

35 E 7TH STREET, CINCINNATI, OH 45202

EXECUTIVE BUILDING

OFFICE SPACE FOR LEASE



OFFERING MEMORANDUM

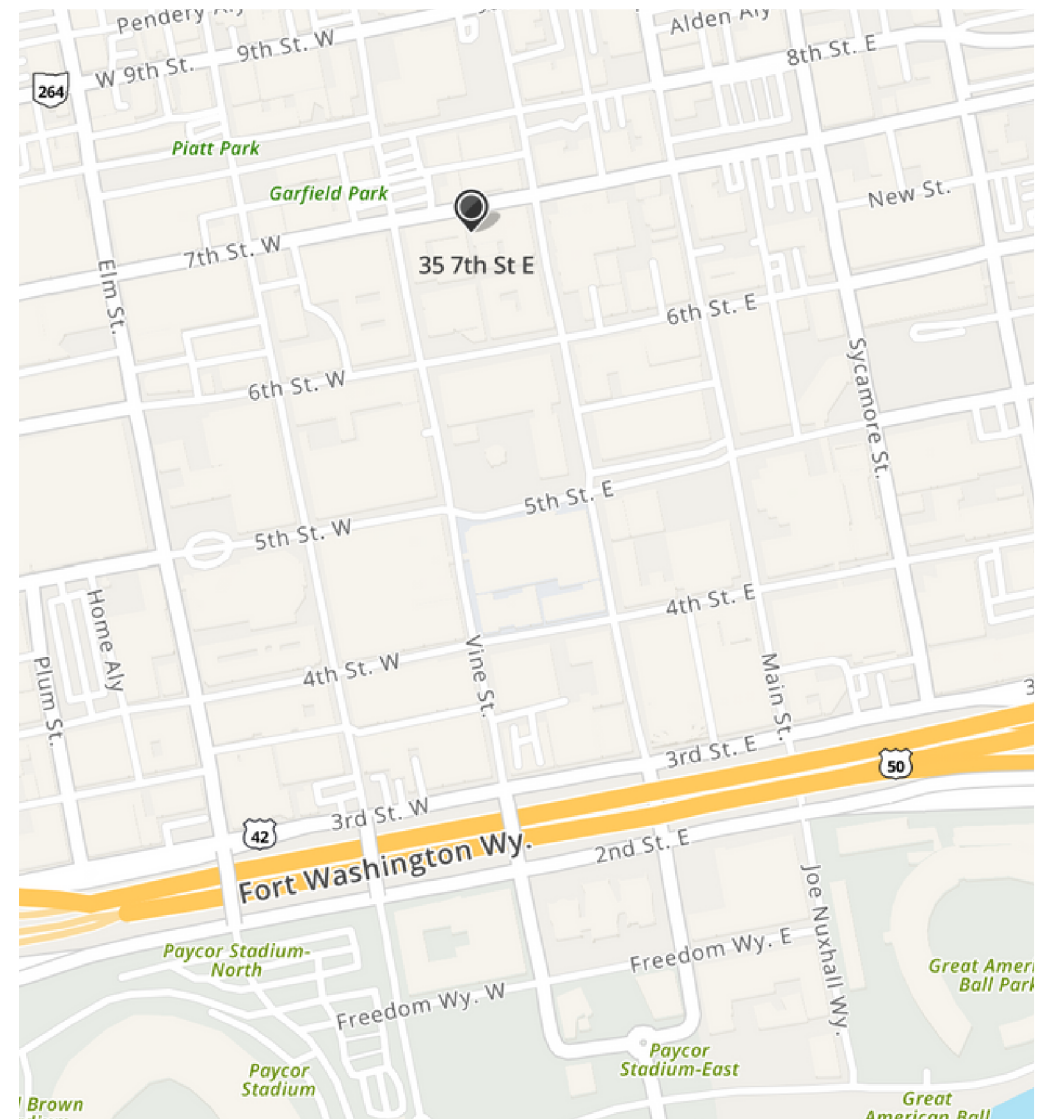
3CRE
OFFICE

PROPERTY FEATURES

- 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.



