

Scripps Center

312 Walnut Street, Cincinnati, OH 45202

Simply the **Best**



CBRE

building features

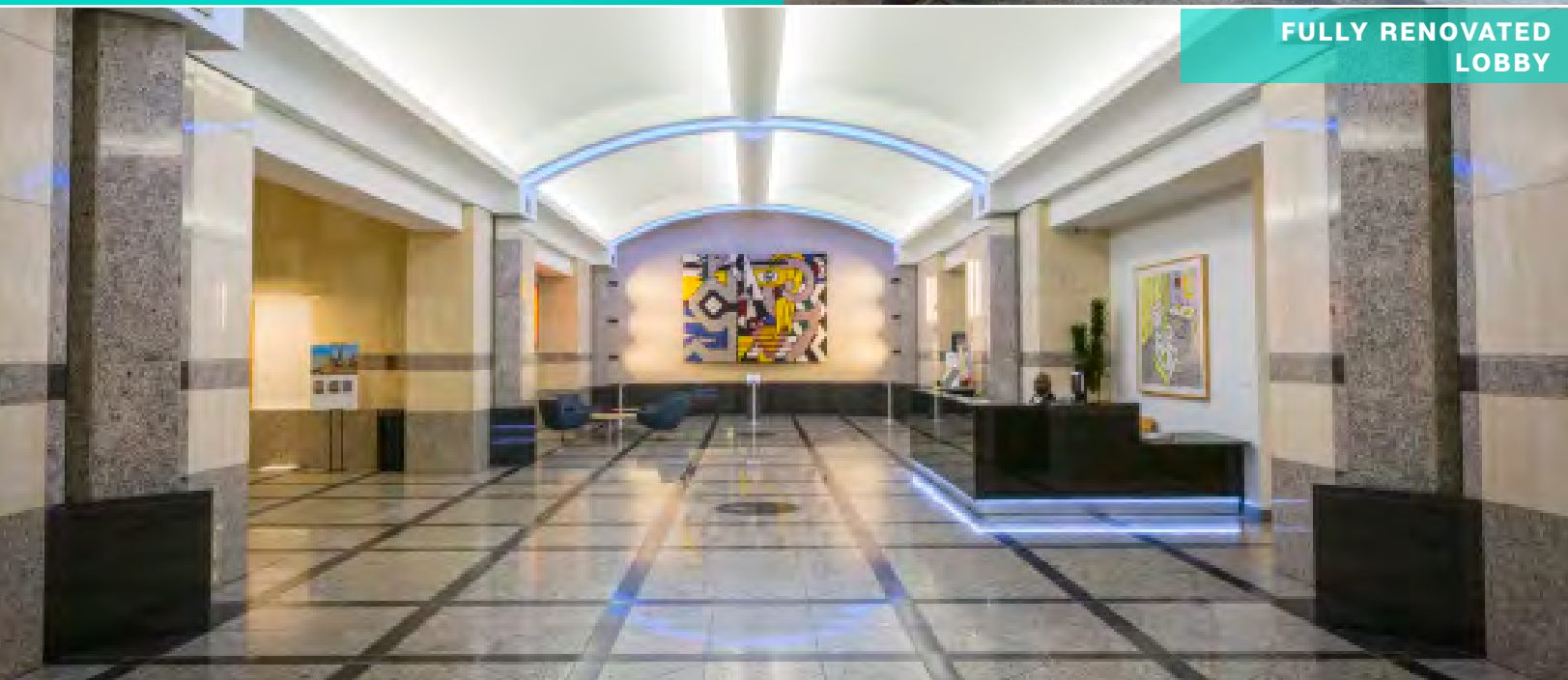
- 538,607 RSF Class A Trophy Office Building
- 36 Stories
- Floorplates Up To +/-24,000 RSF
- Quoted Net Rent:
\$18.50 / RSF NNN – Floors 30 – 35
\$16.50 / RSF NNN – Floors 23 – 30
\$14.50 / RSF NNN – Floors 10 - 22
- 2025 Est. Operating Expenses:
\$10.40 / RSF + Tenant Electric
- Unmatched Tenant & Client Experience
- Iconic Feature of The Cincinnati Skyline
- On-Site Property Management, Ownership & Building Engineer Team



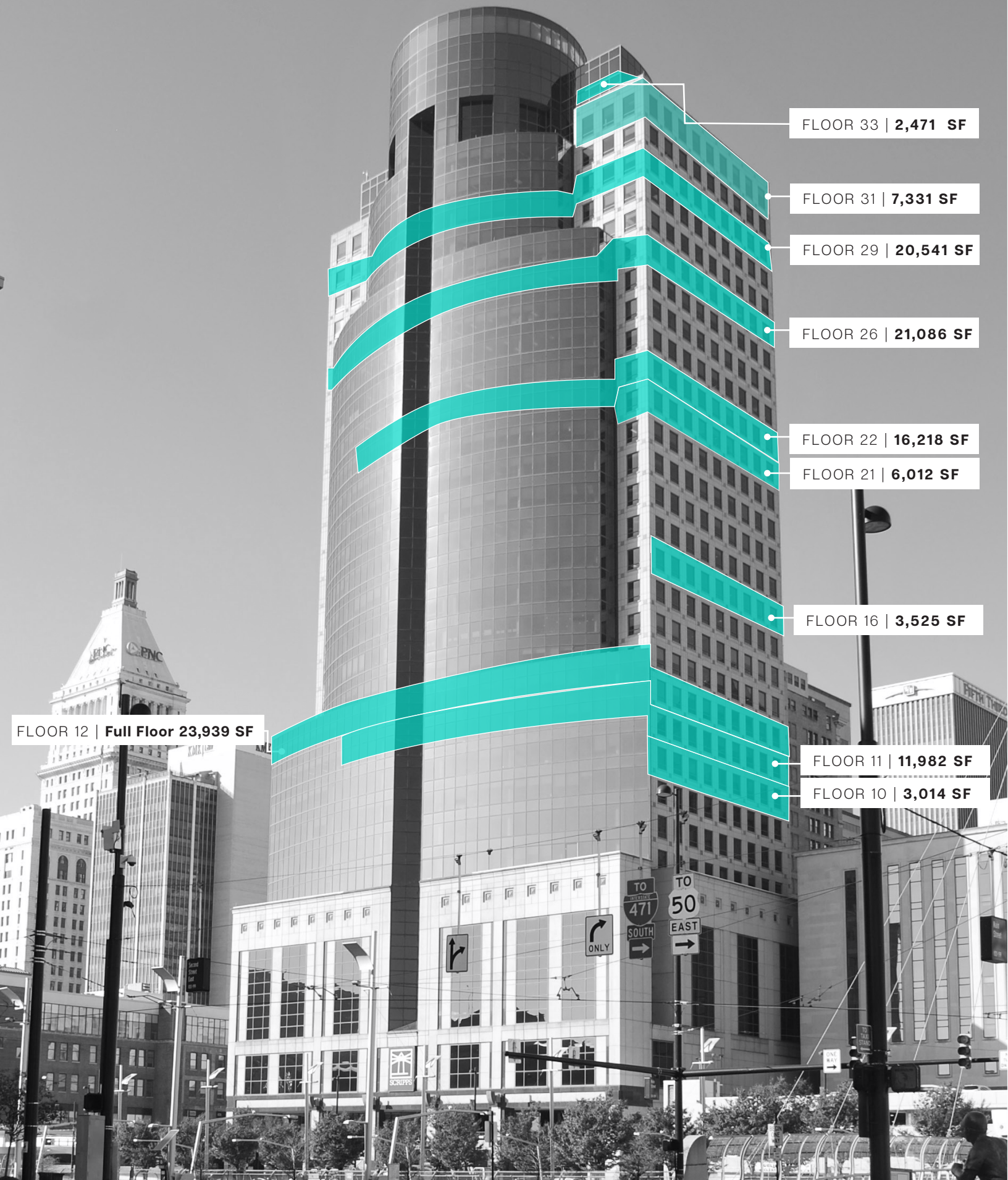
**ART GALLERY
FEATURES
THROUGHOUT LOBBY**



