

OFFICE FOR SUBLEASE

# 302

West 3rd Street

Cincinnati, Ohio 45202

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### 302 West Third

Located at Plum and West Third Streets in Cincinnati's Riverfront corridor, 302 West Third presents a 5,528 SF sublease within a nine-story, 177,000 SF creative office building. Once home to Crown Overall Manufacturing Co., the property blends its early-20th-century architectural character with modern workplace enhancements and sweeping riverfront views.

Adjacent to Paycor Stadium and offering seamless access to major highways—including I-75 and I-71—the building also sits directly along the Streetcar and Shuttle routes, providing exceptional regional connectivity. Tenants benefit from a mix of abundant nearby parking, strong walkability, and convenient drive times to prominent Ohio and Northern Kentucky neighborhoods. With more than \$2 million in recent renovations, the building features open and flexible floor plates within an energized setting surrounded by growing residential, dining, and entertainment offerings.

The combination of transportation convenience, urban amenities, and a balanced mix of commerce and leisure creates an ideal environment for office users seeking a vibrant and productive workplace.

**5,528 SF**

Size

**\$18.50/SF + Electric**

Rate



# HIGHLIGHTS

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### 302 WEST THIRD

- \$18.50/SF + Electric
- 5,528 SF Space Available in Class A Office Building
- Less Than a Mile Away from The Banks, Paycor Stadium and Duke Energy Convention Center and Under 3 Miles Away from Over the Rhine
- Easy Access to Both I-71, I-75, and I-471
- Recent Renovations on both lobbies
- Vast Amenities such as Golf Simulator, Fitness Center, Meeting Rooms, Bike Storage, Rooftop Deck Overlooking Paycor Stadium, and Privacy Pods
- Located in a High Demand Area with Easy Accessibility and Parking
- Free Guest Parking
- Turnkey Space with Herman Miller Furniture
- Expires November 2029



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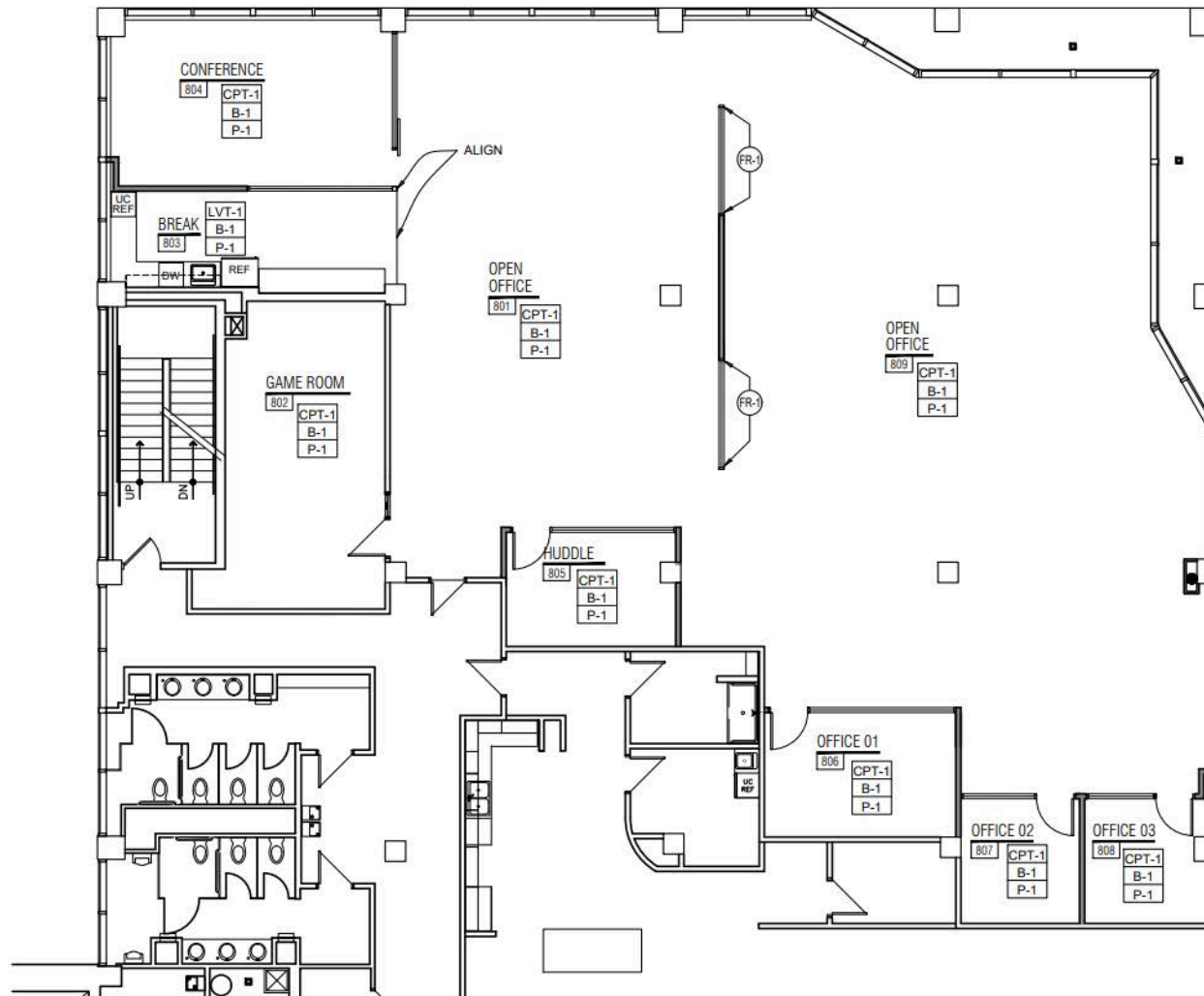
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# FLOOR PLAN

