

Scripps Center

312 Walnut Street, Cincinnati, OH 45202

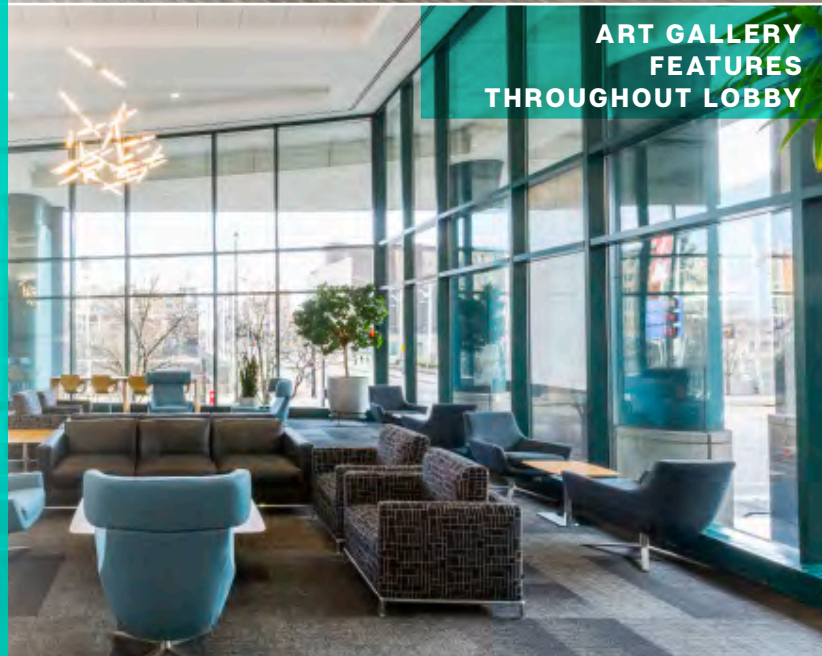
Simply the **Best**



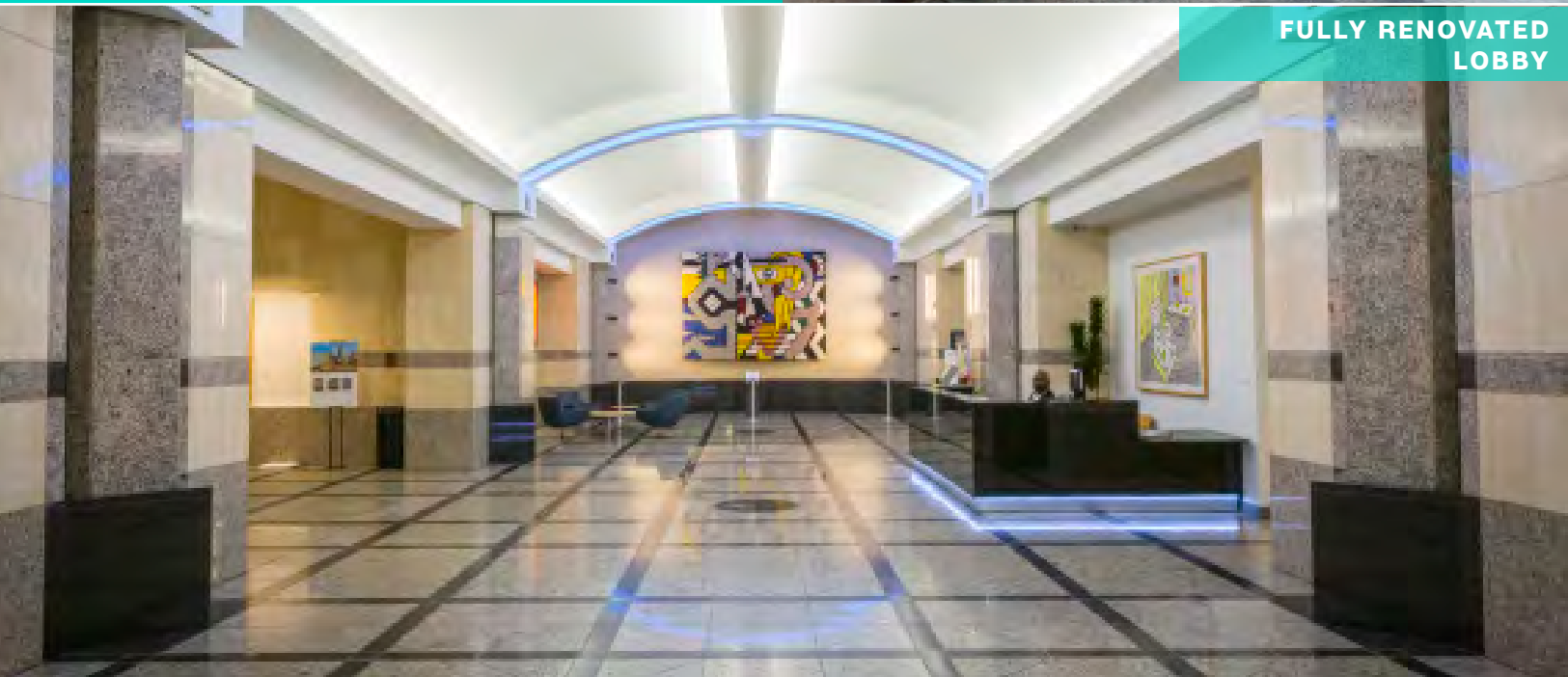
CBRE

building features

- 538,607 RSF Class A Trophy Office Building
- 36 Stories
- Floorplates Up To +/-24,000 RSF
- Quoted Net Rent:
\$18.50 / RSF NNN – Floors 30 – 35
\$16.50 / RSF NNN – Floors 23 – 30
\$14.50 / RSF NNN – Floors 10 - 22
- 2024 Est. Operating Expenses:
\$10.27 / RSF + Tenant Electric
- Unmatched Tenant & Client Experience
- Iconic Feature of The Cincinnati Skyline
- On-Site Property Management, Ownership & Building Engineer Team