**FULLY RENOVATED
LOBBY**



current availabilities



FLOOR 33 | **2,471 SF**

FLOOR 31 | **7,331 SF**

FLOOR 29 | **20,541 SF**

FLOOR 26 | **21,086 SF**

FLOOR 22 | **16,218 SF**

FLOOR 21 | **6,012 SF**

FLOOR 16 | **3,525 SF**

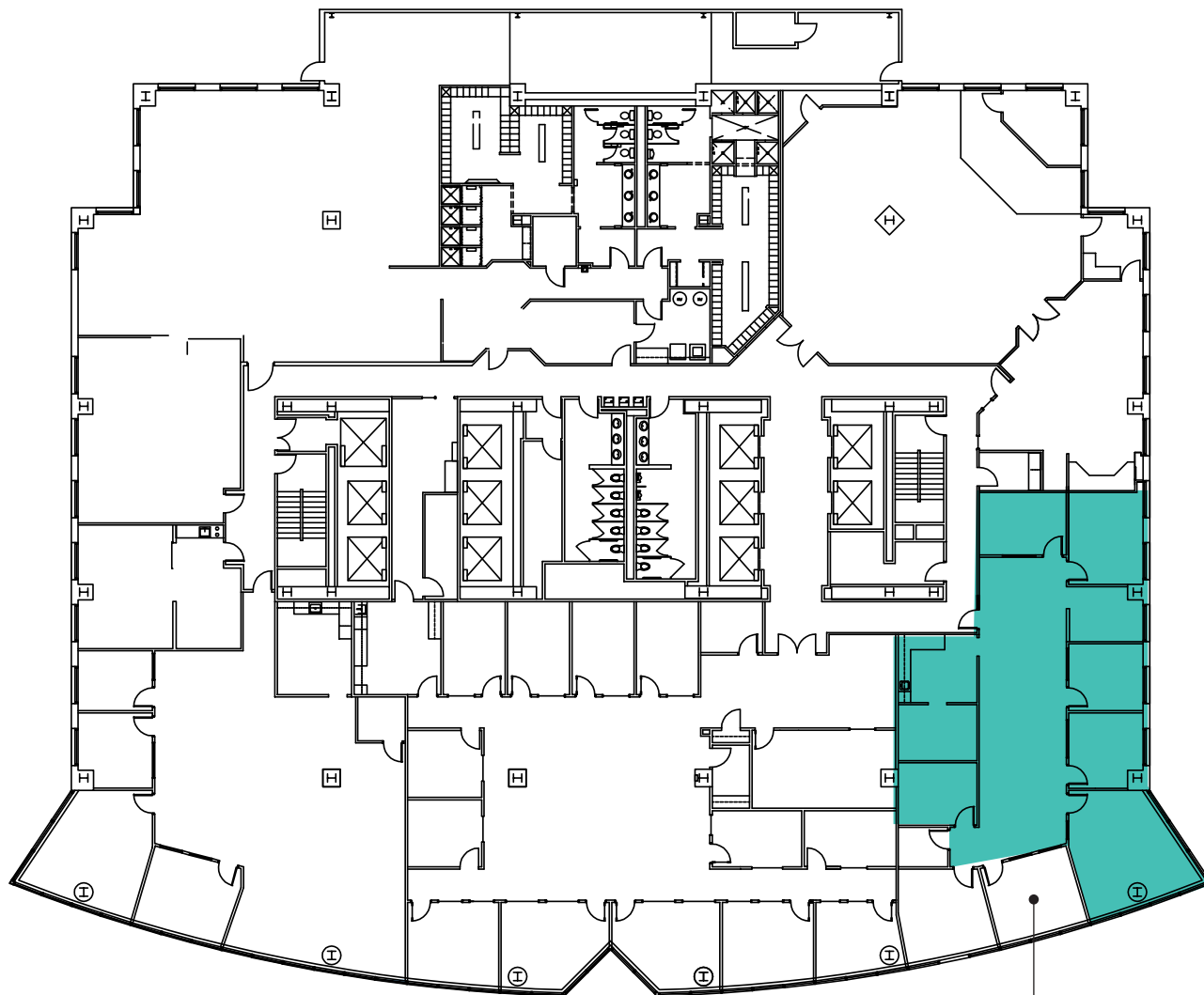
FLOOR 12 | **Full Floor 23,939 SF**

FLOOR 11 | **11,982 SF**

FLOOR 10 | **3,014 SF**

floorplans

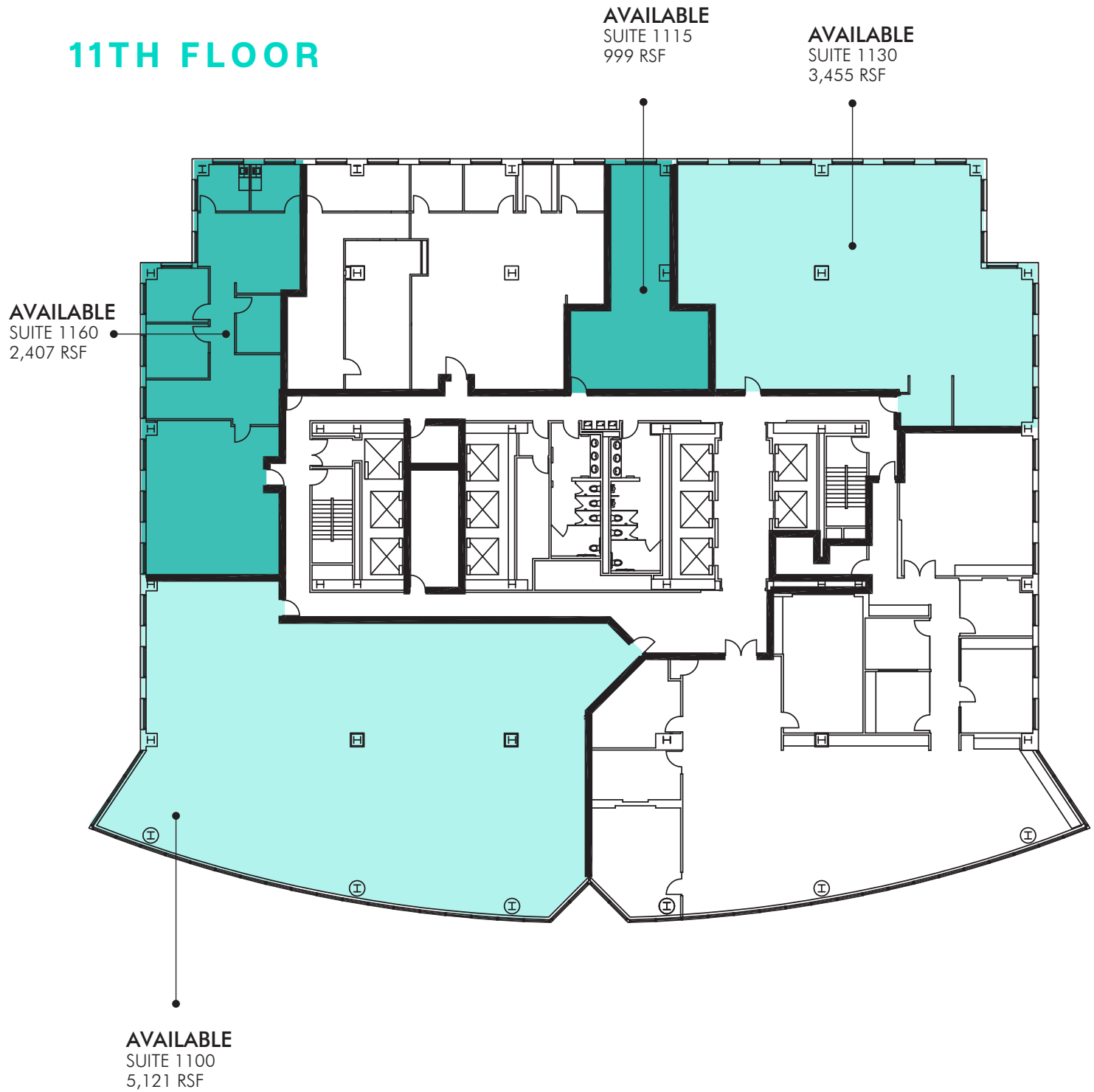
10TH FLOOR



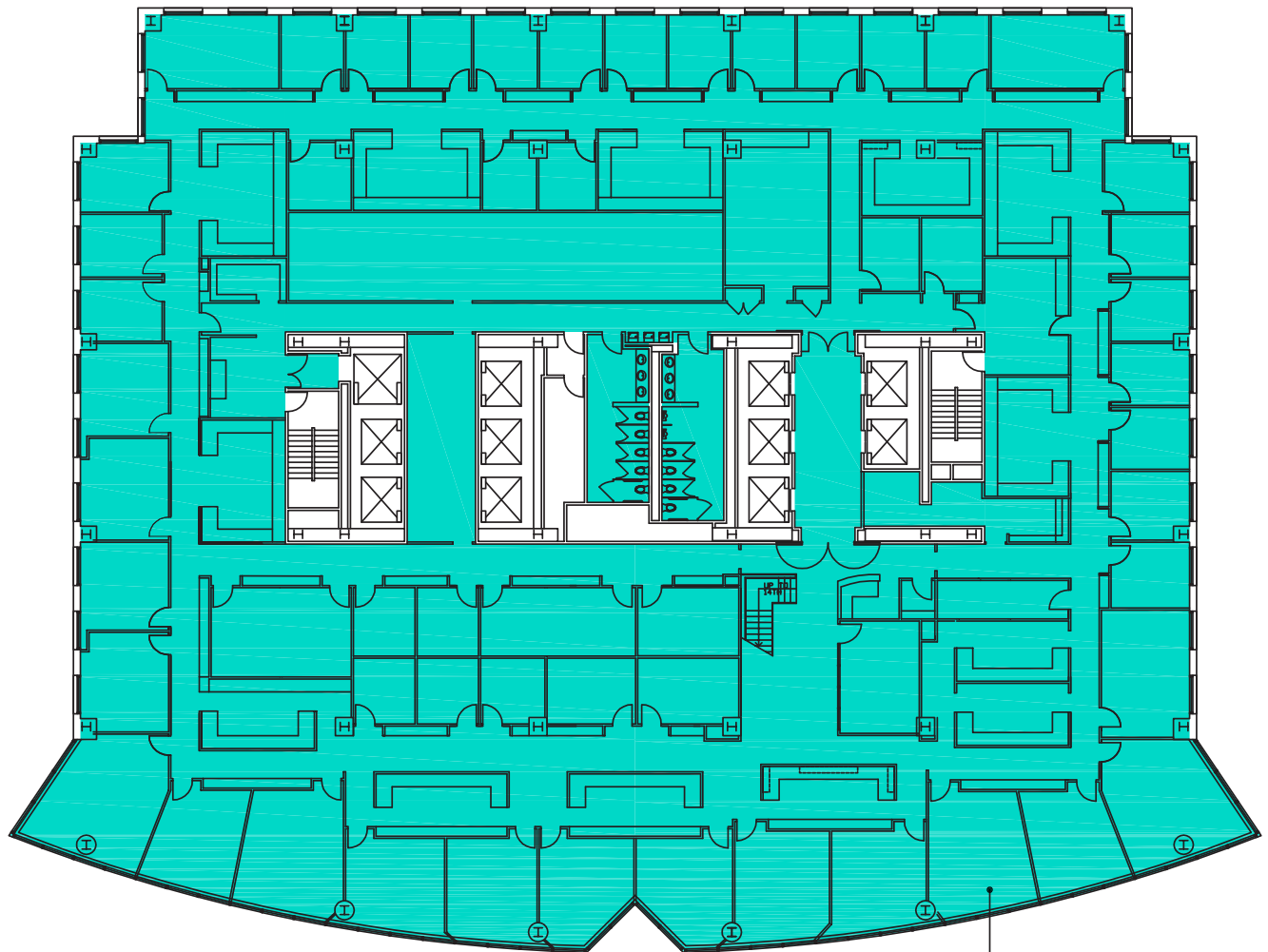
