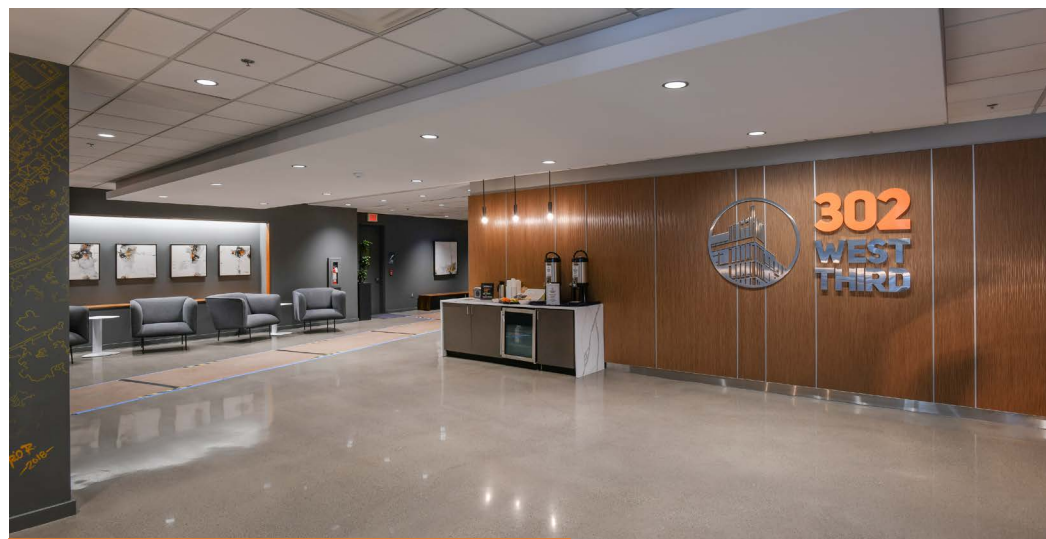


# Reimagined Entry For Tenants and Visitors

- McFarland Commuter Lobby Renovation
- Third Street Visitor Lobby Renovation
- Elevator Lobby and Common Corridor Updates



