

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 – 29
 \$15.50 / RSF NNN – Floors 10 - 22
- 2023 Est. Operating Expenses:
 \$10.40 / 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 | 1,319 SF

FLOOR 31 | 7,331 SF

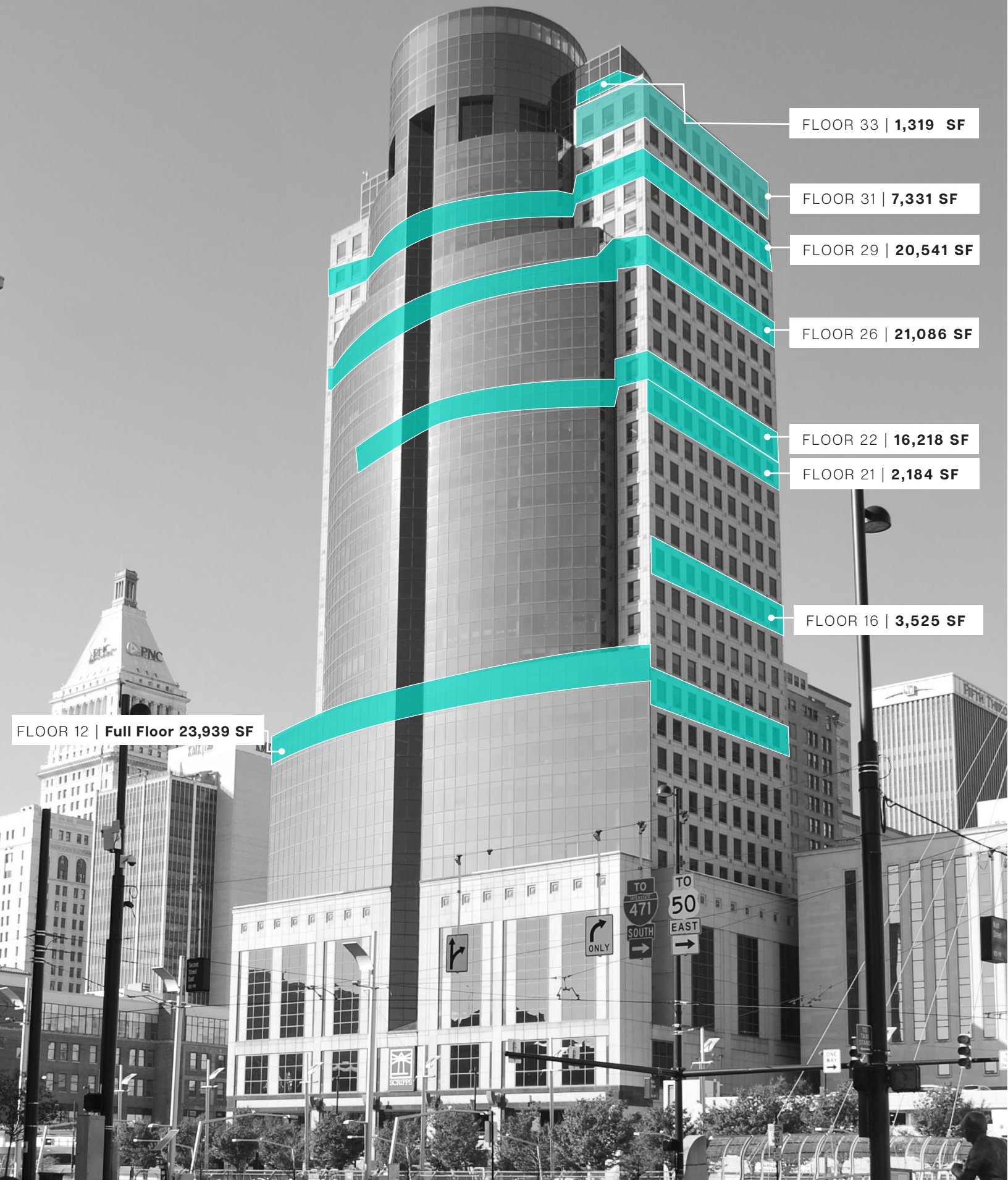
FLOOR 29 | 20,541 SF

FLOOR 26 | 21,086 SF

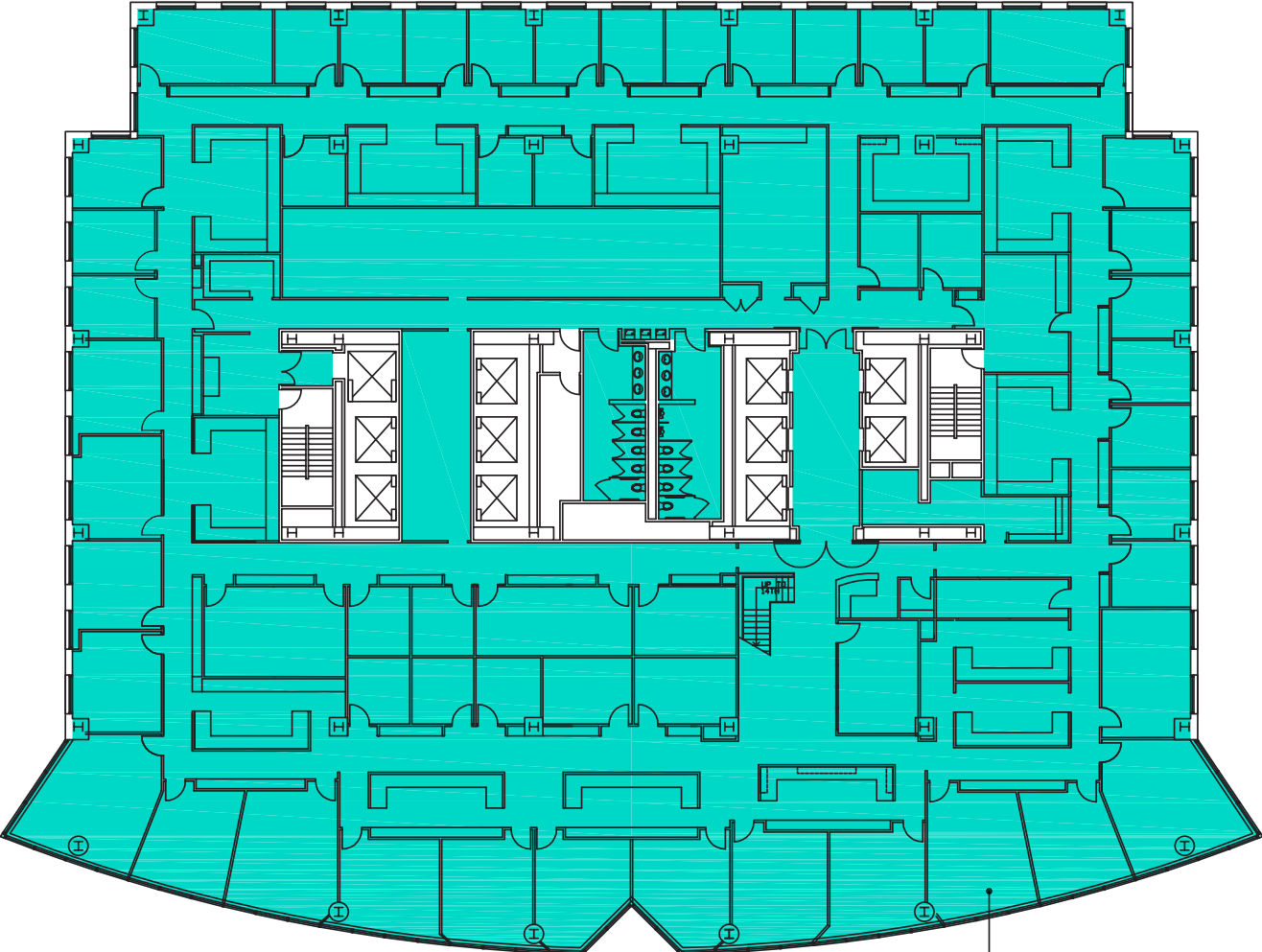
FLOOR 22 | 16,218 SF

