



312
ELM



CLICK HERE TO TAKE A
VIRTUAL TOUR



CLICK HERE TO VIEW THE
360 AERIAL



CLICK HERE TO VIEW
OUR MARKETING VIDEO

LARGE BLOCK
AVAILABILITY
WITH TOP CROWN
SIGNAGE

CBRE



PROPERTY HIGHLIGHTS

NET ASKING RATE: \$13.50 PSF

2025 ESTIMATED OPERATING EXPENSES: \$10.12/SF + \$0.70/SF

TENANT ELECTRIC



SKYTOP LOUNGE RECENTLY COMPLETED



LARGE CONTIGUOUS BLOCK AVAILABLE



RESERVED AND NON-RESERVED PARKING
ONSITE - 1,000 SPACES



ONSITE FULL SERVICE FITNESS CENTER



FANTASTIC RIVERFRONT VIEWS



ONSITE CONFERENCE CENTER



TENANT LOUNGE



MANAGEMENT TEAM ONSITE



ON-SITE AMENITIES



SKYTOP LOUNGE



40 PERSON COMMON CONFERENCE CENTER



TENANT LOUNGE



FITNESS CENTER



ON-SITE SECURITY



YOGA ROOM

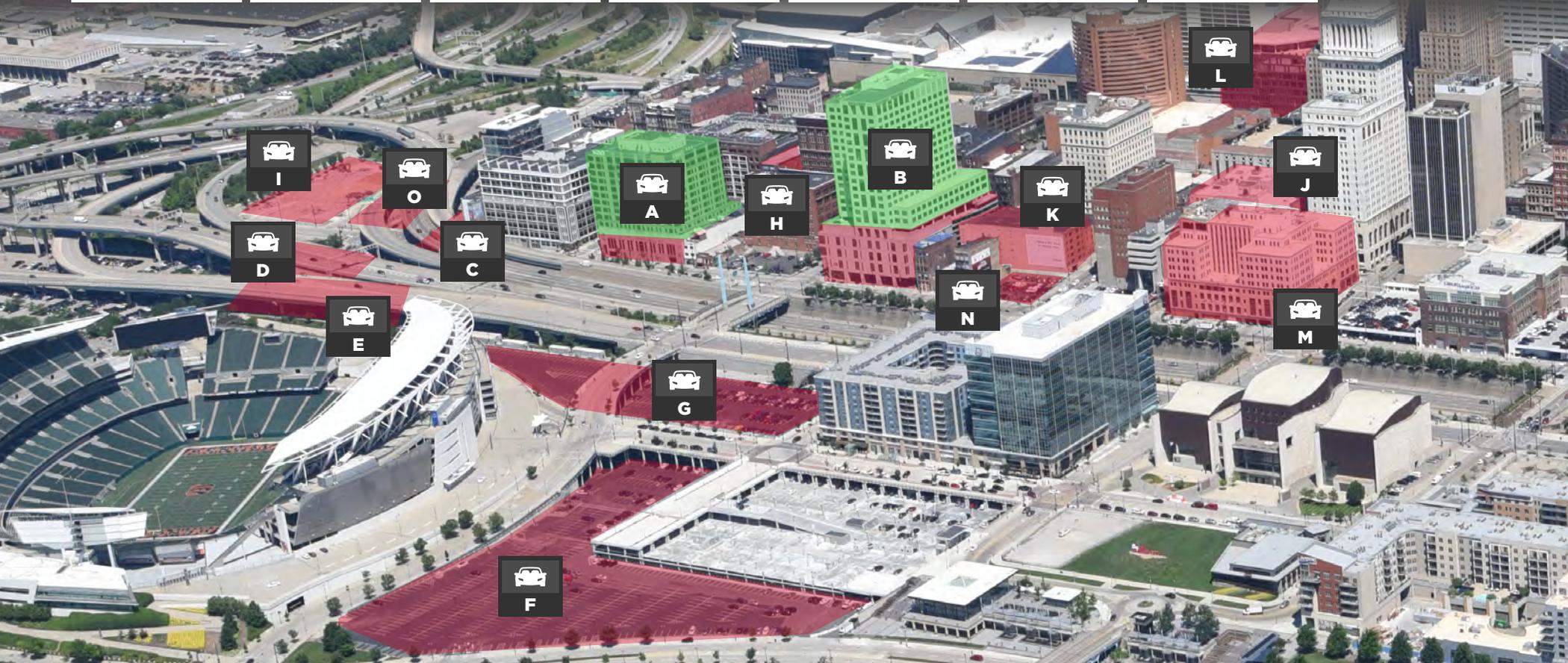


ON-SITE DELI

SURROUNDING PARKING

GIVEN ITS OVERSIZED ON-SITE GARAGE AND PROXIMITY TO PAUL BROWN STADIUM AND THE BANKS, 312 ELM OFFERS UNMATCHED CONVENIENT DOWNTOWN PARKING

