



35 E 7TH STREET, CINCINNATI OH 45202

Office Suites | Downtown Cincinnati

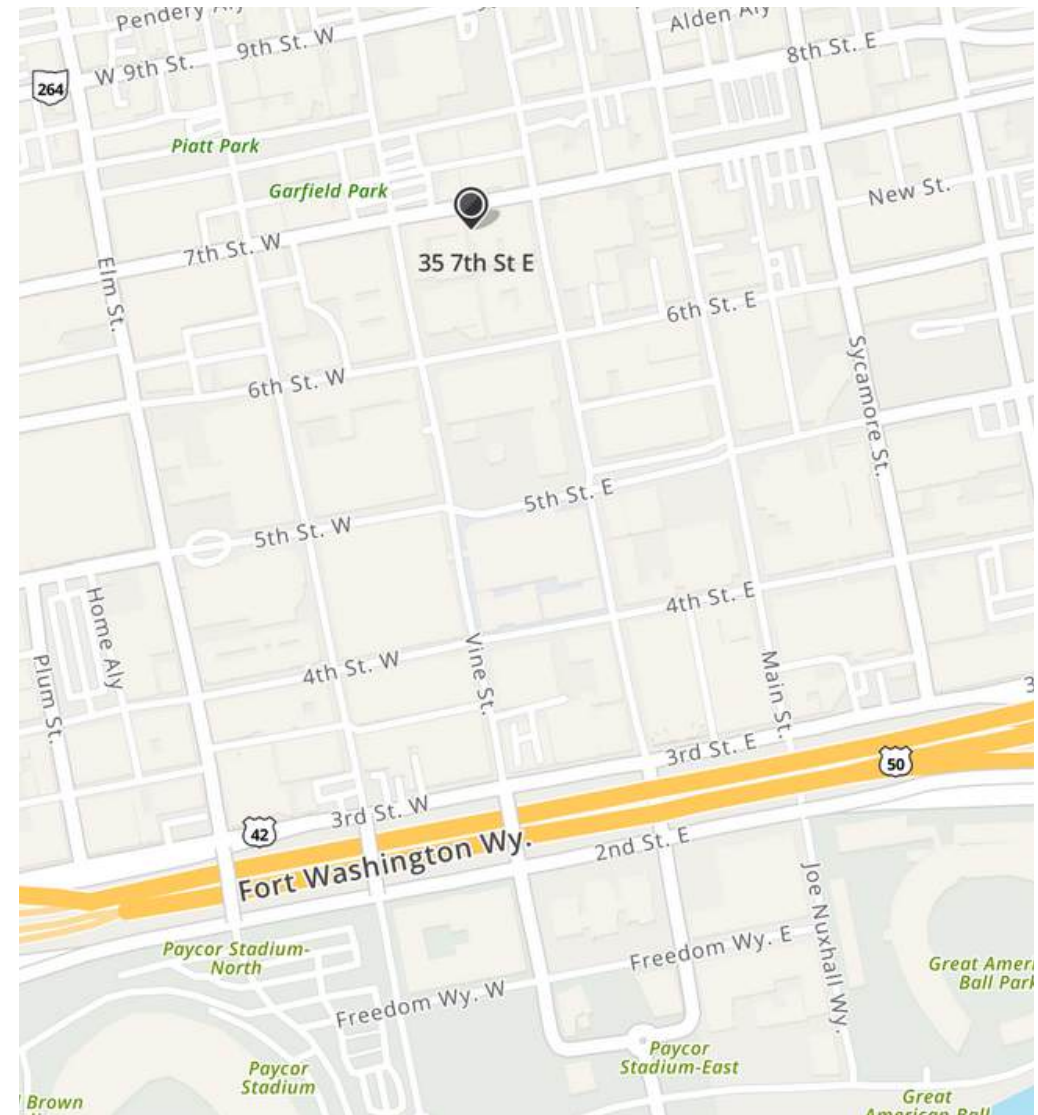
Office & Coworking Suites Available

PROPERTY FEATURES

- Standard Office Suites (1,208 SF to 13,979 SF)
- Micro Suites with Flexible, Short-Term Options
- Amenities & Security Included
- Immediate Availability
- Positioned in the Heart of Downtown Cincinnati
- Located across from the Aronoff Center and one block from Fountain Square and surrounding retailers.
- Frontage on Walnut St. & Seventh St.
- Located directly on the street car route (Walnut St.) and bus route (E. 7th.)