AVAILABLE
Suite 1050
3,014 RSF

floorplans

11TH FLOOR



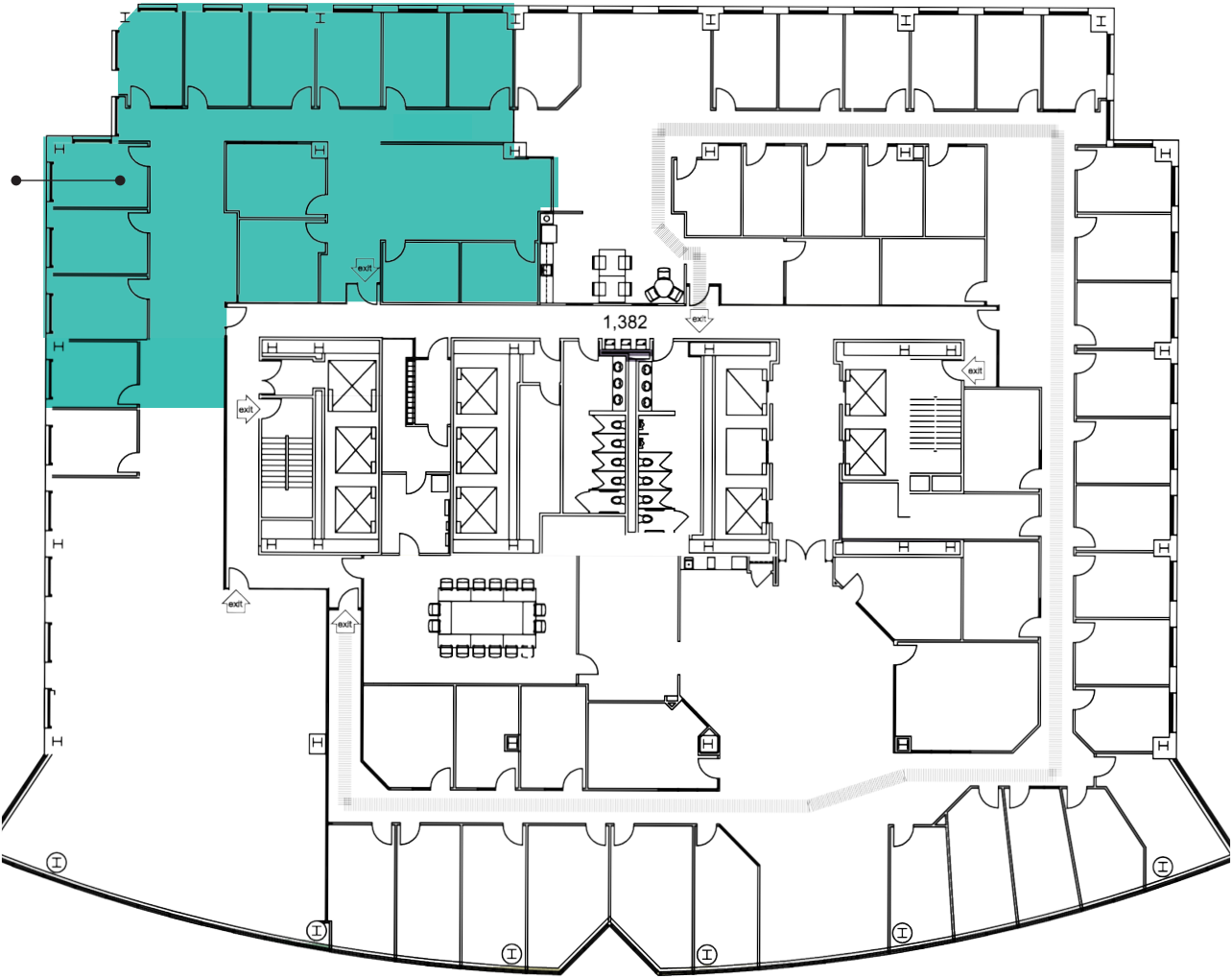
12TH FLOOR



• **AVAILABLE**
SUITE 1200
23,939 RSF

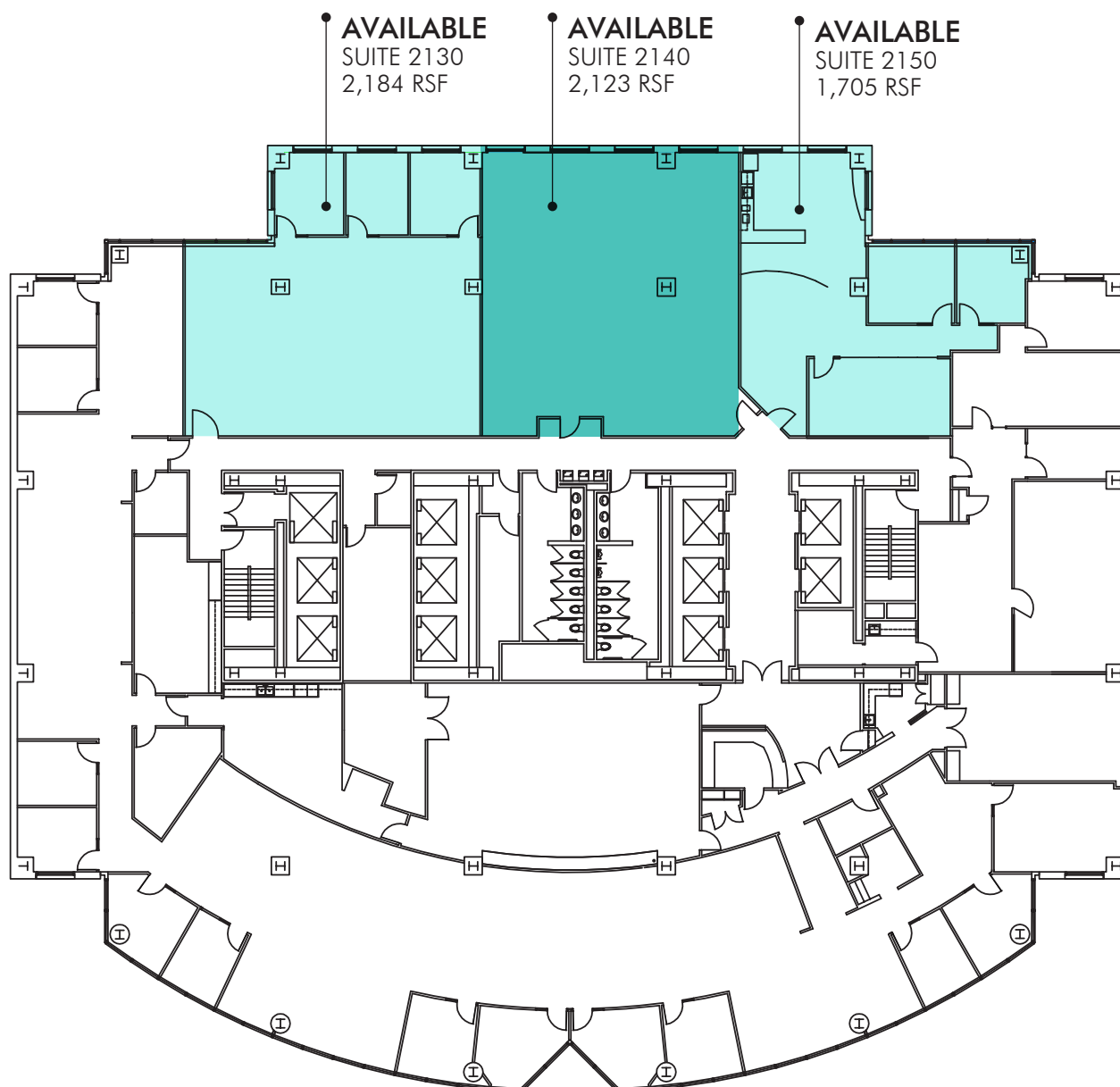
16TH FLOOR

AVAILABLE
SUITE 1601