A 312 PLUM STREET 266 SPACES \$100/MO	B 312 ELM STREET 1,000 SPACES \$135/MO	C 321 CENTRAL AVENUE 903 SPACES 250 AVAILABLE \$65/MO	D PAYCOR STADIUM 238 SPACES 100 AVAILABLE \$120/MO	E THIRD & PLUM 237 SPACES 20 AVAILABLE \$100/MO	F BETWEEN SUSPENSION BRIDGE & PBS 160 SPACES 100 AVAILABLE \$100/MO	G PETE ROSE WAY 364 SPACES 100 AVAILABLE \$110/MO	H 212 W. FOURTH STREET 753 SPACES 500 AVAILABLE \$145/MO
I 444 W THIRD STREET 135 SPACES 25 AVAILABLE \$85/MO	J 42 W. FOURTH STREET 775 SPACES 75 AVAILABLE \$245/MO	K 321 RACE STREET 380 SPACES 200 AVAILABLE \$135/MO	L 505 RACE STREET 169 SPACES 5 AVAILABLE \$220 /MO	M 18 W. 3RD STREET 350 SPACES 25 AVAILABLE \$190/MO	N NE CORNER OF 3RD & RACE STREET 25 SPACES 0 AVAILABLE \$150/MO	O 300 CENTRAL AVENUE 71 SPACES 10 AVAILABLE \$85/MO	



NEARBY AMENITIES

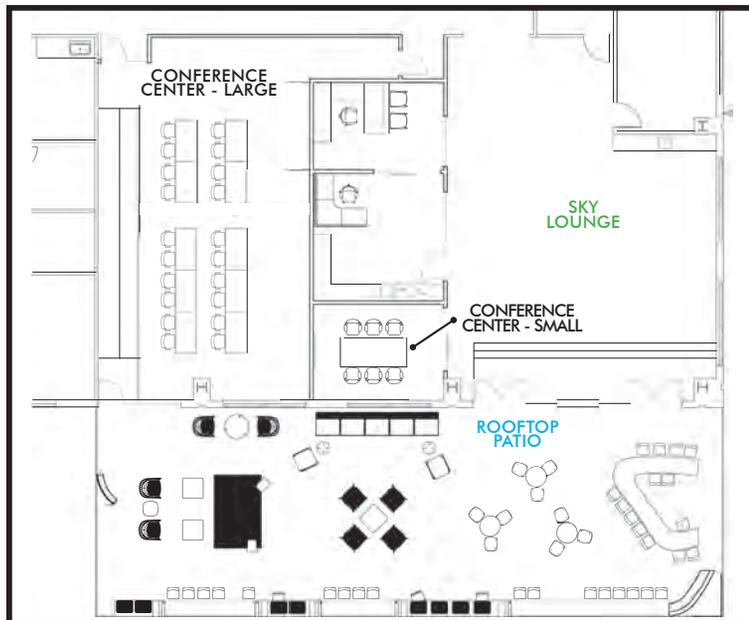
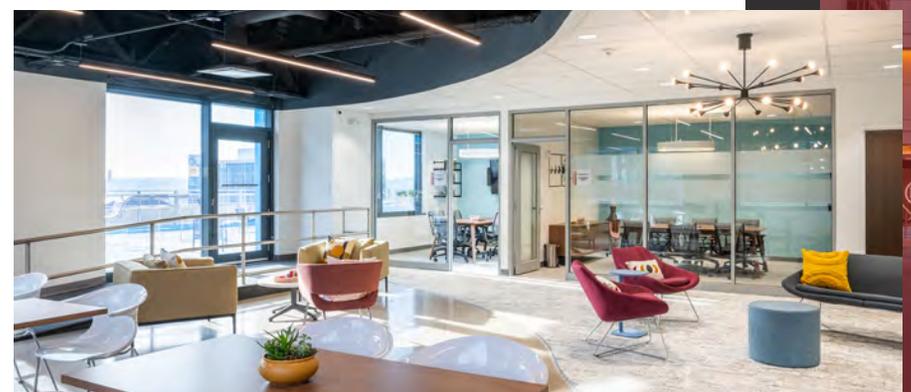
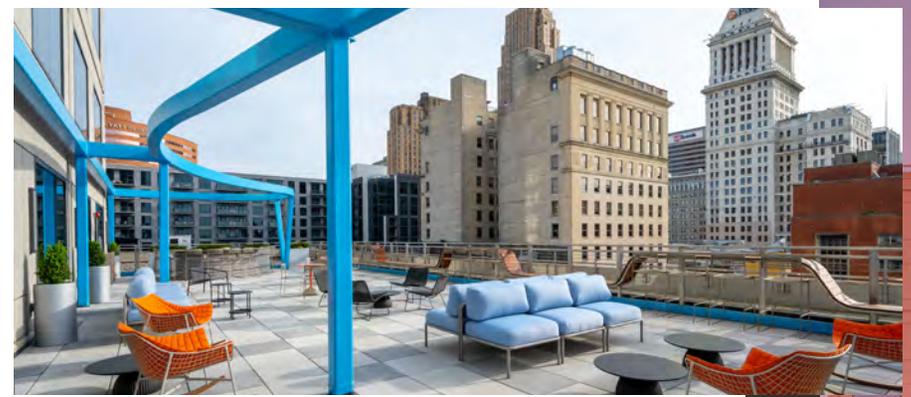