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 |





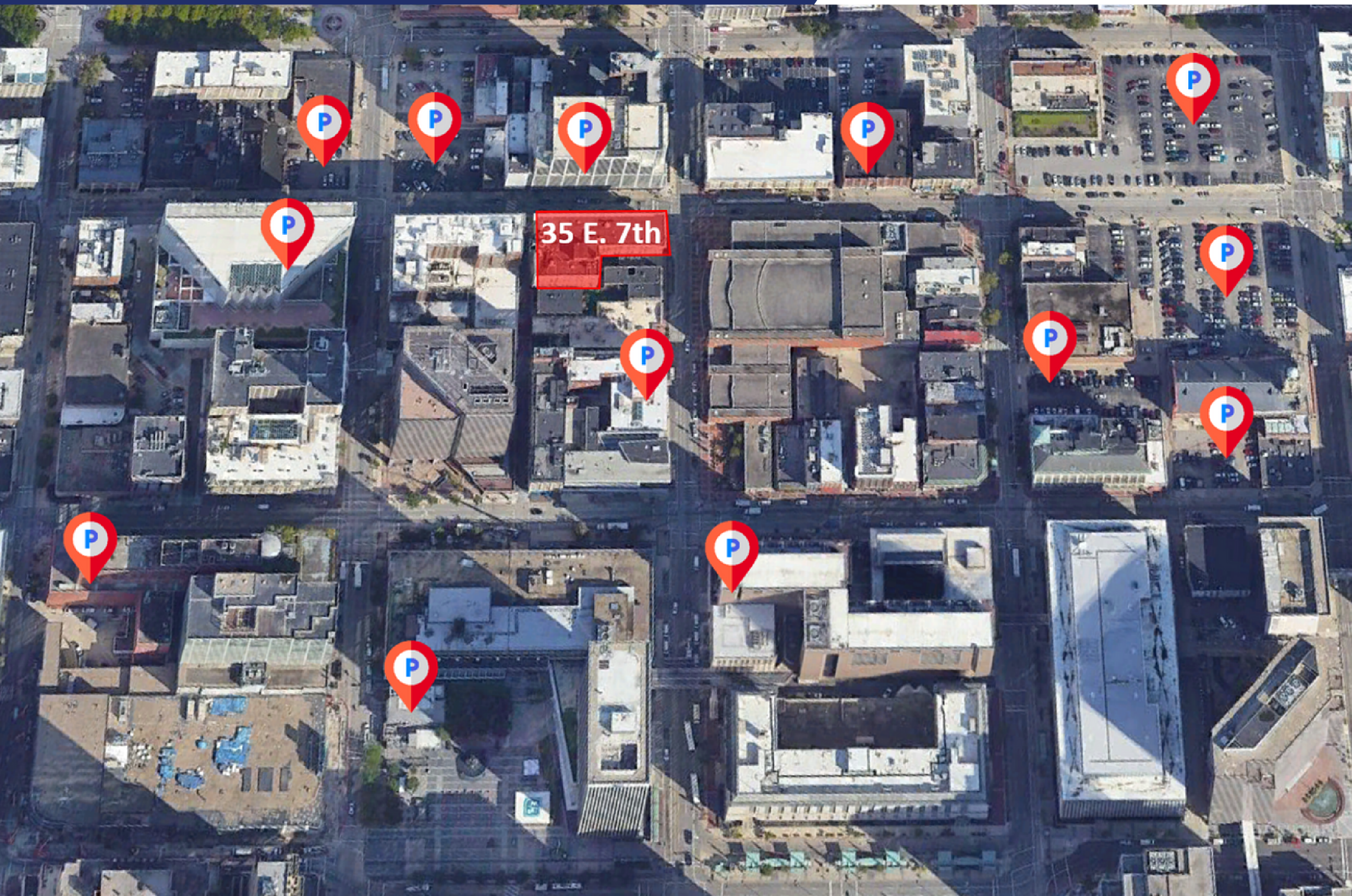
Street level café featuring coffee and breakfast essentials, as well as healthy options. Open for breakfast and lunch.