3,525 RSF



floorplans

21ST FLOOR

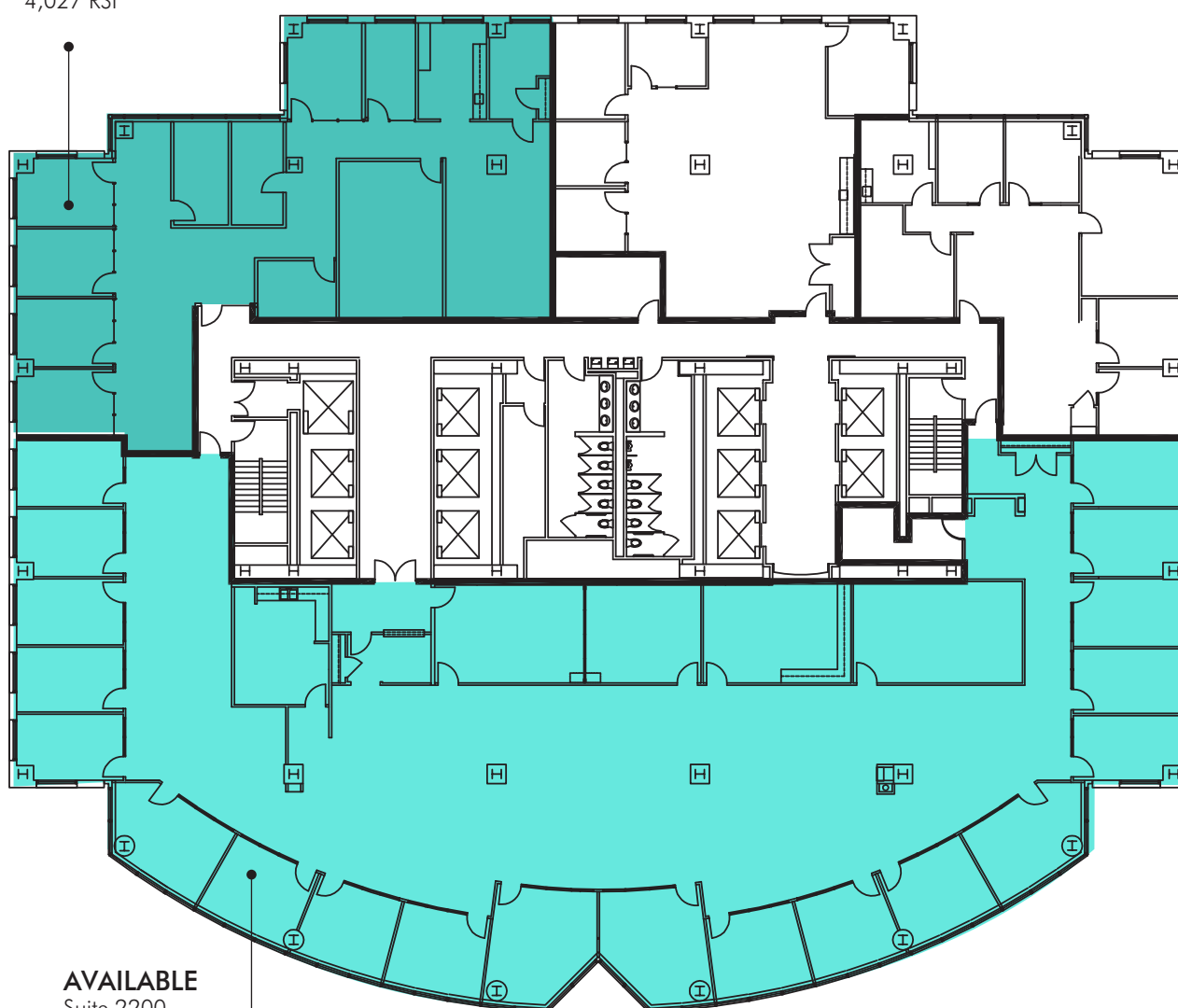


floorplans

22ND FLOOR

AVAILABLE

Suite 2260
4,027 RSF

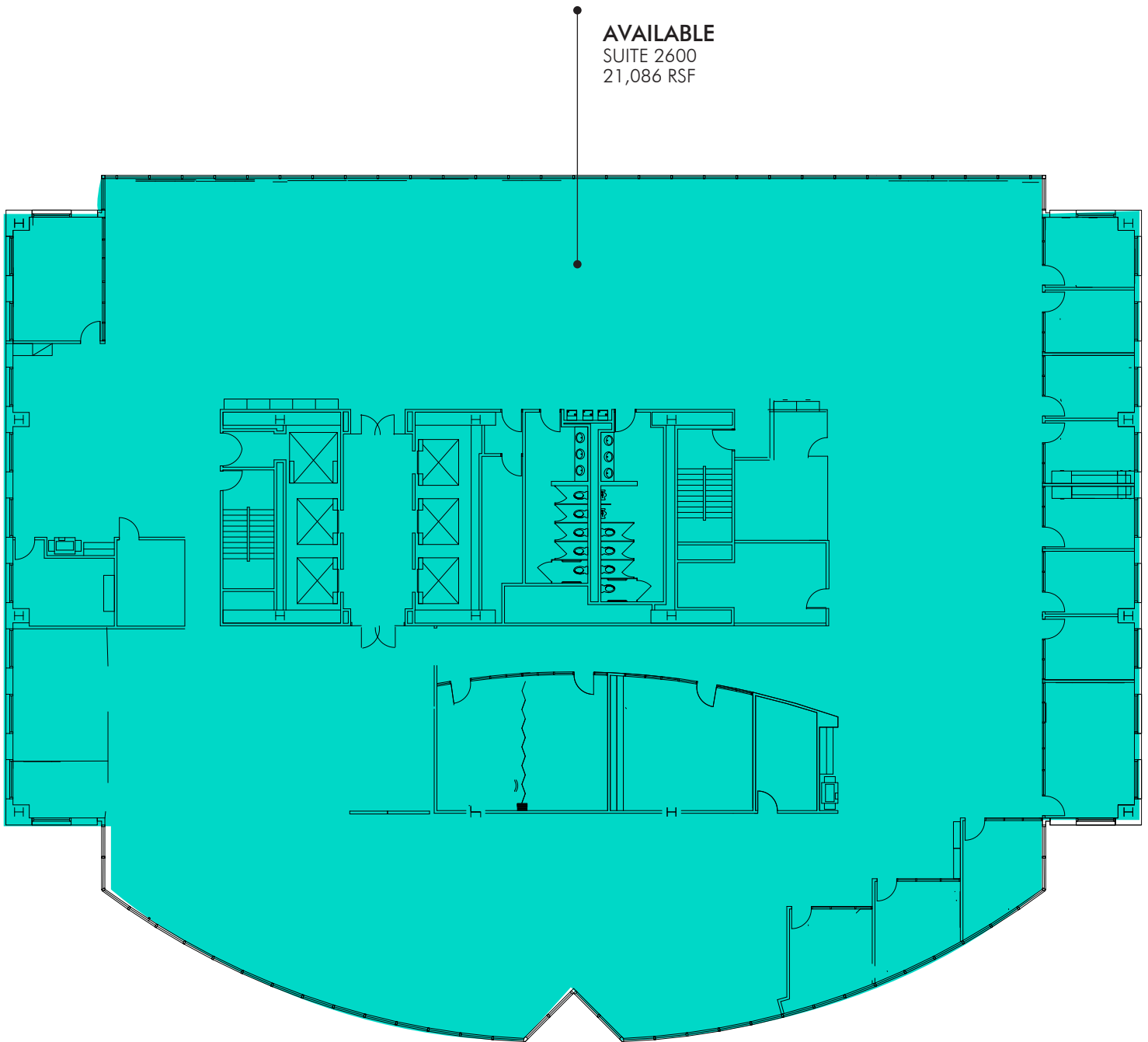


AVAILABLE

Suite 2200
12,191 RSF

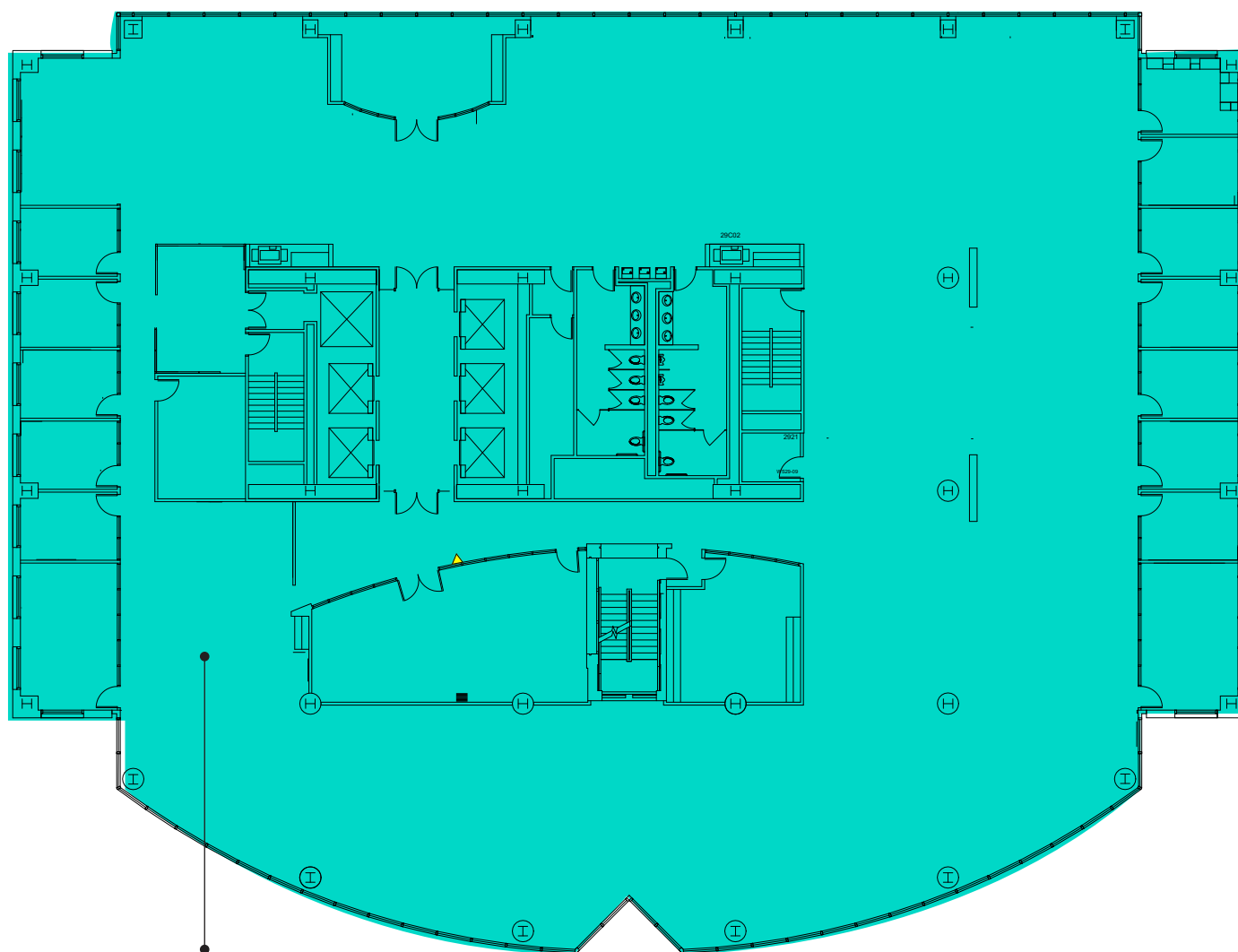