CINCINNATI CENTRAL BUSINESS DISTRICT

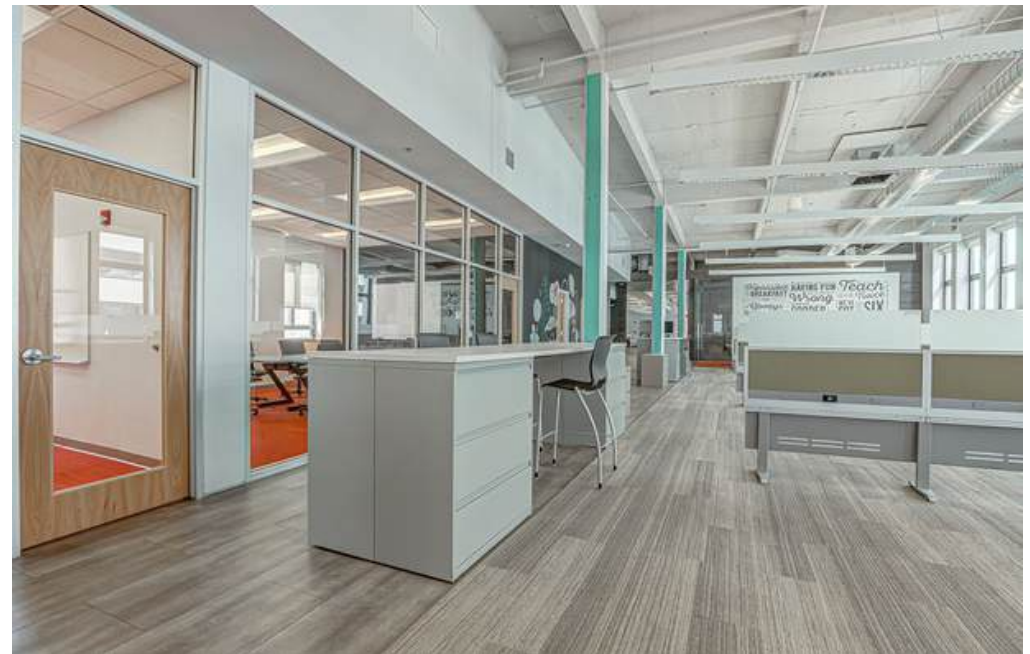
- 100+ parking garages and surface lots with over 39,000 parking spaces in the Cincinnati CBD.
- 3,422 businesses within a 1 mile radius.
- 67,435 employees within a 1 mile radius.
- Dozens of restaurants featuring a variety of cuisines and price points within walking distance.
- Wide variety of entertainment and sporting event venues.



Unit/#	Virtual Walkthrough	Photos	SQ FT	SF/YR	SF/MO (min. 3 months)
SUITE 203	CLICK HERE	CLICK HERE	1357	\$12.50	\$19.50
Suite 300	CLICK HERE	CLICK HERE	5164	\$12.50	NA
Suite 401			1472	\$12.50	\$19.50
Suite 405	CLICK HERE	CLICK HERE	5129	\$13.90	NA
Suite 410		CLICK HERE	1208	\$12.50	\$19.50
Suite 509			1822	\$12.50	\$19.50
Suite 515			1,879	\$12.50	\$19.50
Suite 600 (Legal Office Buildout)	CLICK HERE	CLICK HERE	6179	\$13.90	NA
Suite 750			3083	\$12.50	\$19.50

Micro Workspace options start at \$65 per day. These office spaces are fully furnished and offer "a la carte" features including state-of-the-art furniture, conference rooms, WIFI, a high-speed Printer and Scanner, Snacks and Beverages, a Kitchenette, and restaurants on the 1st floor offering coffee/healthy breakfast, lunch, dinner, and late-night dining options. Micro unit suite is access controlled and each individual unit features solid wood doors for enhanced privacy and security.

Micro Workspace Suites	SQUARE FEET	MONTHLY	WEEKLY	DAILY	FURNISHINGS
OFFICE 702	233	\$895	\$298	\$85	One desk with office chair and two meeting chairs, filing/storage cabinets, and two upholstered lounge chairs with end table
OFFICE 703	255	\$925	\$333	\$95	One desk with office chair and two meeting chairs, filing/storage cabinets, and two upholstered lounge chairs with end table
OFFICE 704	136	\$683	\$228	\$65	Two desks with one office chair each, under desk filing cabinets
OFFICE 705	140	\$683	\$228	\$65	Two desks with one office chair each, under desk filing cabinets
OFFICE 706	138	OCCUPIED	OCCUPIED	OCCUPIED	Two desks with one office chair each, under desk filing cabinets
OFFICE 708	283	OCCUPIED	OCCUPIED	OCCUPIED	One desk with office chair and two meeting chairs, under desk filing cabinet and circular work table with two meeting chairs
OFFICE 709	271	OCCUPIED	OCCUPIED	OCCUPIED	One desk with office chair and two meeting chairs, under desk filing cabinet and circular work table with two meeting chairs
OFFICE 712	151	\$783	\$265	\$75	Two desks with one office chair each, under desk filing cabinet and circular work table with two meeting chairs
OFFICE 713	189	OCCUPIED	OCCUPIED	OCCUPIED	Two desks with one office chair each, under desk filing cabinet and circular work table with two meeting chairs
OFFICE 714	154	\$793	\$265	\$75	Two desks with one office chair each, under desk filing cabinets
OFFICE 715	182	\$825	\$285	\$85	Two desks with one office chair each, under desk filing cabinet and circular work table with two meeting chairs