FLOOR 21 | 2,184 SF

FLOOR 16 | 3,525 SF



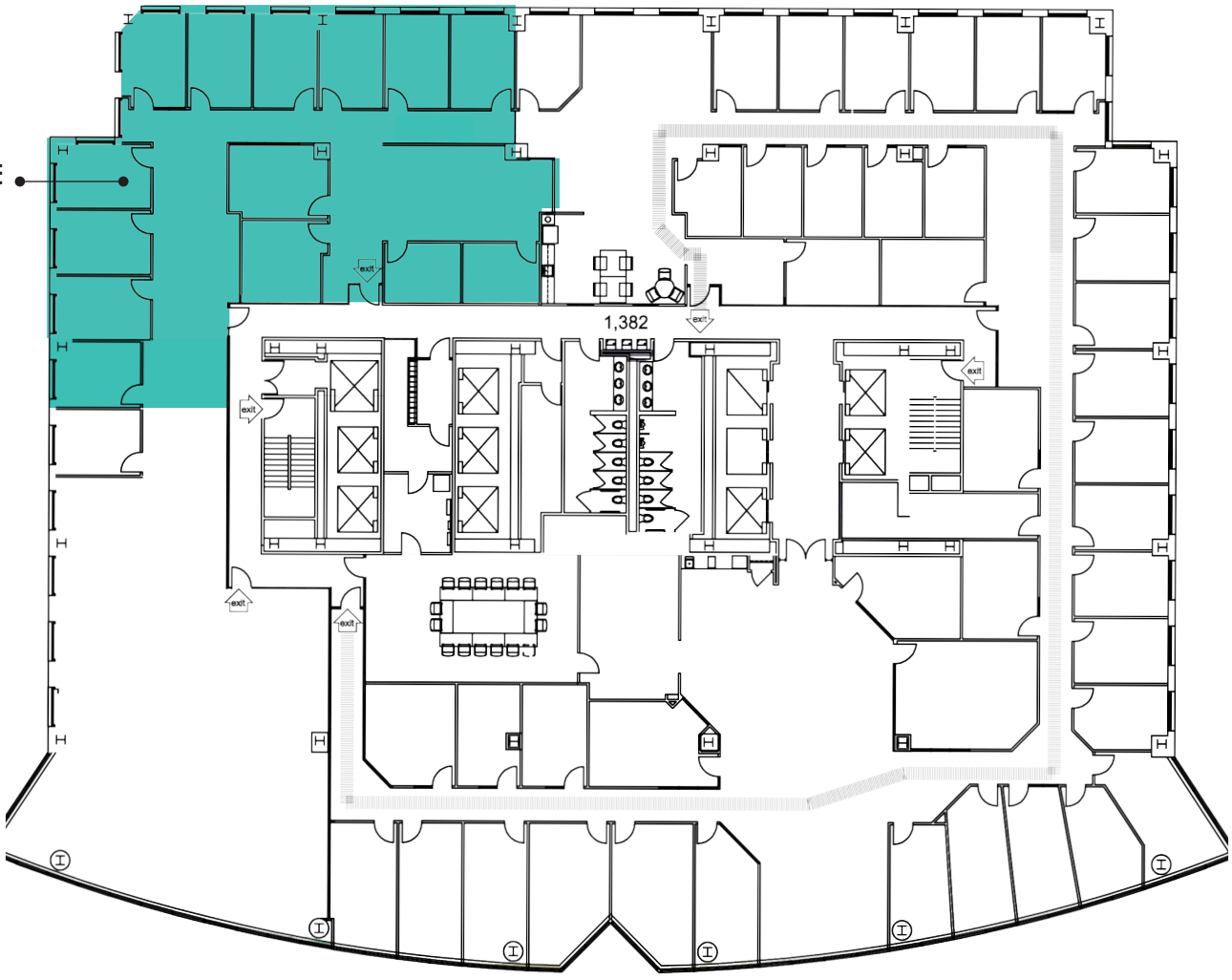
12TH FLOOR



• AVAILABLE
SUITE 1200
23,939 RSF

16TH FLOOR

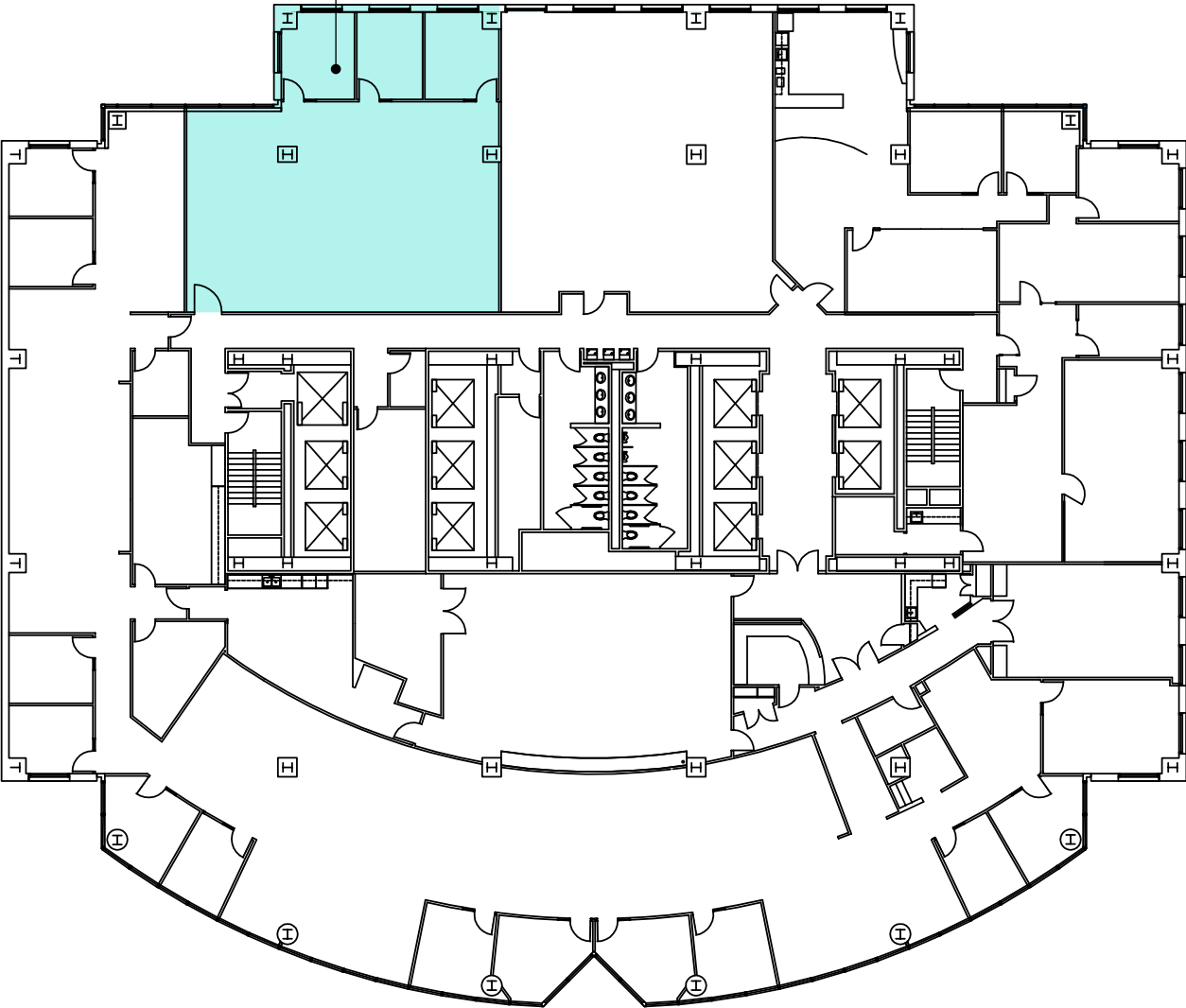