26TH FLOOR

AVAILABLE
SUITE 2600
21,086 RSF



floorplans

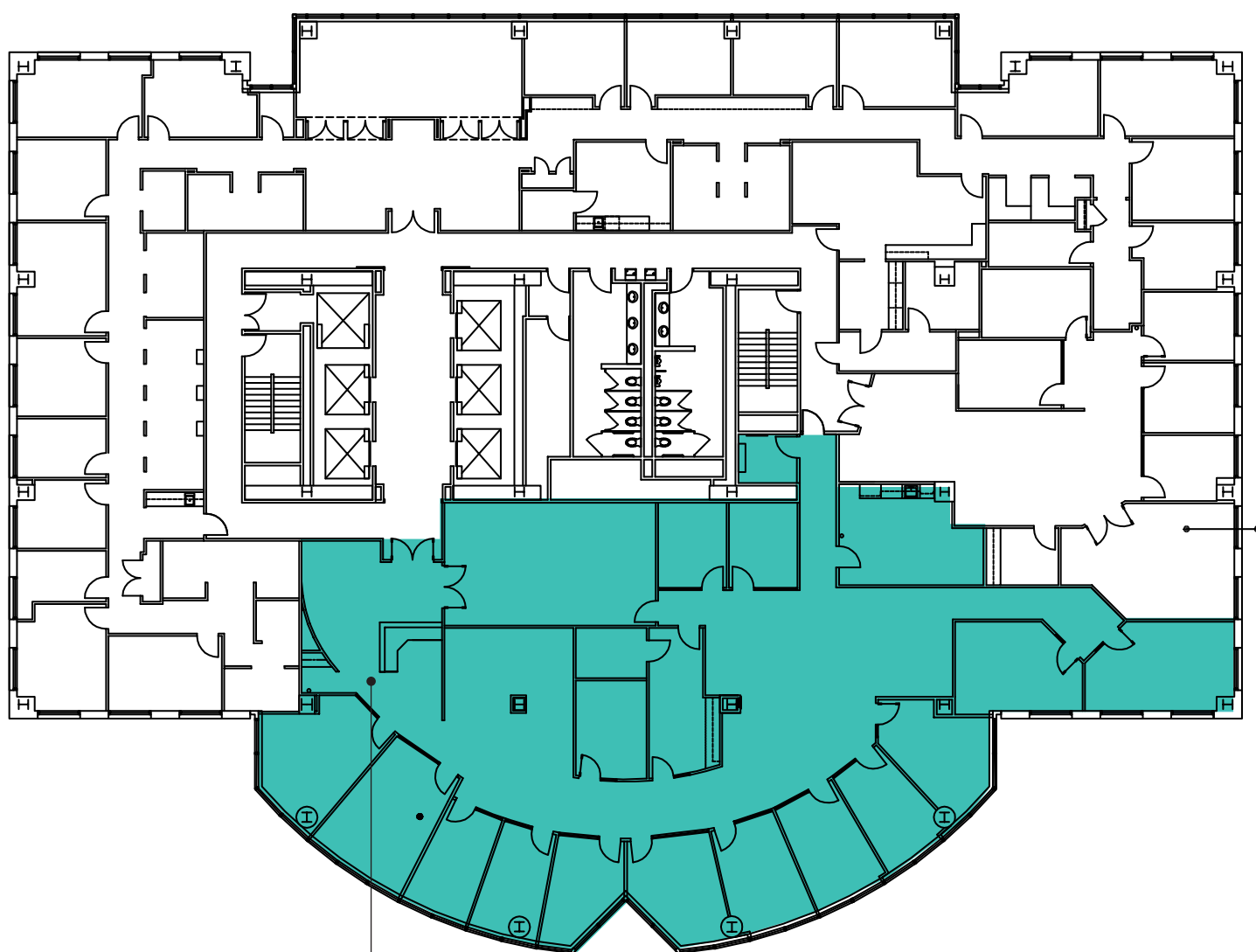
29TH FLOOR



AVAILABLE
SUITE 2900
20,541RSF

floorplans

31ST FLOOR



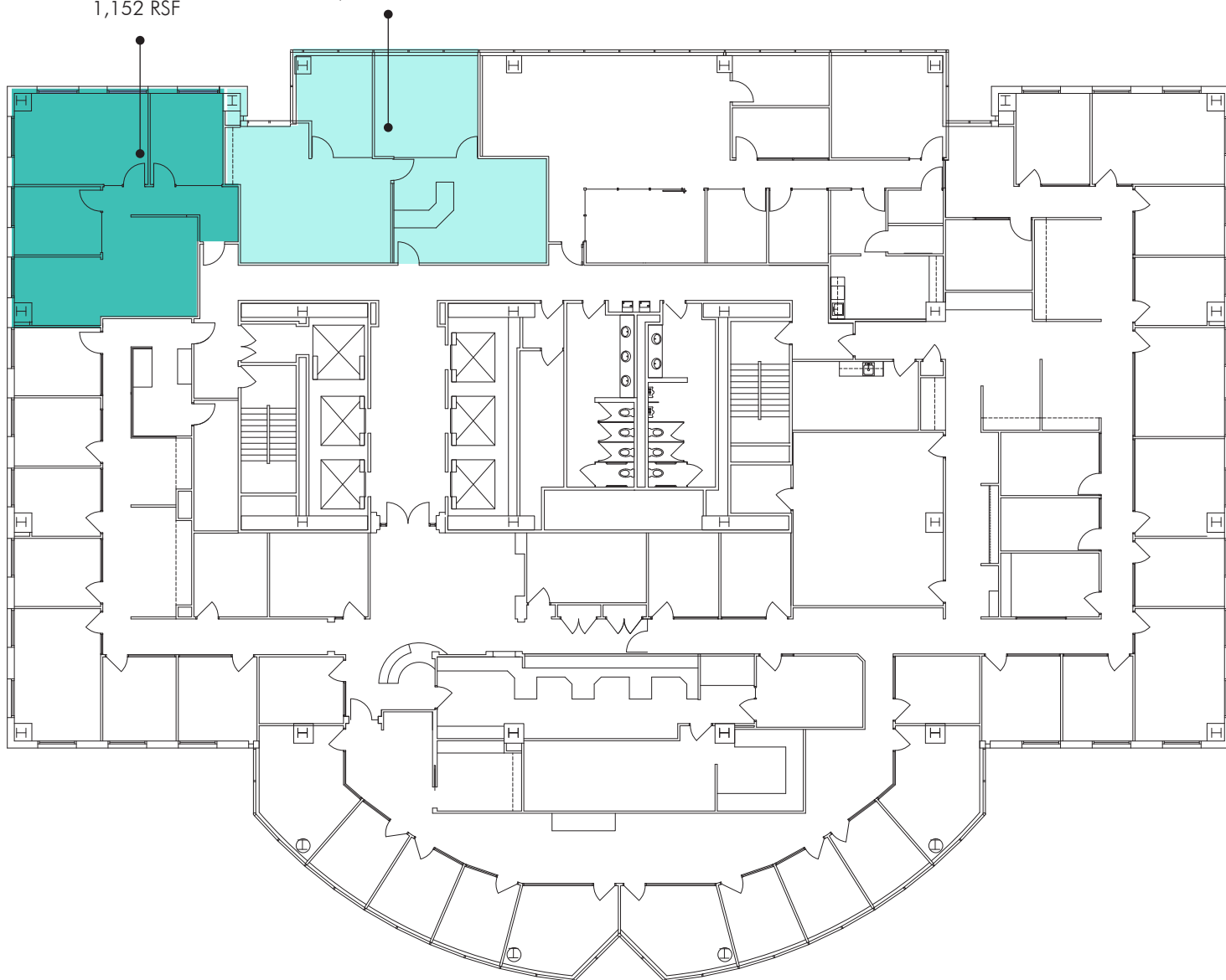
