



The Zussman Building 311 Elm Street

Office Space for Lease

RECENTLY RENOVATED LOBBY

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PROPERTY HIGHLIGHTS

- Located at the front door to downtown (CBD) with outstanding riverfront panoramic views and easy highway access. Base rental rates start at \$8.75/rsf nnn.
- Highly visible and accessible office building at the corner of 3rd and Elm Street.
- Walking distance to restaurants, Fountain Square, hotels, apartments, The Banks, Paycor Stadium, Icon Music Center, and Great American Ball Park.
- 7 story, 90,126 sf office building.
- Floorplates of approximately 11,600 +/- sf.
- Newly renovated lobby and common area.
- 200 - 33,489 sf +/- available for lease. Spaces include creative design and traditional office suites.
- Great opportunity for corporate headquarter use. Can accommodate up to 33,489 sf +/- that would include highly visible building signage for a multi-floor user.



PROPERTY INFORMATION

Building Name	The Zussman Building
Street Address	311 Elm Street, Cincinnati, OH 45202
County	Hamilton
Property Type	Office
Zoning	DD, Cincinnati
APN	145-00001-0191

Building Information

Building Class	B
Number of Floors	7
Average Floor Size	11,163 SF
Year Built	1890

Lease Rate **\$8.75/rsf annually NNN**



Executive Summary

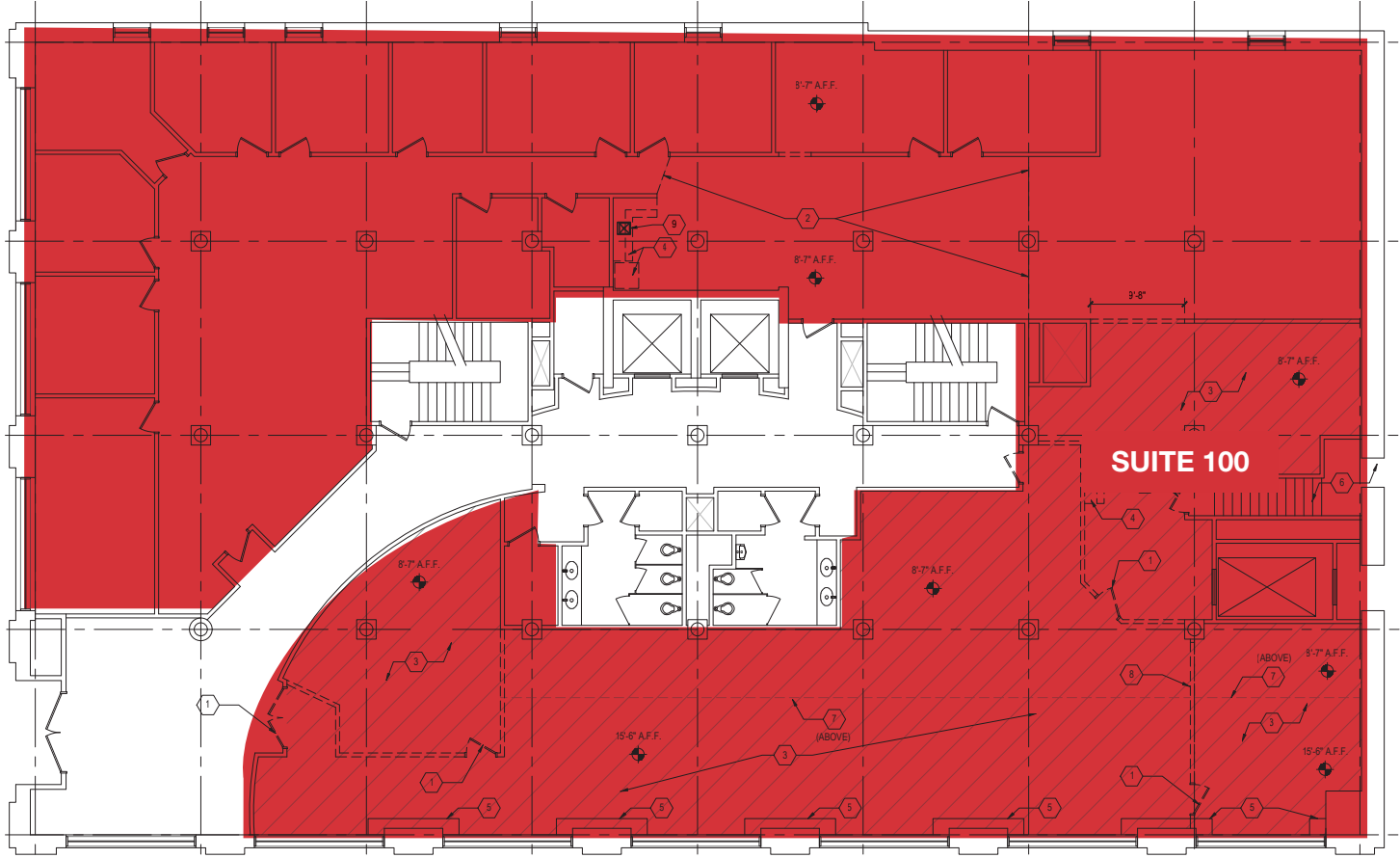
RECENTLY RENOVATED LOBBY



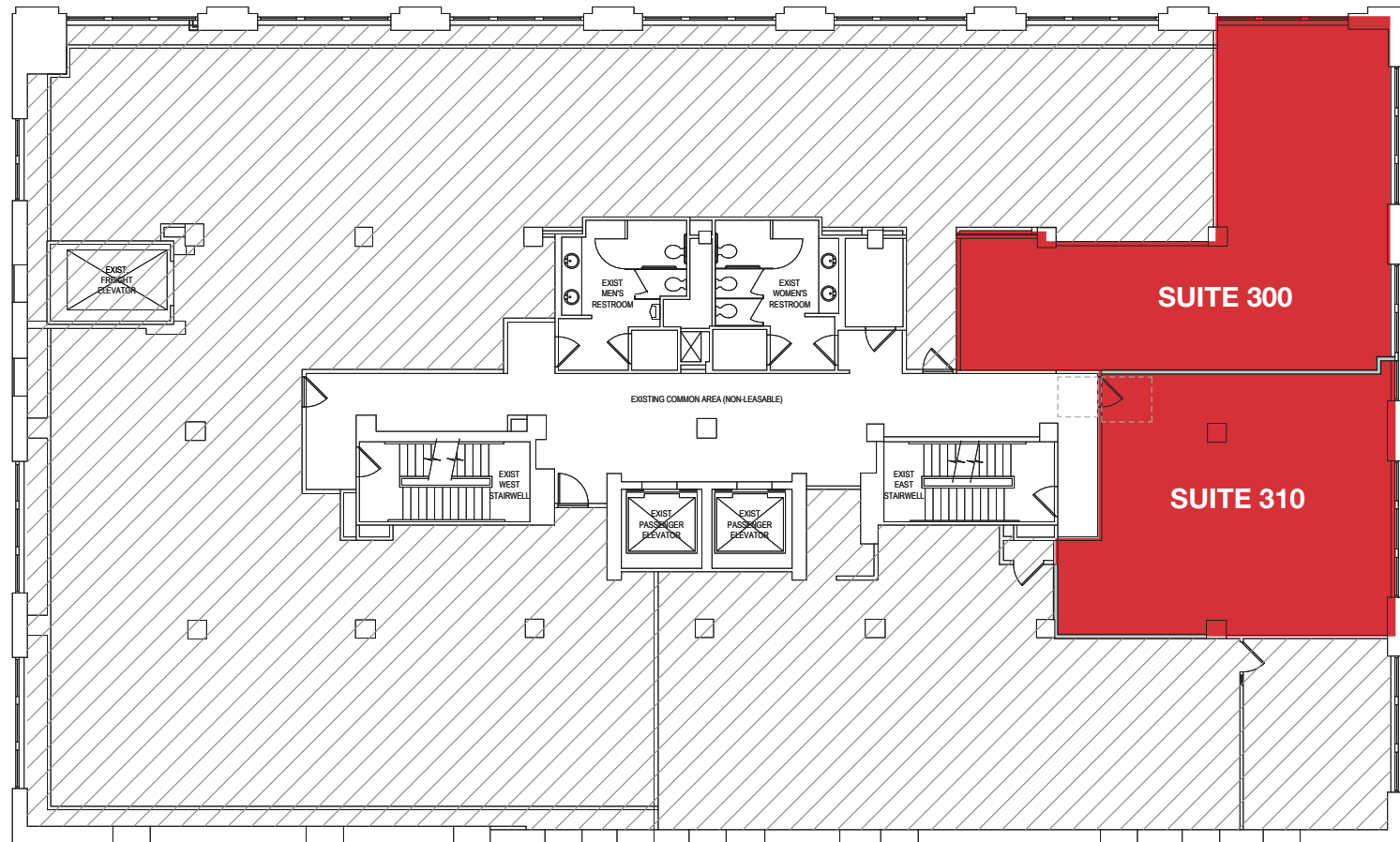
TURNKEY CREATIVE SPACE FLOOR 1

SUITE AVAILABLE

100 9,592 RSF

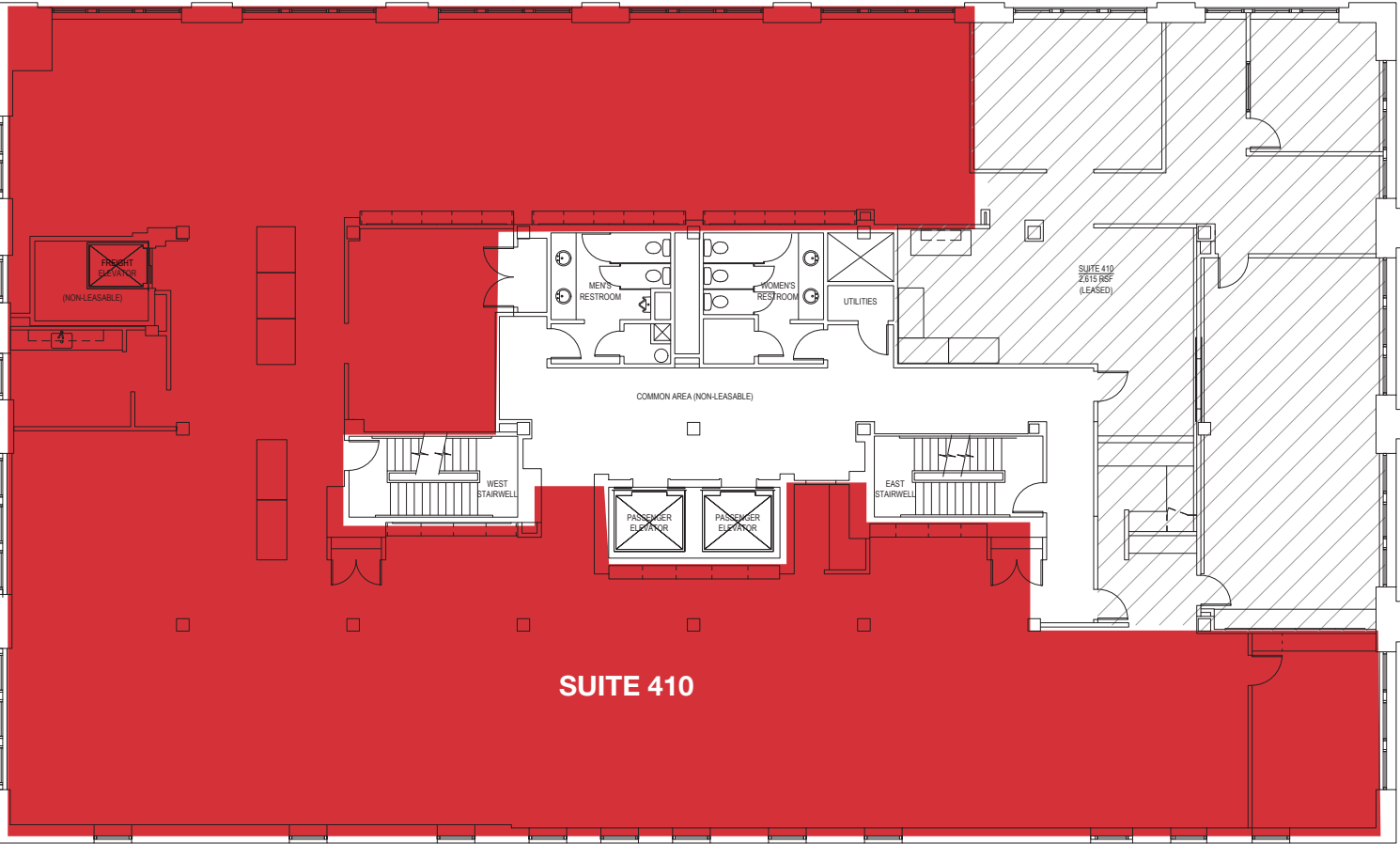


PROPOSED OFFICE SUITES FLOOR 3



SUITES AVAILABLE	