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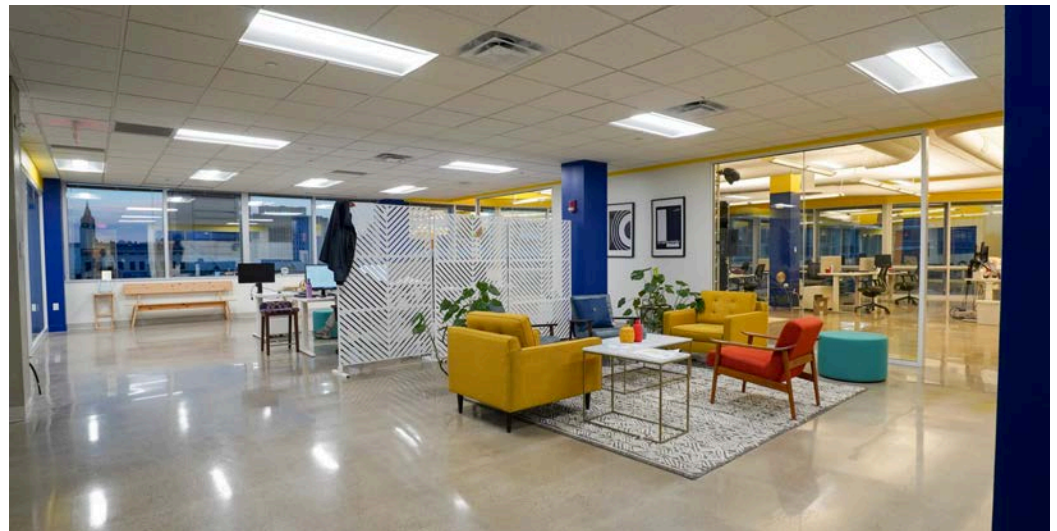
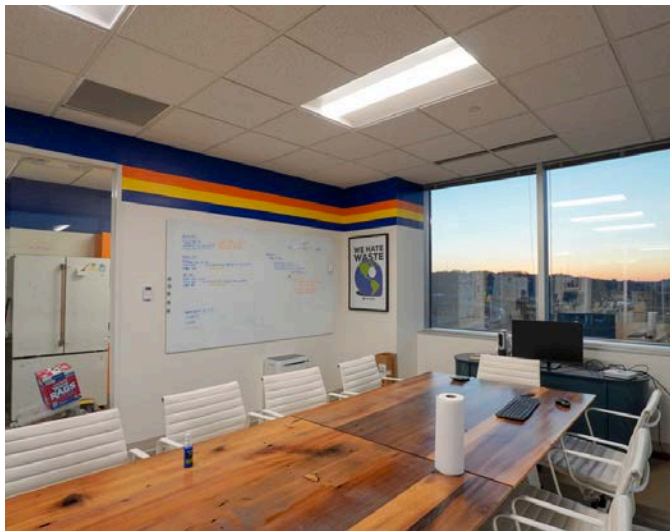
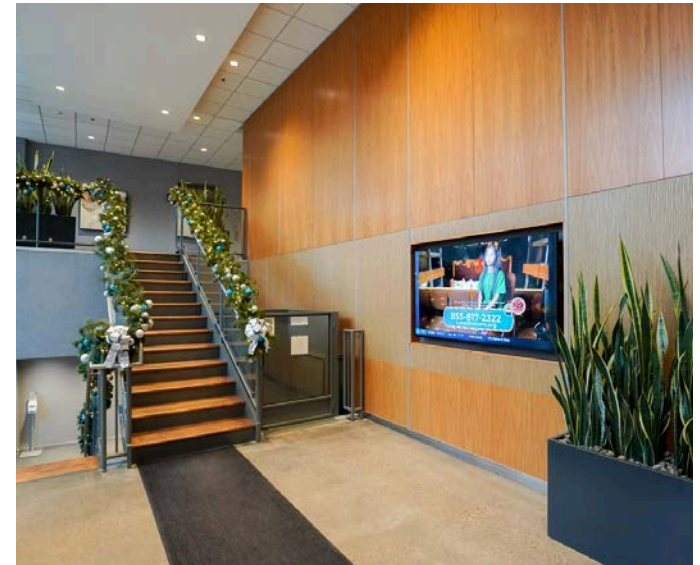
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# INTERIOR PHOTOS