AVAILABLE
JUNE 2025
SUITE 3120
7,331 RSF

floorplans

33RD FLOOR

AVAILABLE
SUITE 3330
1,152 RSF

AVAILABLE
SUITE 3320
1,319 RSF





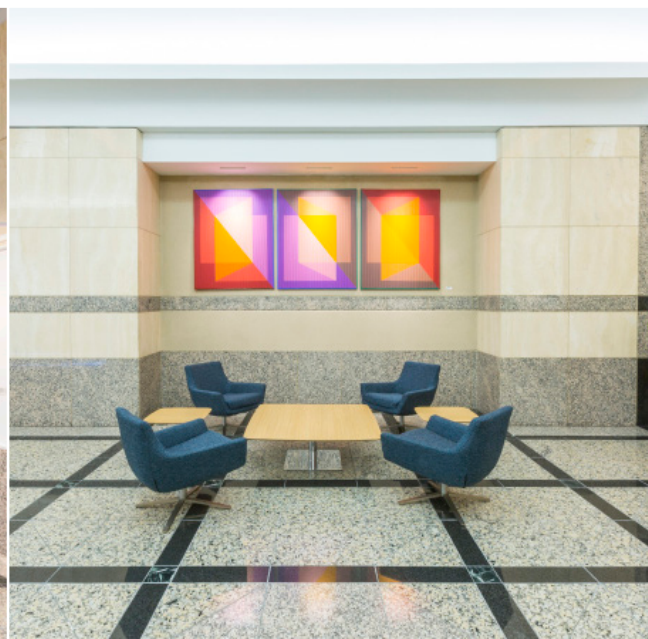
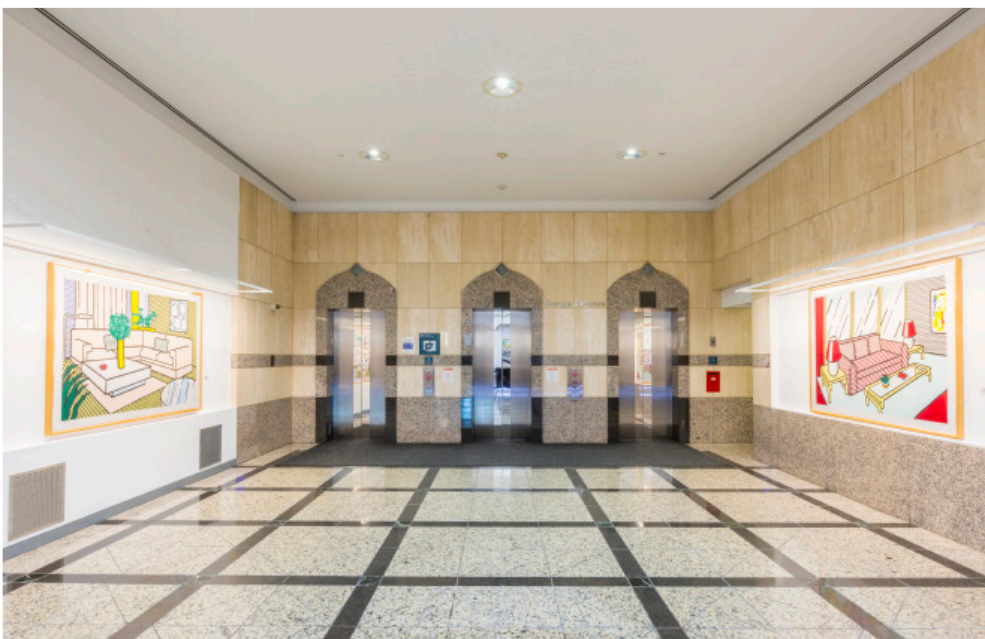
LOBBY/BUILDING:

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



AMENITY AREAS:

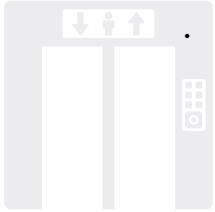
- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant's can host meetings



new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

ELEVATORS:



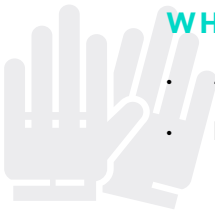
- ThyssenKrupp Destination Dispatch System & Cabs
- Touchless and controlled through Bluetooth
- Optimizes flow by grouping passengers for the same destination
- Significantly reduces waiting time

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

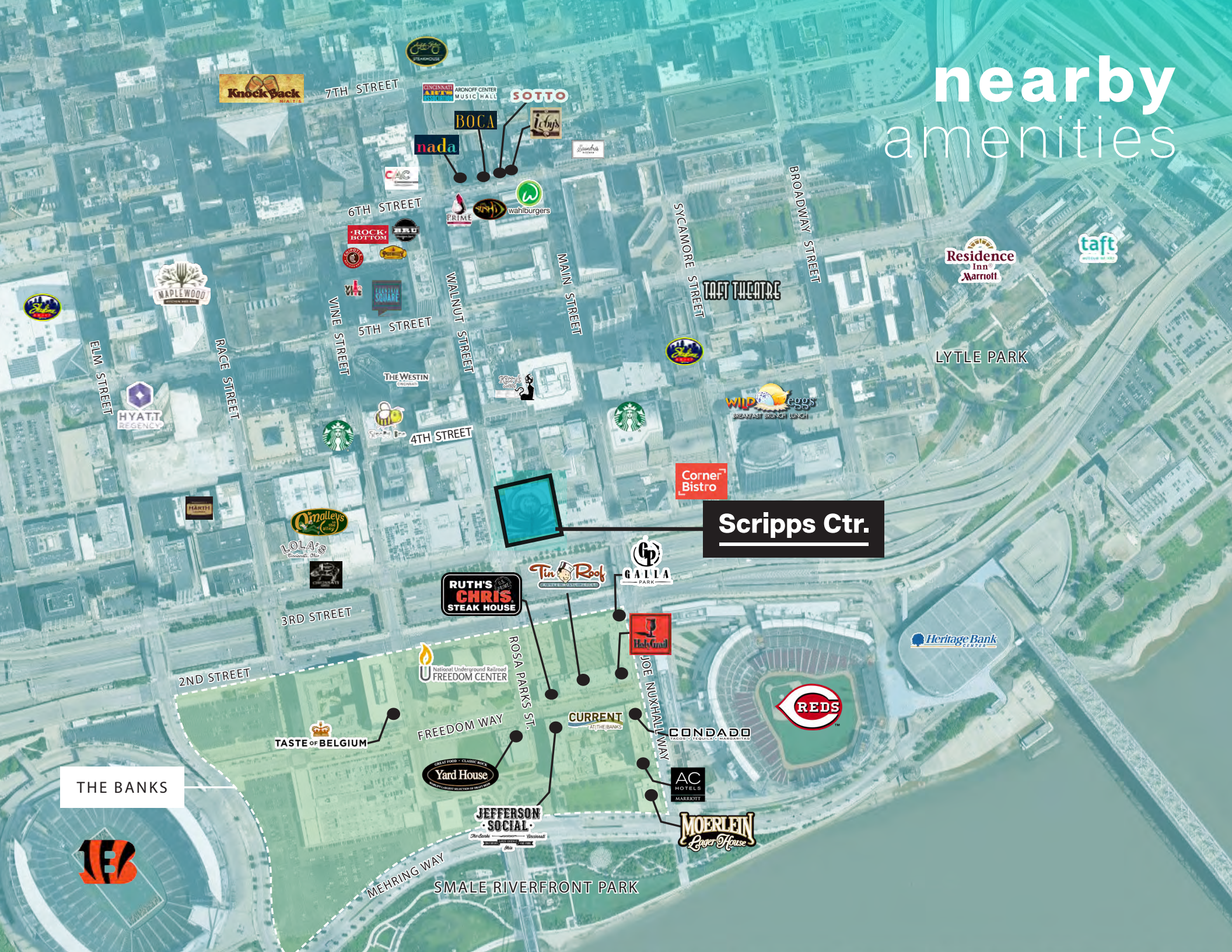
J

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

K

580 BUILDING
450 Spaces
\$230/Mo

nearby amenities



Knock Back

7TH STREET

Applebee's

GINGINATI

SOTTO

BOCA

nada

Leby's

CAC

6TH STREET

ROCK BOTTOM

PRIME

wahiburgers

THE WESTIN CINCINNATI

STARBUCKS

WALNUT STREET

5TH STREET

THE WESTIN CINCINNATI

4TH STREET

LOLA'S

3RD STREET

2ND STREET

TASTE OF BELGIUM

FREEDOM WAY

Yard House

JEFFERSON SOCIAL

MEHRING WAY

SMALE RIVERFRONT PARK

Tin Roof

GALLA PARK

Joe Nuxhall Way

CURRENT

CONDADO

AC HOTELS

MOERLEIN Pizzeria

Corner Bistro

Scripps Ctr.

TAFT THEATRE

WILD EGGS

Residence Inn Marriott

taft

LYTLE PARK

Heritage Bank

REDS

THE BANKS

BENGALS

Scripps Center

simply the
best

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