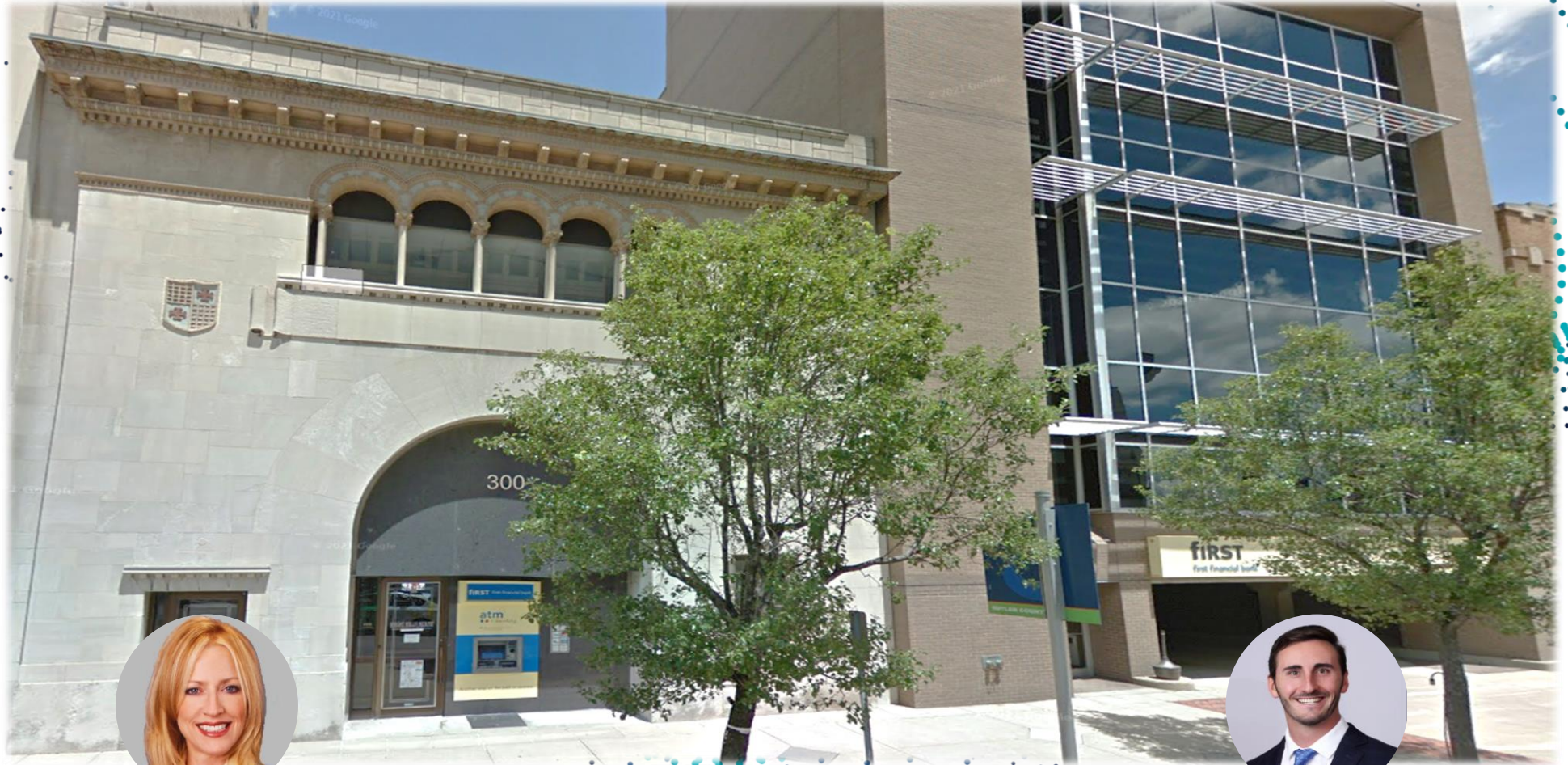


FIRST FINANCIAL BANK BUILDING

OFFICE FOR LEASE

300 HIGH STREET, HAMILTON, OHIO 45011



LAURI STEFANOUSULLIVAN SENIOR V.P.