300	1,076 RSF
310	929 RSF
OR	
310	2,005 RSF

OFFICE SUITE FLOOR 4



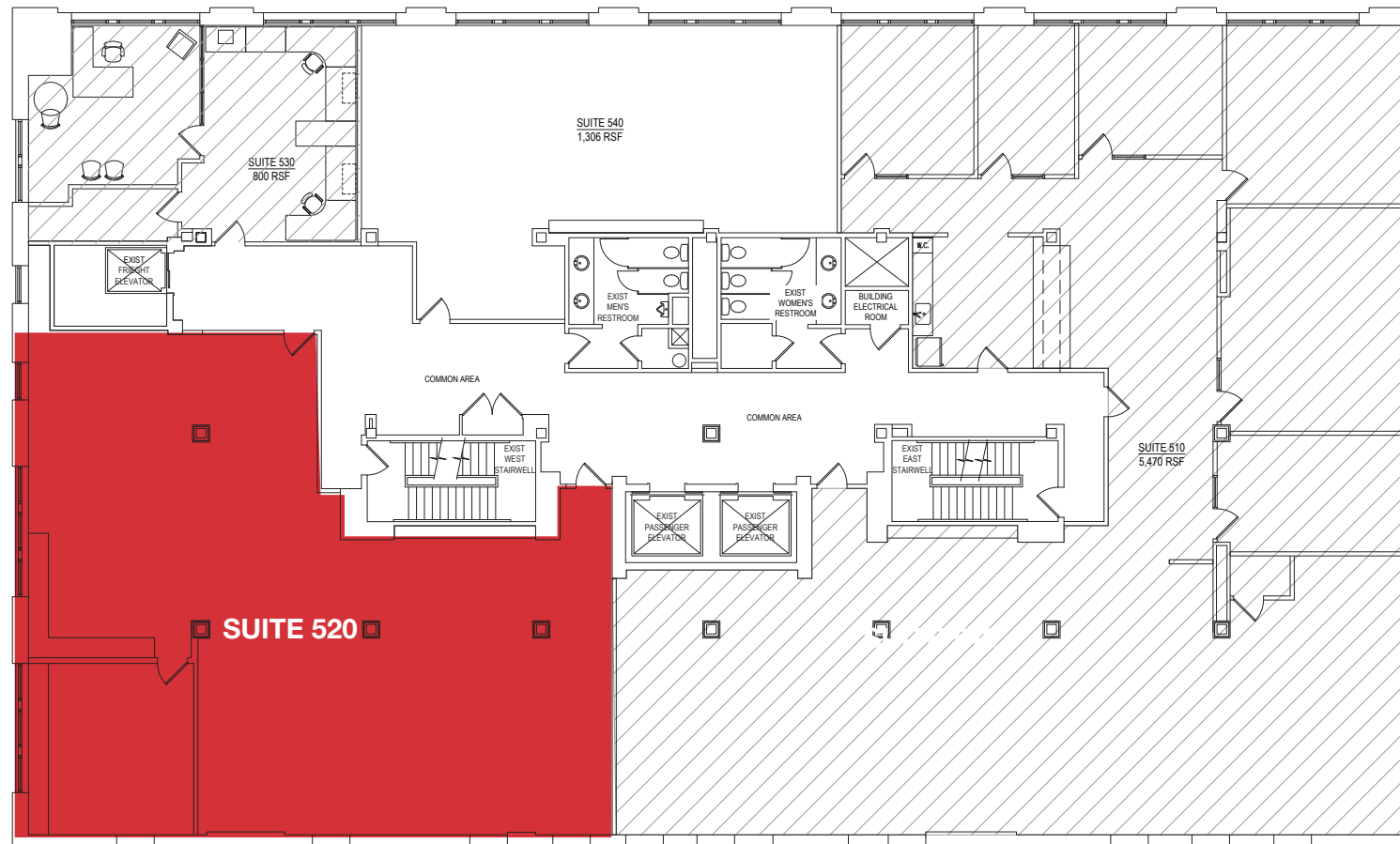
SUITE AVAILABLE

410 8,213 RSF*

*DIVISIBLE

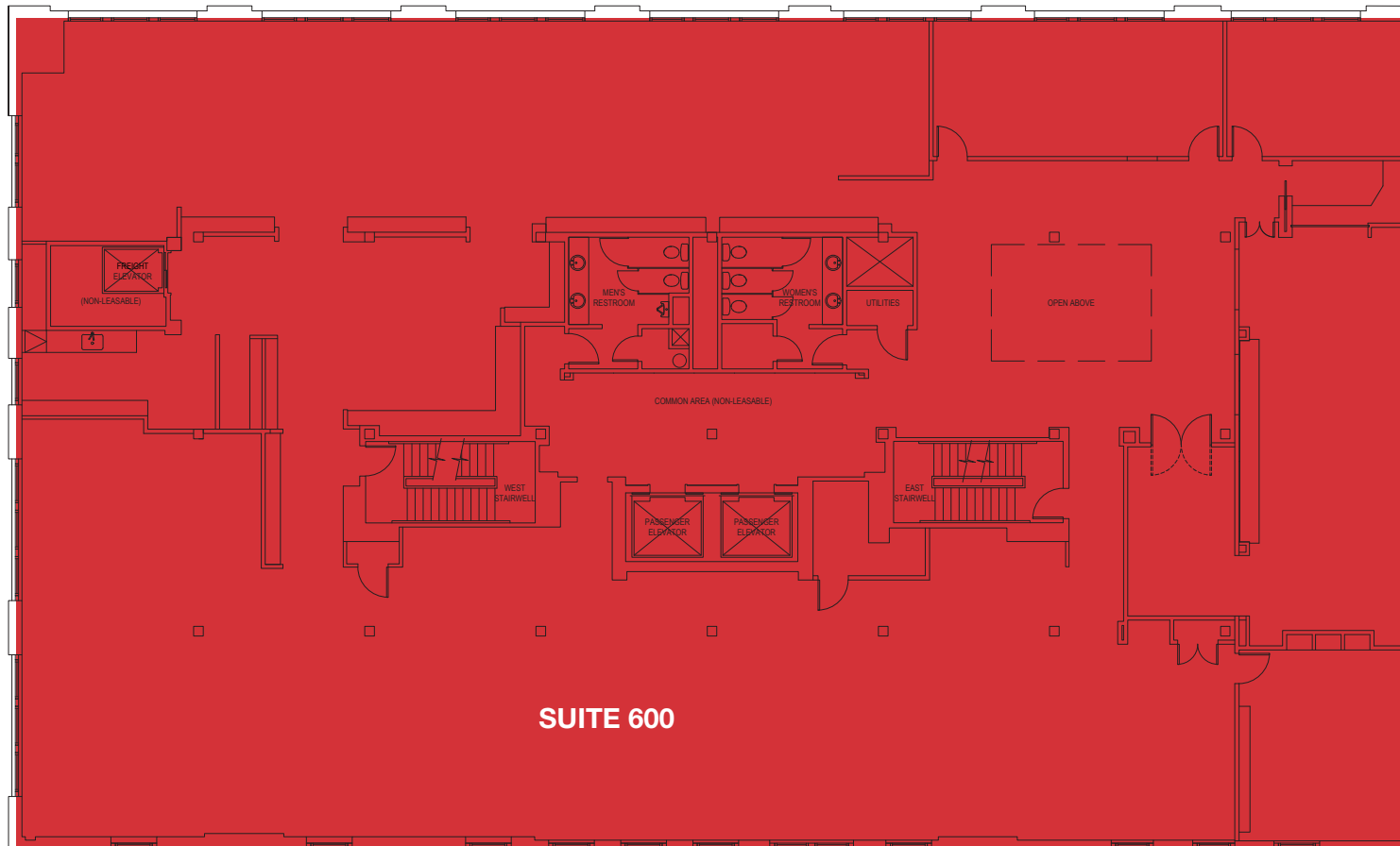
SUITE 410

OFFICE SUITE FLOOR 5



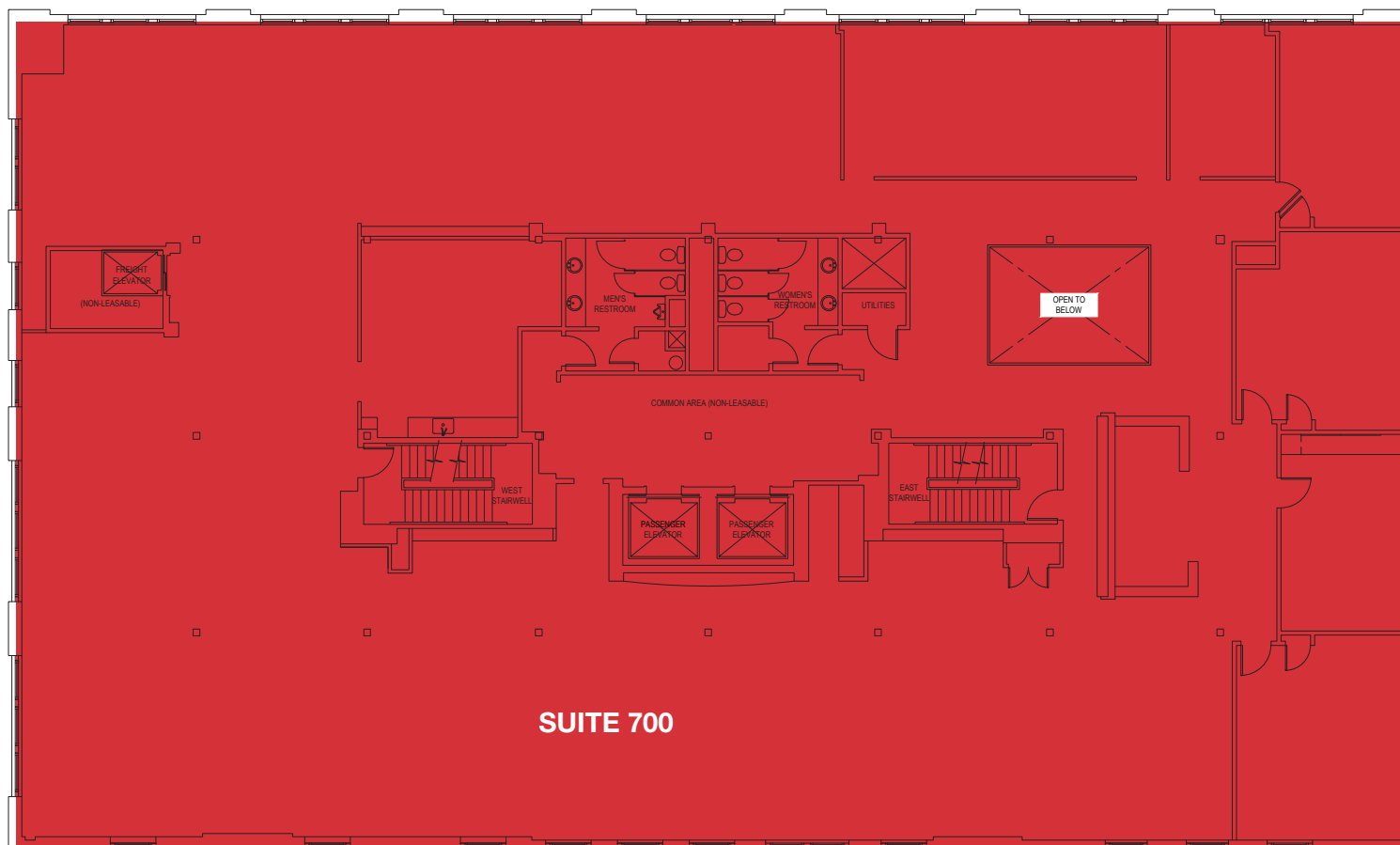
SUITE AVAILABLE
520 2,759 RSF

FULL FLOOR FLOOR 6



SUITE AVAILABLE
600 11,108 RSF

FULL FLOOR FLOOR 7



SUITE AVAILABLE

700 10,933 RSF



DEMOGRAPHICS

Distance From Property

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	17,341	142,155	306,687