AVAILABILITY

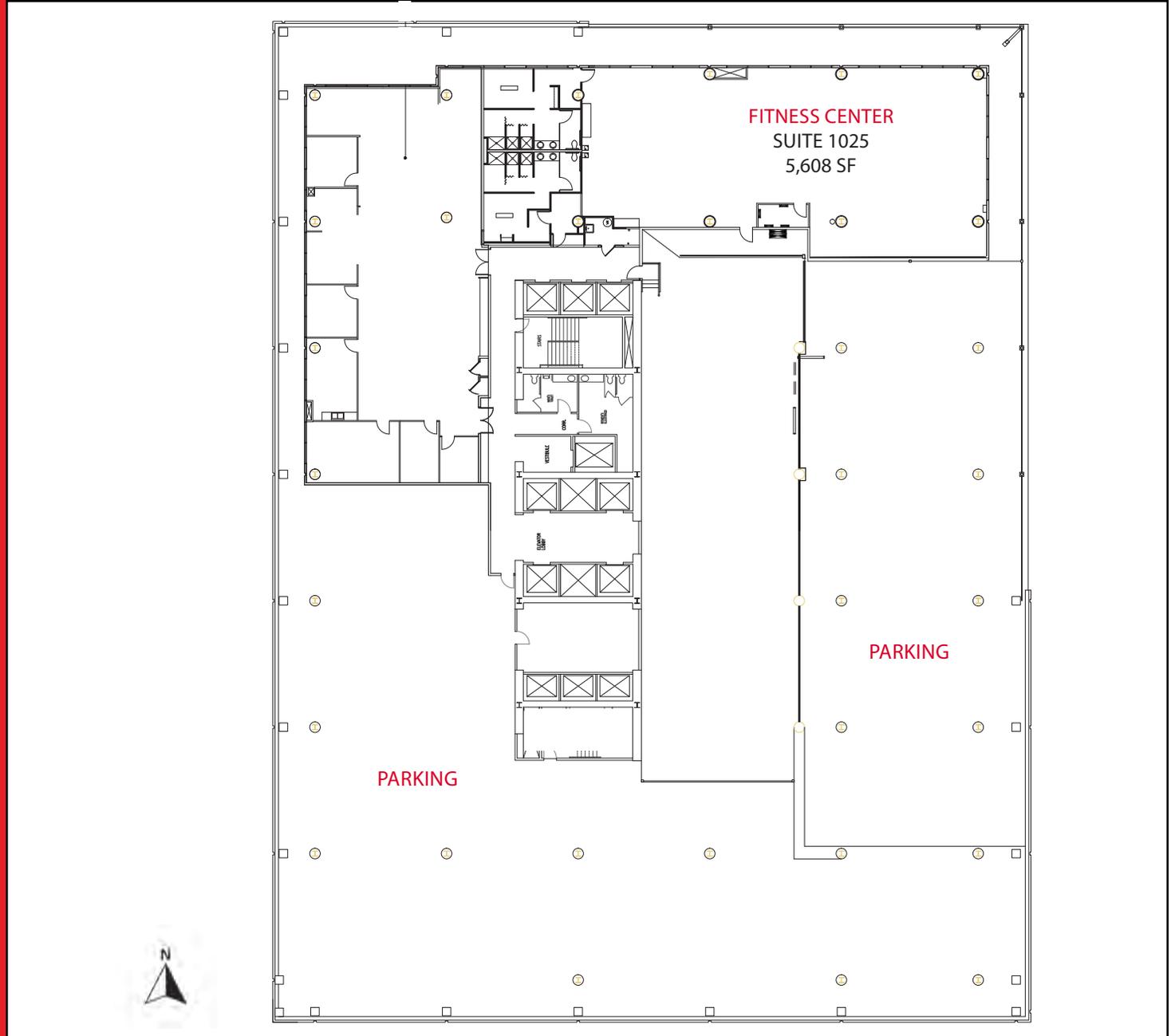


SKY LOUNGE

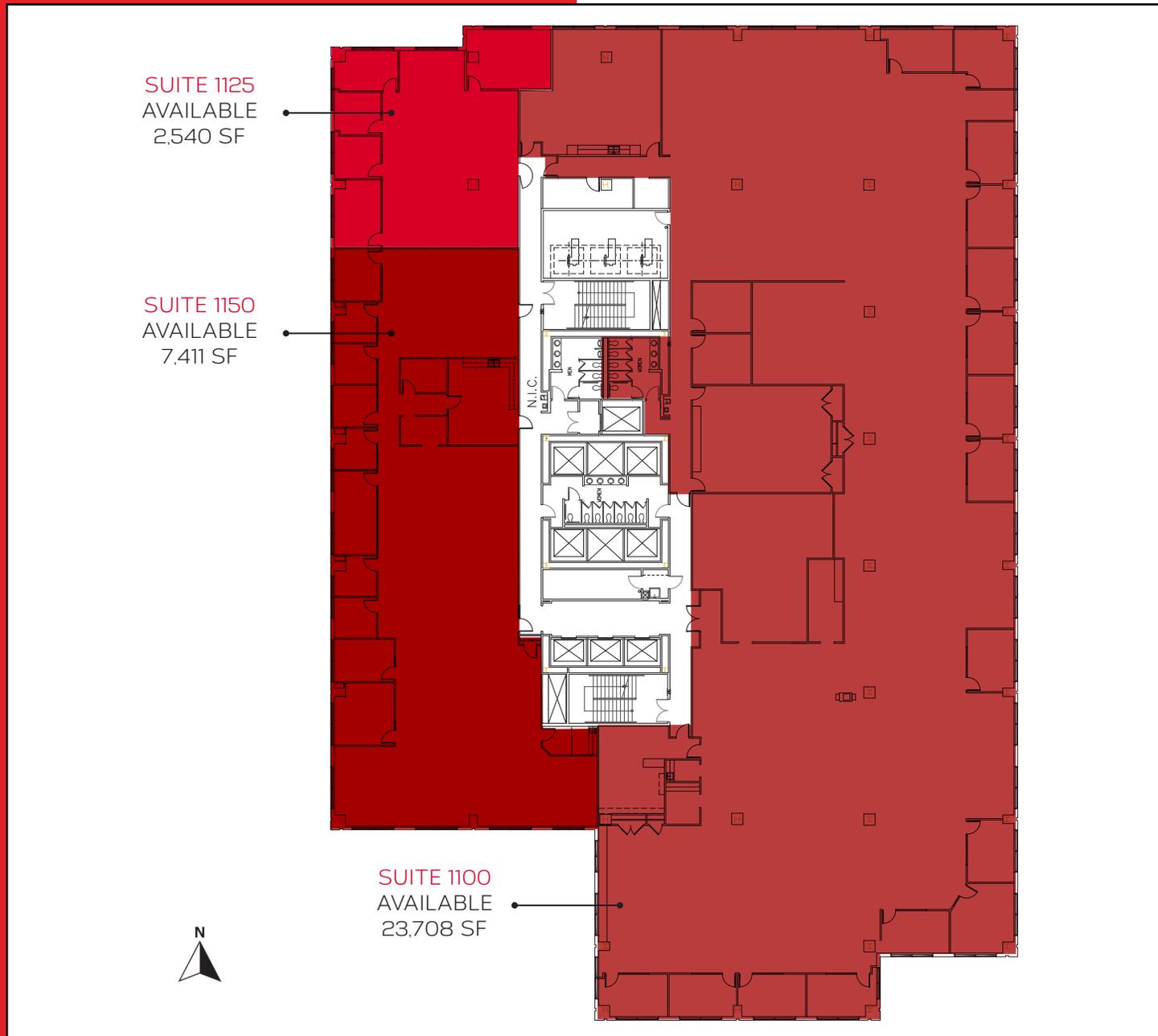
A new indoor / outdoor SkyTop Lounge is now open and available as an amenity for our tenants. Tenants now have a place to host small or large, informal or formal meetings, or get away from their workspace and send some emails while sipping coffee and taking in the panoramic views of the Reds, Bengals, Ohio River, and the rest of the Cincinnati skyline. Click [here](#) for an interactive walk through.