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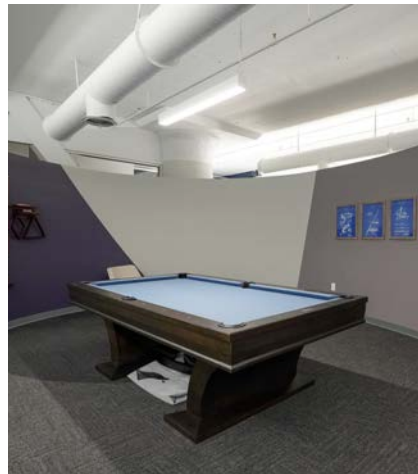
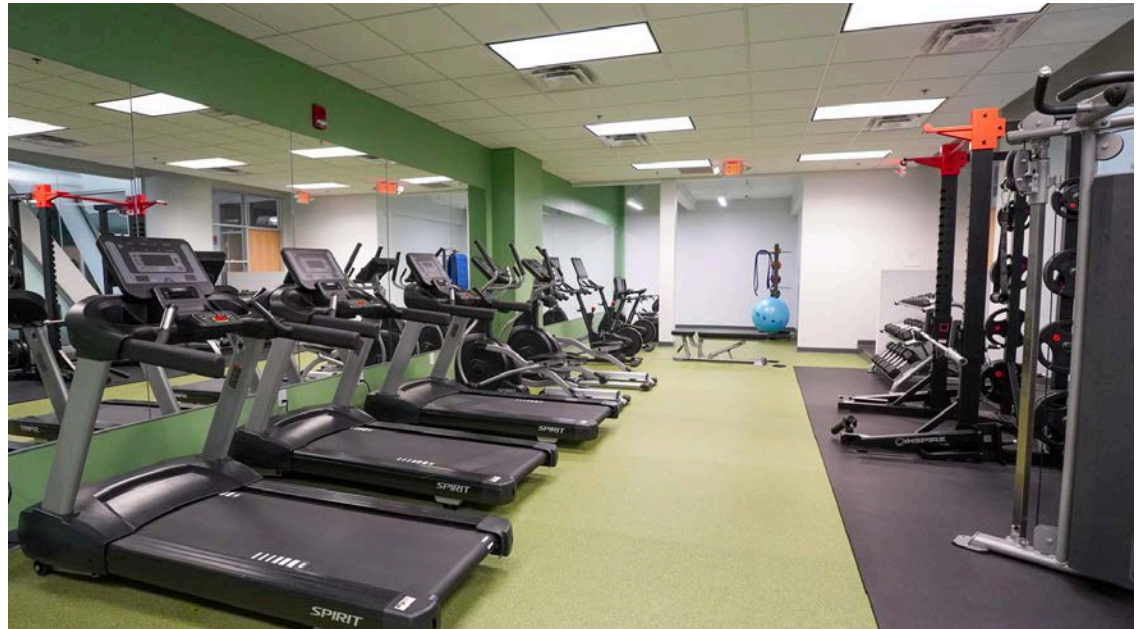
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### BUILDING AMMENITES