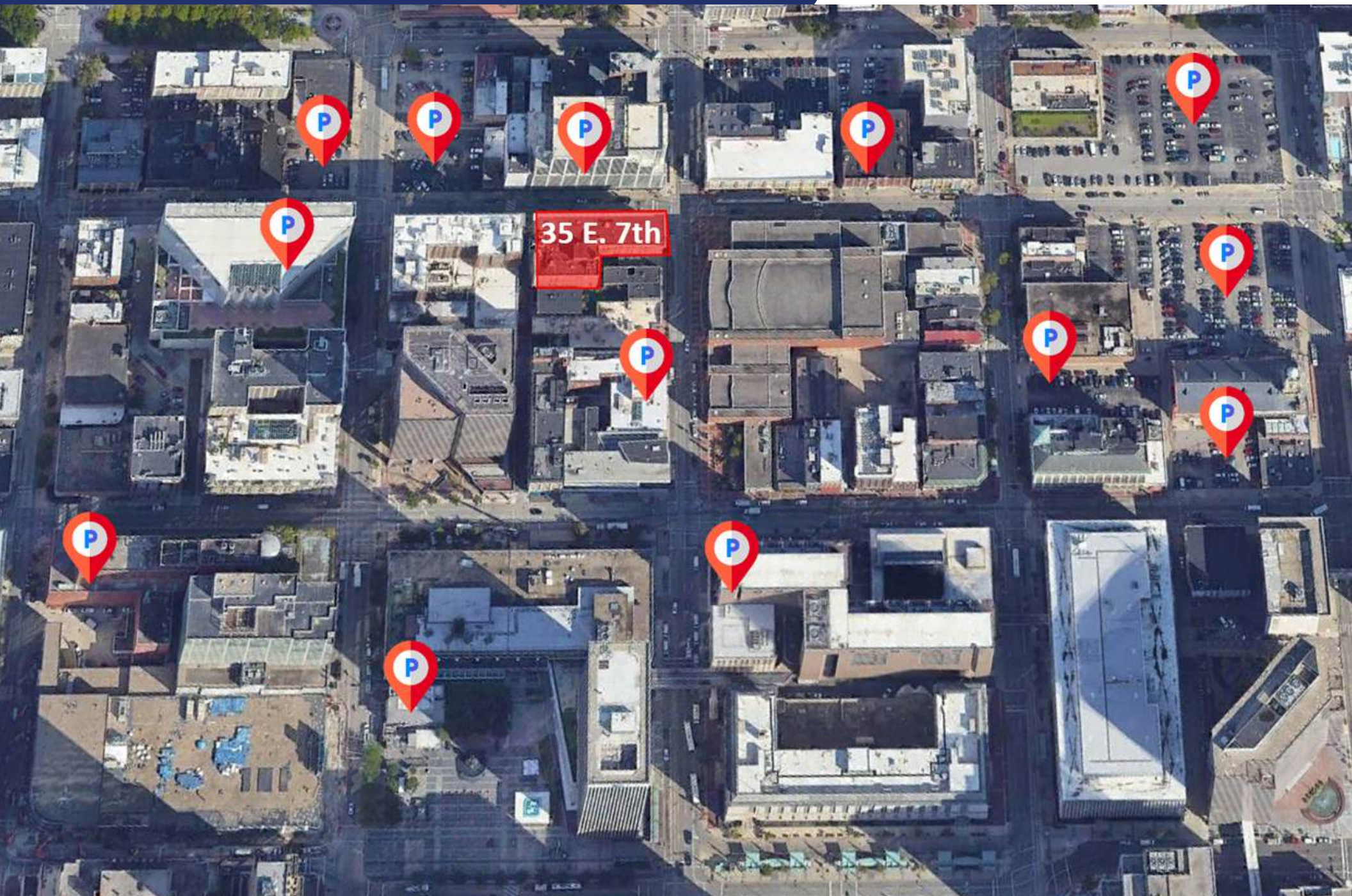
Street level café featuring coffee and breakfast essentials, as well as healthy options. Open for breakfast and lunch.