VIEW INTO MCFARLAND LOBBY



COMPLIMENTARY LOCAL CRAFT COFFEE ON ROTATION



# Revitalized Space, Heightened Connection

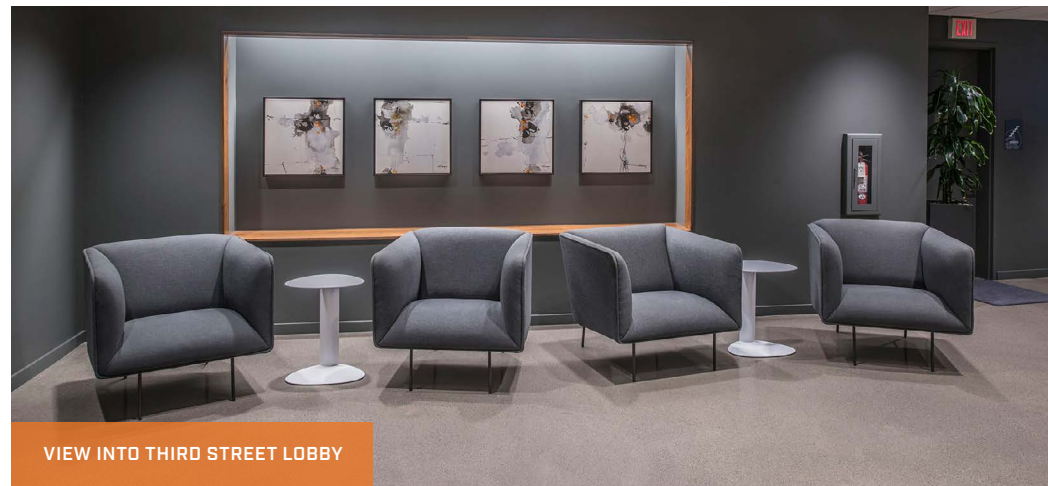
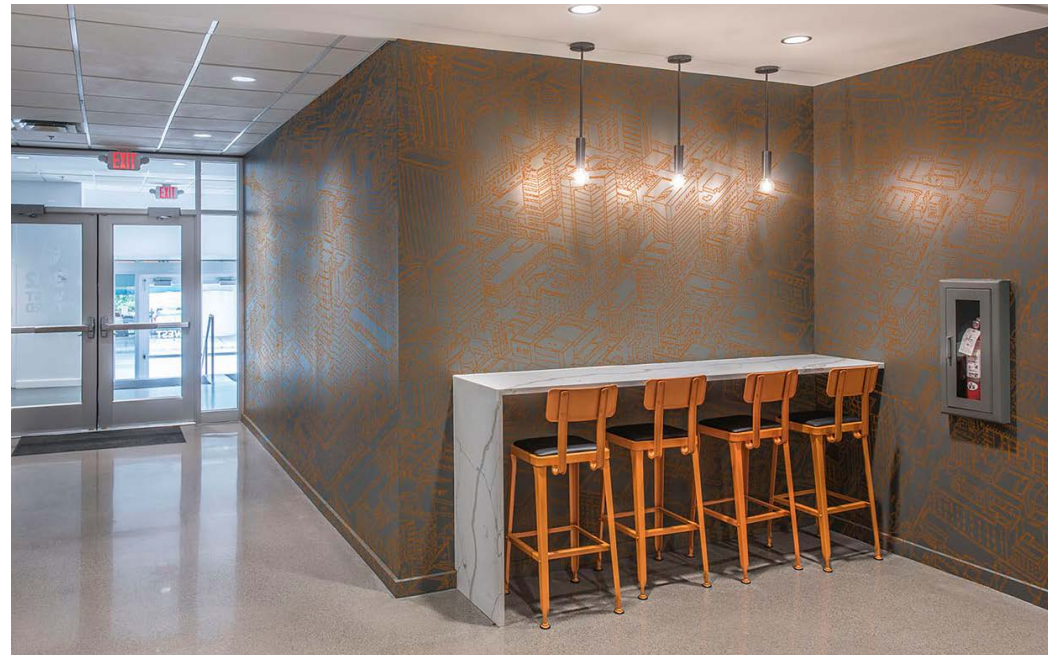