The Quad & Rooftop Deck is designed to elevate the work experience with a thoughtful lineup of amenities. Enjoy access to meeting rooms, quiet pods, open seating areas, an art room, and game tables. Stay active with the fitness center, yoga classes, and bike storage, or take advantage of onsite conveniences like showers, a massage room, and a shared kitchen space. The addition of a rooftop deck offers an inviting outdoor area to relax or connect with colleagues.





## THE BANKS

The Banks is Cincinnati's premier riverfront mixed-use district, located between Great American Ball Park and Paycor Stadium along the Ohio River. This dynamic neighborhood offers a true live-work-play environment, combining Class A office space, luxury residential units, hotels, dining and entertainment within a highly walkable setting. The area benefits from year-round activity generated by professional sporting events, concerts, festivals, and riverfront programming. With immediate access to downtown, major highways, and the expanded Smale Riverfront Park, The Banks is one of the most desirable and energetic locations in the Cincinnati metro. This setting offers exceptional visibility, vibrancy, and appeal for office, retail, and hospitality users.



## NEARBY EMPLOYERS



**TireDiscounters**

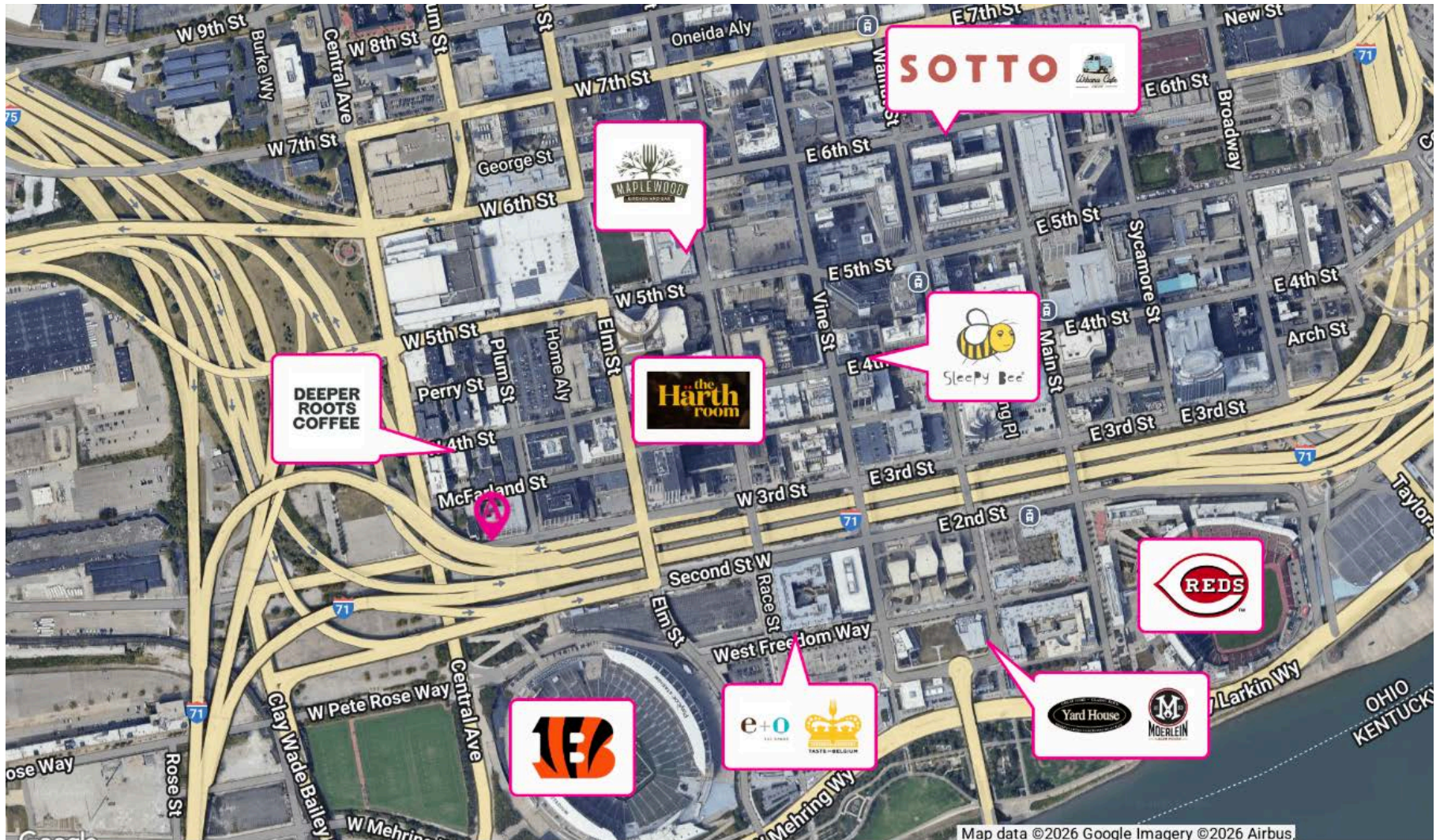




# RETAILER MAP

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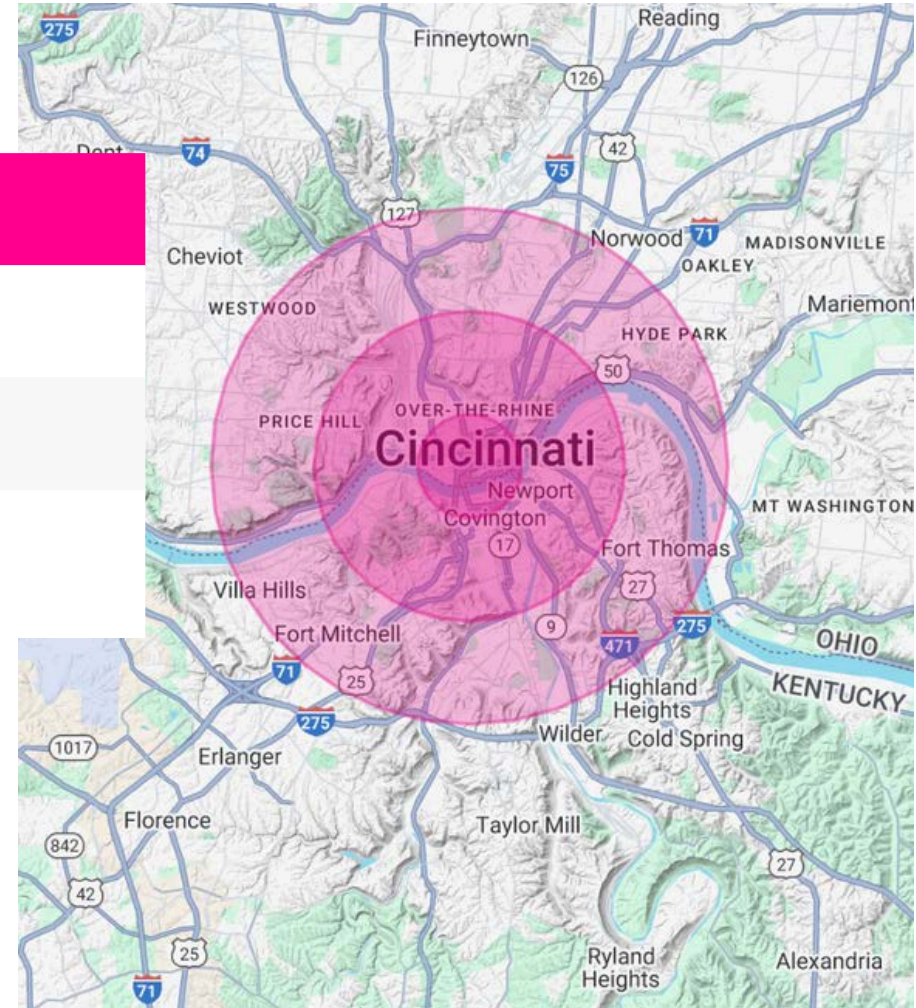
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	1 Mile	3 Miles	5 Miles
<b>Population</b>	16,903	138,263	297,686
<b>Households</b>	9,242	62,372	129,976
<b>Average HH Income</b>	\$109,799	\$76,442	\$81,012







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*STAY CONNECTED*