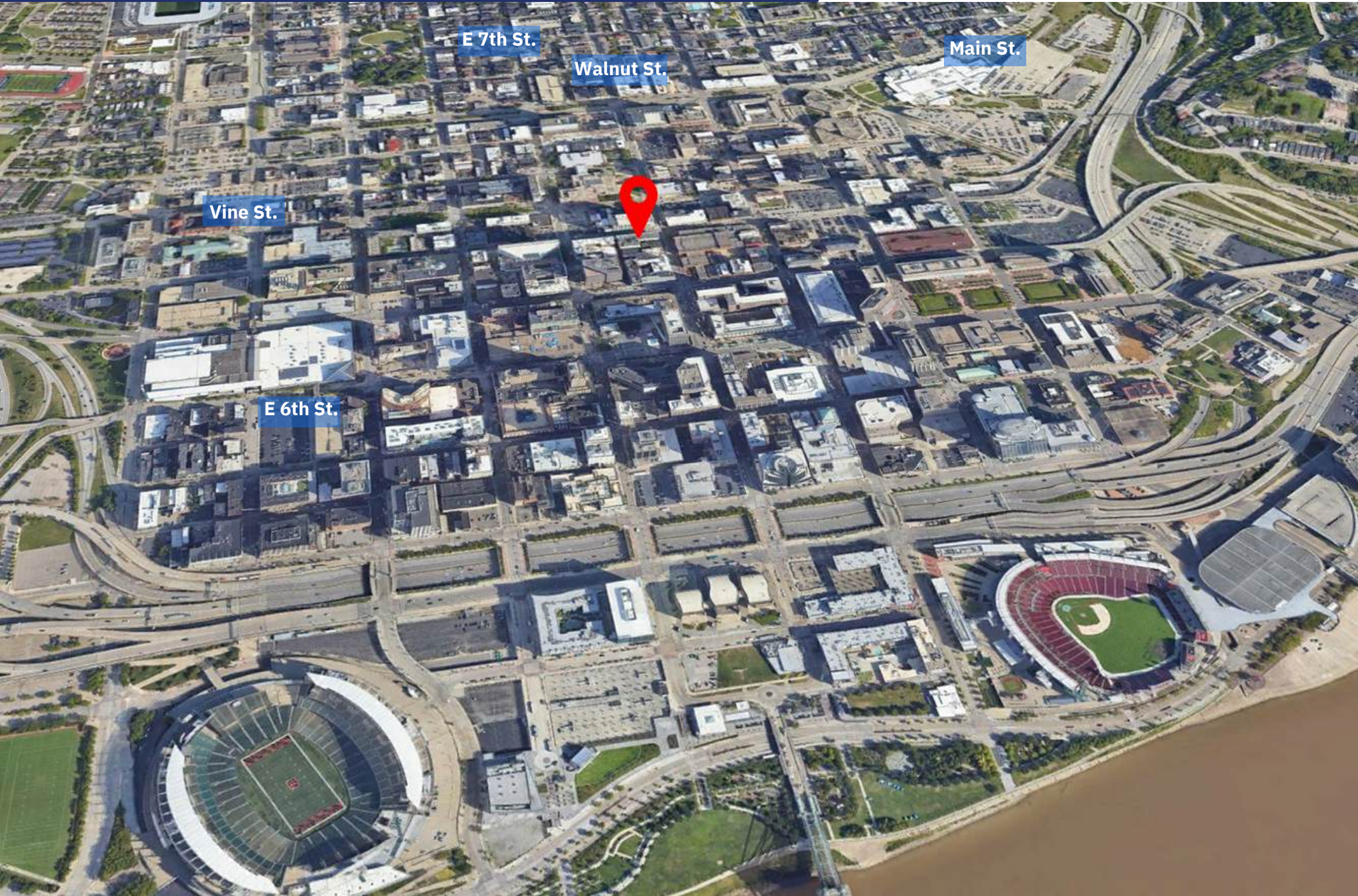


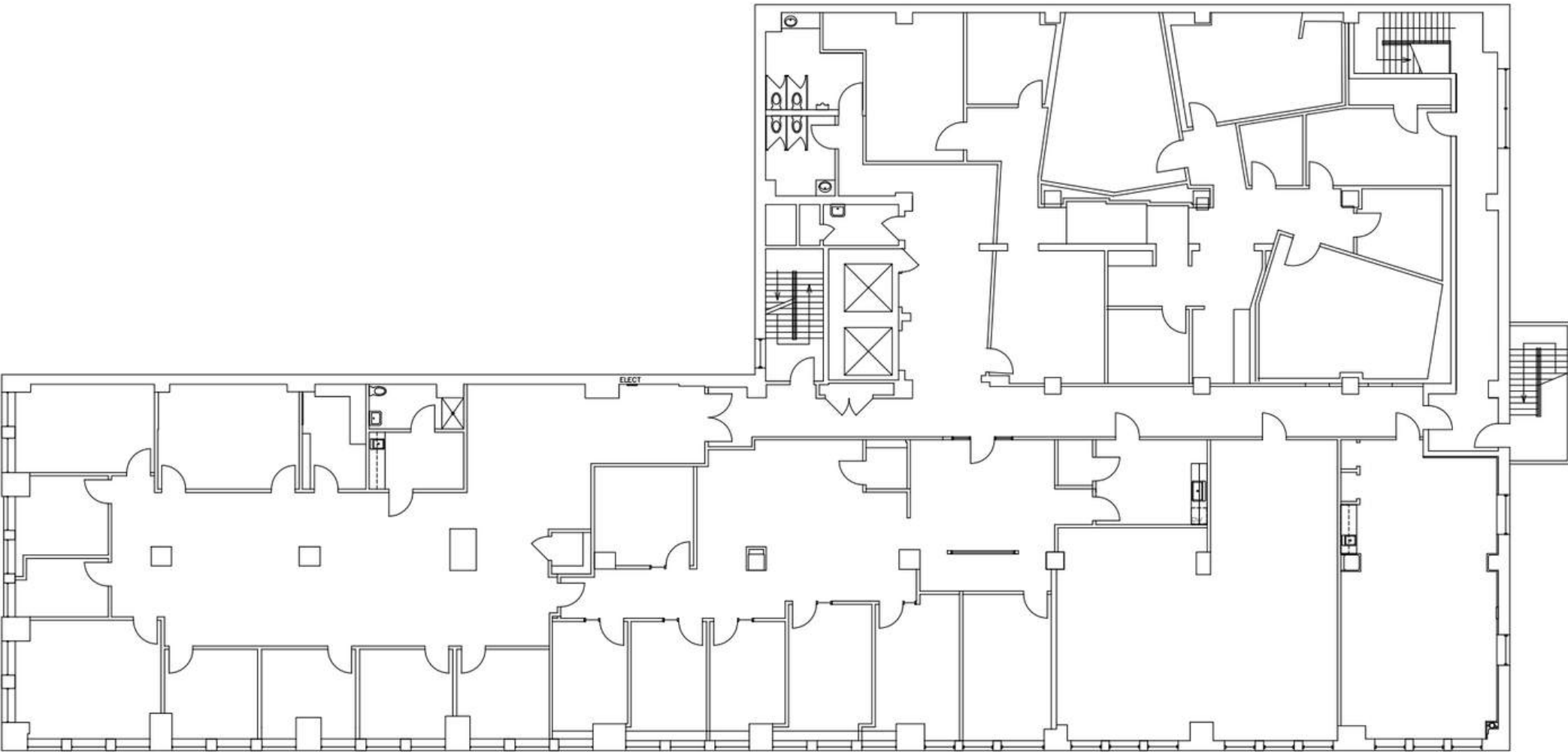
Restaurant featuring traditional southern cuisine served in a stylish modern space. Open for lunch, dinner, and late night dining.