AVAILABLE
SUITE 1601
3,525 RSF



floorplans

21ST FLOOR

● **AVAILABLE**
SUITE 2130
2,184 RSF

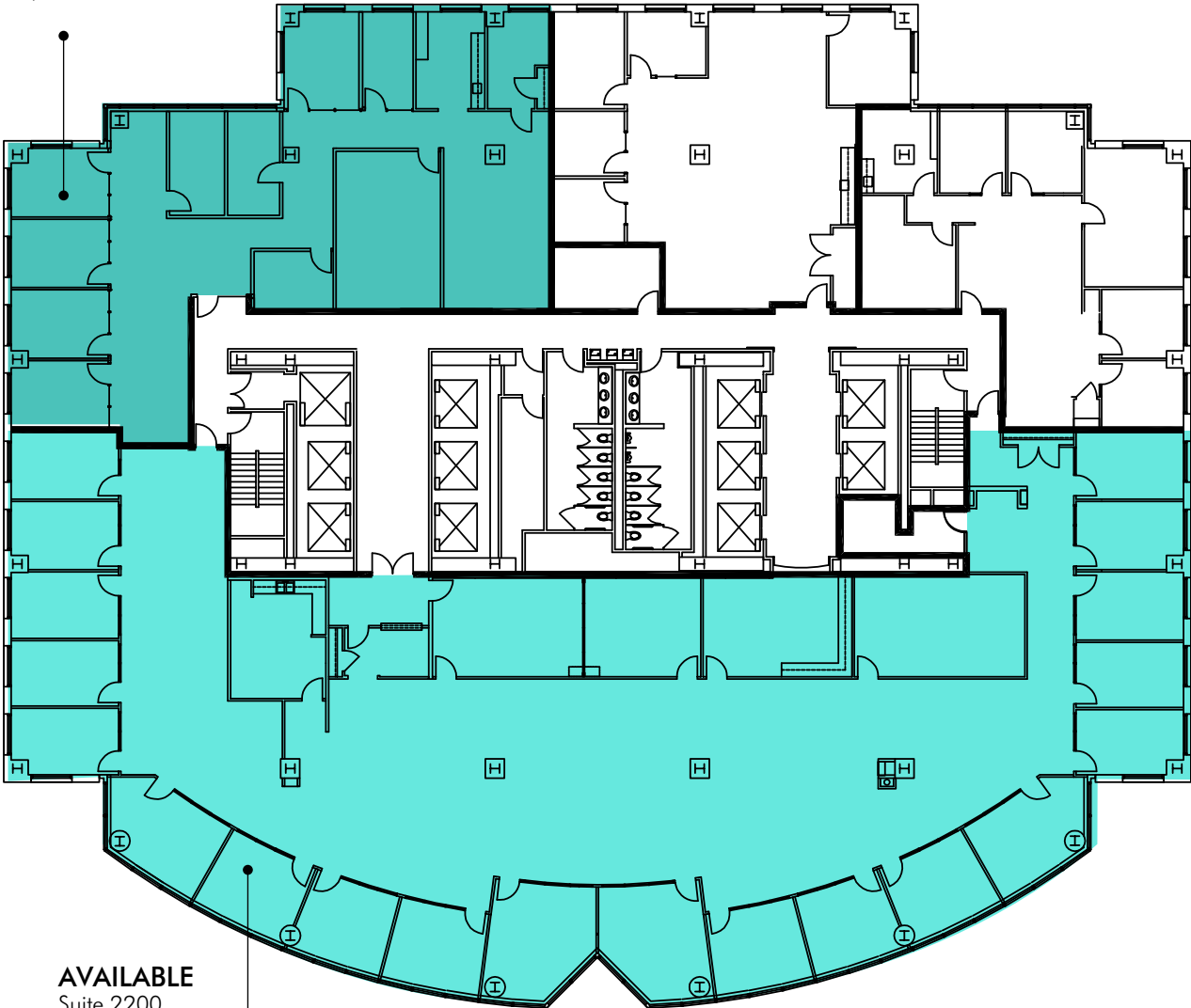


floorplans

22ND FLOOR

[VIEW VIDEO](#)