ART GALLERY FEATURES THROUGHOUT LOBBY



FULLY RENOVATED LOBBY

current availabilities

FLOOR 12 | Full Floor 23,939 SF

FLOOR 33 | 2,471 SF

FLOOR 31 | 7,331 SF

FLOOR 29 | 20,541 SF

FLOOR 26 | 21,086 SF

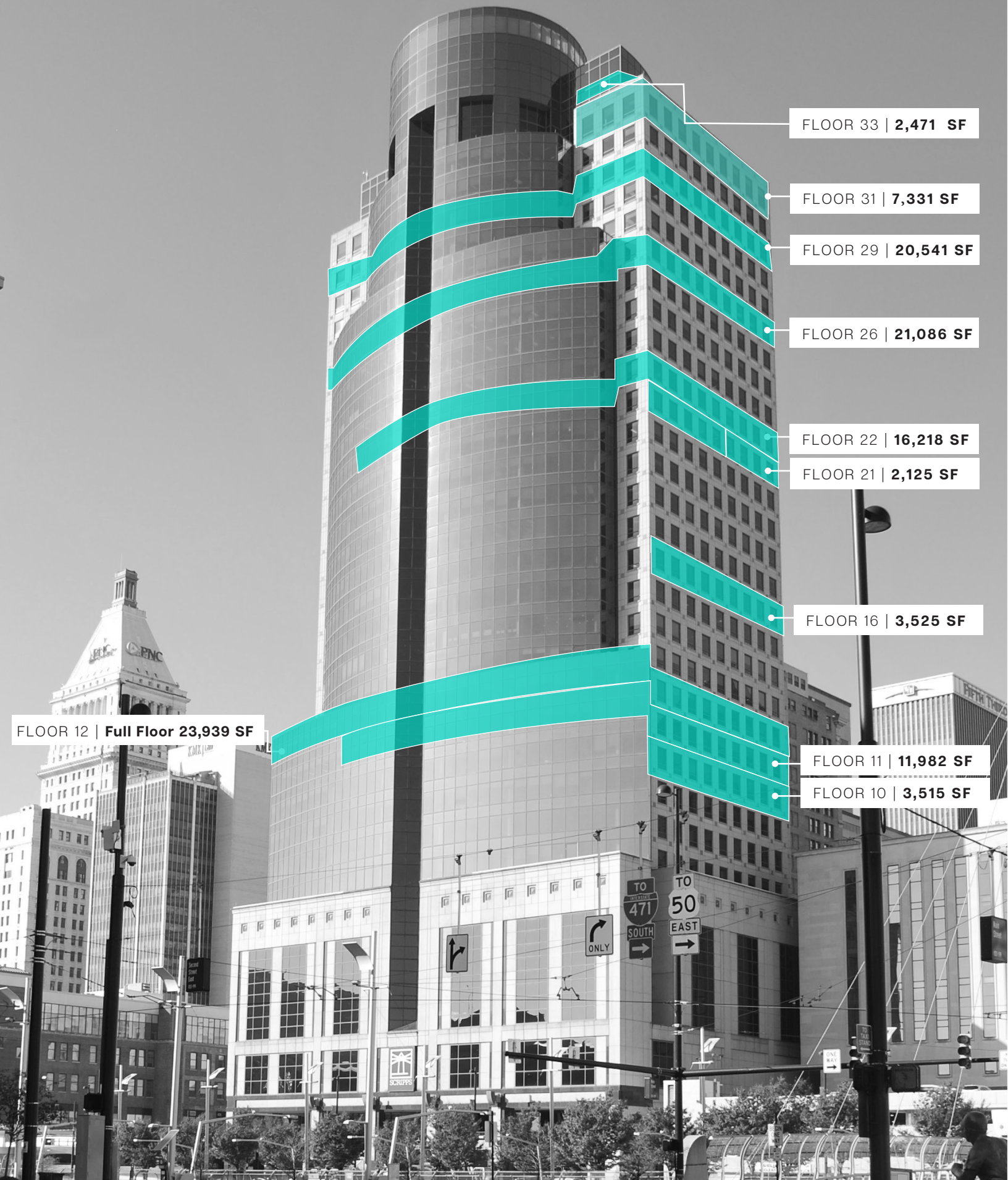