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MATTHEW PATERSON VICE PRESIDENT

MOBILE 214.552.4293 | DIRECT 214.365.2720
MATTP@SWEARINGEN.COM



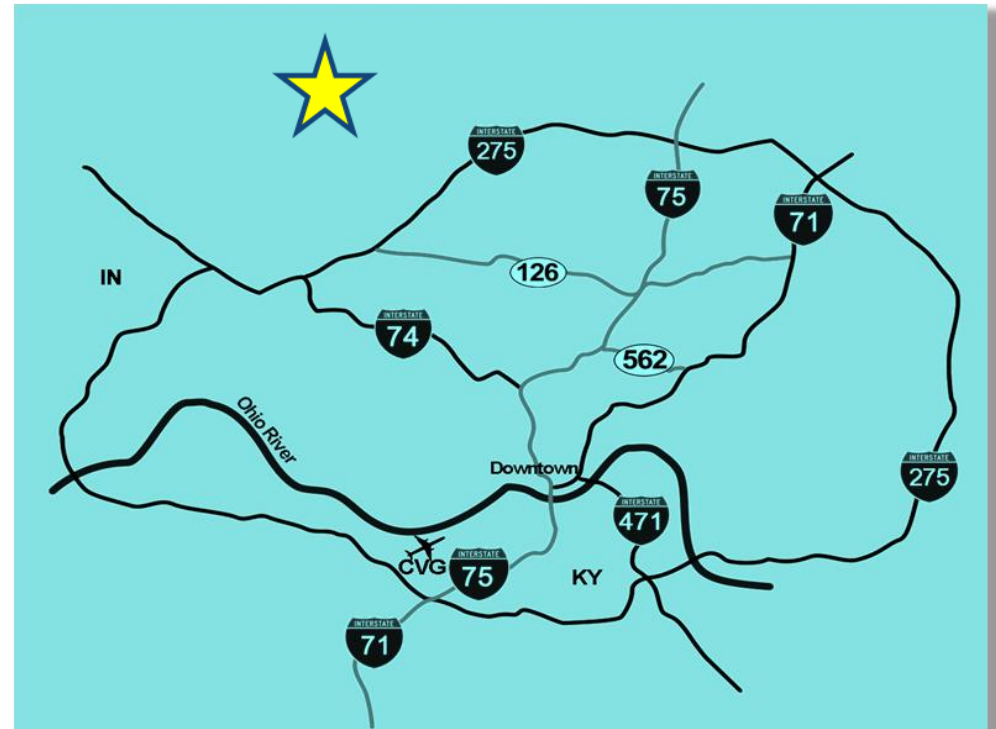
PROPERTY DESCRIPTION

FIRST FINANCIAL BANK BUILDING

OFFICE FOR LEASE

300 HIGH STREET, HAMILTON, OHIO 45011

- 182 – 7,728 SF Office Available
- In the heart of Hamilton's CBD
- Excellent visibility and traffic exposure
- Easy access to Butler County Regional Airport - Hogan Field
- Minutes from SR-127 and I-75
- Signage and TI is negotiable
- \$12.00 Full Service + Electric