Conference Room



VIEW INTO THE QUAD'S CONFERENCE ROOM

Collaborative Break-Out Areas



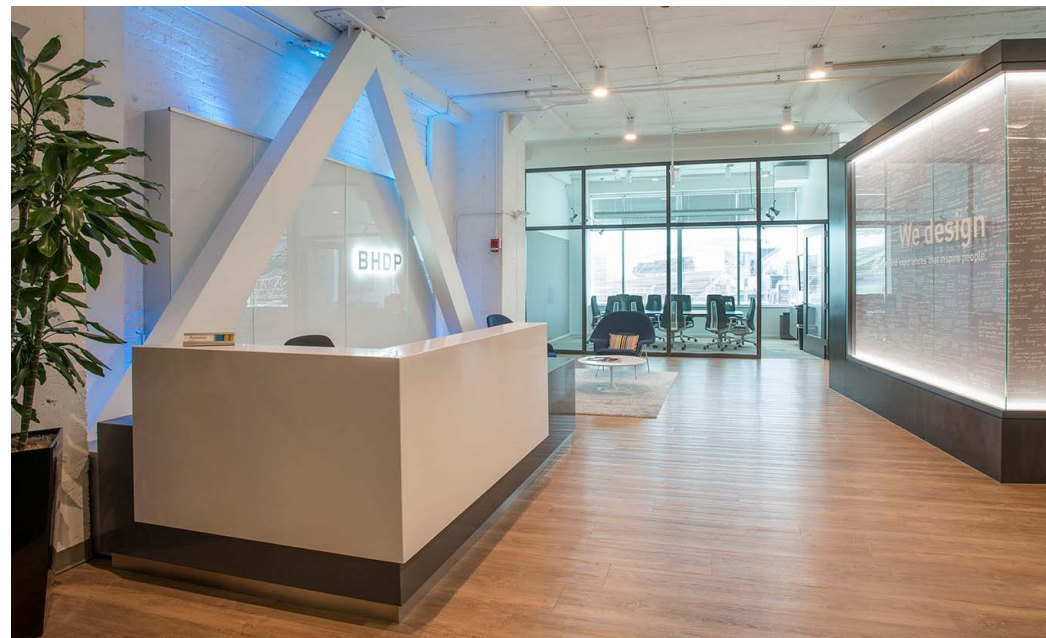
VIEW INTO THIRD STREET LOBBY



# Sample Space Builds

## FEATURES

- 14-Foot Exposed Ceilings and Ductwork
- Large Windows
- Efficient Floor Plates





# Prominent Area, Exceptional Accessibility



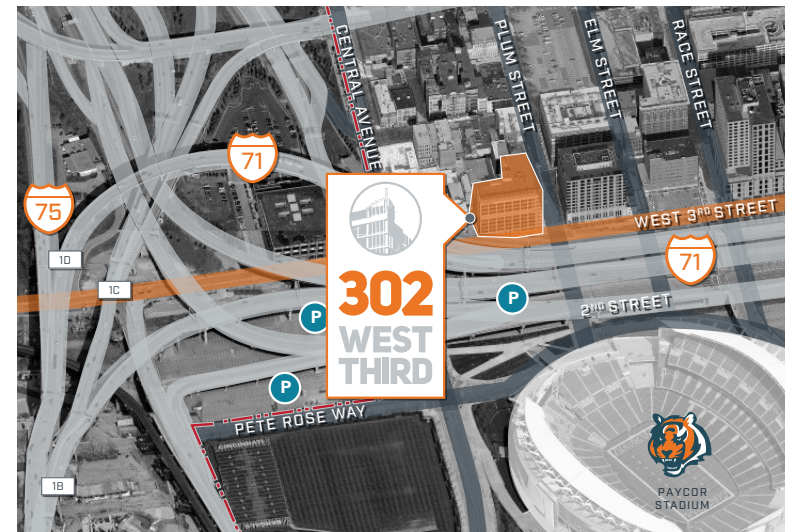
Immediate Access to I-71 and I-75

Ample Parking and Public Transit Options In Walking Distance

Less Than 5 Miles From Several Nearby Ohio/Kentucky Neighborhoods

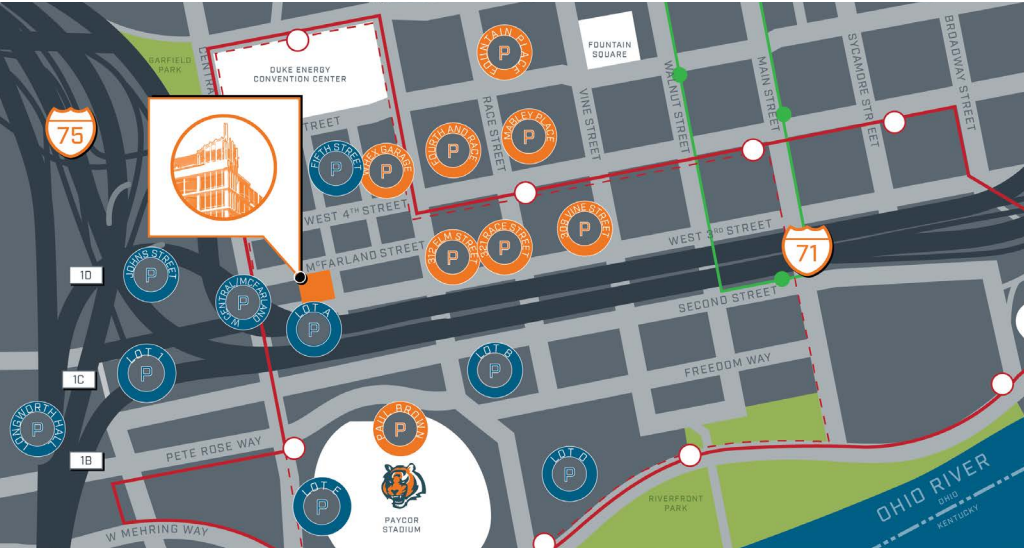
## Drive Times

Over the Rhine	0.5 miles
Covington / Newport, KY	1.5 miles
Mt. Adams	1.8 miles
Corryville	3.5 miles
Fairmount	4.0 miles
Avondale	4.9 miles
Ft. Thomas, KY	5.4 miles
Hyde Park	5.5 miles
Cincinnati Municipal Lunken Airport	7.3 miles
Crestview Hills	9.2 miles
Cincinnati/Northern Kentucky Airport	12.5 miles



IMMEDIATE ACCESS TO I-71 AND I-75, SHUTTLE AND PARKING NEARBY

# Urban Environment, Numerous Parking Options



Numerous Low-Cost Parking Options Within Walking Distance

Shuttle Drop Off Available

## TRANSPORTATION SITE KEY

Shuttle Route

Street Car Route


Surface Parking Lot

Parking Garage

NAME	PHYSICAL ADDRESS	CAPACITY*	RATE*	COMPANY	PHONE NO.
Mabley Place	42 West Fourth Street	680	\$200	SP+ Parking	513.357.4460
Enquirer Building	312 Elm Street	980	\$150	Parkway Corporation	513.369.0880
Whex Garage	212 West Fourth Street	753	\$145	SP+ Parking	513.357.4460
3rd & Vine Street Garage (#759)	18 West 3rd Street	350	\$190	Allpro Parking	513.621.0799