FLOOR 22 | 16,218 SF

FLOOR 21 | 2,125 SF

FLOOR 16 | 3,525 SF

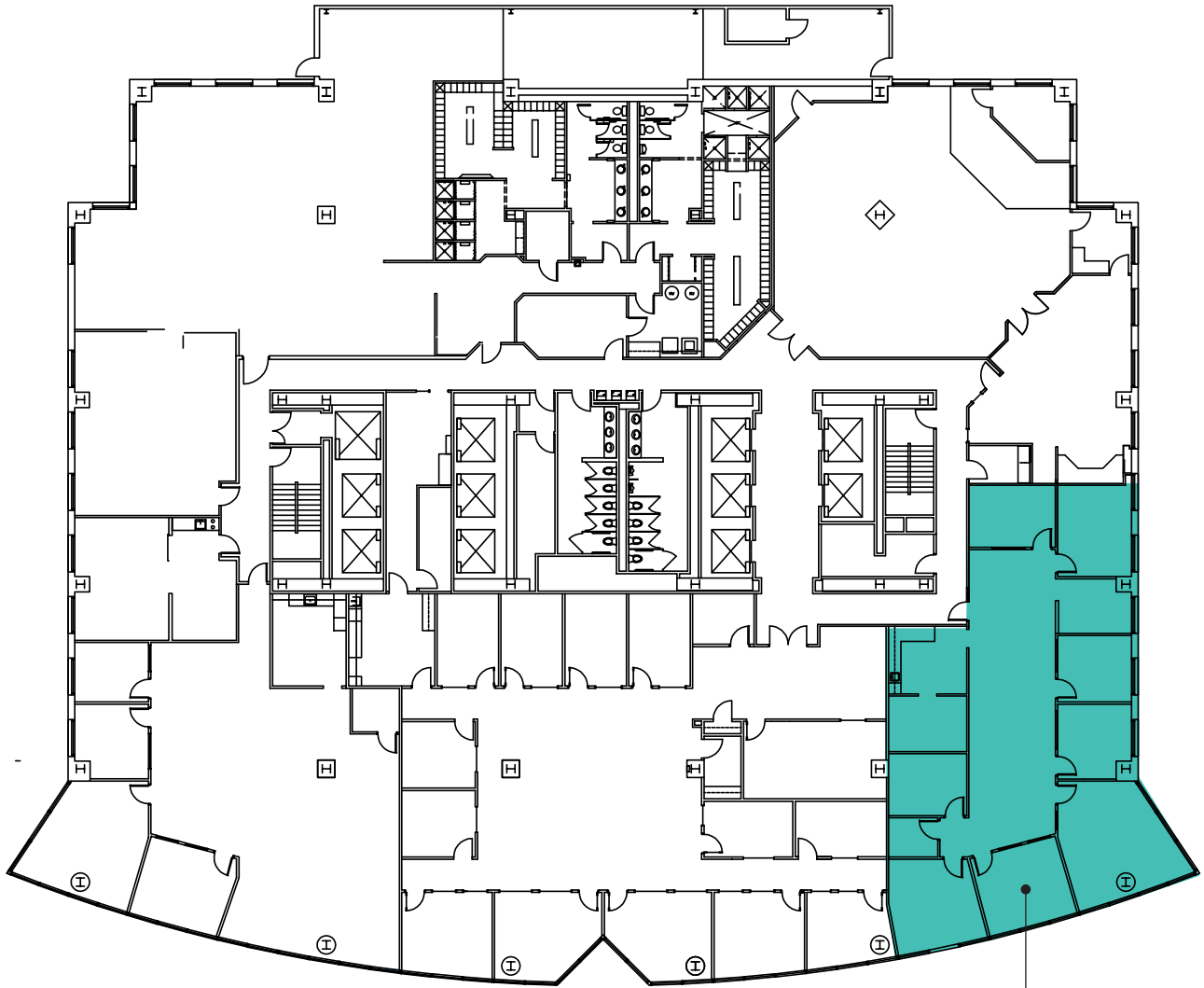
FLOOR 11 | 11,982 SF

FLOOR 10 | 3,515 SF



floorplans

10TH FLOOR



AVAILABLE
Suite 1050
3,515 RSF

floorplans

11TH FLOOR

AVAILABLE
SUITE 1115