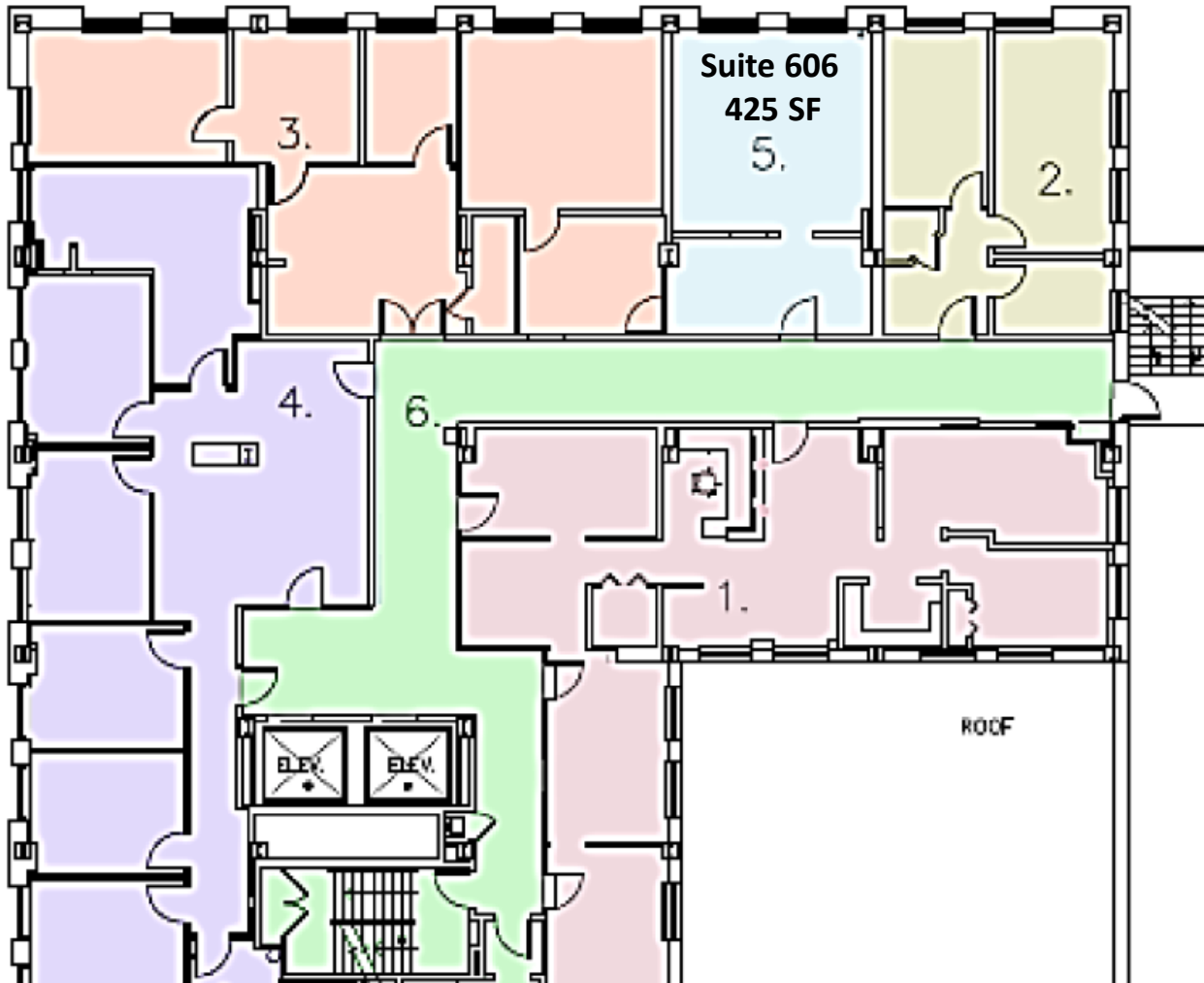


LAURI STEFANOU (SULLIVAN)
SENIOR VICE PRESIDENT

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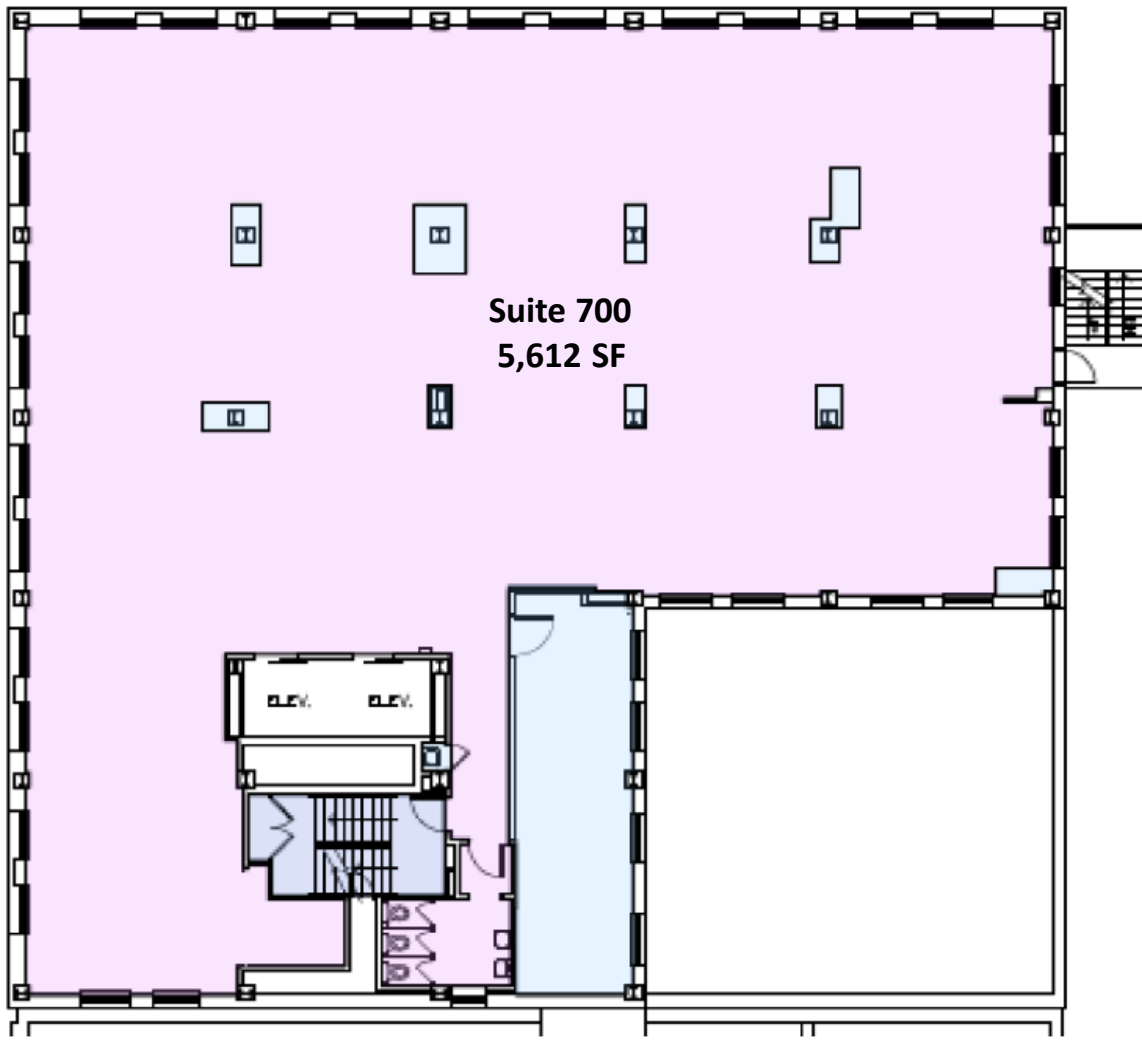
6TH FLOOR PLAN



6TH FLOOR HIGHLIGHTS:

- Suite #606: - 425 RSF
- Partitioned offices, natural sunlight

7TH FLOOR PLAN



- 7TH FLOOR HIGHLIGHTS:**
- Entire Floor Available
 - 5,612 RSF (Not Divisible)
 - Elevator Exposure
 - Shell Condition
 - Wonderful city views

8TH FLOOR PLAN



8TH FLOOR HIGHLIGHTS:

- Partitioned Office Space Available in various sizes
 - Suite 809 – 743 RSF
 - Suite 805 – 182 RSF
 - Suite 811 – 322 RSF
 - Suite 812 – 444 RSF
- Good Condition