AVAILABLE
Suite 2260
4,027 RSF

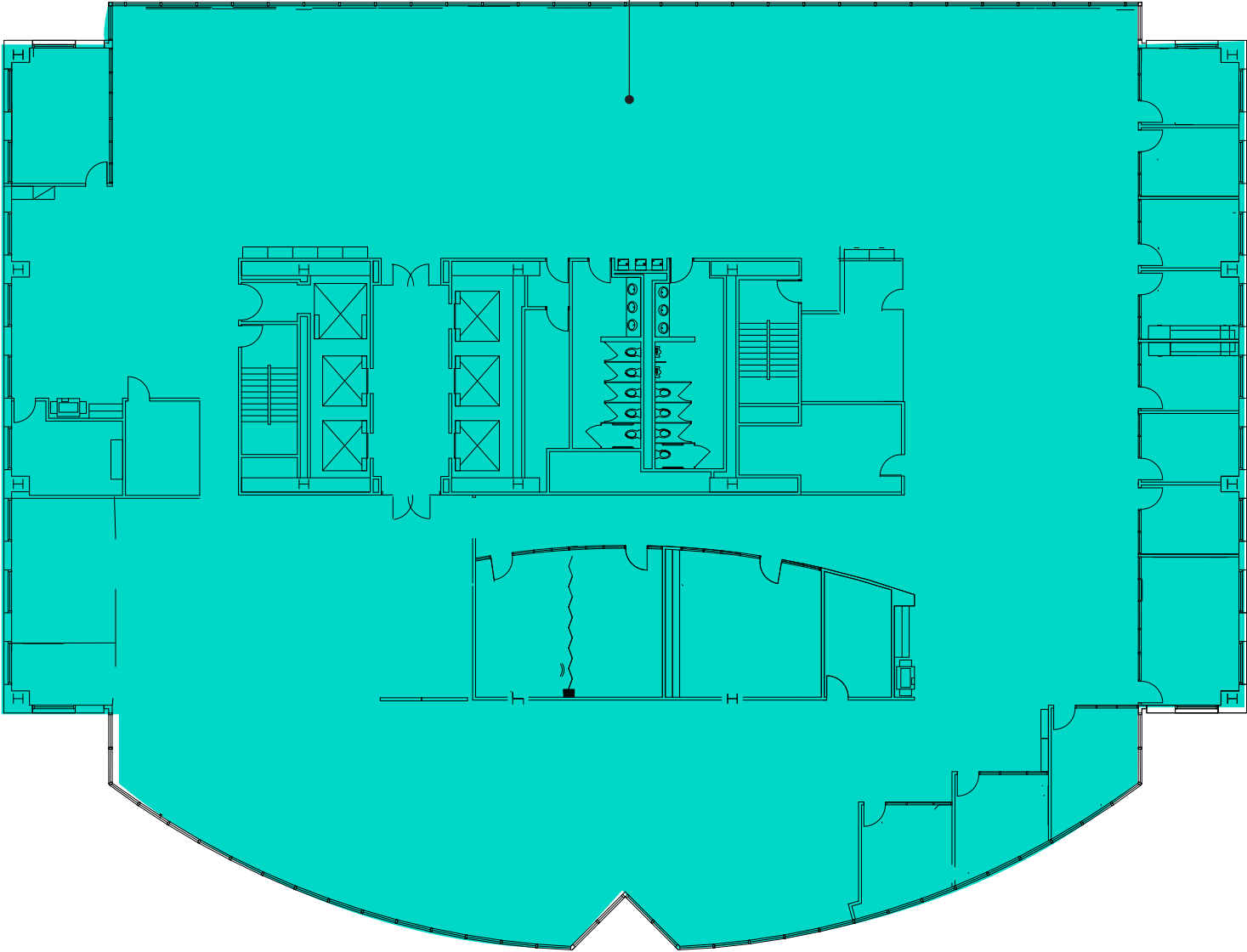


AVAILABLE
Suite 2200
12,191 RSF

floorplans

26TH FLOOR

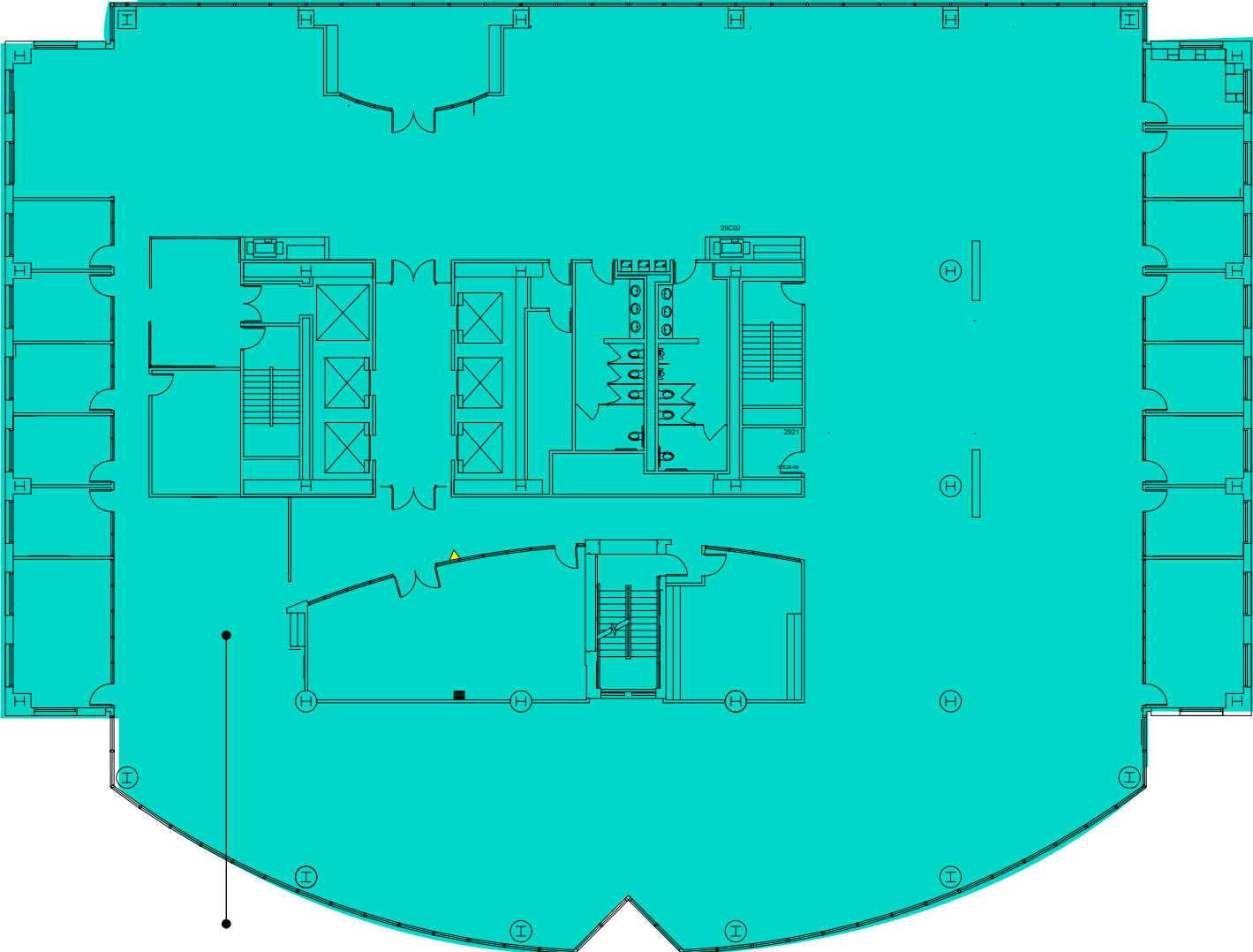
AVAILABLE
SUITE 2600
21,086 RSF



floorplans

29TH FLOOR

[VIEW VIDEO](#)