999 RSF

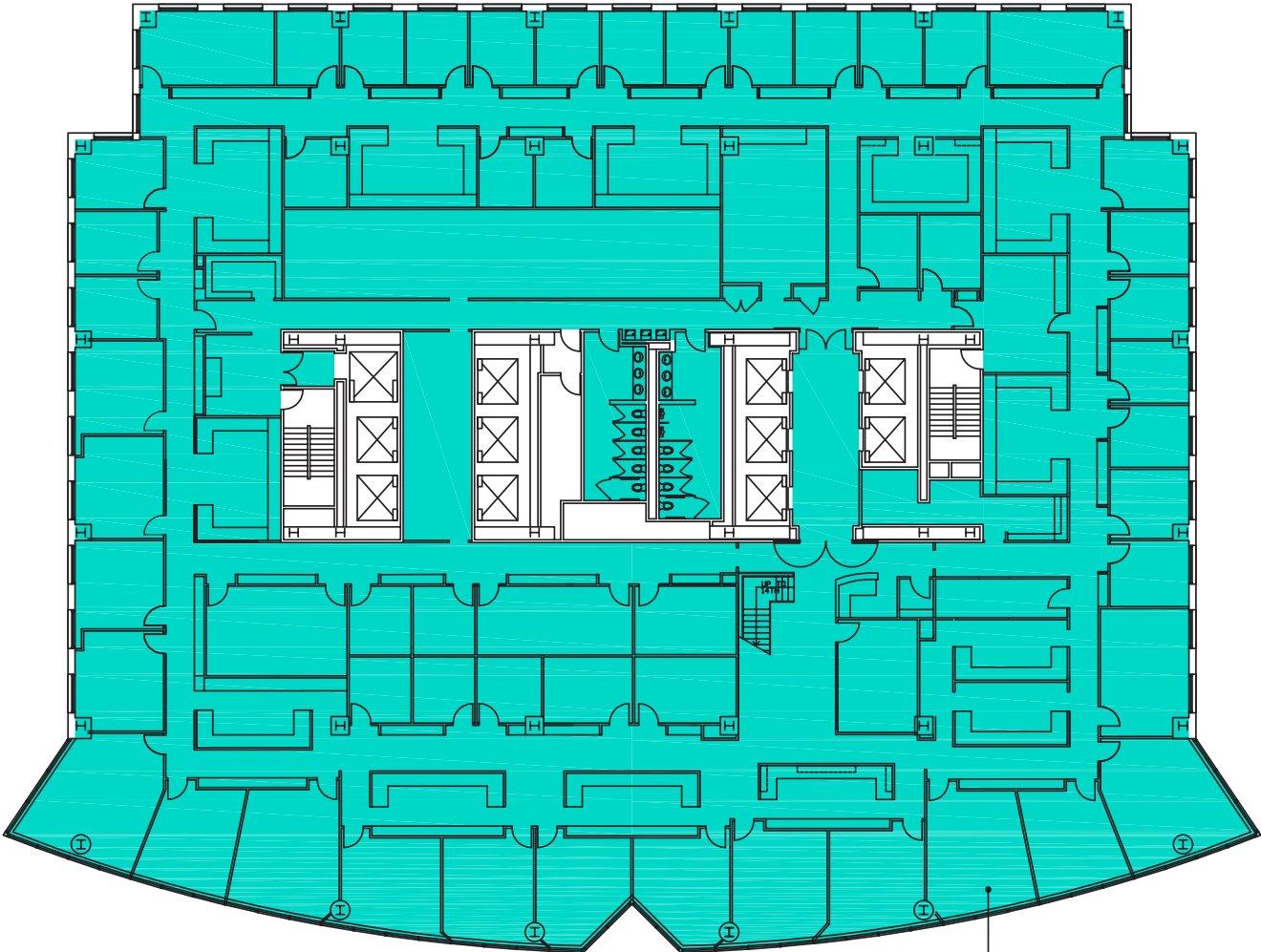
AVAILABLE
SUITE 1130
3,455 RSF

AVAILABLE
SUITE 1160
2,407 RSF



AVAILABLE
SUITE 1100
5,121 RSF

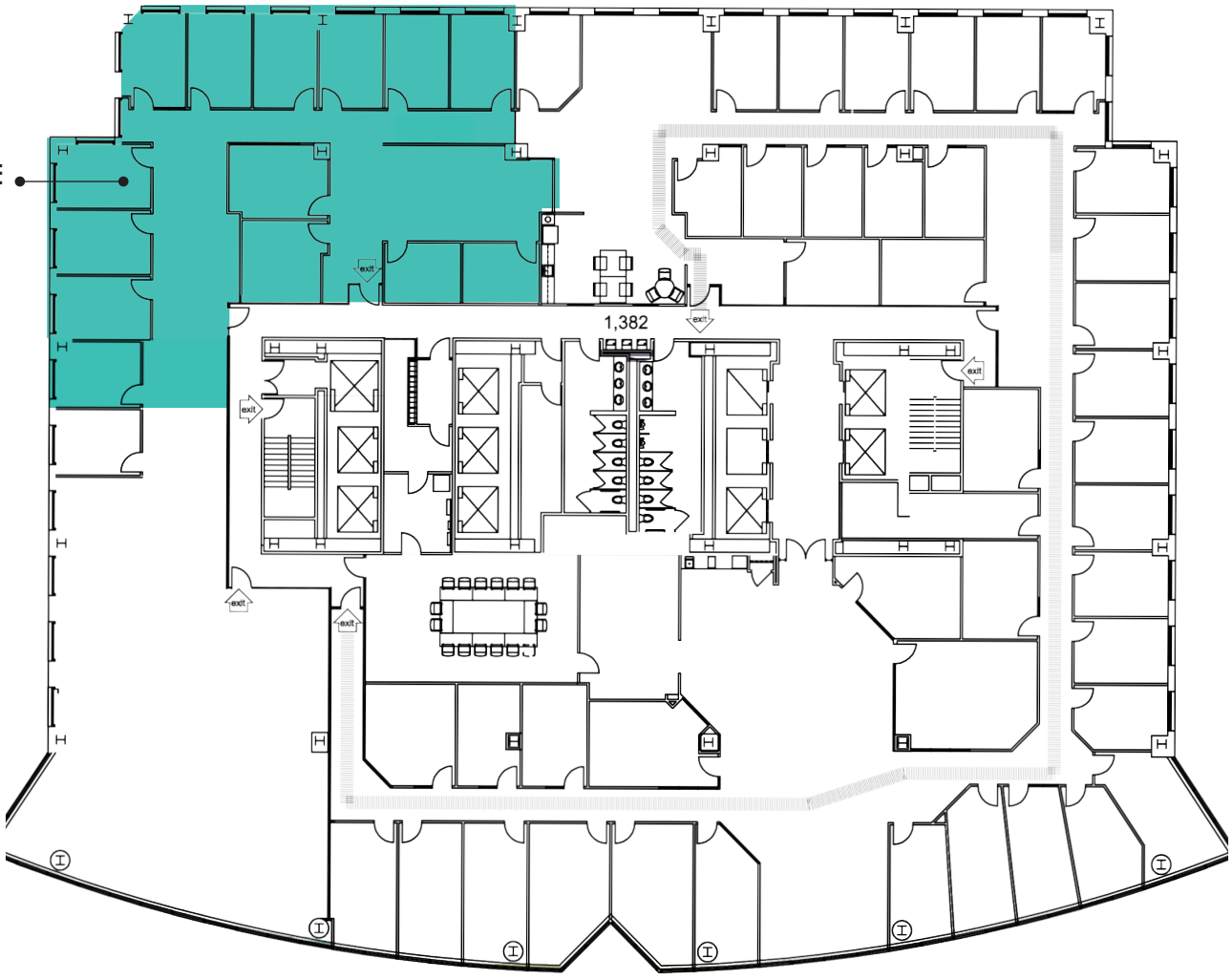
12TH FLOOR



• **AVAILABLE**
SUITE 1200
23,939 RSF