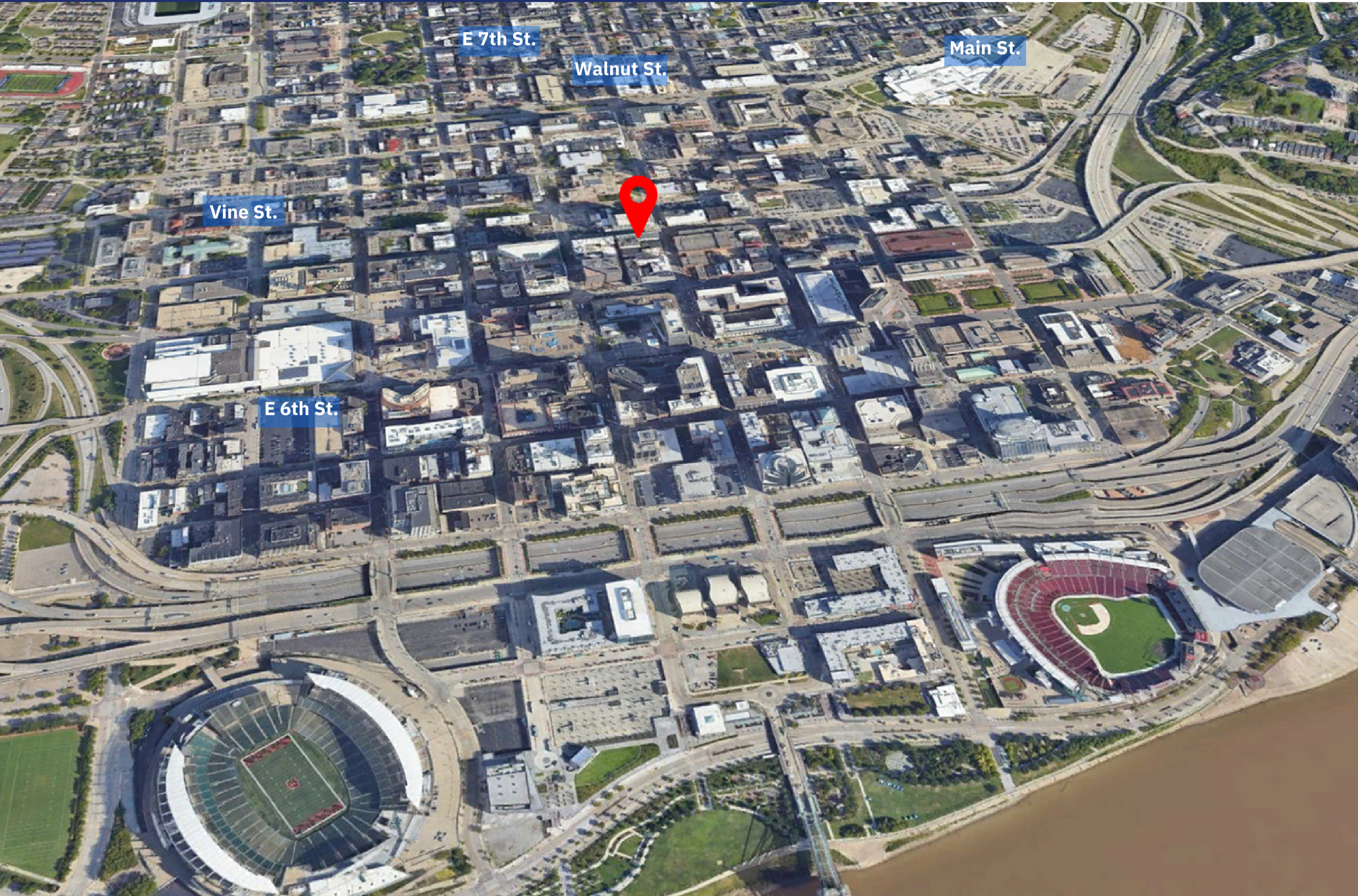


Restaurant featuring traditional southern cuisine served in a stylish modern space. Open for lunch, dinner, and late night dining.



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







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