2028 Projected	19,772	151,201	314,925
Households			
2023 Estimate	10,839	66,940	136,716
2028 Projected	12,365	70,993	139,154
Average Household Income			
2023 Estimate	\$103,935	\$84,086	\$95,640
Daytime Demographics			
2023 Estimate Total Employees	60,246	126,547	179,421

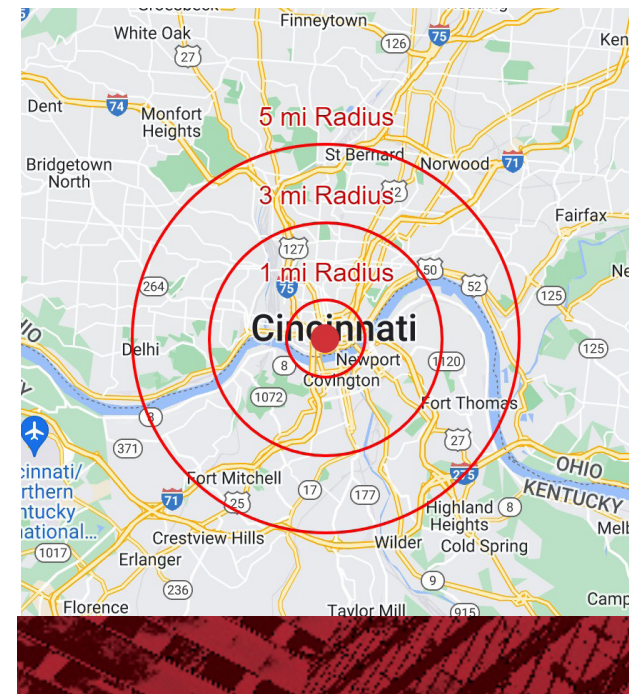
Source: Sites USA

CINCINNATI, OH

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 30th largest city in the United States. Almost 60% of the U.S. Population lives within 500 miles of the Cincinnati Metro area. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The City of Cincinnati includes 52 diverse neighborhoods, each unique with their own history. Cincinnati has a low cost of doing business and living. With the national average at 100, Cincinnati has a cost of living rating of 85.

Cincinnati is home to seven Fortune 500 companies and is a well-connected city with strengths in manufacturing, financial services, and healthcare. Major corporations with headquarters in Cincinnati include: Procter & Gamble, Kroger, Amazon, American Financial Group, Cintas TQL, Fifth Third Bank, and Alfafiber. Cincinnati is centrally located, which makes it easily accessible by land, water, or air, which proves advantageous for companies as well as their customers. The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

*Sources: <https://www.cincinnati-oh.gov/cityofcincinnati/>; <https://en.wikipedia.org/wiki/Cincinnati>



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Principals with ownership are licensed to practice real estate in Ohio.