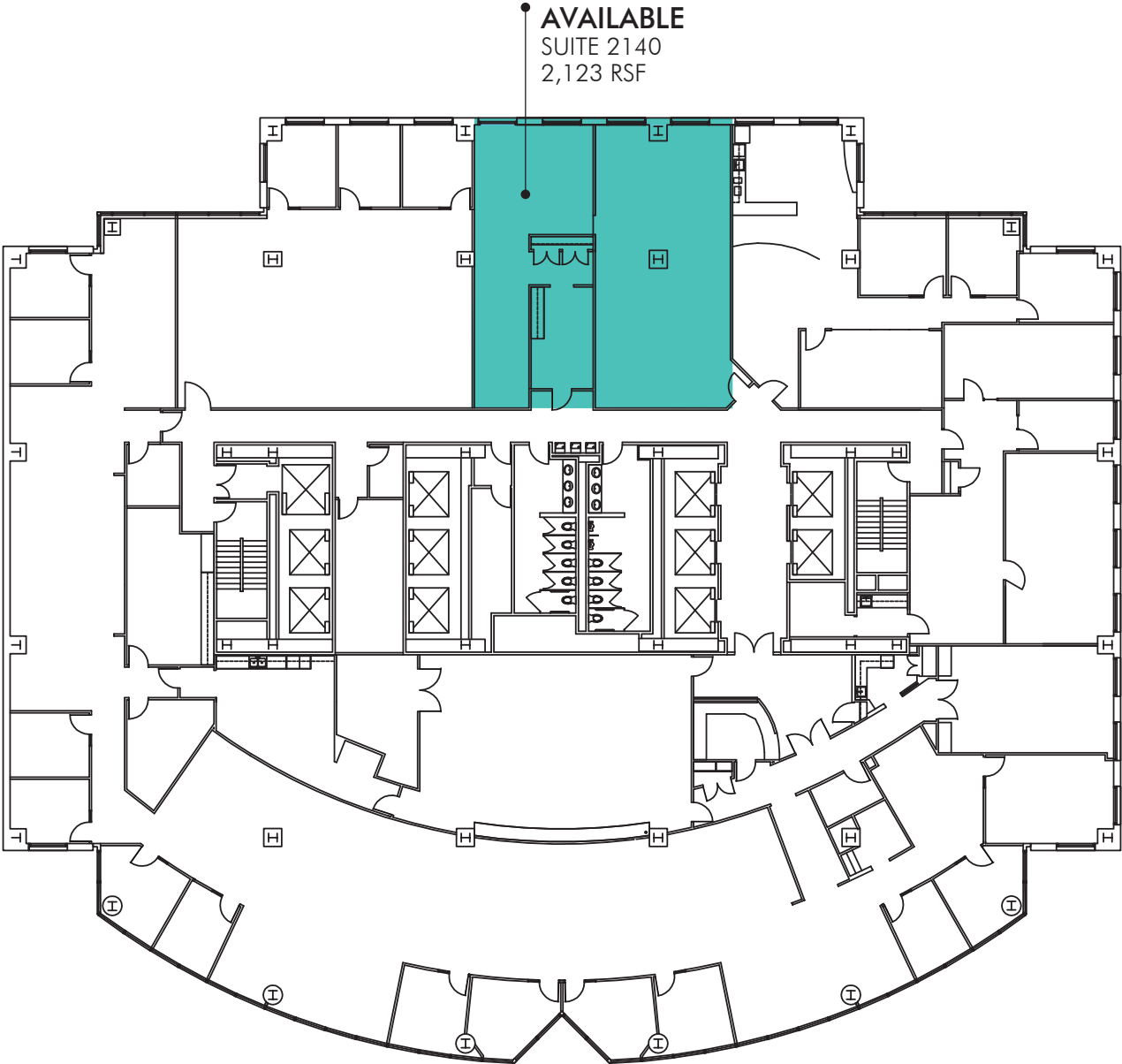
16TH FLOOR

AVAILABLE
SUITE 1601
3,525 RSF



floorplans

21ST FLOOR

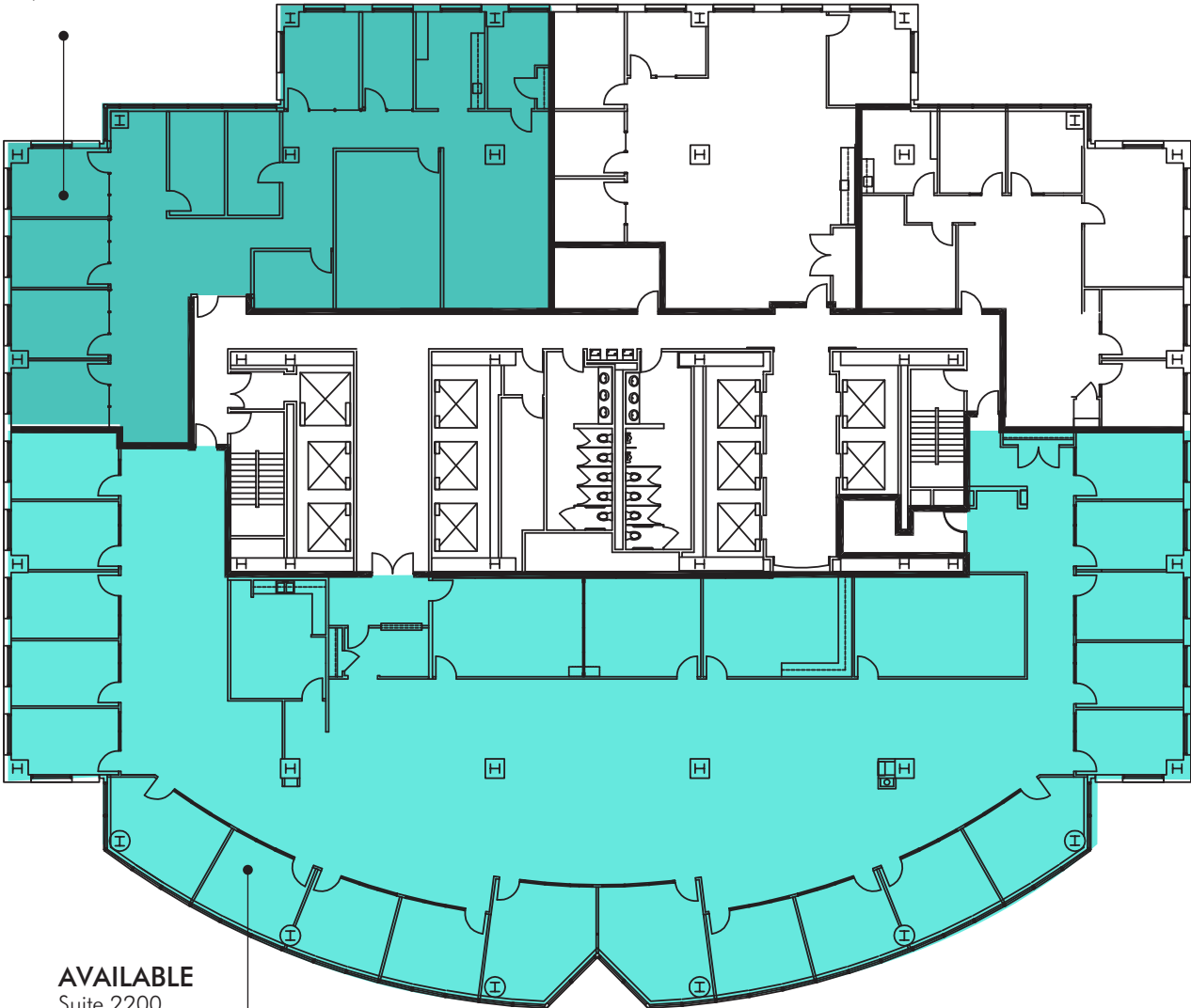


floorplans

22ND FLOOR

AVAILABLE

Suite 2260
4,027 RSF



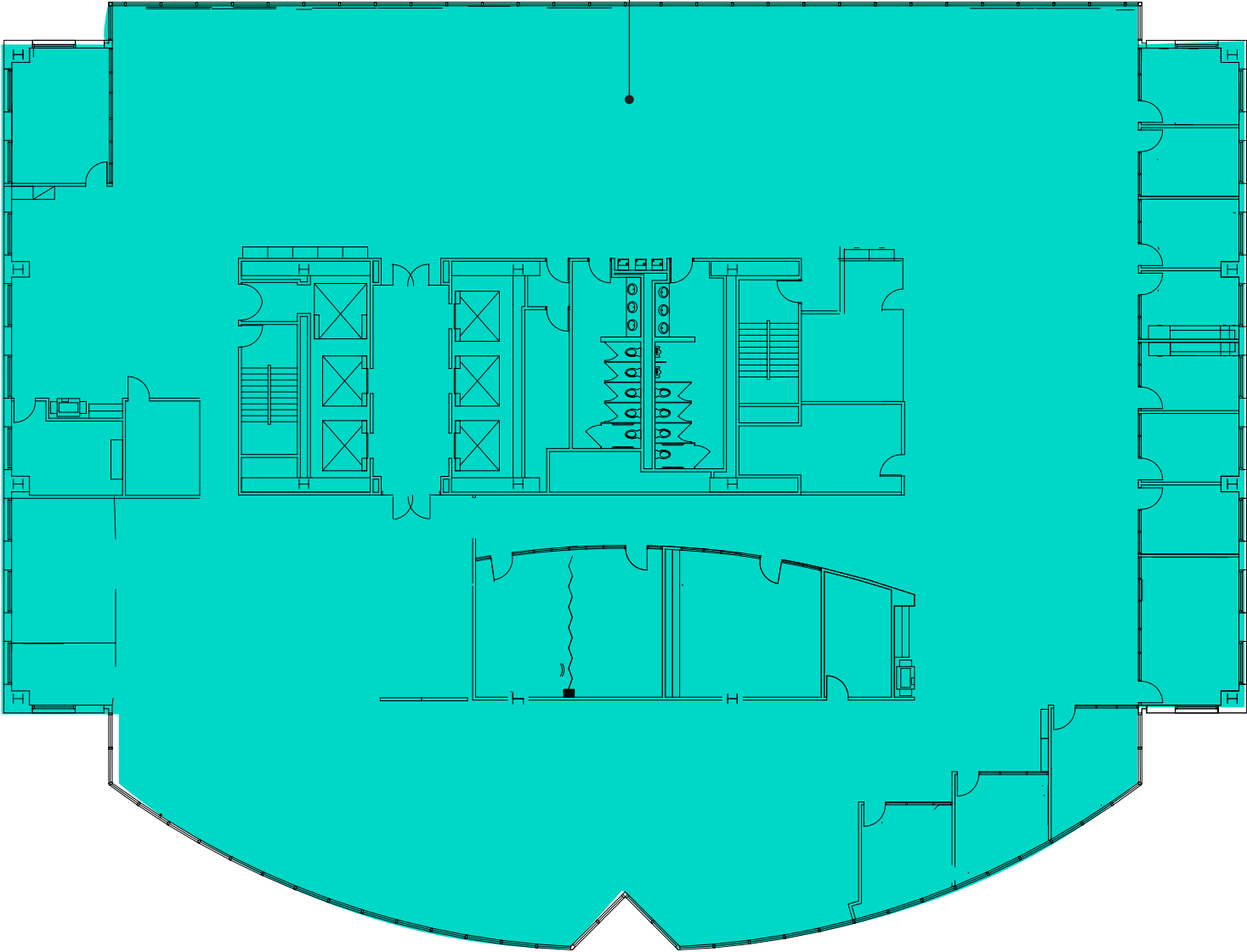
AVAILABLE