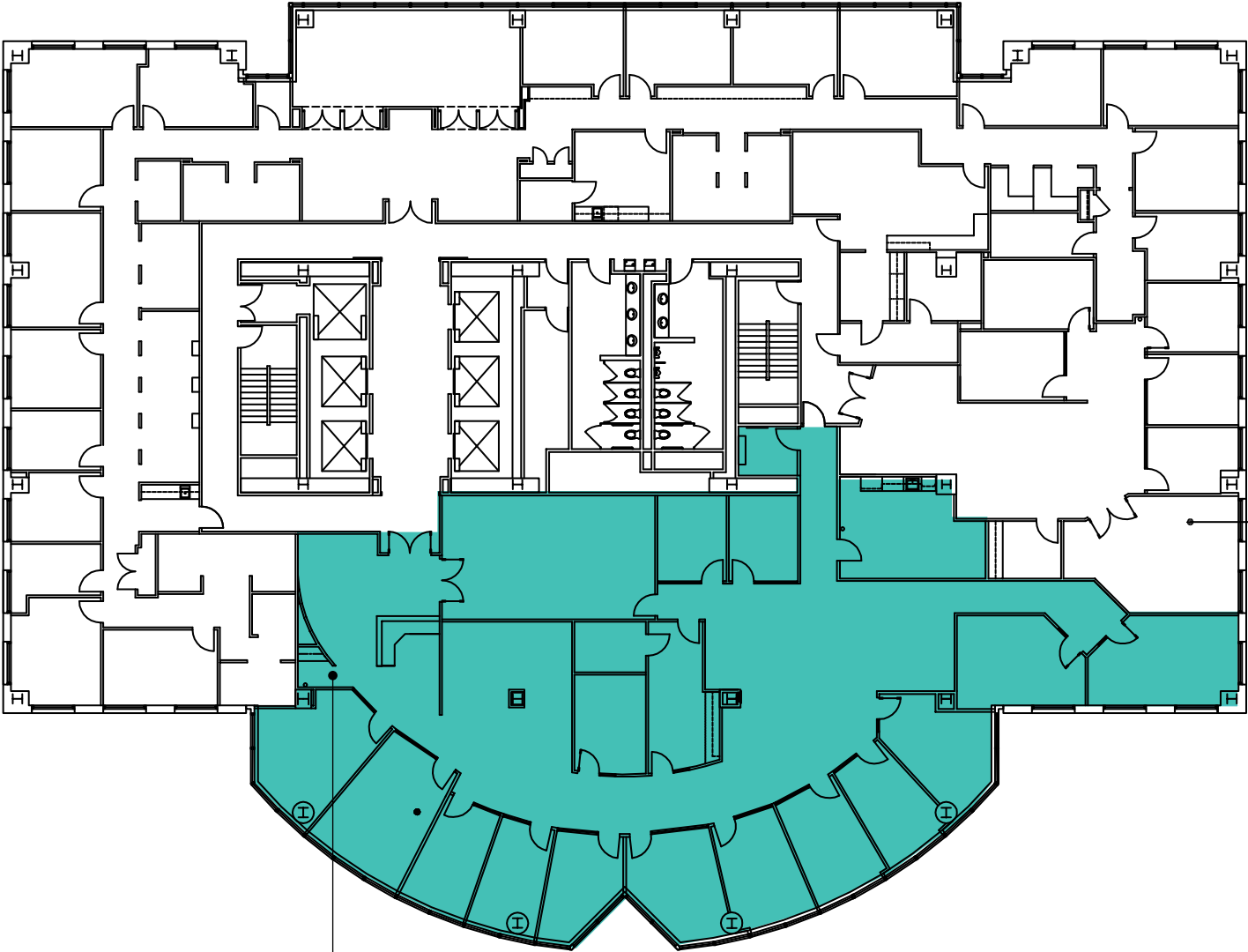


AVAILABLE
SUITE 2900
20,541RSF

floorplans

31ST FLOOR

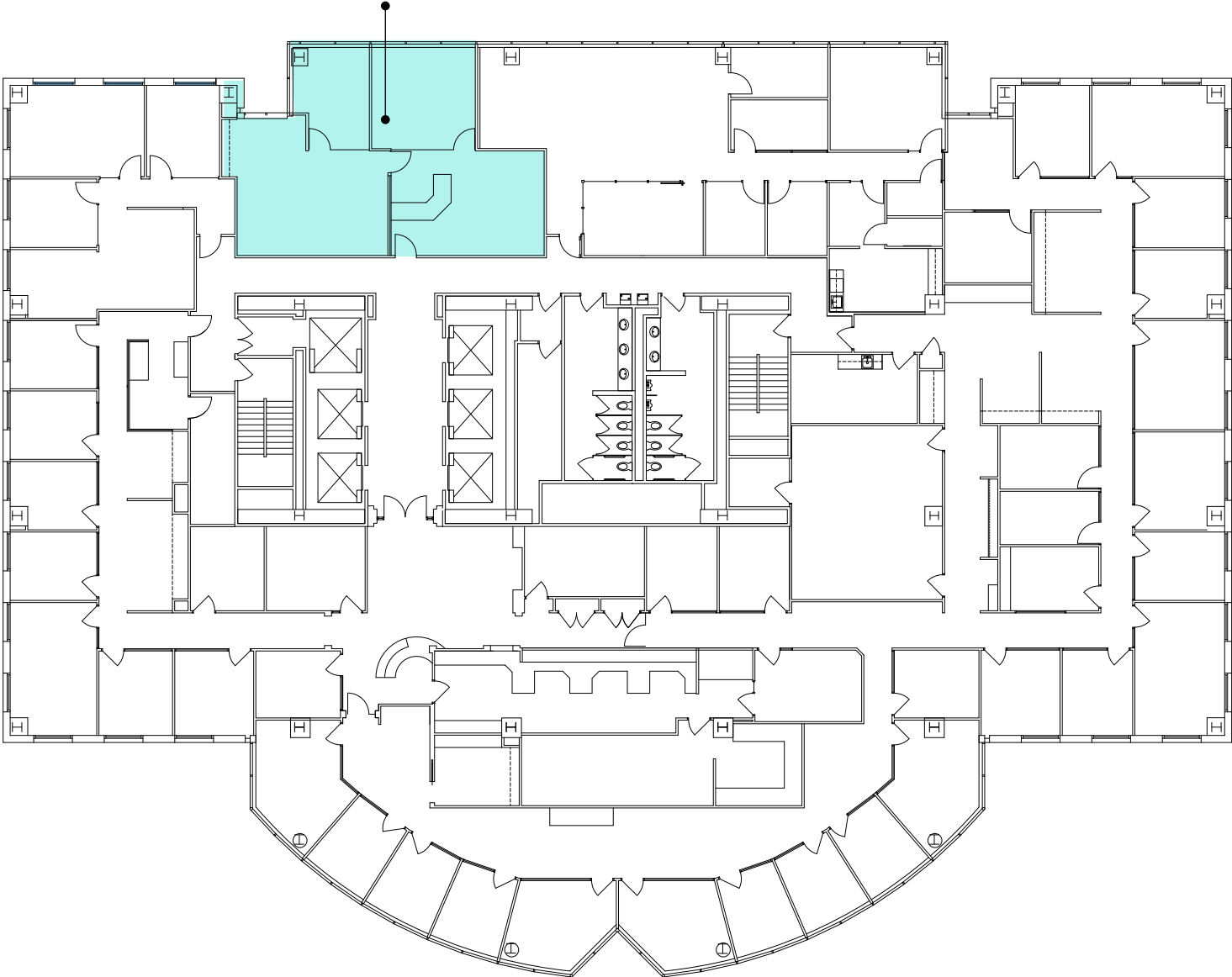
[VIEW VIDEO](#)



AVAILABLE
