

# 35 EAST 7<sup>TH</sup> STREET FOR LEASE

**35 E 7th Street, Cincinnati, OH 45202**

1,208 SqFt - 27,293 SqFt

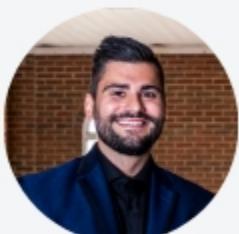


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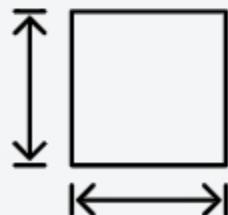


## THE OFFERING:

- Leasing Incentives Available
- On-Site Management Team
- On-Site Maintenance Services
- Flexible Space Sizes to Suit Your Needs
- Customizable Lease Terms & Competitive Rates
- Sixth Floor Shared Conference Room
- Key Fob Access
- First Floor Lobby Area
- First-Floor Retail Tenants
- 24/7 Secure Electronic Access



## SPACE HIGHLIGHTS:



SQFT AVAILABLE  
1,208 SF - 6,179 SF

LEASE RATE  
\$12.50-\$13.90

PARKING  
Public Garage

SPACE CONDITION  
Finished Box

SUBMARKET  
Downtown



## LEASING SUMMARY

**ADDRESS:**

*35 E 7th Street,  
Cincinnati, OH 45202*

**LEASE RATE:**

*Variable per Suite  
(Modified Gross Rate)*

**SUBMARKET:**

*Downtown Cincinnati*

**SPACE  
CONDITION:**

*Finished Box | Office*

**AVAILABLE  
SQUARE FT:**

*1,208 SqFt- 6,179 SqFt*

**ZONING:**

*DD - Downtown  
Development District*

**PARKING:**

*Public Garage*

**COMMON AREAS:**

*Restrooms, Lobby,  
Conference Room*



<b>SUITE:</b>	<b>FLOOR:</b>	<b>SQUARE FOOTAGE:</b>	<b>RATE:</b>
203	2	1,357 SqFt	\$12.50 Sf/Yr
300	3	5,164 SqFt	\$12.50 Sf/Yr
405	4	5,129 SqFt	\$13.50 Sf/Yr
410	4	1,208 SqFt	\$12.50 Sf/Yr
600	6	6,179 SqFt	\$13.90 Sf/Yr
620	6	3,320 SqFt	\$12.50 Sf/Yr
Velocity Suites	7	Micro Suites	<u><a href="#">Information Here</a></u>