Suite 2200
12,191 RSF

floorplans

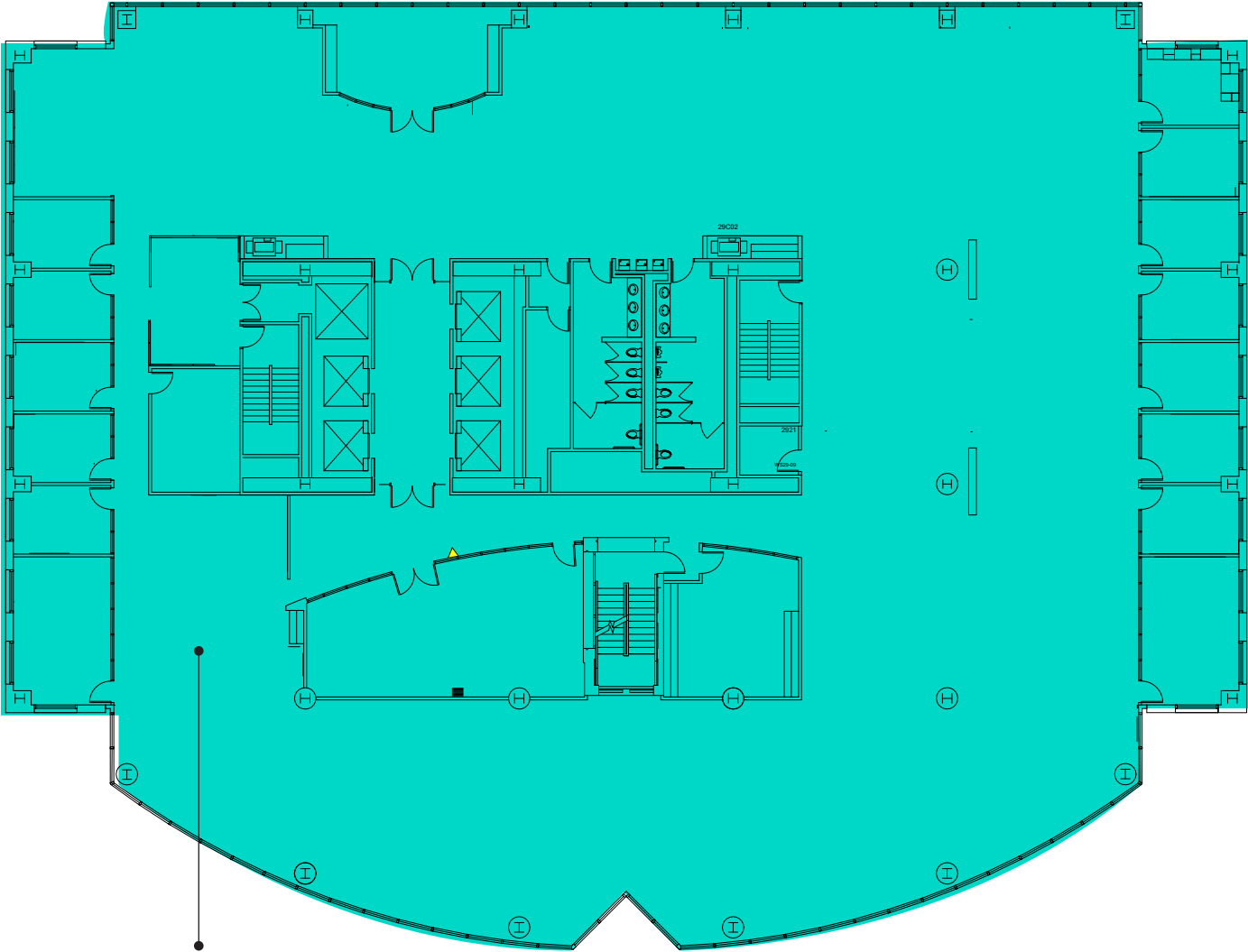
26TH FLOOR

AVAILABLE
SUITE 2600
21,086 RSF



floorplans

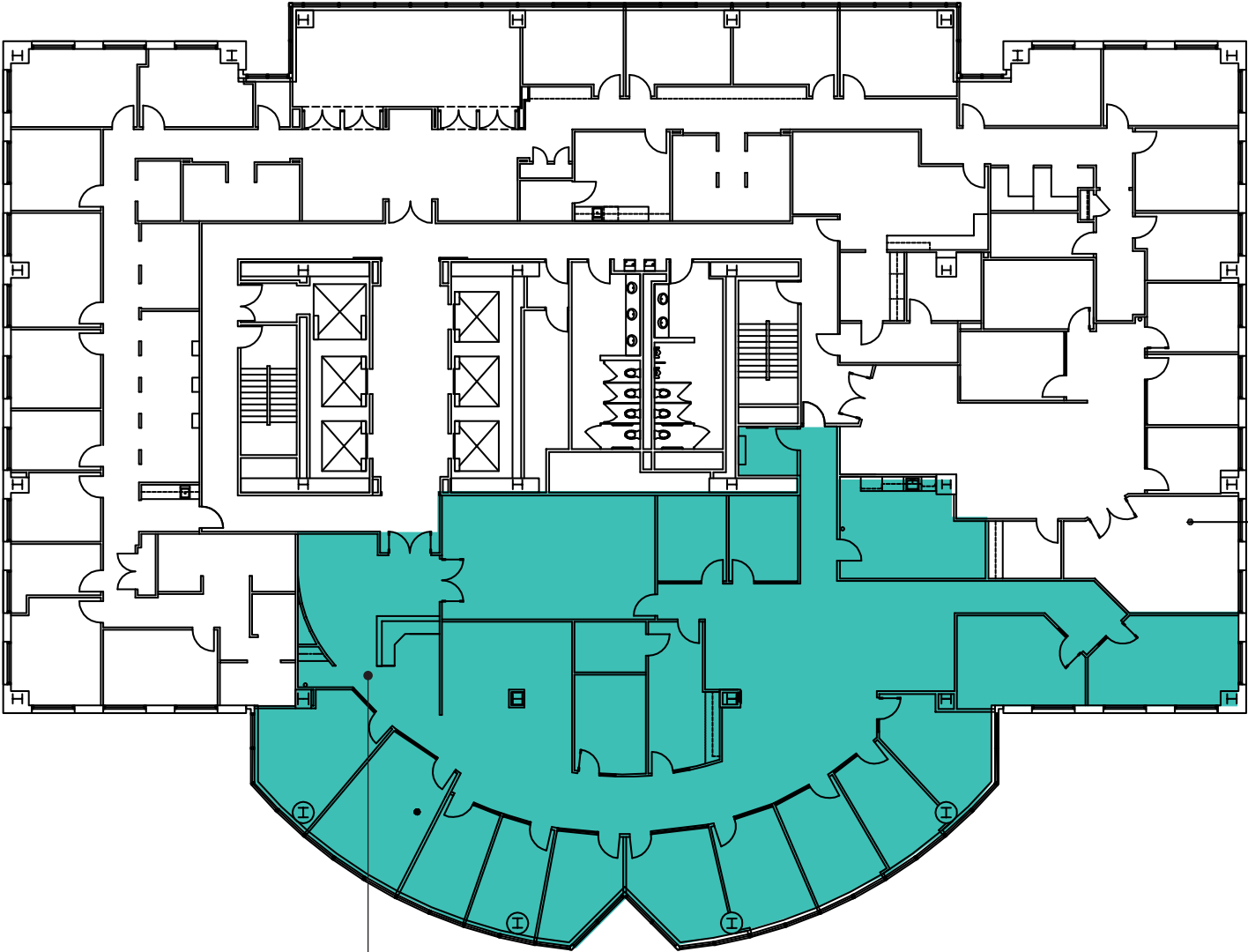
29TH FLOOR



AVAILABLE
SUITE 2900
20,541RSF

floorplans

31ST FLOOR