321 Race Street Garage	321 Race Street	380	\$135	SP+ Parking	513.518.8911
Fountain Place	505 Race Street	1,100	\$220	SP+ Parking	513.357.4460
Paycor Stadium	Paycor Stadium	238	\$120	SP+ Parking	513.946.8102
Fourth and Race	Under Development	584	\$165	3CDC	513.621.4400
John Street Lot (#775)	325 John Street	208	\$40	Allpro Parking	513.621.0799
West Central/McFarland	300 Central Avenue	71	\$85	Allpro Parking	513.621.0799
Longworth Hall	700 West Pete Rose Way	1,000	\$30	Longworth Hall	513.721.6000
Fifth Street Parking	221 West 5th Street	260	\$150	Allpro Parking	513.621.0799
Lot 1	251 Central Ave	1,143	\$60	City of Cincinnati	513.564.9700
Lot A	Third & Plum Street	237	\$100	SP+ Parking	513.946.8102
Lot B	Pete Rose Way	364	\$110	SP+ Parking	513.946.8102
Lot D	Btwn Suspension Bridge & PBS	160	\$100	SP+ Parking	513.946.8102
Lot E	Mehring Way at PBS	391	\$60	SP+ Parking	513.946.8102

\*Call for availability and most up to date rates





This package was prepared exclusively on behalf of 302 West Third Street ["302"]. Its contents are considered proprietary and should not be shared by anyone outside of the intended recipients' organization without direct permission of its original authors – HighBrook Investors and Cushman & Wakefield.

For questions or further information regarding the contents of this package, please contact:

DIGGER DALEY  
digger.daley@cushwake.com  
513.763.3028

SCOTT ABERNETHY, CCIM, SIOR  
scott.abernethy@cushwake.com  
513.763.3013