TENTH FLOOR

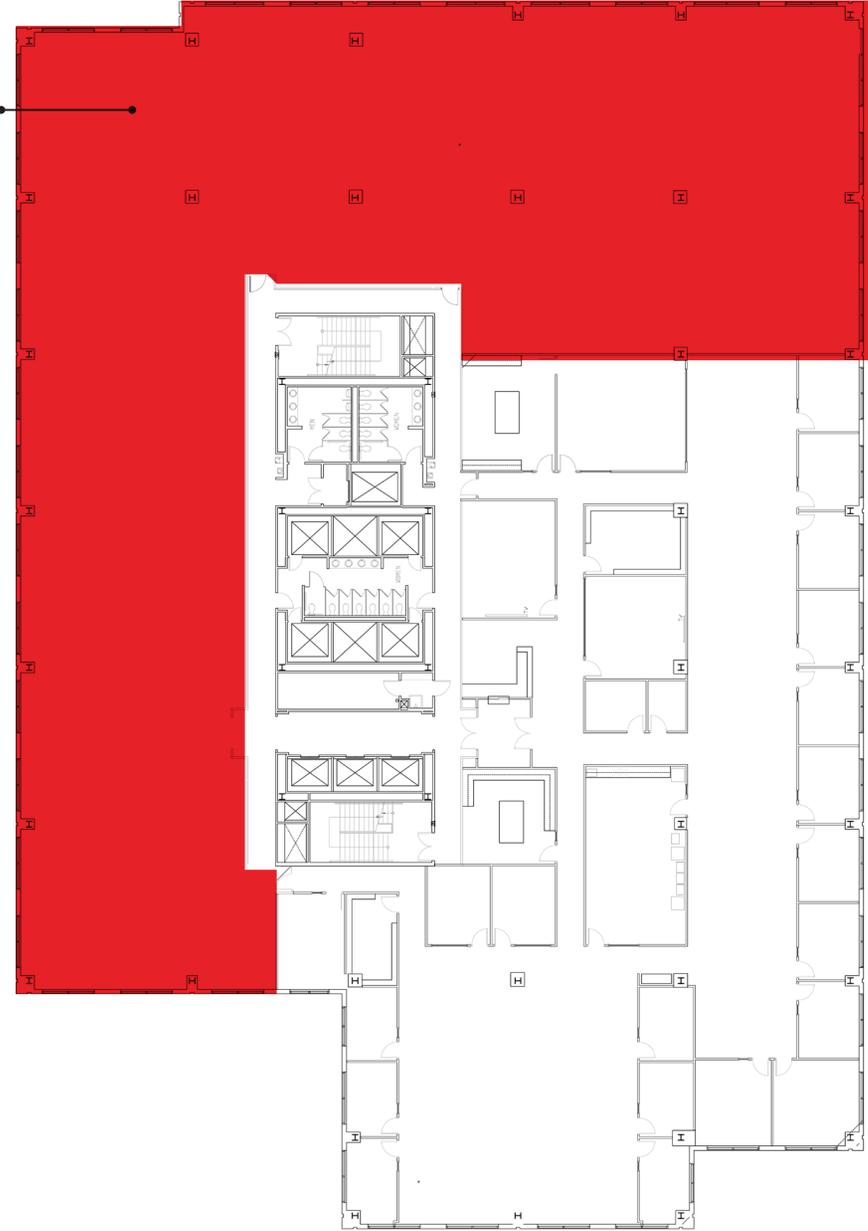


ELEVENTH FLOOR

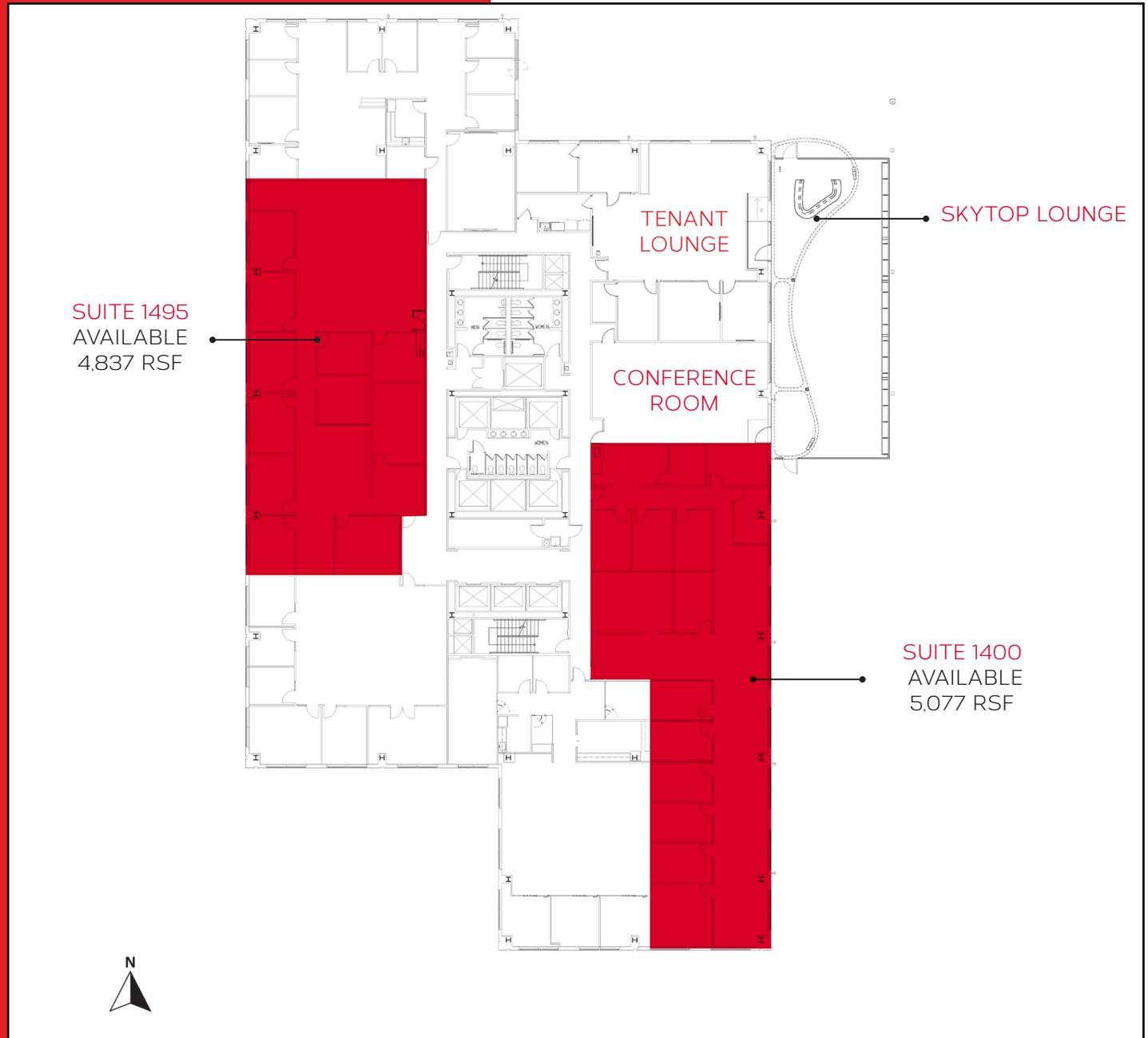


TWELFTH FLOOR

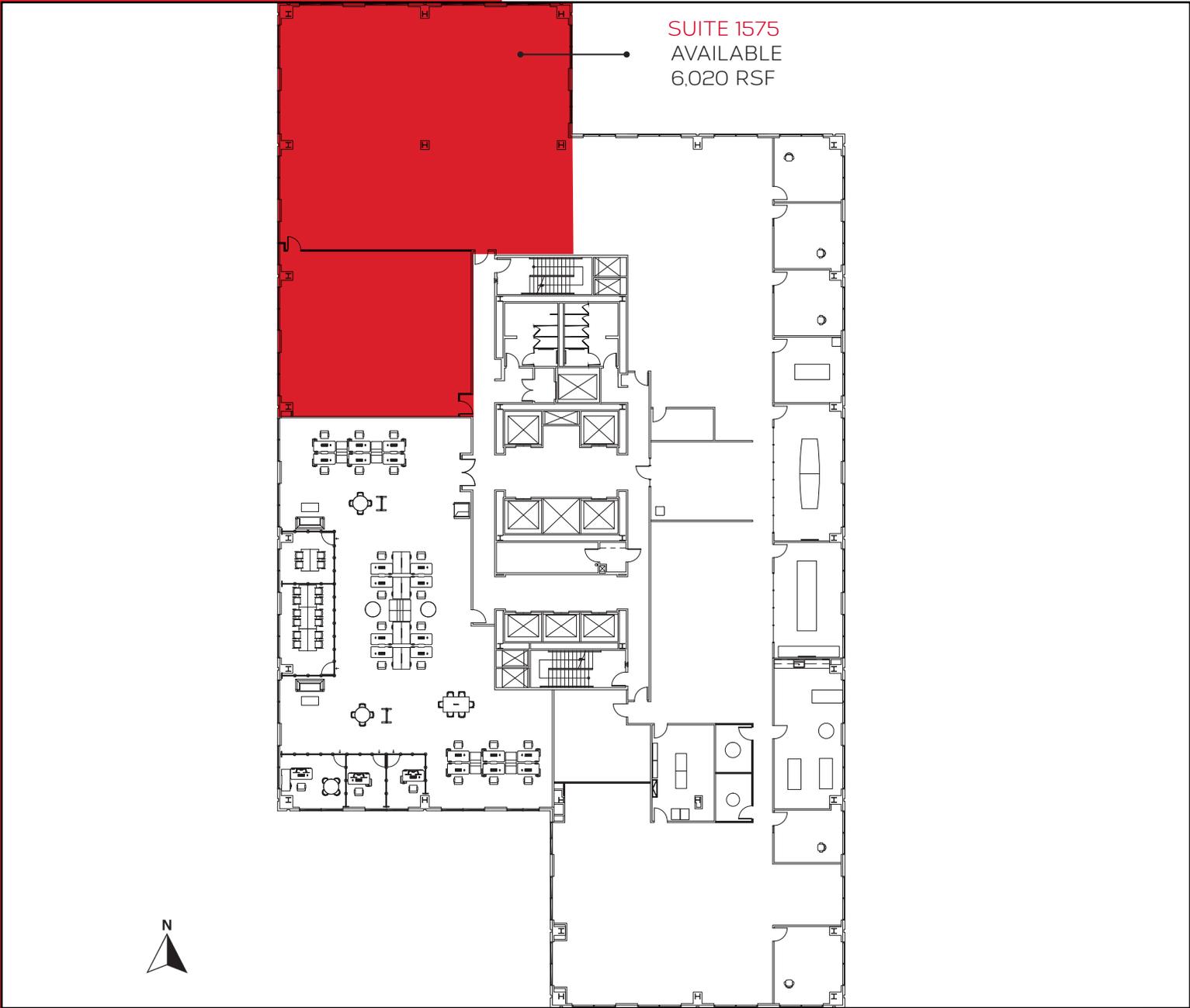