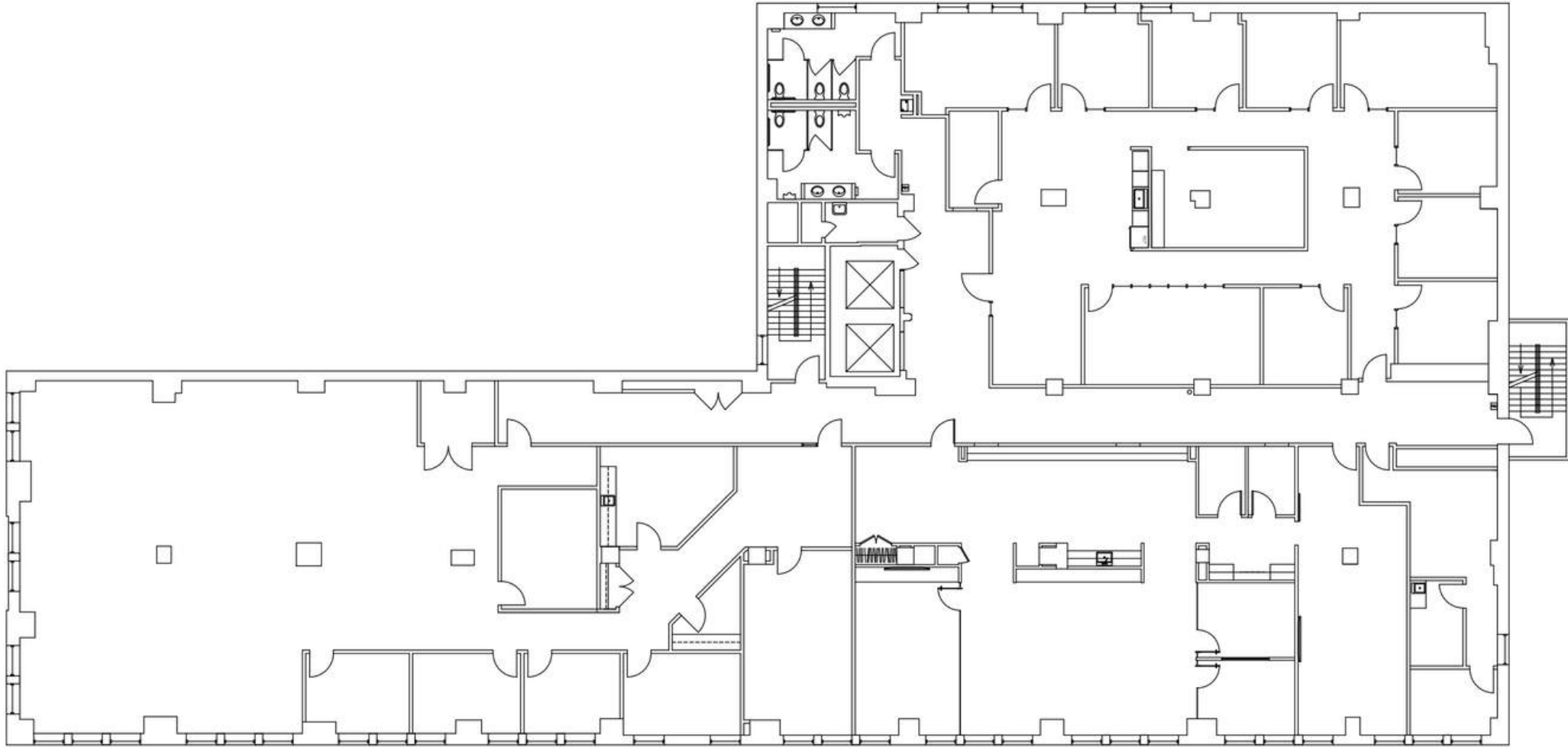
Restaurant featuring modern Mexican flavors with an expansive menu of margaritas. Open for lunch, dinner and late night dining.



