

OFFICE SPACE FOR LEASE

COLUMBIA SQUARE

3505 Columbia Parkway, Cincinnati, OH 45226

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Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 8,129 RSF

PRICING: \$31.16 PSF Full-Service Gross
(Base: \$18.25 PSF + OPEX: \$12.91 PSF)

PROPERTY INFORMATION:

- 8,129 RSF available
- Class A Office Building
- On Columbia Parkway with prime visibility
- Free parking- surface & garage spaces
- Minutes from downtown
- Numerous walkable amenities
- High end finishes with impressive glass line and views of Columbia Parkway & building signage
- Impressive space sure to improve company culture

TRAFFIC COUNTS

- Columbia Parkway: 23,917 VPD
- Eastern Avenue: 4,040 VPD
- Delta Avenue: 1,436 VPD
- Stanley Avenue: 9,157 VPD



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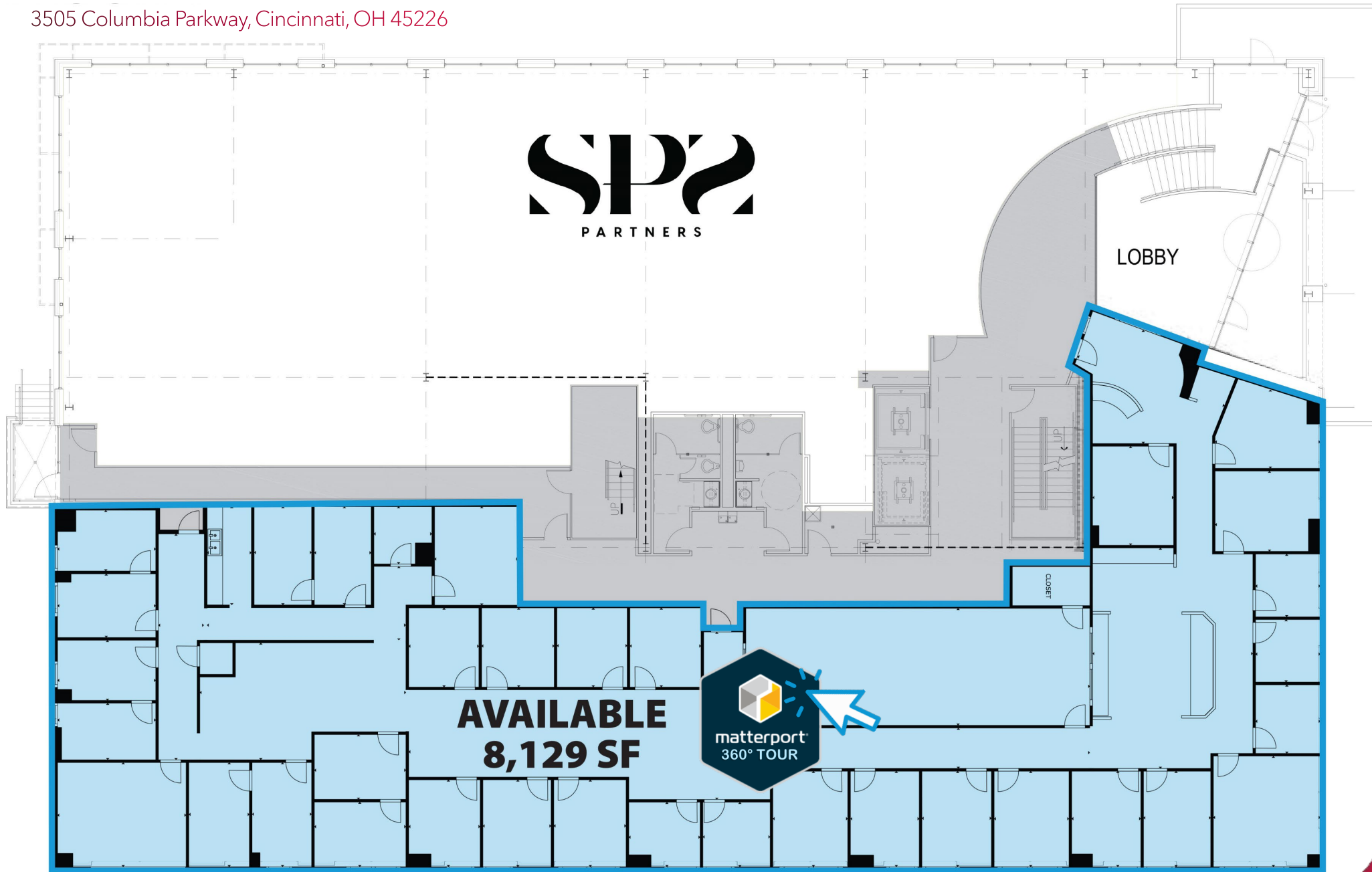
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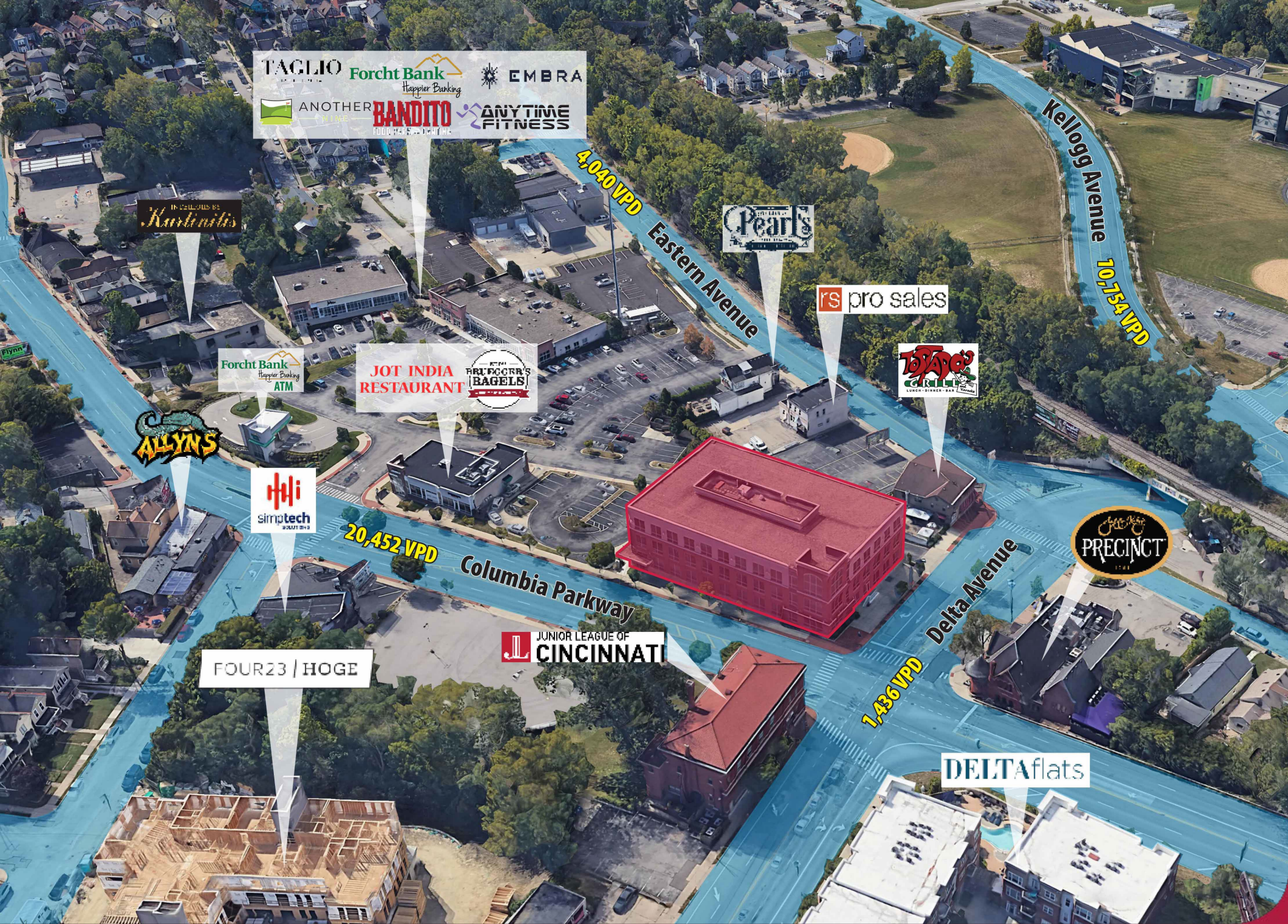