SUITE 1250
AVAILABLE
17,653 SF



FOURTEENTH FLOOR



FIFTEENTH FLOOR



SIXTEENTH FLOOR



SUITE 1600
AVAILABLE
24,111 RSF

SEVENTEENTH FLOOR

SUITE 1700
AVAILABLE
24,444 SF



EIGHTEENTH FLOOR



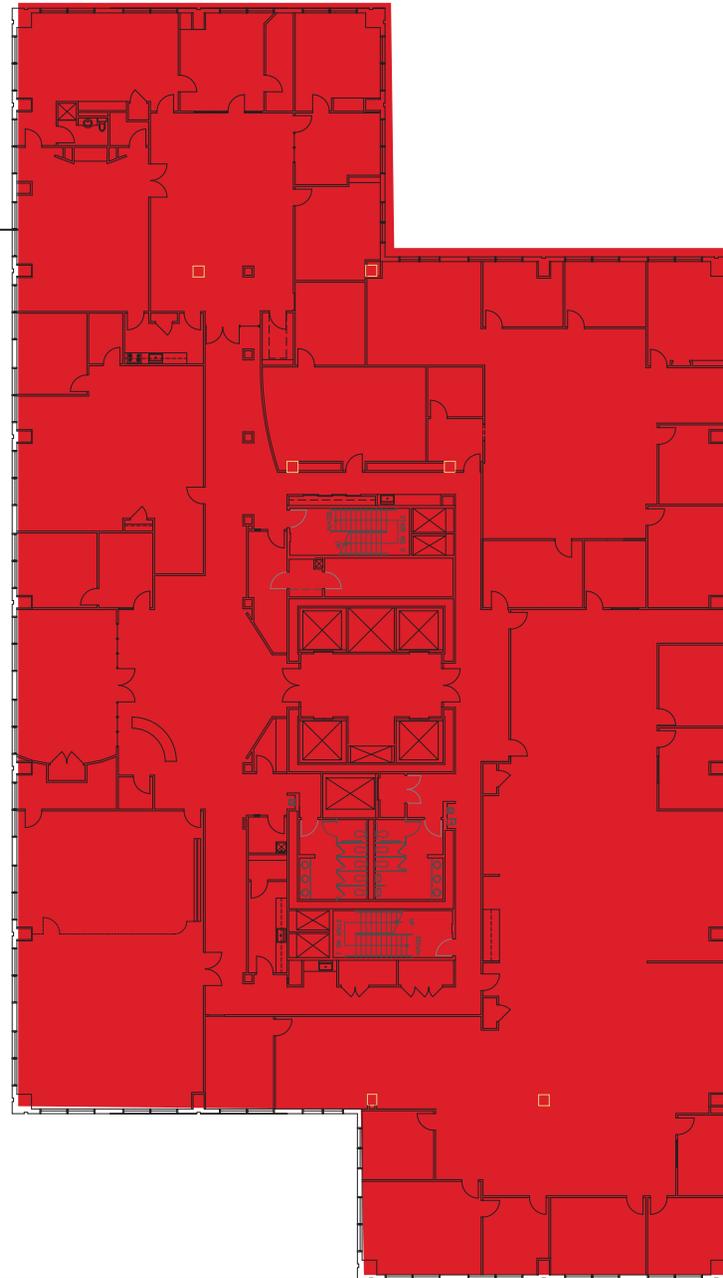
NINETEENTH FLOOR

SUITE 1900
AVAILABLE
24,520 SF

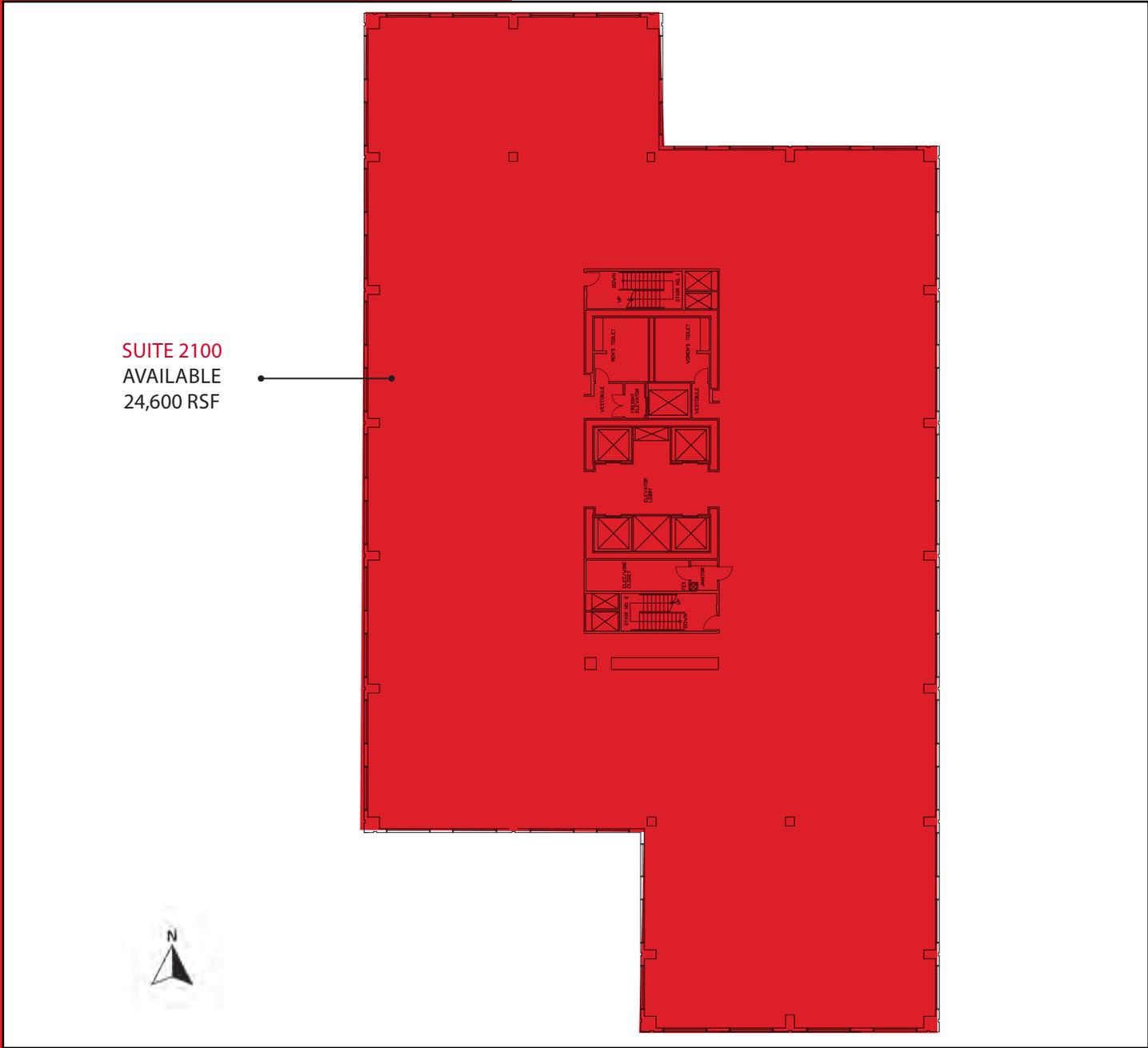


TWENTIETH FLOOR