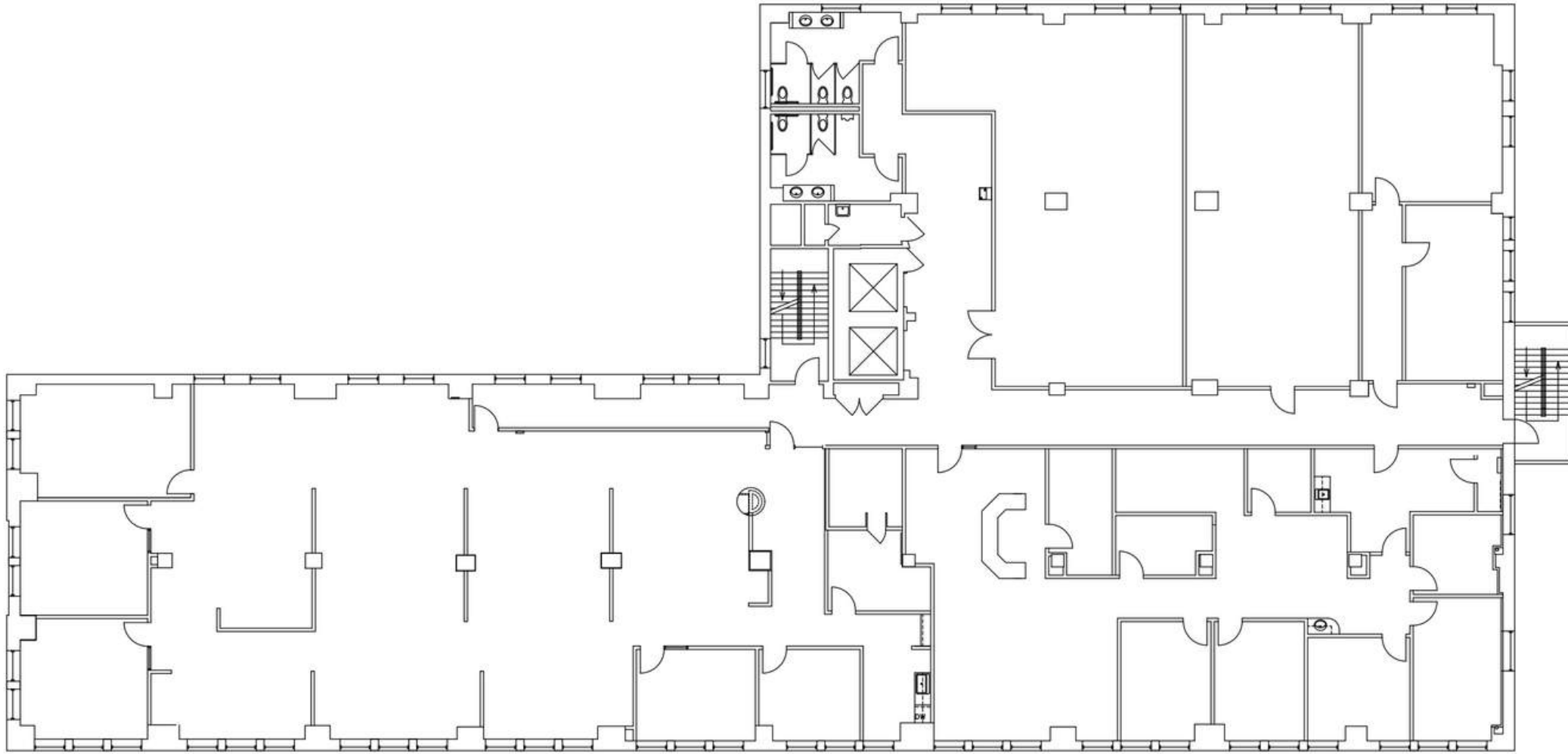




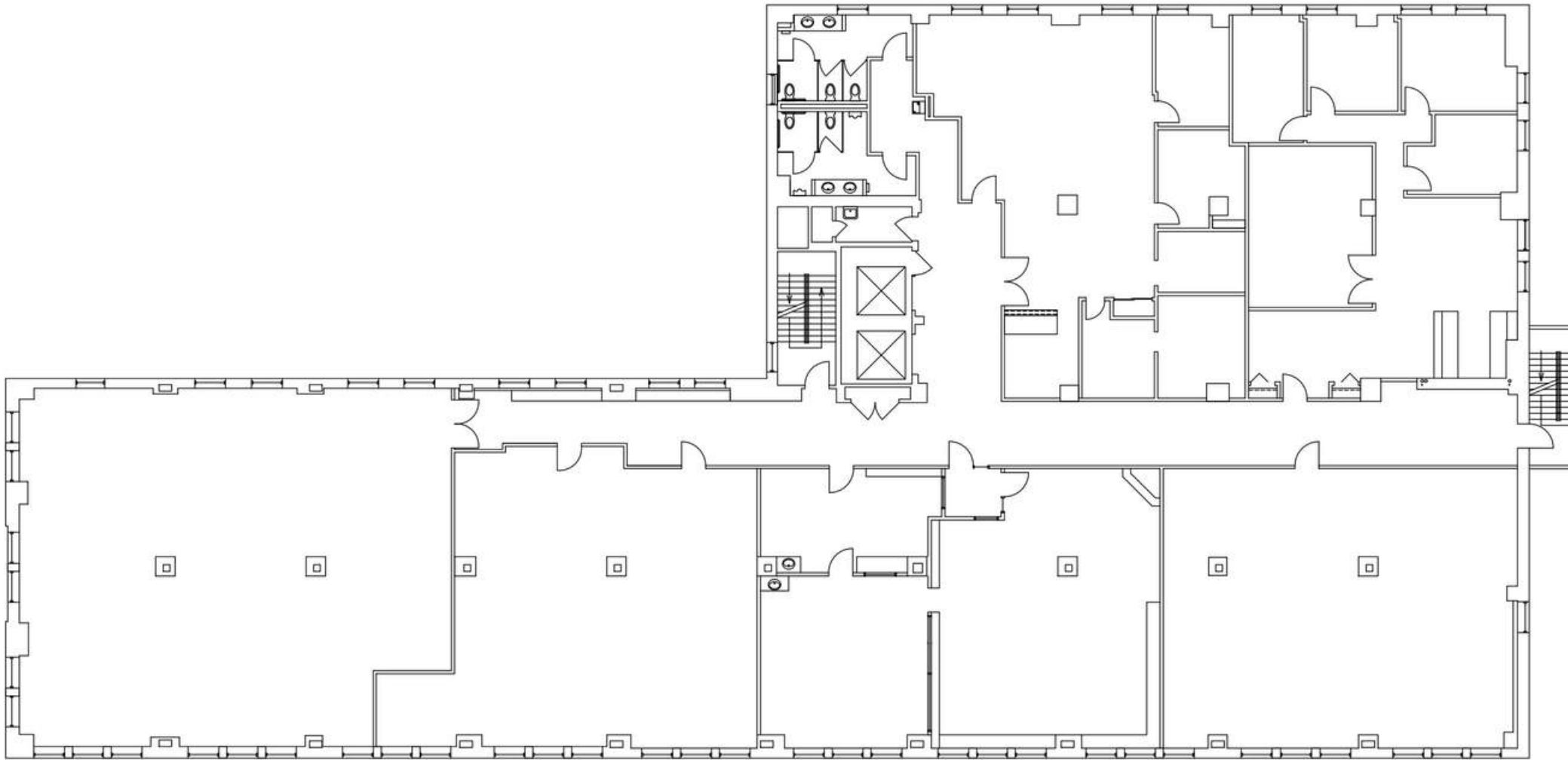
Floor 2