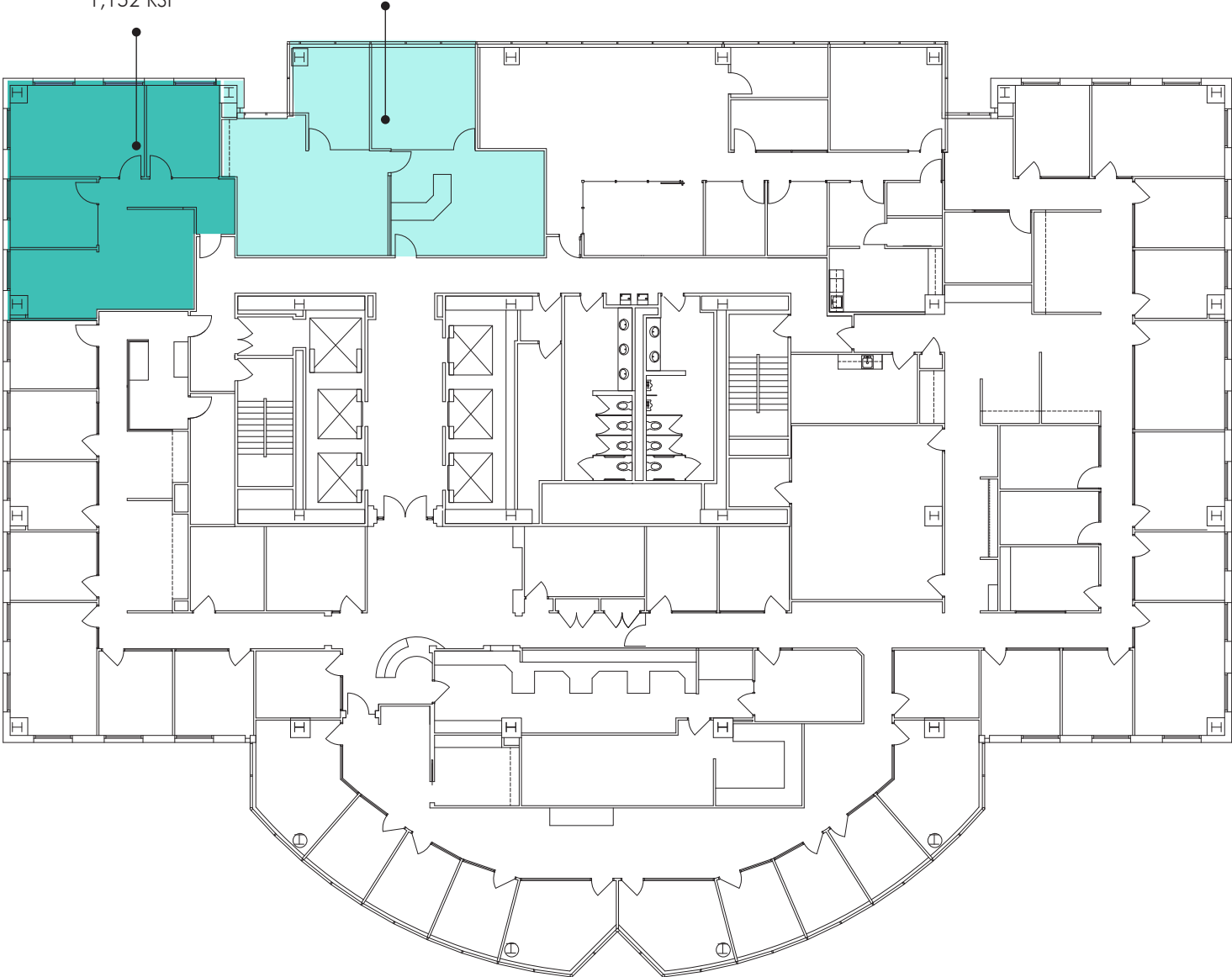


AVAILABLE
JUNE 2025
SUITE 3120
7,331 RSF

33RD FLOOR

AVAILABLE
SUITE 3330
1,152 RSF

AVAILABLE
SUITE 3320
1,319 RSF





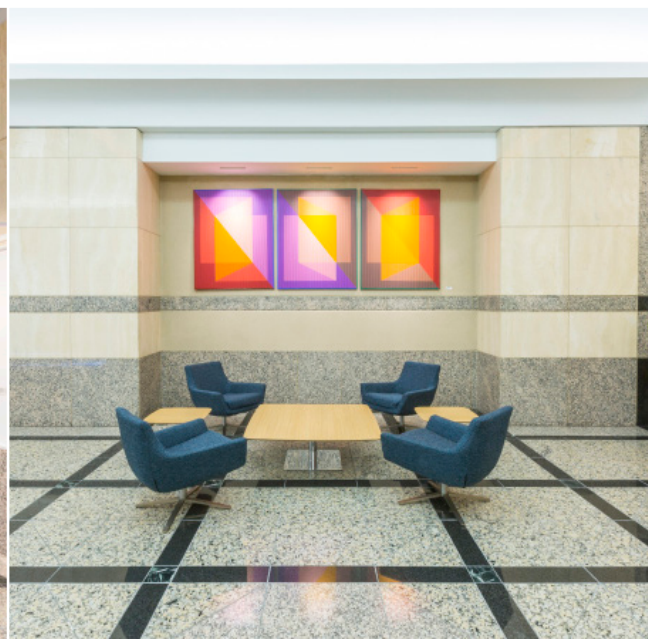
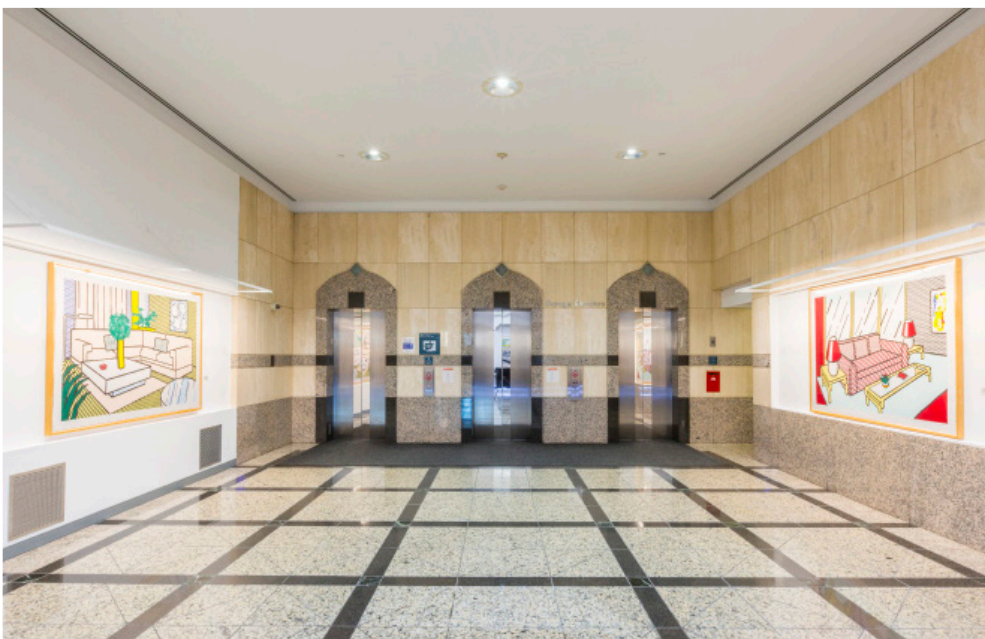
LOBBY:

- Crisp, clean, and modern with improved lighting



AMENITY AREAS:

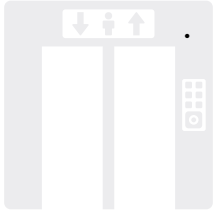
- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant's can host meetings



new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

ELEVATORS:



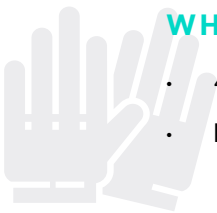
- ThyssenKrupp Destination Dispatch System & Cabs
 - Touchless and controlled through Bluetooth
 - Optimizes flow by grouping passengers for the same destination
 - Significantly reduces waiting time

SECURITY:



- Lenel Security System - leaders of smart building technology, driver's license scanner, access control for all exterior doors, compatible to Tenant's own security systems
- Building Garage - Parkonect System with LPR (license plate recognition) Technology, high speed roll gates, LED lighting, HD cameras throughout the garage with 24/7 monitoring - 5 cameras per floor

WHITE GLOVE PROFESSIONAL PROPERTY MANAGEMENT:



- 4 on-site facility managers – best in class
- MRI Software - Best in class communication portal for tenant interaction with facility management

SPA-LIKE SHOWER AND CHANGING ROOMS



parking map



A

**SCRIPPS
(BUILDING GARAGE)**
590 Spaces
\$175/Mo

B

LOT #1644 (3RD & MAIN)
200 Spaces
\$240/Mo

C

THE BANKS GARAGE
4097 Spaces
\$155/Mo

D

FOUNTAIN SQUARE NORTH
604 Spaces
\$210/Mo

E

EGGLESTON GARAGE
235 Spaces
\$85/Mo

F

L&N LOOP (LOT #753)
164 Spaces
\$90/Mo

G

SAWYER POINT
400 Spaces
\$55/Mo

H

COLUMBIA PLAZA
494 Spaces
\$185/Mo

I

QUEEN CITY SQUARE GARAGE
2,292 Spaces
\$230/Mo

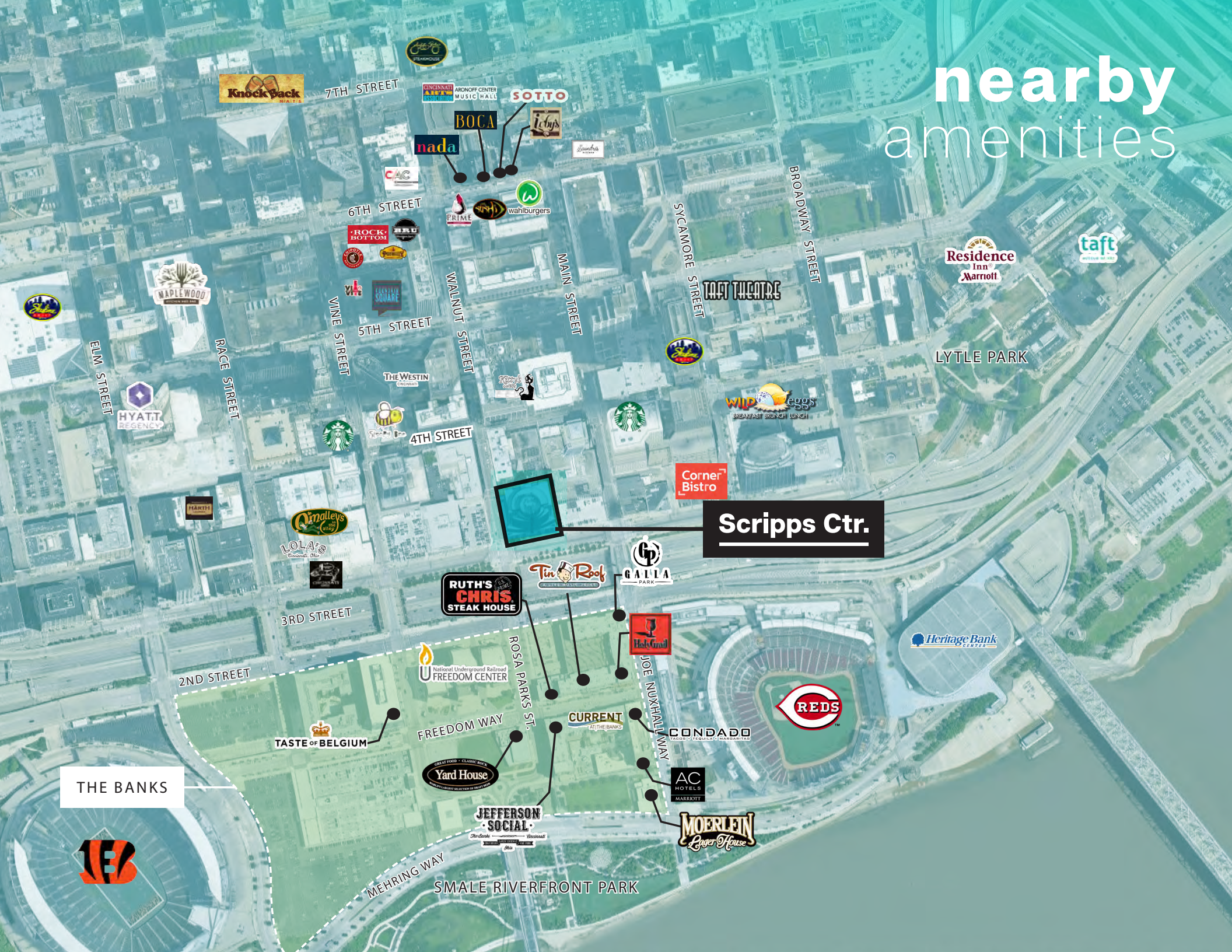
J

FOURTH AND MAIN GARAGE
1,236 Spaces
\$200/Mo

K

580 BUILDING
450 Spaces
\$230/Mo

nearby amenities



Knock Back

7TH STREET



ARONOFF CENTER MUSIC HALL SOTTO

BOCA



nada



6TH STREET



ROCK BOTTOM



SQUARE SQUARE

5TH STREET

THE WESTIN

WALNUT STREET

MAIN STREET

SYCAMORE STREET

BROADWAY STREET

TAFT THEATRE

Residence Inn Marriott



LYTLE PARK



ELM STREET

RACE STREET



4TH STREET



Corner Bistro

Scripps Ctr.



LOLA'S



3RD STREET

RUTH'S CHRIS STEAK HOUSE



2ND STREET

National Underground Railroad FREEDOM CENTER

ROSA PARKS ST.

CURRENT

CONDADO

Heritage Bank



TASTE OF BELGIUM

Yard House

AC HOTELS

THE BANKS

JEFFERSON SOCIAL

MOERLEIN



MEHRING WAY

SMALE RIVERFRONT PARK

Scripps Center

simply the
best

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