SUITE 3120
7,331 RSF

33RD FLOOR

AVAILABLE
SUITE 3320
1,319 RSF





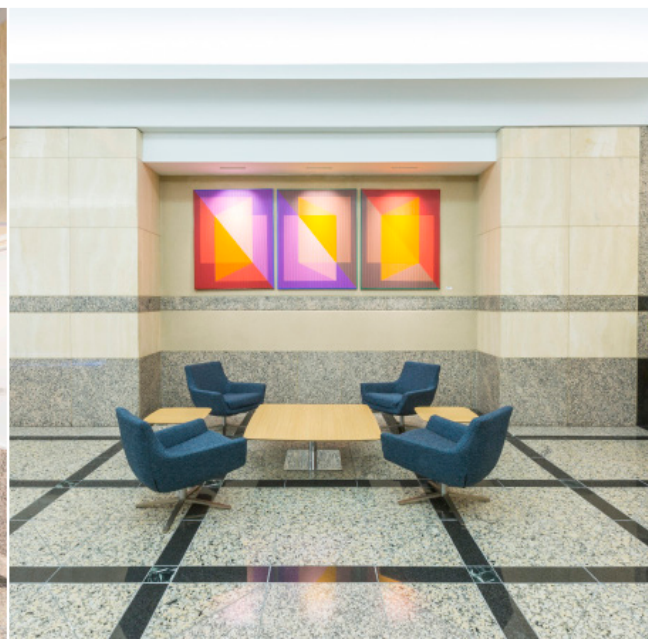
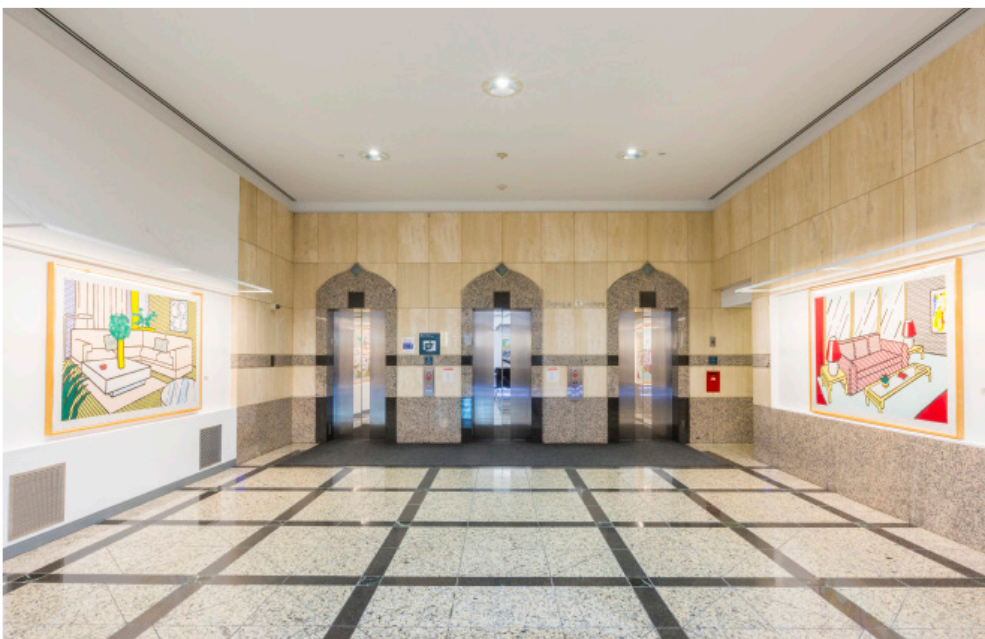
LOBBY/BUILDING:

- Crisp, clean, and modern with improved lighting
- LEED Gold Certification
- Energy Star Rating



AMENITY AREAS:

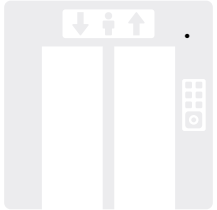
- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant's can host meetings



new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

ELEVATORS:



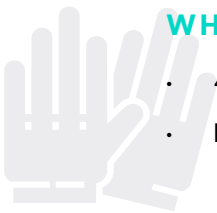
- ThyssenKrupp Destination Dispatch System & Cabs
 - Touchless and controlled through Bluetooth
 - Optimizes flow by grouping passengers for the same destination
 - Significantly reduces waiting time

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

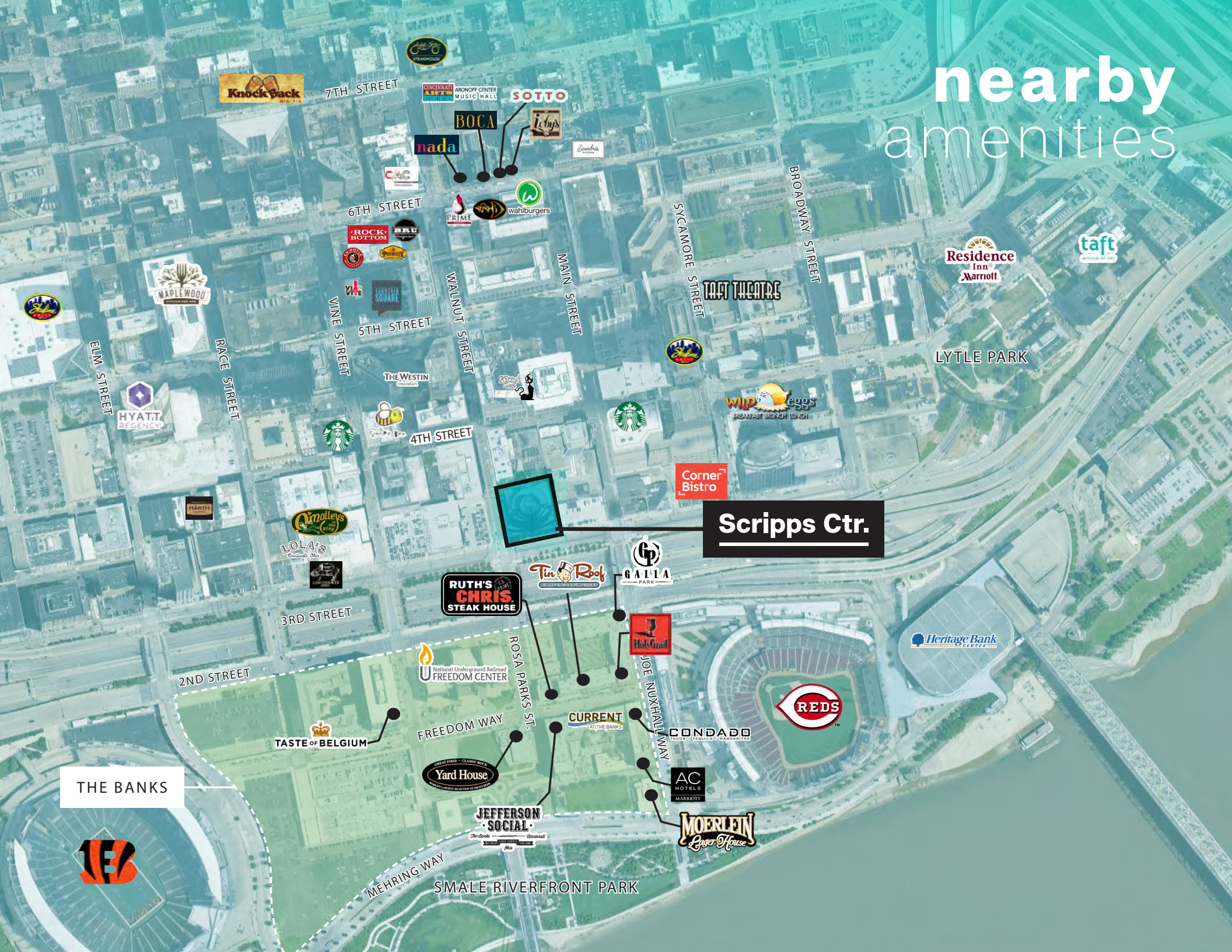
J

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

K

580 BUILDING
450 Spaces
\$230/Mo

nearby amenities



Scripps Ctr.

THE BANKS



Scripps Center

simply the
best

TRAVIS LIKES
+1 513 369 1364
travis.likes@cbre.com

SCOTT YARDS
+1 513 369 1313
scott.yards@cbre.com

HANNAH STAUBACH
+1 513 369 1313
hannah.staubach@cbre.com

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CBRE