SUITE 2000
AVAILABLE
24,520 SF

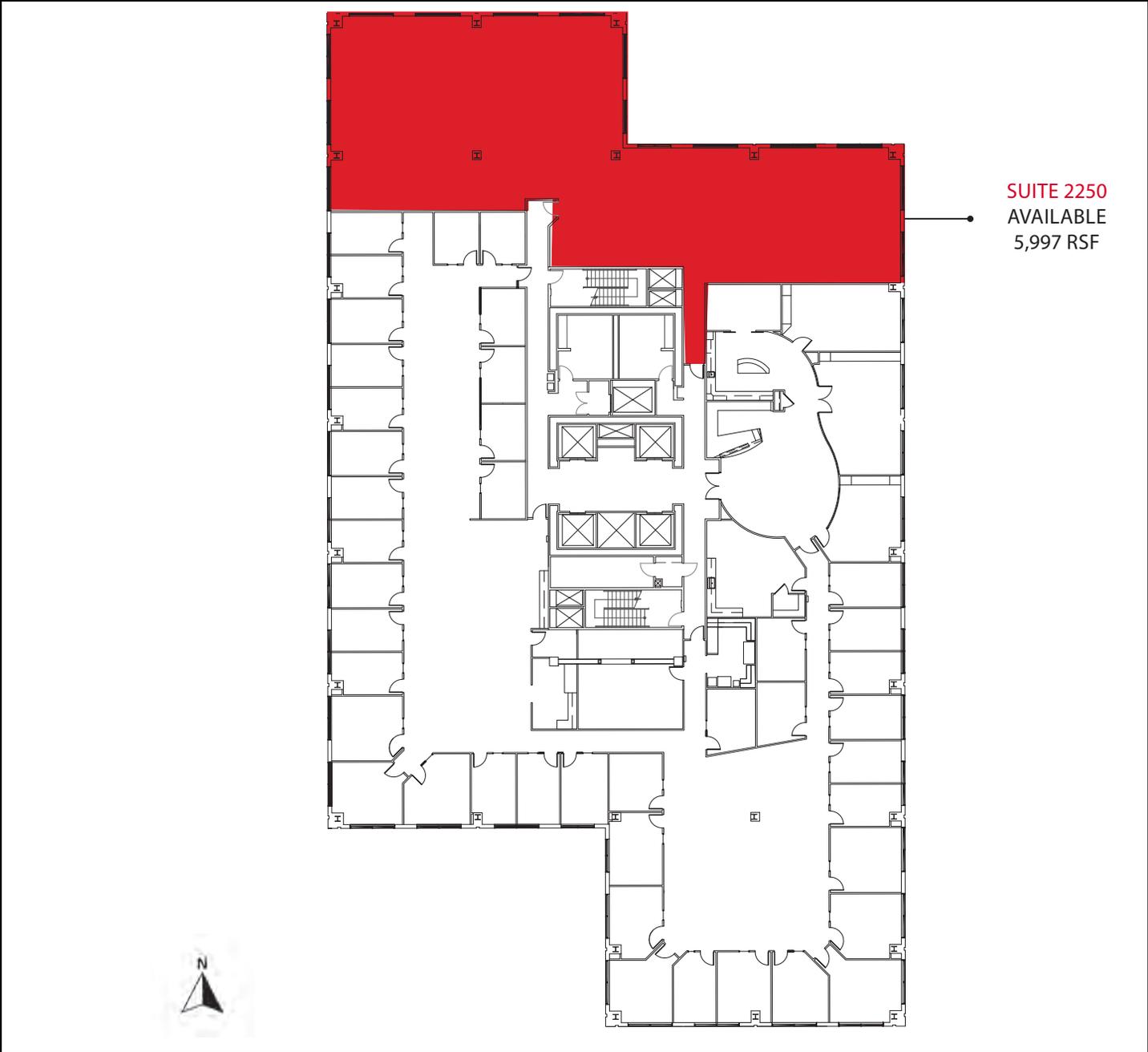


TWENTY-FIRST FLOOR



SUITE 2100
AVAILABLE
24,600 RSF

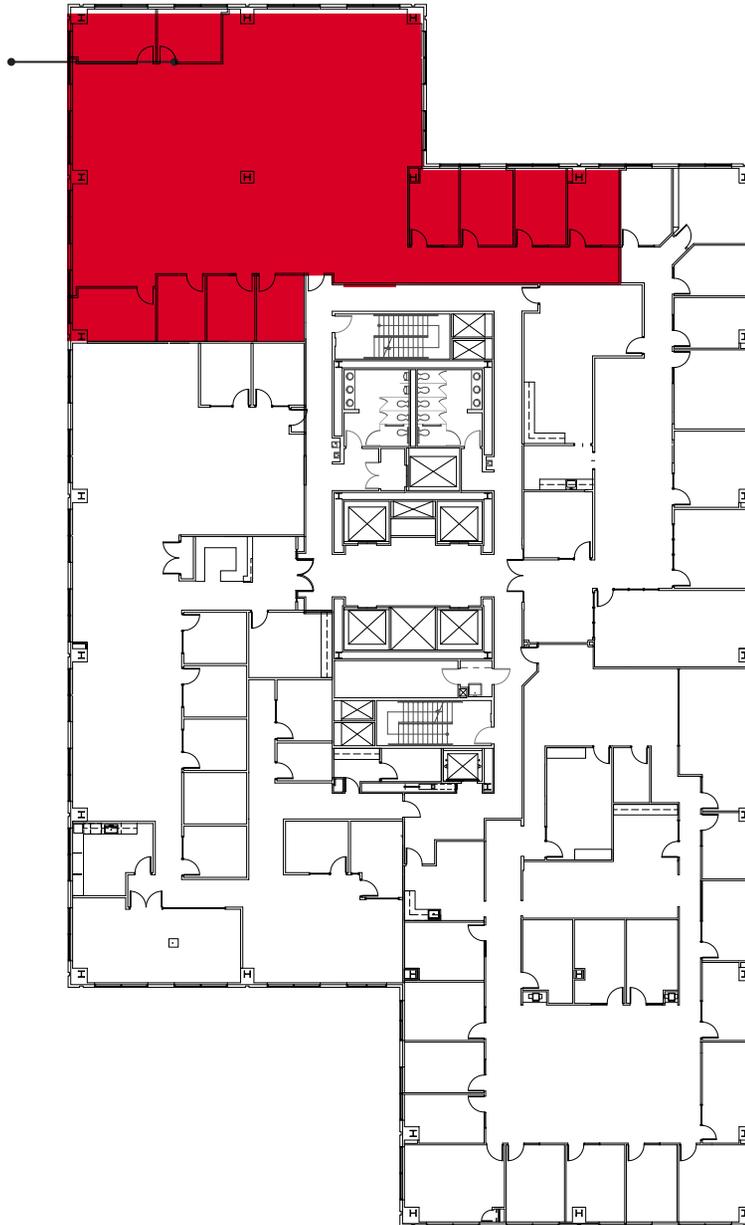
TWENTY-SECOND FLOOR



SUITE 2250
AVAILABLE
5,997 RSF

TWENTY-FIFTH FLOOR

SUITE 2525
AVAILABLE
5,687 RSF





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