

AVAILABLE SUBLEASE ATRIUM TWO

221 E 4th Street, Suite 2800, Cincinnati, OH 45202



OFFERING SUMMARY

AVAILABLE SF:	4,007 SF
LEASE RATE:	\$18.00 SF/yr (NNN)
LOT SIZE:	1.22 Acres
YEAR BUILT:	1984
BUILDING SIZE:	656,245 SF
RENOVATED:	2012
MARKET:	Cincinnati/Dayton
SUBMARKET:	Cincinnati CBD

PROPERTY OVERVIEW

Neon lighting and exterior flood light grace the step-balcony structure of this 656,250 square-foot, thirty-floor, Class A office building in Downtown Cincinnati CBD, known as Atrium Two. And here, there is 4,007 SF of space available for sublease, waiting for YOU!

PROPERTY HIGHLIGHTS

- 4,007 RSF Available in Cincinnati CBD!
- \$18.00/SF NNN + \$10.09 OPEX + \$0.50 Electric
- Lease Expiration is 11/30/2021
- Class A Building with Elegant Interior Finishes
- Accessible to the Entire Cincinnati Skywalk
- Excellent Panoramic Views of the Queen City, Mt. Adams, Kentucky, and the River
- Recent Full Interior Renovation
- Equipped with an Electronic Surveillance System that Supports 24-Hr Security, with a Central Command Station in the Lobby
- Ample Parking in the Three-Level, 150 Vehicle Parking Garage
- Building Awarded LEED Certification in 2017
- Furniture Negotiable

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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Panoramic Views of Cincinnati and Northern Kentucky