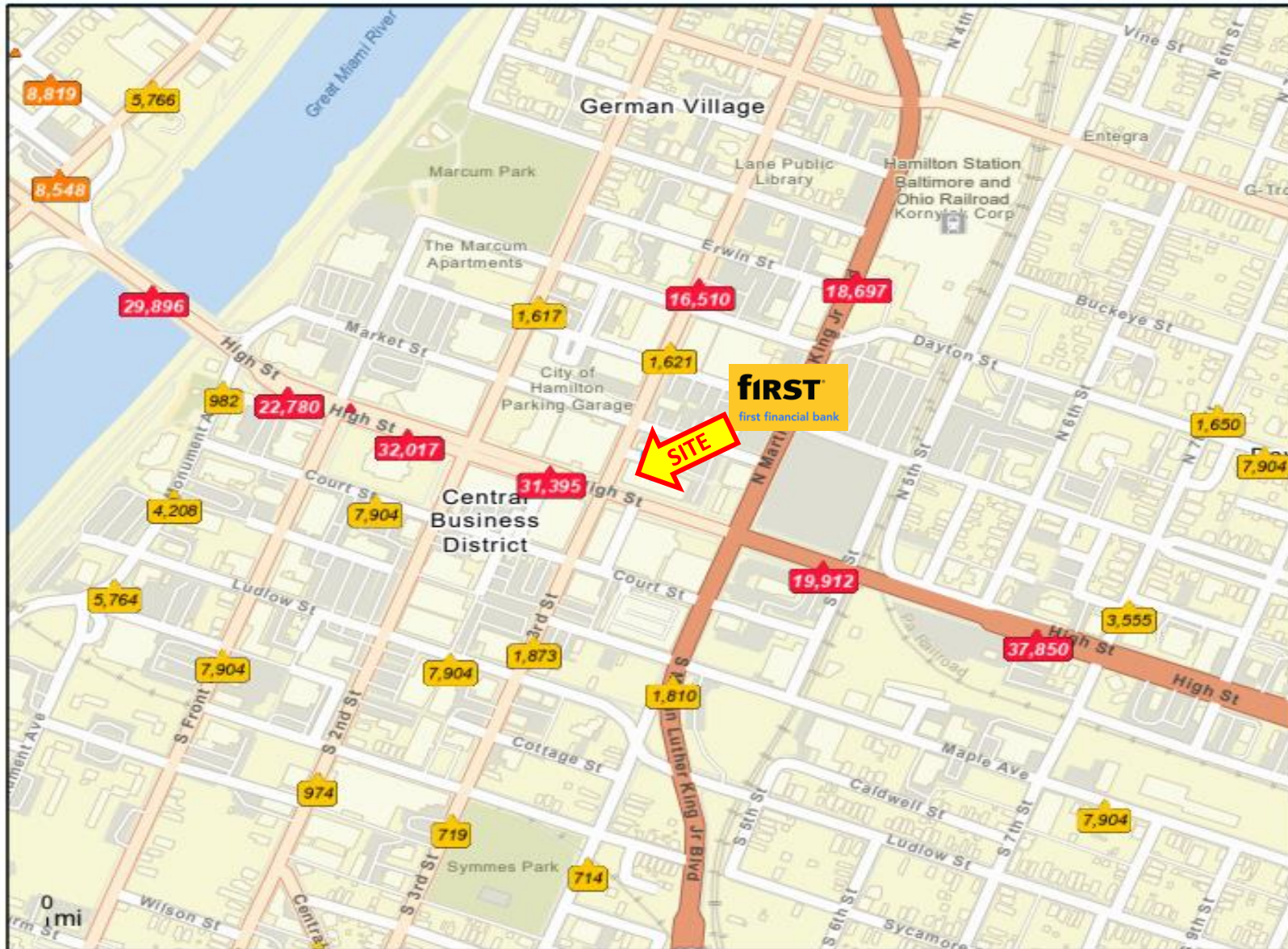
CITY OF HAMILTON - MERCHANT AERIAL



Traffic Count Map - Close Up

300 High St, Hamilton, Ohio, 45011
 Ring bands: 0-1, 1-3, 3-5 mile radii

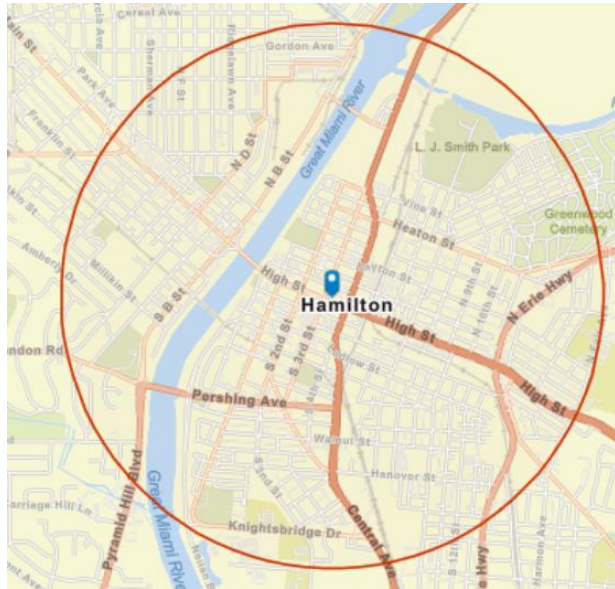
Prepared by Esri
 Latitude: 39.39947
 Longitude: -84.55978