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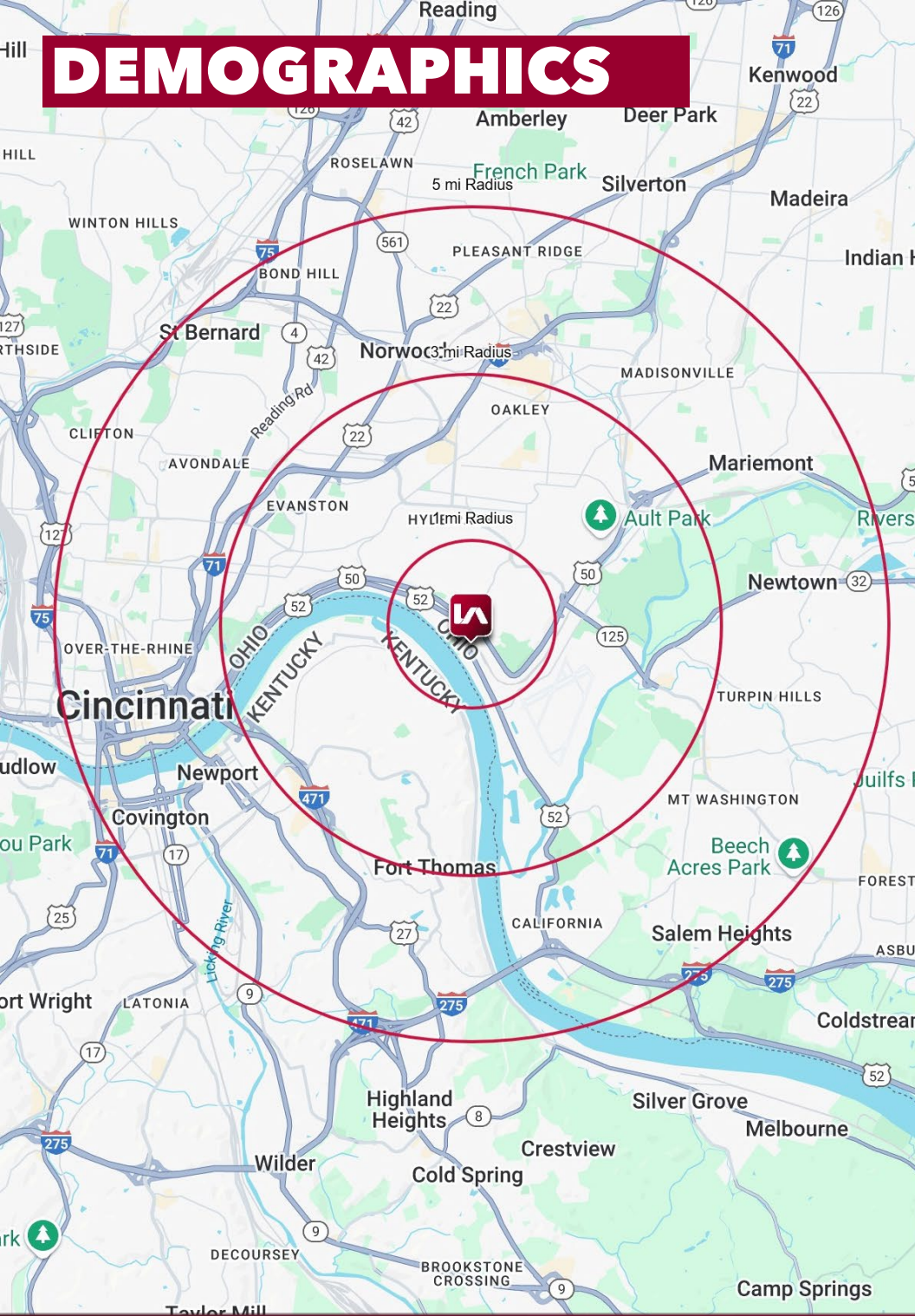
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	6,471	89,776	296,519
2030 Projected Population	6,551	89,793	299,795
2020 Census Population	6,393	88,131	281,547
2010 Census Population	5,877	84,822	272,304
Projected Annual Growth 2025 to 2030	0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.6%
HOUSEHOLDS			
2025 Estimated Households	3,159	42,651	136,528
2030 Projected Households	3,205	42,972	139,964
2020 Census Households	3,148	41,579	127,922
2010 Census Households	2,893	39,580	121,286
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.5%	0.8%
AGE			
2025 Est. Population Under 10 Years	10.2%	10.6%	10.7%
2025 Est. Population 10 to 19 Years	9.5%	10.9%	11.8%
2025 Est. Population 20 to 29 Years	17.1%	18.4%	20.0%
2025 Est. Population 30 to 44 Years	25.1%	22.9%	22.1%
2025 Est. Population 45 to 59 Years	16.5%	15.3%	15.3%
2025 Est. Population 60 to 74 Years	16.2%	15.6%	14.8%
2025 Est. Population 75 Years or Over	5.5%	6.1%	5.3%
2025 Est. Median Age	35.9	35.6	34.7
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.4%	50.2%	52.1%
2025 Est. Female Population	50.6%	49.8%	47.9%
2025 Est. Never Married	40.2%	43.1%	48.6%
2025 Est. Now Married	43.8%	40.4%	32.7%
2025 Est. Separated or Divorced	13.8%	12.4%	14.2%
2025 Est. Widowed	2.2%	4.1%	4.5%
INCOME			
2025 Est. HH Income \$200,000 or More	27.1%	18.0%	13.0%
2025 Est. HH Income \$150,000 to \$199,999	12.3%	10.3%	8.3%
2025 Est. HH Income \$100,000 to \$149,999	15.2%	15.6%	14.2%
2025 Est. HH Income \$75,000 to \$99,999	10.7%	10.0%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	15.2%	14.5%	15.3%
2025 Est. HH Income \$35,000 to \$49,999	8.4%	11.2%	11.2%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	5.4%	6.9%
2025 Est. HH Income \$15,000 to \$24,999	2.8%	6.1%	7.4%
2025 Est. HH Income Under \$15,000	2.7%	8.9%	13.0%
2025 Est. Average Household Income	\$188,439	\$137,158	\$112,111
2025 Est. Median Household Income	\$116,461	\$94,286	\$77,306
2025 Est. Per Capita Income	\$92,012	\$65,405	\$52,005
2025 Est. Total Businesses	370	4,197	14,402
2025 Est. Total Employees	4,189	43,287	189,596