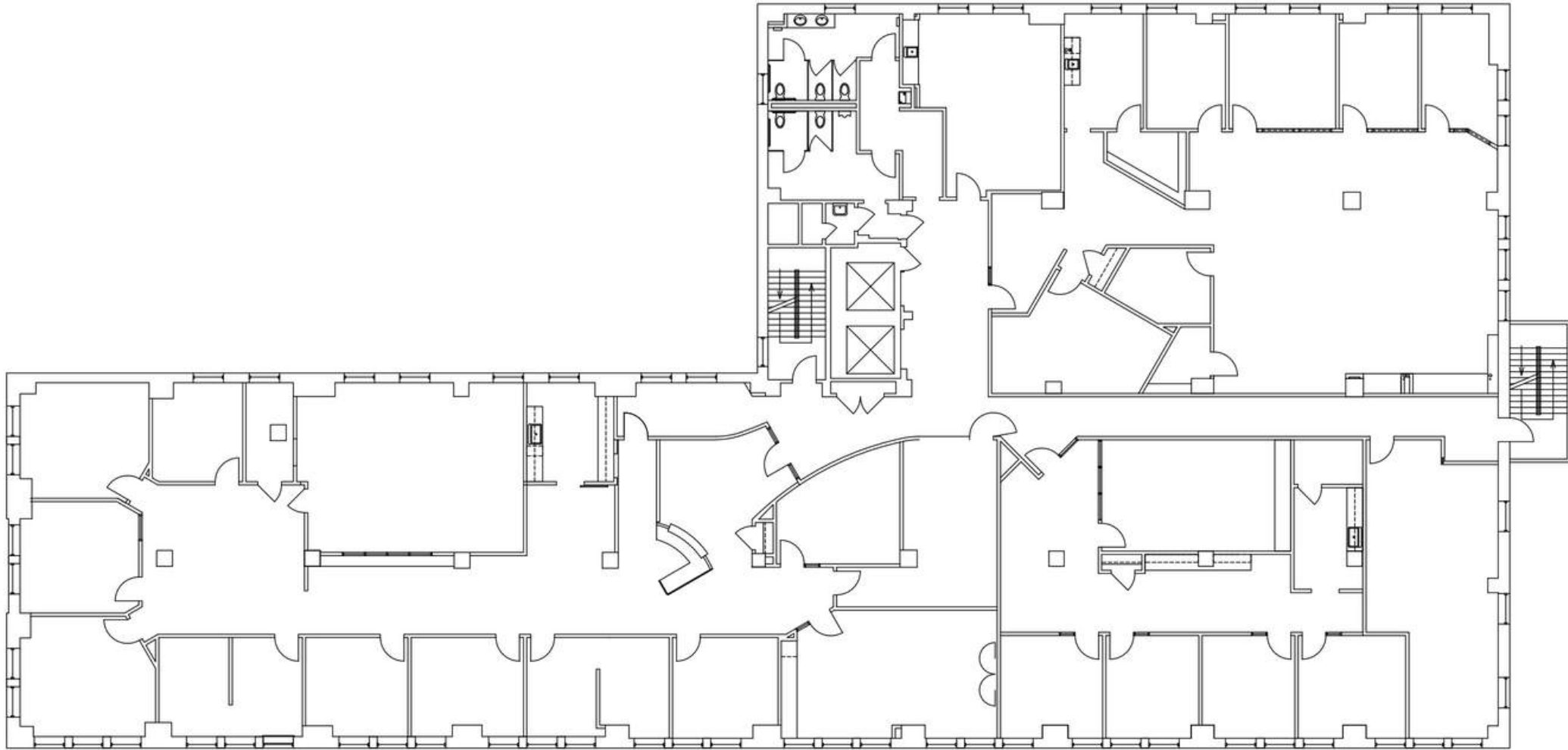
Floor 3



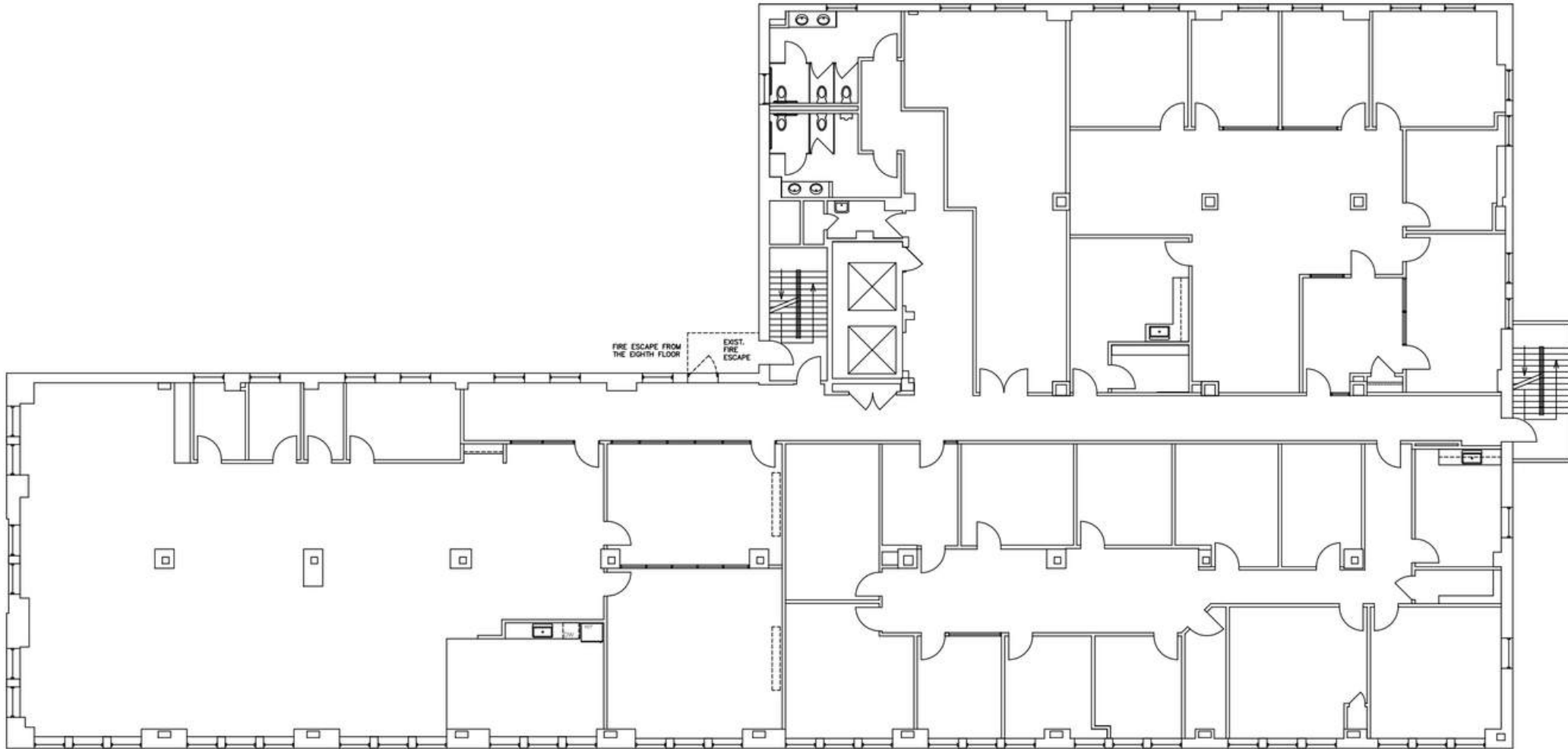
Floor 4



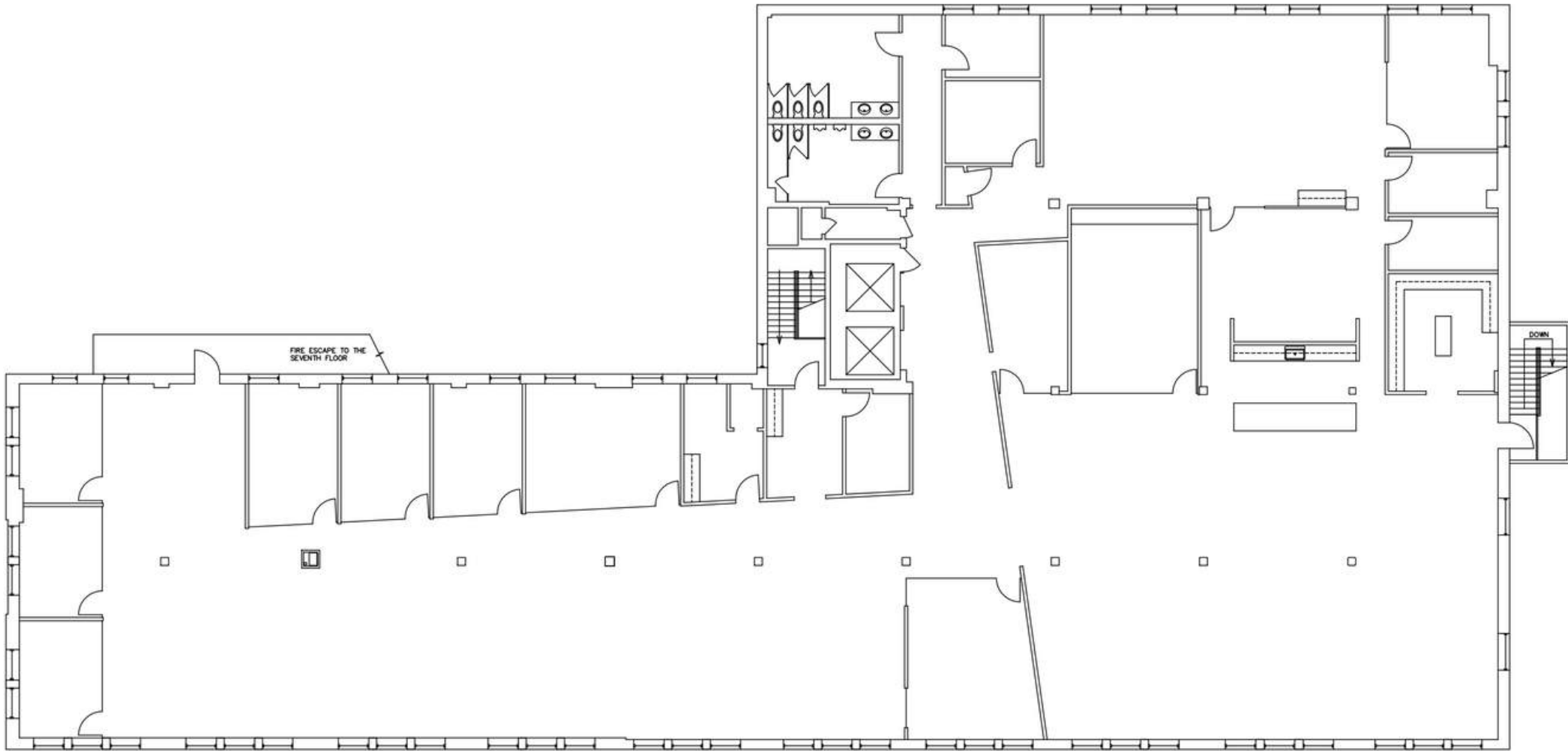
Floor 5



Floor 6



Floor 7



Floor 8



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