Balcony Structure Overlooking Great American Ball Park

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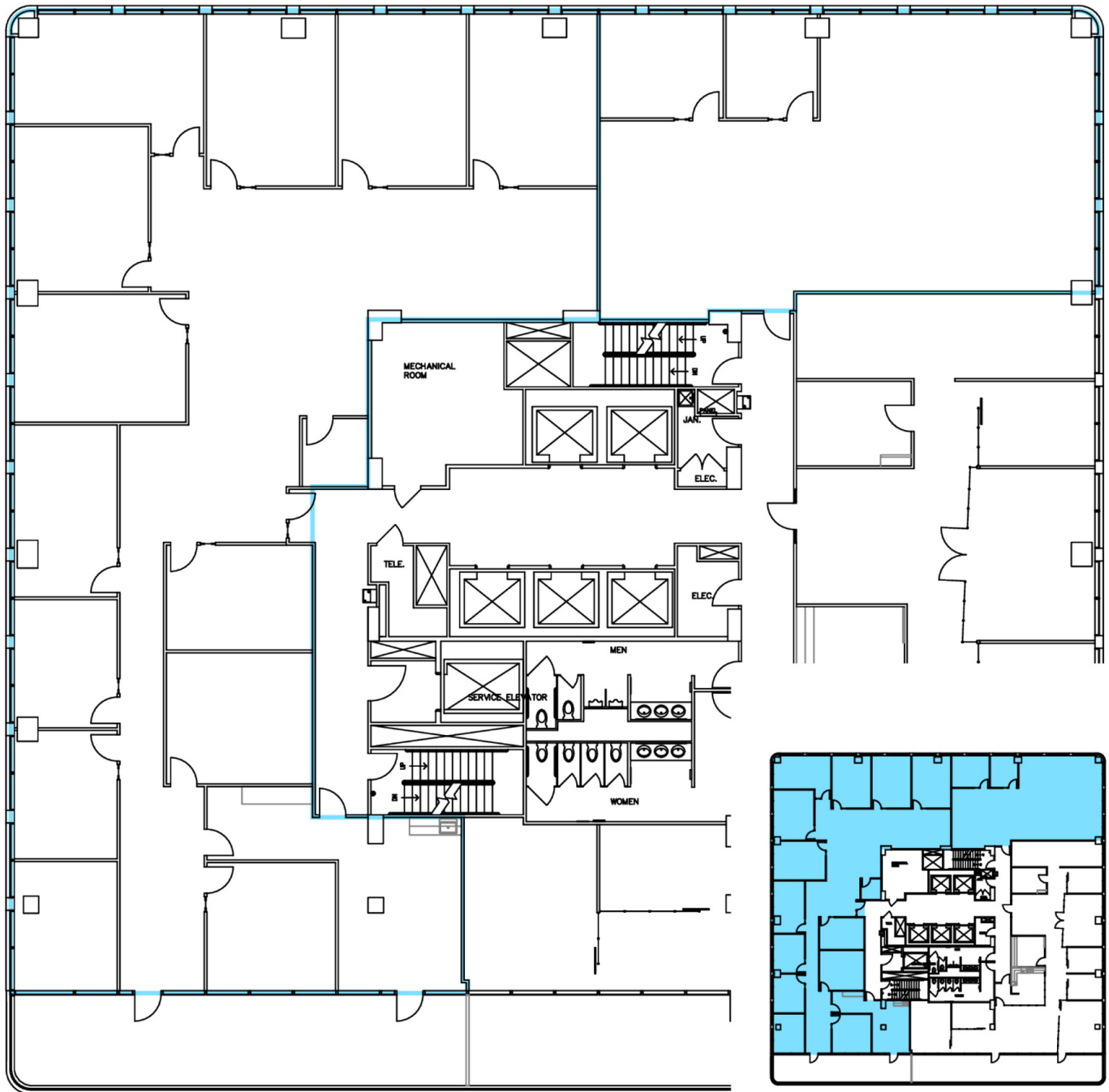
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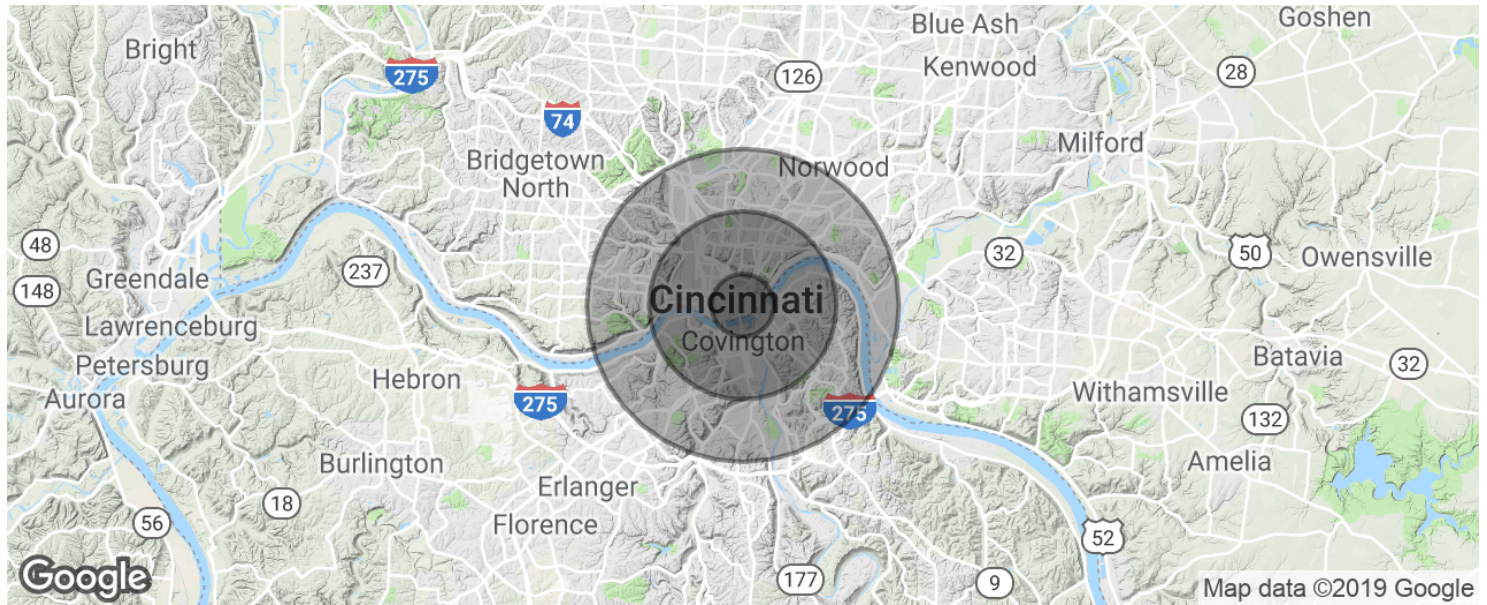
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,852	134,196	298,588
Median age	35.4	33.2	33.4
Median age (Male)	35.2	32.9	32.1
Median age (Female)	37.1	34.0	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,151	60,924	127,548
# of persons per HH	1.9	2.2	2.3
Average HH income	\$60,069	\$45,798	\$52,130
Average house value	\$267,657	\$165,487	\$174,360

* Demographic data derived from 2010 US Census

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