MEMORIES LOUNGE  
BAR/ RESTAURANT



CHOCOLATE EUPHORIA  
CREPE SHOP



OFFICE | FOR LEASE



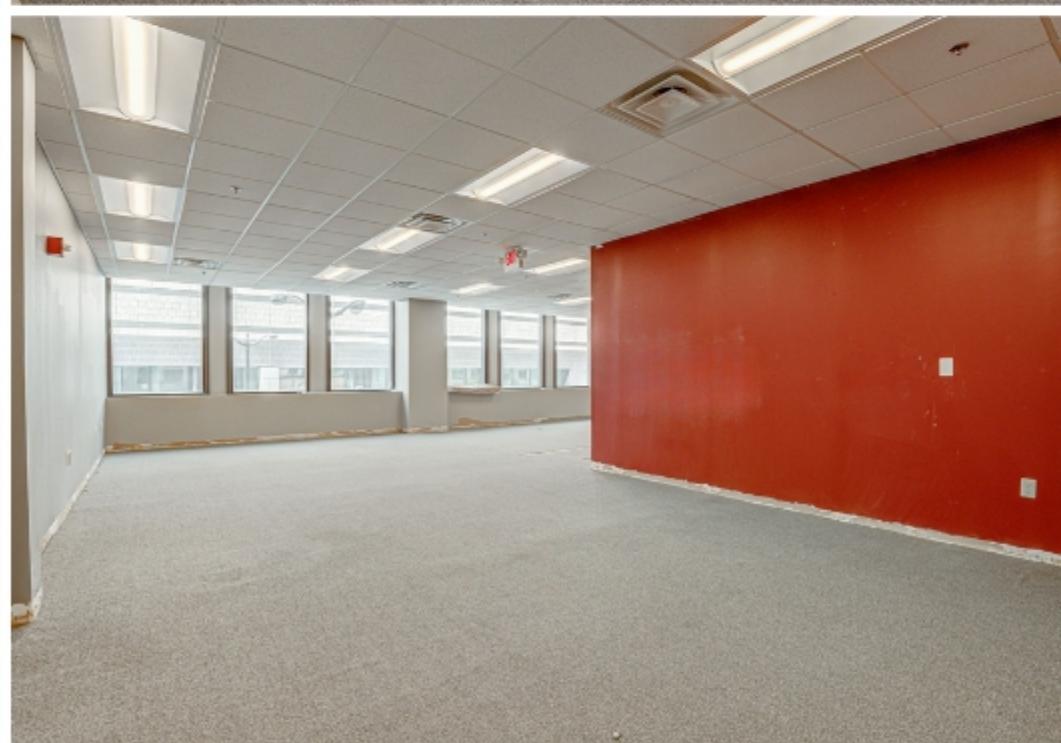
SUITE  
203

SQFT  
1,357



VIRTUAL TOUR

8



SUITE  
300

SQFT  
5,164



VIRTUAL TOUR

9



SUITE  
405

SQFT  
5,129



VIRTUAL TOUR

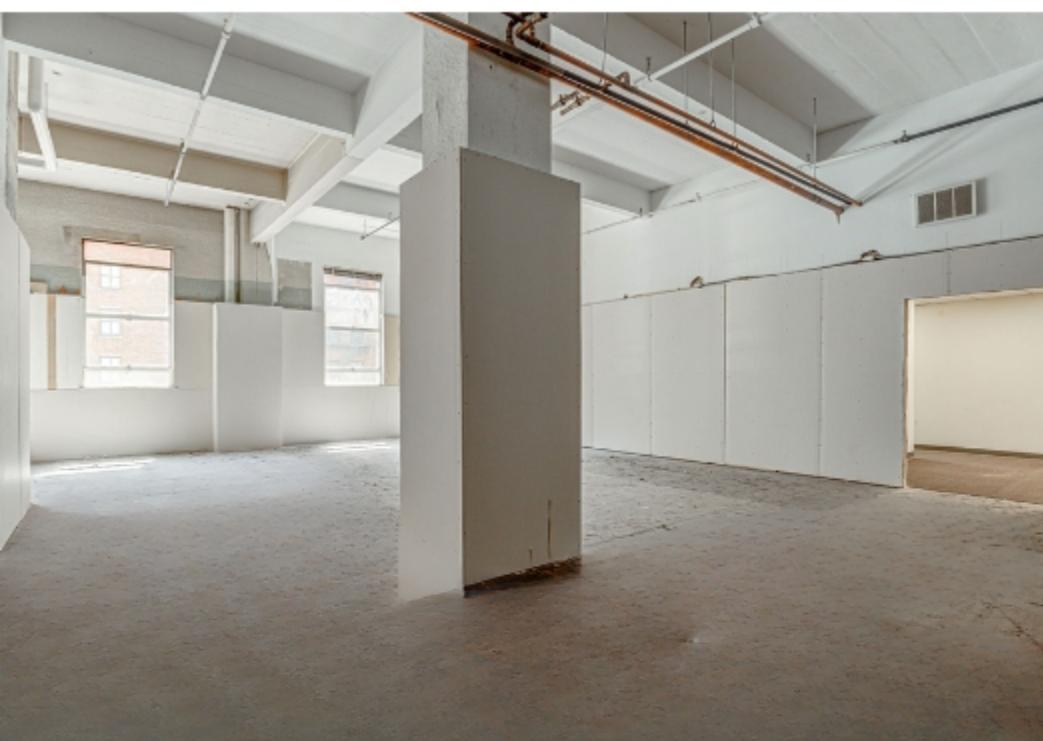
10



SUITE  
410

SQFT  
1,208

11



SUITE  
600

SQFT  
6,179



VIRTUAL TOUR

12



SUITE  
620

SQFT  
3,320

## FURNISHED SPACE

13





# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

**FORTUNE  
500**

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

### Best City for Young Professionals

Ranked #8 - Forbes (2023)

### Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

### Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

### Rated (A-) Overall Grade | *Niche*

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report

# CINCINNATI

DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2025, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

**CLICK ON PROJECT FOR MORE INFORMATION**



**Convention Center Renovation**  
Full Office Renovation



**FC Cincinnati Mixed-Use District**  
Mixed-Use Development



**The Avant**  
Office Conversion Project



**Carew Tower Transformation**  
Mixed-Use Development



**Moxy of Cincinnati**  
New 111-Unit Hotel



**Public Library Renovation**  
Major Renovation of Public Library



**Sky Central Apartment**  
Conversion from Office to Residential



**\$61M OTR Project**  
Findlay Community Center & Crossroads Health

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