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



1-MILE RADIUS DEMOS



KEY FACTS

15,886

Population



Average Household Size

33.7

Median Age

\$37,107

Median Household Income

BUSINESS



651

Total Businesses



7,250

Total Employees

EDUCATION



19.3%

No High School Diploma



46.2%

High School Graduate



22%

Some College



12.6%

Bachelor's/Grad/Prof Degree

HOUSING STATS



\$89,501

Median Home Value



\$5,266

Average Spent on Mortgage & Basics



\$4,169

Median Contract Rent



\$49,683

2023 Average Household Income



\$18,947

2023 Per Capita Income

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS

KEY FACTS

54,470

Population



2.46

Average Household Size



39.9

Median Age

\$57,771

Median Household Income

BUSINESS



1,108

Total Businesses



16,710

Total Employees

EDUCATION



9.7%

No High School Diploma



42.8%

High School Graduate



27.5%

Some College



20%

Bachelor's/Grad/Prof Degree

HOUSING STATS



\$158,550

Median Home Value



\$9,204

Average Spent on Mortgage & Basics



\$4,456

Median Contract Rent



\$76,872

2023 Average Household Income

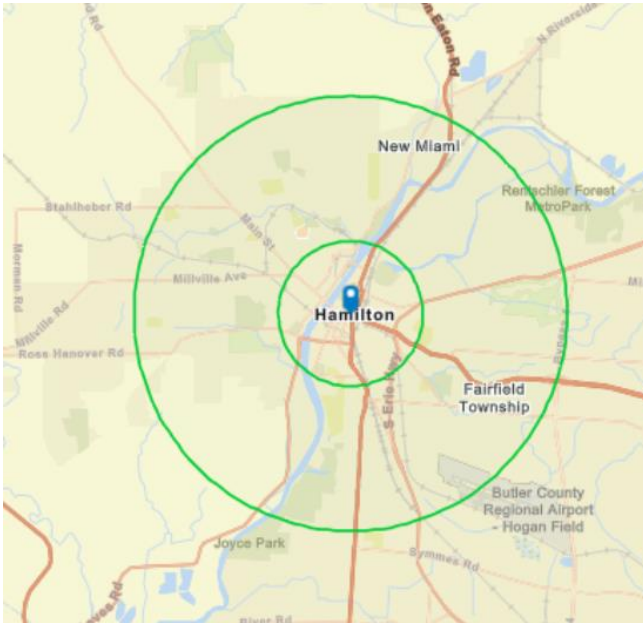


\$30,585

2023 Per Capita Income

equity | brokerage

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5-MILE RADIUS DEMOS

KEY FACTS

50,079
Population

2.60
Average
Household Size

40.7
Median Age

\$76,921
Median Household Income

BUSINESS

1,465

Total Businesses

18,908

Total Employees

EDUCATION



6.2%

No High School
Diploma



37.3%

High School
Graduate



28.6%

Some
College



27.9%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$225,590

Median
Home Value



\$12,715

Average
Spent on
Mortgage
& Basics



\$4,879

Median
Contract
Rent



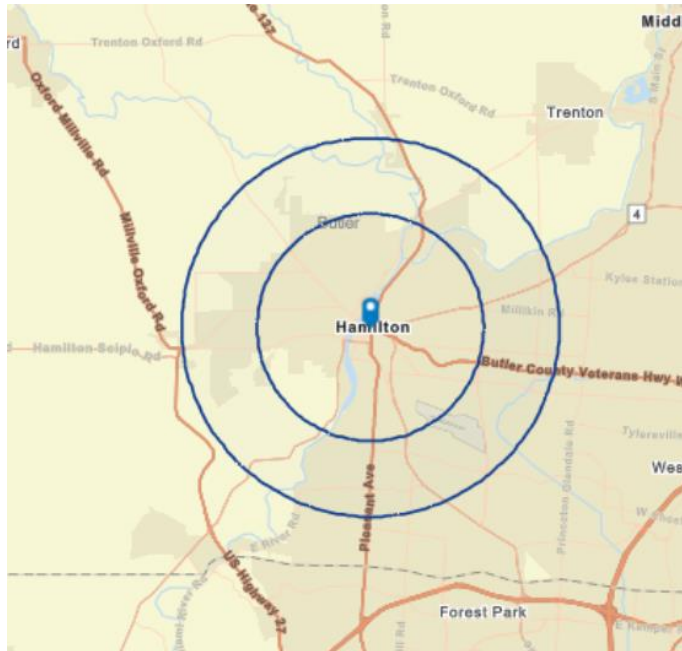
\$101,790

2023 Average
Household Income



\$39,124

2023 Per Capita
Income



equity | brokerage

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